



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

December 12, 2024

Case Number: 2024-MOD-022
Property Address: 3985 Meadows Drive
Location: Washington Township, Council District #8
Petitioner: The Health & Hospital Corporation of Marion County, by Joseph D. Calderon
Current Zoning: D-P (TOD)
Request: Modification of Development Statement and Site Plan related to the rezoning petition 2010-ZON-042 to amend the site plan to allow an EMS Headquarters. (current plan has a 15-acre woods and valley area)
Current Land Use: Undeveloped
Staff Recommendations: Approval, subject to the commitment noted below:
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first public hearing on this petition.

STAFF RECOMMENDATION

Approval, subject to the following commitment being reduced to writing on the Commission's Exhibit "B" forms at least three days prior to the MDC hearing:

A tree inventory, tree assessment and preservation plan prepared by a certified arborist shall be submitted for Administrator Approval prior to preliminary plat approval and prior to any site preparation activity or disturbance of the site. This plan shall, at a minimum: a) indicate proposed development; b) delineate the location of the existing trees, c) characterize the size and species of such trees, d) indicate the wooded areas to be saved by shading or some other means of indicating tree areas to be preserved and e) identify the method of preservation (e.g. provision of snow fencing or staked straw bales at the individual tree's dripline during construction activity). All trees proposed for removal shall be indicated as such.

PETITION OVERVIEW

This 17.74-acre site, zoned D-P, is comprised of two undeveloped parcels. It is surrounded by multi-family dwellings to the north, zoned D-8 and D-P; multi-family dwellings and single-family dwellings, across East 38th Street to the south, zoned D-P and D-5, respectively; single-family dwellings to the east, zoned D-2 and D-8, respectively; and undeveloped land / parking lot and multi-family dwellings to the west, zoned D-8 and D-P, respectively.

Petitions 2010 ZON-42 / 2010-DP-003 rezoned 102 acres, including this site, to redevelop the area for mixed use.

MODIFICATION

The request would modify the Development Statement and Site Plan related to petition 2010-ZON-042 to provide for an EMS Headquarters within the woods and valley area. See Exhibit A.

The amendment would provide for construction of a new headquarters, training center and maintenance facility for the Indianapolis Emergency Medical Services that would be an allowed institutional use under SU-9 (buildings, and grounds used by any department of town, city, township, county, state, or federal government) as noted in the existing Development Statement. See Exhibit B (Page Five).

The proposed development would encroach into the five-acre park that is located within the “Woods and Valley Area” that is between 12 and 15 acres located to the east of Meadows Drive, south of the existing West Village of Avondale Meadows Apartments and north of the East Village of Avondale Meadows Apartments.

The Development Statement limits the reduction of community open space to no more than 25% of the Woods and Valley Areas. However, the Statement provides flexibility related to “market conditions,” subject to Administrator Approval.

Access would be gained from a drive along Meadows Drive. There would be no access along East 38th Street. Pedestrian trails would be installed throughout the site with connections to the sidewalks along Meadows Drive and East 38th Street.

Staff supports this requested modification because it is an acceptable deviation from the original plan, responds changing conditions over the past 24 years and would have minimal impact on surrounding land uses.

Tree Preservation / Heritage Tree Conservation

There are significant amounts of natural vegetation and trees located throughout the site, particularly along the northern and eastern boundaries of the site. Due to their inherent ecological, aesthetic, and buffering qualities, the maximum number of these existing trees should be preserved on the site. The Development Statement requires a tree inventory and preservation plan, subject to Administrator Approval.

All development shall be in a manner that causes the least amount of disruption to the trees.

A tree inventory, tree assessment and preservation plan prepared by a certified arborist shall be submitted for Administrator Approval prior to preliminary plat approval and prior to any site preparation activity or disturbance of the site. This plan shall, at a minimum: a) indicate proposed development, b) delineate the location of the existing trees, c) characterize the size and species of such trees, d) indicate the wooded areas to be saved by shading or some other means of indicating tree areas to be preserved and e) identify the method of preservation (e.g. provision of snow fencing or staked straw bales at the individual tree's dripline during construction activity). All trees proposed for removal shall be indicated as such.

