

Blackham, Kathleen

From: Skrzyszewski, Adam
Sent: Tuesday, August 11, 2026 11:28 AM
To: Blackham, Kathleen
Subject: FW: Case No.: 2026-ZON-060 - some of my opinions, thoughts and concerns

Concern for your rezoning case 2026zon060

From: Clara <clara.deal@gmail.com>
Sent: Tuesday, August 11, 2026 11:20 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Case No.: 2026-ZON-060 - some of my opinions, thoughts and concerns

Dear Planner on Call,

RE: Case No.: 2026-ZON-060
1305 Broad Ripple Avenue (Approximate Address) (Flanner Buchanan Funeral Home site)
Notice of Public Hearing

I write this letter to express some of my opinions, thoughts, and concerns about the above-referenced petition to rezone 1.54 acres from the D-5 district to the D-P district to provide for a mixed-use development consisting of 94 multi-family (in actuality, nearly all studio and one-bedroom apartments) and approximately 9,000 square feet of neighborhood (i.e., sidewalks?) and service commercial uses on the subject property - by the Petitioner, Zinkan Enterprises.

I am for increased density in Broad Ripple (BR) but the referenced rezone and proposed development of a relatively massive 4-story apartment complex at the Flanner Buchanan (FB) site goes too far in my opinion. The site could instead be suitable for townhomes, condos, or small family homes (8 possibly).

I do not think that the proposed development fits in with the neighborhood's limited infrastructure, walkability, character, and the high demand for home ownership in BR.

Salient concerns include:

- Local reports show that over 700 to 800 new apartments have been added across several major mid-rise and mixed-use developments in BR over the past decade alone; reliable vacancy data is needed to evaluate the need for more.
- Several storefronts in the BR Mall on BR Avenue are unoccupied. Furthermore, on BR Avenue between Winthrop Avenue and College Avenue I counted 18 unoccupied storefronts on March 26, 2026 and the same number again on August 11, 2026.
- More traffic resulting from 100+ tenants and shops would put pedestrian safety at risk.

There doesn't appear to be a need for another apartment building and more retail in BR. BR Avenue traffic is already often congested in front of the FB site and the neighborhood side streets are at capacity.

The neighborhood is made up of owner-occupied, early 20th-century, small homes on small lots. This type of neighborhood is what gives BR its unique charm and character making it an attractive place to live, work and recreate for all.

In summary, I am not in favor of the rezoning and proposed apartment complex development. Instead I would support high-density **home ownership**, such as townhouses, condos, or small family homes, which could fit in well with the neighborhood.

Thank you for considering some of my opinions, thoughts and concerns on this matter.

Regards,
Clara Deal
6202 Haverford Avenue
Indianapolis, IN 46220

Blackham, Kathleen

From: Craig Charnley <cwcharnley@yahoo.com>
Sent: Monday, August 10, 2026 11:47 AM
To: Blackham, Kathleen; PlannerOnCall
Subject: Case No.: 2026-ZON-060

Senior Planner,

We are writing in regard to the proposed development of the Flanner Buchanan property located at 1305 Broad Ripple Avenue. We have interacted with the executive director of the BRVA, met with the developers, and have attended the two corresponding Broad Ripple LUD meetings held to discuss the proposal. Here are our continued thoughts and concerns:

1. We value the importance of mass density for an area when it does not overwhelm the surrounding infrastructure. This **project is too large for an historic residential area** of small older homes, two active schools, and narrow streets.
2. The architectural style of the proposed building honors neither the history of our area or the beautiful natural presence of the White River. **Modern buildings are often designed with curves**, much more attractive for this site.
3. We believe the **city must be proactive in traffic calming measures** with any development going into the area. The recent traffic death on Kessler sadly emphasizes the present issues already faced daily by local pedestrians, bikers, and drivers.
4. The city leaders must continue to **honestly address** the following questions:
 - At what point does the push for mass density overwhelm the often unchangeable infrastructure of the surrounding areas?
 - How does the city truly promote and provide for safe walkability and biking when in reality, cars will remain the main means of transportation for most Hoosiers most days in all surrounding areas?

