



PIKE TOWNSHIP RESIDENTS ASSOCIATION, INC

P. O. Box 40458, Indianapolis, IN 46240

Susan Blair, President

(317) 443-5278

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September 9, 2026

Metropolitan Development Commission
Ms. Judy Weerts-Hall
Hearing Examiner
City-County Building
200 East Washington Street
Indianapolis, IN 46204

Reference: 2026-ZON-068, 7440 Woodland Drive

Hearing Examiner Weerts-Hall,

The Pike Township Residents Association, Inc. (PTRA) board of directors, at its meeting of August 12, 2026, voted unanimously to support and recommend approval of this petition with the attached Statement of Commitments. PTRAs support is contingent upon the commitments being included with a recommended approval should it be rendered.

Your attention is appreciated.

Respectfully,

Pike Township Residents Association, Inc.

Susan Blair
President

C.c: Kathleen Blackham, Senior Planner, electronic mail
Joe Calderon, Attorney, electronic mail
Nancy Whitaker, Administrative Coordinator, electronic mail
PTRA file copy

Attachments

STATEMENT OF COMMITMENTS

COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE MADE IN CONNECTION WITH A REZONING OF PROPERTY OR PLAN APPROVAL

In accordance with I.C. 36-7-4-1015, the owner of the real estate located in Marion County, Indiana, which is described below, makes the following COMMITMENTS concerning the use and development of that parcel of real estate:

Legal Description: See Exhibit "A" attached hereto and incorporated by reference (the "Subject Property")

Statement of COMMITMENTS:

1. The owner agrees to abide by the Open Occupancy and Equal Employment Opportunity Commitments required by Metropolitan Development Commission Resolution No. 85-R-69, 1985, which commitments are attached hereto and incorporated herein by reference as Attachment "A".
2. The following uses shall not be permitted on the Subject Property:
 - (a) Outdoor Advertising Off Premises Sign (Billboard)
 - (b) Wireless Communication facility (Cell Tower)
 - (c) Marina
 - (d) Power Generating Facility
 - (e) Substation and Utility Distribution Node
 - (f) Automobile and Vehicle Storage or Auction
 - (g) Automobile Fueling Station
 - (h) Heliport or Helistop
 - (i) Transit Center
 - (j) Truck Stop
 - (k) Recycling Station
 - (l) Detention Facility, Prison, Jail
3. All truck docks facing I-465 shall be suitably screened with landscaping or a masonry wall

4. All storage and operations shall be contained within the buildings constructed on the Subject Property. Outdoor Storage and Outdoor Operations as defined in the City of Indianapolis Consolidated Zoning/Subdivision Ordinance (effective as of March 2, 2026) shall not be permitted.
5. The Subject Property and improved areas within the Subject Property shall be maintained in a reasonably neat and orderly manner during and after development of the Subject Property with appropriate areas and containers/receptacles provided for the proper disposal of trash and other waste.
6. A final site plan and building elevations shall be submitted for Administrator Approval prior to the issuance of an Improvement Location Permit.

These COMMITMENTS shall be binding on the owner, subsequent owners of the real estate and other persons acquiring an interest therein; provided that Commitment #1 (Open Occupancy and Equal Opportunity Commitments) shall not be binding on an owner, subsequent owners or other person acquiring an interest therein if such persons are exempt persons or are engaged in an exempt activity as defined on Attachment "A" which is attached hereto and incorporated herein by reference. These COMMITMENTS may be modified or terminated by a decision of the Metropolitan Development Commission made at a public hearing after proper notice has been given.

COMMITMENTS contained in this instrument shall be effective upon:

- (a) the adoption of rezoning petition # 2026-ZON-068 by the City-County Council changing the zoning classification of the real estate from a MU-1 zoning classification to a I-2 zoning classification; or
- (b) the adoption of approval petition # _____ by the Metropolitan Development Commission;

and shall continue in effect for as long as the above-described parcel of real estate remains zoned to the I-2 zoning classification or until such other time as may be specified herein.

These COMMITMENTS may be enforced jointly or severally by:

1. The Metropolitan Development Commission;
2. Owners of all parcels of ground adjoining the real estate to a depth of two (2) ownerships, but not exceeding six-hundred-sixty (660) feet from the perimeter of the real estate, and all owners of real estate within the area included in the petition who were not petitioners for the rezoning or approval.

Owners of real estate entirely located outside Marion County are not included, however. The identity of owners shall be determined from the records in the offices of the various Township Assessors of Marion County which list the current owners of record. (This paragraph defines the category of persons entitled to receive personal notice of the rezoning or approval under the rules in force at the time the commitment was made);

3. Any person who is aggrieved by a violation of either of the Commitments contained in Commitment #1 (Open Occupancy and Equal Employment Opportunity Commitments); and
4. Pike Township Residents Association
5. _____

The undersigned hereby authorizes the Division of Planning of the Department of Metropolitan Development to record this Commitment in the office of the Recorder of Marion County, Indiana, upon final approval of petition #2026-ZON-068.

IN WITNESS WHEREOF, owner has executed this instrument this _____ day of _____, 20____.

ARHC HRININ001, LLC

By: _____
Printed: _____
Title: _____

Signature: _____
Printed: _____
Title /
Organization
Name: _____