If any of the trees are heritage trees that would be impacted, then the Ordinance requires that the Administrator, Urban Forester or Director of Public Works determine whether the tree(s) would be preserved or removed and replaced.

The Ordinance defines "heritage tree" as a tree over 18 inches Diameter at Breast Height (DBH) and one of the Heritage tree species. Heritage tree species include: Sugar Maple (*Acer saccharum*), Shagbark Hickory (*Carya ovata*), Hackberry (*Celtis occidentalis*), Yellowwood (*Cladrastus kentukea*), American Beech (*Fagus grandifolia*), Kentucky Coffeetree (*Gymnocladus dioica*), Walnut or Butternut (*Juglans*), Tulip Poplar (*Liriodendron tulipifera*), Sweet Gum (*Liquidambar styraciflua*), Black Gum (*Nyssa sylvatica*), American Sycamore (*Platanus occidentalis*), Eastern Cottonwood (*Populus deltoides*), American Elm (*Ulmus americana*), Red Elm (*Ulmus rubra*) and any oak species (*Quercus*, all spp.)

The Ordinance also provides for replacement of heritage trees if a heritage tree is removed or dies within three years of the Improvement Location Permit (ILP) issuance date. See Exhibit C, Table 744-503-3: Replacement Trees.

Floodway / Floodway Fringe

This site has a secondary zoning classification of a Floodway (FW) and Floodway Fringe (FF). The Floodway (FW) is the channel of a river or stream and those portions of the floodplains adjoin the channels which are reasonably required to efficiently carry and discharge the peak flood flow of the base flood of any river or stream. The Floodway Fringe (FF) is the portion of the regulatory floodplain that is not required to convey the 100-year frequency flood peak discharge and lies outside of the floodway.



The purpose of the floodway district is to guide development in areas identified as a floodway. The Indiana Department of Natural Resources (IDNR) exercises primary jurisdiction in the floodway district under the authority of IC 14-28-1.

The designation of the FF District is to guide development in areas subject to potential flood damage, but outside the Floodway (FW) District. Unless otherwise prohibited, all uses permitted in the primary zoning district (D-P in this request) are permitted, subject to certain development standards of the Flood Control Secondary Zoning Districts Ordinance.

The northeastern portion of the site is located within the unregulated 500-year floodplain of Meadows Brook.

GENERAL INFORMATION

Existing Zoning	D-P (TOD)	
Existing Land Use	Undeveloped	
Comprehensive Plan	Traditional Neighborhood / Suburban Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-8 (TOD) / D-P (TOD)	Multi-family dwellings
South:	D-P (TOD) / D-5 (TOD)	Multi- / Single- family dwellings
East:	D-2 (TOD) / D-8 (TOD)	Single-family dwellings
West:	D-8 (TOD) / D-P (TOD)	Undeveloped land / multi-family dwellings
Thoroughfare Plan		
Meadows Drive	Primary Collector	Existing 75-foot right-of-way and proposed 56-foot right-of-way.
East 38 th Street	Primary Arterial	Existing 70-foot right-of-way and proposed 88-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	Yes – Unregulated 500-year floodplain	
Overlay	Yes- Transit-Oriented Development (TOD) / Environmentally Sensitive Area	
Wellfield Protection Area	No	
Site Plan	October 31, 2024	
Site Plan (Amended)	N/A	
Elevations	November 13, 2024	
Elevations (Amended)	N/A	
Landscape Plan	November 13, 2024	

Findings of Fact	N/A
Findings of Fact (Amended)	N/A
C-S/D-P Statement	November 13, 2024

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Traditional Neighborhood and Suburban Neighborhood typologies. The Traditional Neighborhood typology includes a full spectrum of housing types, ranging from single family homes to large-scale multifamily housing. The development pattern of this typology should be compact and well-connected, with access to individual parcels by an alley when practical. Building form should promote the social connectivity of the neighborhood, with clearly defined public, semi-public, and private spaces. Infill development should continue the existing visual pattern, rhythm, or orientation of surrounding buildings when possible. A wide range of neighborhood-serving businesses, institutions, and amenities should be present. Ideally, most daily needs are within walking distance. This typology usually has a residential density of 5 to 15 dwelling units per acre, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park.