Overall, our neighborhood has been actively involved in the ongoing process of this proposed development. We understand there will be change and the property will be developed. Our collective hope had originally been for condos. We long for investing neighbors to add to our area, not tenants who generally have a more temporary mindset. In this project, we would have loved the developer to propose a three story sixty unit project as the impact on traffic, safety, and community would have been lessened.

As the appointed Senior Planner for this project, we appreciate you taking these concerns seriously when comprising your written report for the August 19th city meeting.

Sincerely,
Craig and Mary Charnley
6234 Broad Ripple Avenue
cwcharnley@yahoo.com

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Tuesday, August 11, 2026 10:28 AM
To: Tom Hulvershorn
Cc: Blackham, Kathleen
Subject: RE: Case No.: 2026-ZON-060 1305 Broad Ripple Avenue - remonstrance

Hello,

Thank you for your email. A copy will be placed in the file and provided to the Hearing Examiner.

Kathleen Blackham, copied on this email, is the planner assigned to this petition and can answer any questions you may have going forward.

Robert Uhlenhake | Senior Planner

Current Planning | Department of Metropolitan Development | City of Indianapolis

Robert.Uhlenhake@indy.gov

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[Citizen Access Portal](#)



From: Tom Hulvershorn <tkhulver@att.net>
Sent: Monday, August 10, 2026 8:48 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Case No.: 2026-ZON-060 1305 Broad Ripple Avenue (Approximate Address)

Hello,

As residents of Broad Ripple, my wife and I lived at 6014 Indianola for 50 years, as of March of this year, we are wholeheartedly opposed to the proposed development at the current Flanner Buchanan location. The recent mega developments in BR are totally out of character for the Village. There was a very noticeable increase in traffic in our area since the development across BR Avenue from the mortuary took place. The addition of 94 units built by an out of state corporation with no ties to the area with no infrastructure changes would cause unfair stress and congestion on an established neighborhood.

Tom and Rita Hulvershorn
6014 Indianola Avenue
Indianapolis, Indiana 46220
Sent from my iPhone

Blackham, Kathleen

From: Weigel, Michael
Sent: Monday, August 10, 2026 7:56 AM
To: Blackham, Kathleen
Subject: FW: Case No: 2026-ZON-060 1305 Broad Ripple Avenue

Good morning,

See below related to one of your petitions.

Thanks,

Michael Weigel, AICP | Principal Planner I Current Planning | Department of Metropolitan Development | City of Indianapolis michael.weigel3@indy.gov | 317-327-5114 | <https://www.indy.gov/agency/departments-of-metropolitan-development>

Talk to a planner: planneroncall@indy.gov Land use petition forms and fees: indy.gov: Land Use Petition Forms and Fees
Petition submittal: Planning, Zoning & Urban Design - Indianapolis, IN DMD Municode meetings/agendas: Department of Metropolitan Development Agendas/Minutes | Meetings Portal - Indianapolis and Marion County (municodemeetings.com)

-----Original Message-----

From: Carol Gartland <gartlandca@aol.com>
Sent: Sunday, August 9, 2026 12:09 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Case No: 2026-ZON-060 1305 Broad Ripple Avenue

Dear Planner on Call

I am emailing you concerning Case No:2026-ZON-060
1305 Broad Ripple Avenue.

I have many concerns about this project. I have lived in Borad Ripple for 45 years. Broad Ripple has had bad press and bad things happen in the last 10 years. Things are just starting to improve but let us keep moving forward instead of stepping backwards. We need more homeowners. People want to make this area their home not just passing through. With so many apartments going up the time to limit them has come. On this small lot the size needs to be limited and the quality of construction needs to be a higher grade. In 2020 Zinkman Enterprises built the apartments called the Ripple across the street and catty-corner to this location. In only 6 years that building is already starting to show signs of aging and deterioration. Broad Ripple needs apartment of a higher quality and price point at this time. Please take your time and strengthen the building requirements and lower the size. Still think upscale condo or townhomes would be a better fit for the neighborhood. Hate to see a beautiful landmark building replaced by a massive, unattractive building.

Carol Gartland
Century 21 Scheetz
317-407-4339

Blackham, Kathleen

From: Weigel, Michael
Sent: Monday, August 10, 2026 7:58 AM
To: Blackham, Kathleen
Subject: FW: DC Blox Use Variance Approval

Good morning,

Another email related to one of your petitions.

Thanks,

Michael Weigel, AICP | Principal Planner I

Current Planning | Department of Metropolitan Development | City of Indianapolis

michael.weigel3@indy.gov | 317-327-5114 | <https://www.indy.gov/agency/departments-of-metropolitan-development>

Talk to a planner: planneroncall@indy.gov

Land use petition forms and fees: [indy.gov: Land Use Petition Forms and Fees](https://www.indy.gov/agency/departments-of-metropolitan-development/land-use-petition-forms-and-fees)

Petition submittal: [Planning, Zoning & Urban Design - Indianapolis, IN](https://www.indy.gov/agency/departments-of-metropolitan-development/planning-zoning-urban-design-indianapolis-in)

DMD Municode meetings/agendas: [Department of Metropolitan Development Agendas/Minutes / Meetings Portal - Indianapolis and Marion County \(municodemeetings.com\)](https://www.indy.gov/agency/departments-of-metropolitan-development/agendas/minutes-meetings-portal-indianapolis-marion-county-municodemeetings.com)

From: Scott Federoff <smf@federoff-law.net>
Sent: Sunday, August 9, 2026 11:10 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: DC Blox Use Variance Approval

CAUTION: This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

Dear Current Planning Staff:

I represent remonstrators in connection with the above-referenced companion petitions (DCB Indianapolis, LLC), which the Metropolitan Development Commission acted on at its July 15, 2026 public hearing. I am requesting copies of the following records under the Indiana Access to Public Records Act:

1. The signed, adopted written Findings of Fact entered by the Commission for 2026-CVR-815 (Amended), including the date of entry.
2. The file-stamped final order, decision, or resolution memorializing the Commission's approval of 2026-CVR-815 (Amended) and 2026-CPL-815, including the date it was signed and/or certified.
3. Any covenants and/or commitments filed with the Administrator in connection with these petitions pursuant to Article VIII.5.A of the MDC Rules of Procedure, together with the file-date of each such filing. (The July 15 Hearing Results sheet reflects an "Approved¹" designation citing Article VIII.5.A, indicating

Blackham, Kathleen

From: Tom Horlander <horlandert@gmail.com>
Sent: Friday, August 7, 2026 12:01 PM
To: Blackham, Kathleen; PlannerOnCall; Marquez, Dhara
Subject: 2026-ZON-060
Attachments: Letter_to_MDC-text.pdf

CAUTION: This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

I have attached a PDF with comments on the proposed rezoning of the Flanner and Buchanan site at 1304 Broad Ripple Avenue (case number 2026-ZON-060). Please let me know if PDF is not an OK format for you.

I hope you are able to consider these comments are react to them as you consider the rezoning request for this property.

Regards.
Tom Horlander

Case Number: 2026-ZON-060

Address: 1305 Broad Ripple Avenue (*Current site of Flanner Buchanan*)

Location: Washington Township, Council District #7

Petitioner: Zinkan Enterprises, by Misha Rabinowitch

Request: Rezoning of 1.54 acres from the D-5 district to the D-P district to provide for a mixed-use development consisting of 94 multi-family dwellings and approximately 9,000 square feet of neighborhood and service commercial uses.

Attention: Kathleen Blackham, Dhara Marquez and PlannerOnCall

From: Thomas (Tom) Horlander and Justine Horlander, 6234 Haverford Avenue

This letter is addressing the proposed rezoning and construction project on the site of the current Flanner and Buchanan (Flanner) building at 1305 Broad Ripple Avenue.

Our property is at 6234 Haverford Avenue which is directly across the street to the west of the current Flanner parking lot. The current zoning for 1305 Broad Ripple Avenue is D-5 which, according to my understanding, designates the property as suitable for multi-family housing, townhouses, and compact single-family homes.

As an adjacent property owner, our preference is that the D-5 zoning designation be maintained and that any redevelopment of the site stay within the limitations of the D-5 zoning ordinance. A redevelopment of the property within the restrictions of the D-5 zoning ordinance will maintain the character of the neighborhood and is compatible with the current infrastructure. The current home owners on Haverford Avenue and Indianola Avenue bought their houses with the assurance that they were in a D-5 zoned area, and the MDC should give strong preference to maintaining that condition.