The Suburban Neighborhood typology is predominantly made up of single-family housing but is interspersed with attached and multifamily housing where appropriate. This typology should be supported by a variety of neighborhood-serving businesses, institutions, and amenities. Natural Corridors and natural features such as stream corridors, wetlands, and woodlands should be treated as focal points or organizing systems for development. Streets should be well-connected, and amenities should be treated as landmarks that enhance navigability of the development. This typology generally has a residential density of 1 to 5 dwelling units per acre, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park.

Pattern Book / Land Use Plan

The Comprehensive Plan consists of two components that include The Marion County Land Use Pattern Book (2019) and the land use map. The Pattern Book provides a land use classification system that guides the orderly development of the county and protects the character of neighborhoods while also being flexible and adaptable to allow neighborhoods to grow and change over time.

The Pattern Book serves as a policy guide as development occurs. Below are the relevant policies related to this request:

- *Conditions for All Land Use Types – Traditional Neighborhood Typology*
 - All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
 - All development should include sidewalks along the street frontage.
 - In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.

- *Community-Serving Institutions (defined as public, semi-public, and private land uses that serve a specific institutional purpose for a significant portion of the county. Examples are government complexes, small claims courts, and probation centers).*
 - Should be located along an arterial or collector street. Large-Scale schools should only be located along arterial streets.
 - If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.
 - Should be located within one-half mile of a bus or rapid transit stop.
 - Schools should not be within 1000 feet of a highway, freeway, or expressway.
 - In predominantly platted, single-family neighborhoods, site should be at least as wide as it is deep.
 - Should be in harmony with the surrounding neighborhoods and site and screen their parking, service, and emergency vehicle areas to buffer surrounding residential uses.

- *Conditions for All Land Use Types – Suburban Neighborhood Typology*
 - All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
 - All development should include sidewalks along the street frontage.
 - Hydrological patterns should be preserved wherever possible.
 - Where possible, contributing historic buildings should be preserved or incorporated into new development.
 - Curvilinear streets should be used with discretion and should maintain the same general direction.

- *Community-Serving Institutions (defined as public, semi-public, and private land uses that serve a specific institutional purpose for a significant portion of the county. Examples are government complexes, small claims courts, and probation centers).*

- Should be located along an arterial or collector street. Large-Scale schools should only be located along arterial streets.
- If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.
- Should be located within one-half mile of a bus or rapid transit stop.
- Schools should not be within 1000 feet of a highway, freeway, or expressway.
- In predominantly platted, single-family neighborhoods, site should be at least as wide as it is deep.
- Should be in harmony with the surrounding neighborhoods and site and screen their parking, service, and emergency vehicle areas to buffer surrounding residential uses.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- The Purple Line Transit-Oriented Development Strategic Plan (2021)
- This site is also located within an overlay, specifically the Transit Oriented Development (TOD). “Overlays are used in places where the land uses that are allowed in a typology need to be adjusted. They may be needed because an area is environmentally sensitive, near an airport, or because a certain type of development should be promoted. Overlays can add uses, remove uses, or modify the conditions that are applied to uses in a typology.”
- The Transit-Oriented Development (TOD) overlay is intended for areas within walking distance of a transit station. The purpose of this overlay is to promote pedestrian connectivity and a higher density than the surrounding area.
- This site is located within a ½ mile walk of a transit stop located at the intersection of East 38th Street and Meadows Drive with a District Center typology.
- District Center stations are located at the center of regionally significant districts with several blocks of retail or office at their core. Development opportunities include infill and redevelopment, dense residential, employment near transit stations, neighborhood retail and a focus on walkability and placemaking.
- Characteristics of the District Center typology are:
 - A dense mixed-use hub for multiple neighborhoods with tall buildings
 - Minimum of three stories at core with no front or side setbacks
 - Multi-family housing with a minimum of five units
 - Structured parking only with active first floor