Zinkan has proposed a rezoning to DP to allow construction of a 4 story 94-unit apartment complex with 9000 square feet of retail space on the ground floor and a total of 164 parking spaces. The magnitude of this proposed project, directly adjacent to single family homes, is an abrupt transition from low/mid density to high density and is completely out of sync with the character of the neighborhood. A smaller, lower density development on the Flanner Buchanan site would be more compatible with the character of the neighborhood. It would also provide a more gradual transition from the single-family homes surrounding the Flanner site to the higher density housing recently built or under planning/construction in the downtown Broad Ripple Area. No other recently developed or planned high density housing project in the Broad Ripple area is adjacent to single family homes, and we don't think the Zinkan proposed project should be the first. Please reject the current plan and encourage the developers to return with a plan better suited to the character of the neighborhood and better designed to make a transition from

the single-family density to the south and east of Flanner to the high density of downtown Broad Ripple.

Recognizing that the zoning commission may choose to provide the rezoning requested by Zinkan, I would like to address 2 issues with the current plan that will have a detrimental effect on our property and the property of our near neighbors. Both are related to the proposed location of the parking entry/exit onto the Haverford side of the site.

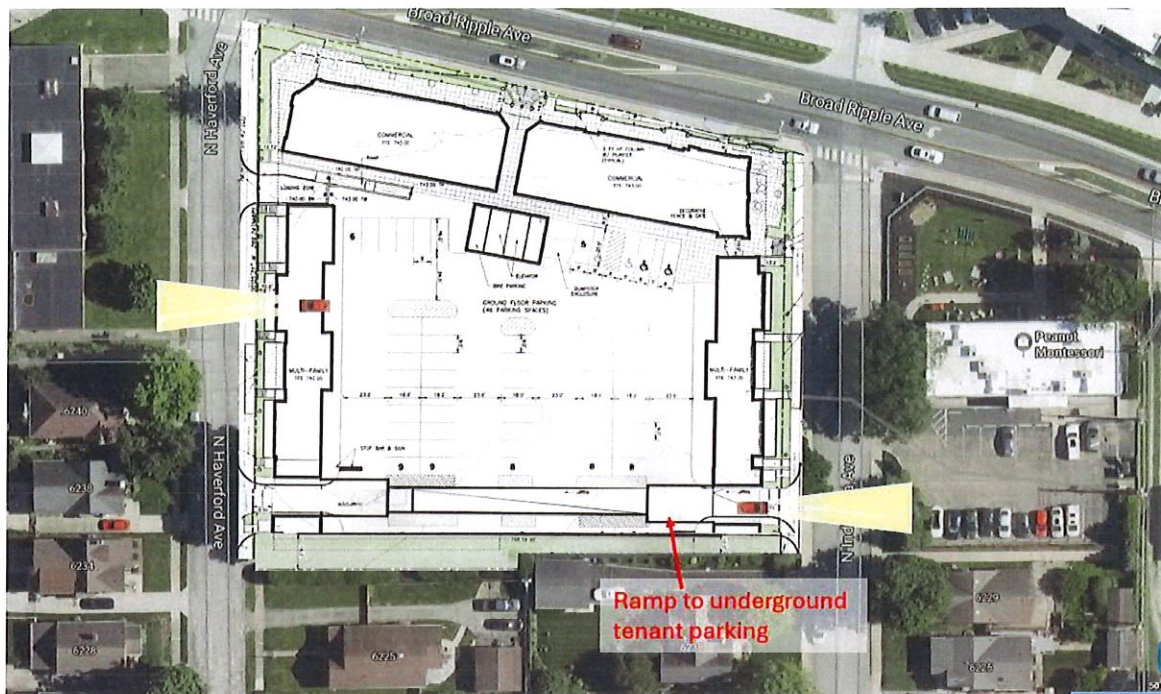
Issue1

The primary resident parking access is directly across the street from the driveways of the adjacent properties. This location can be anticipated to cause conflict between the adjacent property owners backing out of their driveways and apartment residents trying to exit the garage. Due to the proximity of the garage entry/exit to the driveways, residents will have limited time and limited visibility to react to cars entering/exiting the parking garage. Residents backing out of their driveways also need to be aware of normal southbound traffic on Haverford. Visibility of southbound traffic on Haverford is reduced when cars are parked on the street in front of the houses, which is likely to be the full time condition for street parking with the proposed project.