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

- The Marion County Thoroughfare Plan (2019) “is a long-range plan that identifies the locations classifications and different infrastructure elements of roadways within a defined area.”
- The following listed items describe the purpose, policies and tools:
 - Classify roadways based on their location, purpose in the overall network and what land use they serve.
 - Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.
 - Set requirements for preserving the right-of-way (ROW)
 - Identify roadways for planned expansions or new terrain roadways
 - Coordinate modal plans into a single linear network through its GIS database



ZONING HISTORY

2010-ZON-042 / 2024-DP-003; 3801-4005 Meadows Drive, 3805-3806 North Dearborn Street, requested rezoning of 101.9 acres, from the D-8 (W-5), D-9 (W-5), SU-2 (W-5), C-4 (W-5) and C-S (W-5) Districts, to the D-P (W-5) classification to provide for single-family, two-family and multi-family residential uses, a) commercial uses permitted within the C-1, C-3 and C-4 Districts, b) special and institutional uses permitted within the SU-1, SU-2, SU-6, SU-7, SU-9, SU-37, SU-38, SU-39 Districts, c) mixed-use areas of residential and commercial in the same building as well as live/work units, including light manufacturing and assembly and residential, commercial and institutional uses within the same building, and d) uses permitted within the SU-3 and SU-9 Districts and agricultural uses, including a community garden and the sale of products produced therein, **approved**.

2006-ZON-008 (includes portion of subject site), requested rezoning of 13.95 acres from C-1(W-5), C-4(W-5), and D-8(W-5) to SU2-(W-5) to provide for a charter school, **approved**.

2001-ZON-165; (includes portion of subject site), requested rezoning of 12.5 acres from C-4 to C-S to provide for a general contractor with related offices and outdoor storage, general offices, educational use, and C-3 uses, **approved**.

2000-ZON-031; (includes portion of subject site), requested rezoning of eight acres from C-4 to C-S to provide for I-3 uses, **withdrawn**.

EXHIBITS

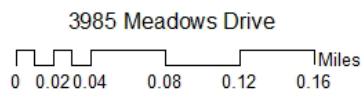
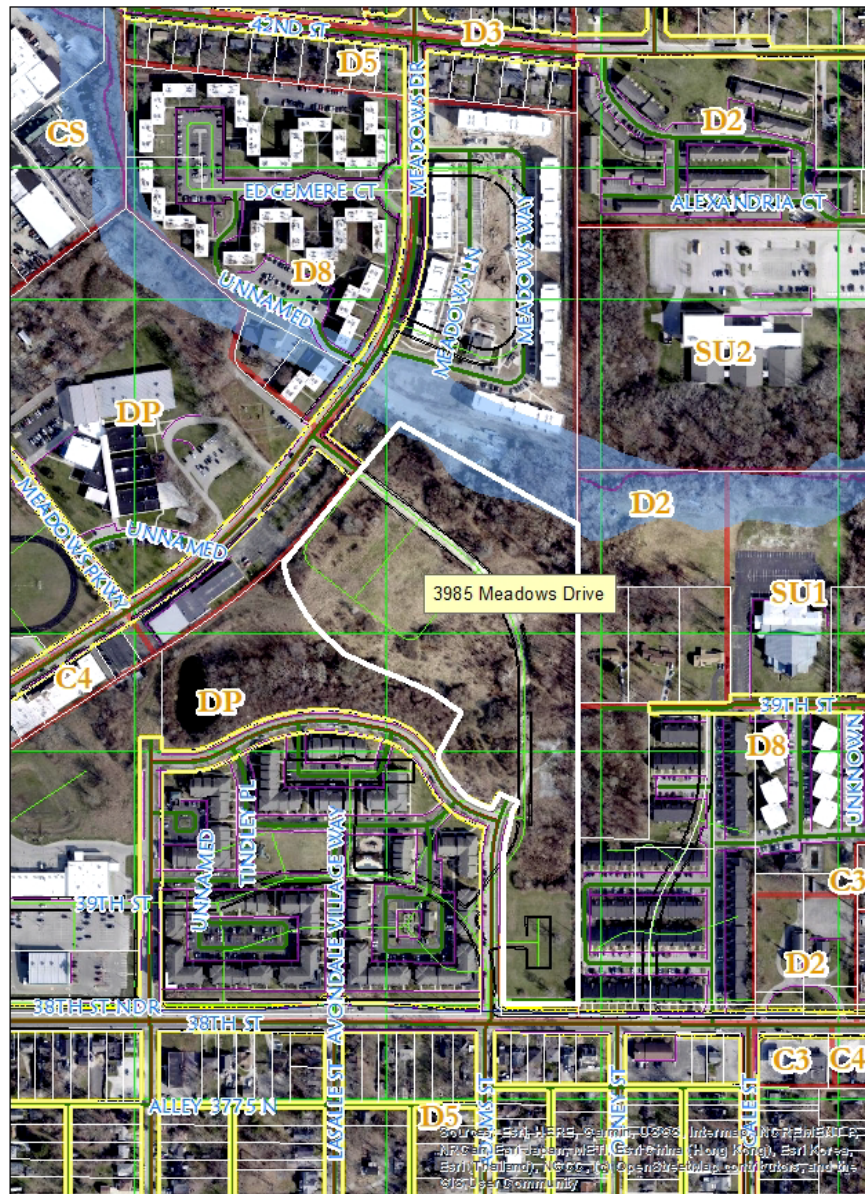


EXHIBIT A
Amendment to Development Plan

AMENDMENT TO DEVELOPMENT STATEMENT

Petitioner, The Health & Hospital Corporation of Marion County, owns property commonly known as 3985 -- 4005 Meadows Drive (the "Subject Property"), which is subject to DP Zoning as a result of Case 2010-ZON-042, and the corresponding Preliminary Development Statement for Avondale Meadows (the "DP Statement").

Petitioner seeks to construct a new headquarters, training center and maintenance facility for Indianapolis Emergency Medical Services ("EMS Facility").

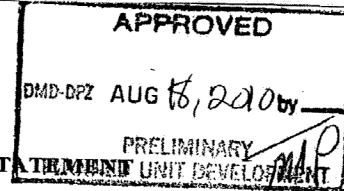
The DP Statement, Section "B", refers to Land Use Districts, which allow for Special Use district uses, including those in SU-9 (governmental agencies), with which the proposed use would be consistent. The DP Statement also refers to both Open Space, including a 5 Acre Park Area. The EMS Facility is located within a portion of the Open Space / 5 Acre Park Area. The DP Statement contemplated Administrative Approval for a reduction of more than 25% of the wood and valley area. However, given the passage of time, Petitioner proposes an amendment to the DP Statement as follows:

"EMS Facility"

A portion of the Subject Property, may be developed for governmental use, as shown on the Concept Plan attached hereto as Exhibit "A". Initially, the use should be for Indianapolis Emergency Medical Services, as shown on Exhibit "A" and depicted on Exhibit "B". In the event that another use of the Subject Property is contemplated, which would further encroach onto the Open Space / 5 Acre Park Area, then further amendment of the DP Statement would be required.

EXHIBIT B
2010 Development Plan

(Page 1 of 12)



**PRELIMINARY DEVELOPMENT STATEMENT
FOR
AVONDALE MEADOWS**

INTRODUCTION

Petitioner, Strategic Capital Partners, LLC, on behalf of several affiliated entities, has filed a Petition seeking to rezone approximately 102 acres of developed and “reclaimed” property with multiple addresses, but all located in what has been and is commonly known as the “Meadows” (the “Subject Property”).