Issue2

The location of the garage access places the headlights of all cars exiting the site directly into the front windows of the homes across the street from the site. With 111 resident parking spots and an additional 53 surface parking spots for retail, the glare of headlights through the front windows of our homes would be frequent enough to disrupt the use of the front rooms of our homes. In addition, as cars exit the underground parking, the change in slope will cause the headlights from these cars to sweep the span from top to bottom of our homes.

If the MDC chooses to provide the requested rezoning and allows the Zinkan proposed construction project I urge you condition the approval on moving the Haverford parking lot access further north where it will not be in direct conflict with the adjacent homes. The MDC should also consider conditioning the project on moving the parking garage access to the west side of the site where there are no adjacent homes across the street.



Requested change: Move parking garage and surface lot access Indianola Ave.
Move west surface lot access north of adjacent Haverford homes

Blackham, Kathleen

From: Clarke Kahlo <ckahlo@toast.net>
Sent: Wednesday, July 15, 2026 1:03 PM
To: Blackham, Kathleen; York, Jeffrey D.; Patz, Bryce
Cc: Barth, John; Denman, Andre T; bjackson@indy.gov;
brad.beaubien@tourismtomorrow.org; McReynolds, Mo; Lane, Logan; info@brva.org
Subject: 1305 Broad Ripple Avenue, FWD: Urge DMD not to propose inclusion of the Broad Ripple Park Master Plan in the updated Comprehensive Plan

CAUTION: This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

Hello DMD and MDC,

It appears that the developers of 1428-30 Broad Ripple Avenue are now proposing, via 2026-ZON-060, to also redevelop 1305 Broad Ripple Avenue (the Flanner & Buchanan Mortuary property). I wonder if they are planning to deaden or remove riparian trees which might be impeding a clear view of the river at the petition location. The attached photo shows the deadened trees along the river at the 1428-30 building, The Ripple.

The White River Vision Plan, completed in 2019 by Visit Indy and other sponsors, but never presented to the MDC for consideration, contains some provisions urging ecological sustainability and restoration. In the pending rezoning petition, can DMD persuade developer Zinkan to not further illegally damage or encroach on the vegetated riparian zone at river's edge?

River visitors previously enjoyed a relatively serene "natural" experience in this area even though it's near Broad Ripple Avenue. But with so much of the tree and understory vegetation having been repeatedly removed by the Broad Ripple Village Association and Midtown/HARMONI beginning in about 2010 to "open up the view", and the crowding (encroachment) of the riparian zone and the Stream Protection Corridor by recent multi-story buildings, the experience is greatly diminished.

In addition to a commitment from Zinkan to not further damage the vegetated riparian corridor, I also urge DMD to seek a commitment to compensatorially mitigate for the previous destruction. It would be the equitable and socially-responsible thing to do for the river and the Broad Ripple community.

The temperature in Indianapolis is projected to reach 92 degrees today and a heat advisory is in effect. Our city's lax policies re tree and urban forest

protection contribute to the high urban temperatures and resultant unhealthy and indeed dangerous conditions.

Clarke Kahlo
Defenders of Broad Ripple Park

From: "Clarke Kahlo" <ckahlo@toast.net>
Sent: 5/18/26 11:40 AM
To: "Lane, Logan" <Logan.Lane@indy.gov>
Cc: "Barth, John" <john.barth@indy.gov>
Subject: Urge DMD not to propose inclusion of the Broad Ripple Park Master Plan in the updated Comprehensive Plan

Hello Mr. Lane,

Having received no response to my questions from April 23 and 25, I reluctantly conclude that the 2018 Broad Ripple Park Master Plan may be proposed by DMD staff for adoption in the pending 2026 Comprehensive Plan. For the park and public's sake, the Defenders of Broad Ripple Park urge DMD NOT to propose its inclusion in the updated Comprehensive Plan.