Petitioner proposes a significant redevelopment of the Subject Property, incorporating some existing uses into the redevelopment, adding new uses, providing new construction and rehabilitation, and providing for future coordination of these uses into a master plan of redevelopment called “Avondale Meadows.” Avondale Meadows is planned to be a mixed use development featuring both “new urbanist” and “green” development techniques. The rezoning sought by Petitioner is to zone all of the Subject Property to the D-P zoning district, which will (i) allow for various use types to co-locate, or even be mixed; and (ii) provide for development standards which are more appropriate for urban redevelopment than any zoning district (other than the Central Business District) which currently exists in the Marion County Zoning Ordinance. Petitioner’s Concept Plan, attached hereto as Exhibit “A”, indicates the desired use mix and placement for Avondale Meadows.

HISTORY

A portion of the Subject Property became home to the Meadowbrook Apartments following the post World War II baby boom. The apartments, with 600 units, spurred commercial development adjacent and to the west known as the Meadows Shopping

(Page 2 of 12)

Center. This area thrived through the 1960's, before suburban flight took hold, resulting in the construction of public housing, and ultimately, the demolition of the Shopping Center. For a brief time, the Meadowbrook Apartments were the subject of a major planned renovation and were renamed as the Mozell Sanders Apartments, but they were ultimately acquired by the City of Indianapolis and demolished. Similarly, Cub Foods introduced a grocery store in the mid 1990's; but, it was short-lived. More recently two charter schools, the Challenge Foundation Academy and Charles A. Tindley Accelerated School, have opened on portions of the Subject Property, and remain as integral components of Avondale Meadows.

COMPREHENSIVE PLAN

The Subject Property is located in the United Northeast Sub-Area Plan. Although the Sub-Area Plan is now more than 10 years old, it calls for a significant portion of the Subject Property, that which is located east of Meadows Drive, to be master planned as a D-P development. The area west of Meadows Drive is planned as commercial, retail and service.

LAND USE PLAN

A. Existing Conditions/Infrastructure

The location, condition and capacity of existing infrastructure is a major challenge facing any major redevelopment project. In the case of Avondale Meadows, the Petitioner has preliminarily identified the locations and diameters of existing water lines, sanitary sewer lines and stormwater sewer lines.

It appears that most of the Subject Property is serviceable through existing 6-inch water lines with larger 12-inch and 16-inch main lines available on 38th Street and

(Page 3 of 12)

Millersville Road. Sanitary sewer lines ranging from 8 to 90 inches in diameter are also present at or near the site; however, there is presently a lack of availability of significant dedicated storm lines. This is at least partly explained by the fact that the Subject Property is part of the old City combined sewer overflow network. The conditions described above came from available public information and not from any detailed engineering analysis. These conditions remain subject to confirmation; but, it appears at this time that existing water and sanitary sewer lines can be a part of the redevelopment that a majority of the stormwater will have to be detained on site. Existing water and sewer infrastructure is shown on Exhibits B, C and D and possible new infrastructure is shown on Exhibits E, F, and G.

The existing street network was largely created to serve the multifamily and commercial developments on the Subject Property, with little regard given for connectivity to neighborhoods located to the west, south and east. Meadows Drive provides connectivity between 38th and 42nd Streets and will remain the “spine” of Avondale Meadows. Adams Street and 39th Street are also still viable. However, a number of streets within Meadowbrook Apartments were platted and dedicated as public streets and have no further public purpose and, in fact, are impediments to the redevelopment. Thus, they will need to be vacated. A new extension of Dearborn Street from south of 38th Street through the development is also possible. Possible street access for future development of the Subject Property may look like that shown on Exhibit A.

One of the problems associated with the existing streetscape, and particularly Meadows Drive, is that its expansive width encourages vehicular traffic to treat it as a “short cut” and to speed through the area, thereby discouraging new retail development

(Page 4 of 12)

and pedestrian traffic. The Petitioner is proposing to narrow Meadows Drive, encourage the planting of street trees, on-street parallel parking, and implement new sidewalks/multi-use path systems and possible roundabouts. Neighborhood streets, while possessing ample rights of way, will feature sidewalks, painted crosswalks, street trees, pinched intersections and on-street parking, as generally shown on the streetscape attached hereto as Exhibit "H." At the time that this Development Statement is being prepared, preliminary meetings with the City of Indianapolis indicate that all streets, both public and private, will be built to at least "local street" standards.

B. Land Use Districts

In order to provide the maximum amount of flexibility within the D-P, Petitioner proposes to be able to locate the permitted uses within each of the following categories anywhere on the Subject Property, subject to the outside limits described in this Development Plan.

There will be 5 main land use categories in Avondale Meadows, each of which will have permitted use types. The categories are as follows:

(1) **Residential**

Permitted Primary Uses: Single-family residential, duplex, triplex or quadplex, and multifamily, including condominiums and townhouses.

(2) **Commercial**

Permitted Uses: All uses currently designated in the Commercial Zoning Ordinance as a C-1, C-3 or C-4 permitted use shall be permitted.

(Page 5 of 12)

(3) **Institutional**

Permitted Uses: All uses currently designated in the Special Districts Zoning Ordinance as SU-1, SU-2, SU-6, SU-7, SU-9, SU-37, SU-38 and SU-39 shall be permitted.

(4) **Mixed Use**

Permitted Uses: Residential and Commercial Uses may be located in the same primary building, either horizontally or vertically. Live/Work units may be incorporated into a primary building to allow for a unit owner/tenant to live and produce goods or services from the same unit. In such cases, I-1 uses such as assembly or light manufacturing, to accommodate artisans such as painters, jewelry makers, furniture makers and similar uses shall be permitted. Residential/Commercial Institutional uses may also be located in the same primary building, in order to permit housing for students or clients of a community center, and to also encourage schools or other Institutional uses to engage in commerce.

(5) **Open Space**

Permitted Uses: The primary intended permitted use of the open space areas is for passive or active recreation, or the Developer may designate any such area as unusable preservation area. Additionally, all uses currently designated in the Special Districts Zoning Ordinance as SU-3 and SU-9 shall be permitted. Appropriate Agricultural uses, including a community garden, and sales of products produced by any such garden, shall be a permitted use.

C. **Development Standards**

For certain of the Land Use categories, the following development standards shall apply:

Residential										
Type	Min Gross Floor Area/Unit	Min Lot Width	Min Lot Size	Min Front S.B.	Min Rear S.B. w/Alley	Min Rear S.B. w/o Alley	Min Side S.B. (Each)	Min Bldg Sep.	Max Height Primary Bldg	Planned # of Units
S.F.	600 s.f.	40	2400 s.f.	10'	10'	5'	5'	8'	35'	112
Duplex	500 s.f.	60	3600 s.f.	10'	10'	5'	5'	10'	35'	0
Triplex	450 s.f.	80	4800 s.f.	10'	10'	5'	5'	10'	35'	0
Quad	450 s.f.	N.A.	N.A.	10'	10'	5'	5'	10'	40'	0
Multi-Family*	400 s.f.	N.A.	N.A.	10'	10'	5'	5'	15'	60'	722

*(Includes owner occupied townhomes)

Commercial/Mixed Use							
Min Bldg Size	Min Lot Size	Min Front Setback	Min Rear Setback w/alley	Min Rear Setback w/o alley	Min Bldg Sep.	Max Height Primary Bldg	Max Outdoor* display/storage (including outdoor display or outdoor seating)
800 s.f.	N.A.	10' on collector/arterial, 0' on local	5'	0'	6'	65'	Up to 200 square feet, except that a single use grocery/variety/store may have more than 200 square feet of outdoor display/storage space for seasonal merchandise. *All subject to Administrator's Approval