The mixed-use building at 1428-30 Broad Ripple Avenue (*The Ripple*, developed by Zinkan & Barker in 2018) was built on the riparian parcel west of the park's Community Health Network building, which the Comprehensive Plan (via the Envision Broad Ripple plan) had recommended for Park use. Despite this, no DMD or Parks planner even mentioned the Plan's recommendation during the 2017 petition review.

Later, the developer apparently deadened four mature trees along the river (photo below) which were believed to obstruct views of the river from inside the building. It's appalling the extent to which developers now seem to control the zoning review process. In this case, City officials just fell silent and capitulated to the petitioner despite the Comprehensive Plan's recommendation. No parkland, or planned park plan, is safe from development.

The 2018 Broad Ripple Park Master Plan has proven very unpopular and destructive to the park. It will remain unpopular and continue to be disparaged if further pursued. Two planned developments provide ample evidence: the already constructed encroachment by Community Health Network with private medical offices and the planned new-terrain road into the park. The park master plan calls the road a "festival street" to bolster Indy Parks' unrealistic and inappropriate idea that the park should be transformed into a "signature park."

The park master plan might have seemed to some like a desirable vision when the MDC was persuaded to adopt it in 2018. But circumstances have changed and the public has had more opportunity to scrutinize the impacts. Even Indy Parks now realizes, at the urging of our Defenders group and its many supporters, that the planned road was poorly conceived. Last month, several Indy Parks officials and Council members wrote to the effect that the road plan is not going to happen because it has no support. The City officials' statements are copied below.

Thank you.

Clarke Kahlo
Defenders of Broad Ripple Park
www.savebroadripplepark.org



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## Blackham, Kathleen

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**From:** Julia Probasco <jzprobasco@gmail.com>  
**Sent:** Wednesday, August 5, 2026 3:57 PM  
**To:** Blackham, Kathleen  
**Subject:** Zoning Case Number 2026-ZON-060

Kathleen,

My name is Julia Probasco and I'm a resident living seven houses south of the proposed site at 62nd and Haverford. I am concerned about the potential effect this 94 unit mixed-use development would have on the infrastructure of the neighborhood. I'm not an expert in this area but I want to know how experts would address these concerns. Putting a 94 unit commercial scale footprint directly onto Haverford and Indianola Avenues, threatens the basic structural integrity of our local infrastructure. This pocket of Broad Ripple relies entirely on a legacy combined sewer system, meaning our household waste shares a single, decades old pipe network with all neighborhood stormwater runoff.

Using very conservative urban planning metrics, assuming just 1.5 people per unit, this building will introduce an absolute minimum of 141 new residents. That population will dump nearly 10,000 gallons of continuous baseline waste water into our grid every single day. And depending on the nature of the retail businesses, this lowball estimate of water use could be greatly increased. During peak morning hours and severe wet weather events the localized hydraulic load will choke these aging lines. Citizens Energy Group is investing billions in the Digindy deep rock tunnel system, but that tunnel does not fix a bottleneck at our local street level before the wastewater ever reaches it. If this system backs up, it won't be the developer dealing with the consequences. It will be current neighborhood homeowners facing raw sewage in their basement.

Please defer your recommendation until neighbors hear answers to these three questions.

1. Has citizens energy group completed a formal sewer capacity availability review for this 94 unit tie-in?
2. Will the developer be required to install subterranean attenuation tanks to buffer peak hour flow?
3. Will the developer hold full financial liability for downstream pipe upgrades or will that burden fall on local taxpayers?

When all these questions have been addressed, please make the answers available to the public.

In addition, the traffic back up already occurs at this location especially because of school traffic on either side of the proposed site. This will also affect the street parking on Haverford and Indianola Avenues. A traffic study should be completed prior to approval. Safety issues for residents, students who walk to Broad Ripple Middle and pick up and drop off for the middle school and the adjacent preschool, as well as fire and police run slow downs are a huge concern.

Thank you for allowing input on this zoning issue.

Juia Probasco

6163 Haverford Avenue

Indianapolis, IN 46220