Institutional						
Min Bldg Size	Min Lot Size	Min Front Setback	Min Rear Setback w/alley	Min Rear Setback w/o alley	Min Bldg Sep.	Max Height Primary Bldg
800 s.f.	N.A.	10' on collector/arterial, 0' on local	5'	0'	6'	45'

Accessory Uses/Structures

Accessory Uses, such as garages, porches and stoops, may be part of any primary use or building. Furthermore, community gardens shall be a permitted accessory use in any land use district. In any such cases, the setback requirements shall not apply, except that no portion of any accessory use/structure shall encroach on any public right of way. In the event that an accessory structure serves a primary multi-family, commercial or mixed use building, and such accessory structure is adjacent to a single family dwelling, then the accessory structure shall be set back at least ten (10) feet from the property line abutting the single family dwelling.

Further, unoccupied decorative elements of primary or accessory buildings, such as cupolas, spires, chimneys, parapet walls, and the like may exceed the maximum height limits by reasonable amount, not to exceed 10 feet.

Appurtenances

Appurtenances, such as fences, decorative walls, free-standing light fixtures, game courts and internal sidewalks shall be permitted; however, such appurtenances shall be shown on the detailed site and development plan to be tendered for Administrator's Approval as described in the next Section.

Concept Plan/Project Phasing

The Concept Plan tendered with this D-P reflects the Petitioner's current development intentions. However, the Plan should be considered conceptual. The exact mix and location of uses, as well as building sizes and types are not finalized. The Plan remains subject to change due to market and transactional conditions.

It is anticipated that the project will be developed in phases. The first phase may include development of a portion of the former Mozel Sanders site, as well as a parcel located west of Meadows Drive, both for multi-family uses.

Prior to application for any Improvement Location Permit, Petitioner, or the developer constructing such phase, shall submit detailed site and development plans indicating proposed improvements, including building elevations, locations, driveway, street, alley and parking (on and off street) locations, freestanding lighting locations, open space, landscaped areas (including detailed landscaping plans), and preservation areas (if any), for Administrator's Approval. If the Petitioner or Developer, as the case may be, is also seeking approval of any signs, it shall submit a site plan indicating the location of such signs, as well as elevations of the proposed signs consistent with the Sign Program (as hereinafter defined) to be provided.

Parking/Loading/Drive-Through

Each single-family residential unit shall have a minimum one car attached or detached garage. Each residential unit type other than single-family shall have dedicated off-street parking sufficient to provide a 1.0 parking ratio. Additionally, "on-street" parking shall also be provided as described in this Development Statement.

For any integrated commercial area, or any individual free standing commercial use less than 10,000 square feet, a minimum parking ratio of 3.0 parking spaces for each 1000 square feet of floor area (not including storage areas) shall be provided. Individual free standing uses 10,000 square feet or more shall have a minimum parking ratio of 3.5 parking spaces for each 1000 square feet of floor area (not including storage areas).

For any mixed use building, the minimum parking ratio shall be 2.5 parking spaces for each 1000 square feet of floor area accessible to the public, plus one space for each residential unit.

For institutional uses, the minimum parking ratio shall follow the underlying development standard guidelines established by the Special Districts Zoning Ordinance, but in no instance shall the minimum parking ratio be required to exceed that established in this D-P for commercial uses.

All parking spaces shall contain at least 156 square feet and be at least 8 feet in width.

No off-street loading spaces (as described in the Commercial Zoning Ordinance of Marion County) shall be required, except for individual uses in excess of 25,000 square feet, which shall provide loading spaces as required by the Commercial Zoning Ordinance.

All uses proposing drive-through units shall meet the requirements for stacking spaces and drive-through unit placement set forth in the Commercial Zoning Ordinance; however, in no case shall the number of stacking spaces required exceed 10, and the separation requirements for drive-through units from protected districts shall not apply. Any building fronting on 38th Street shall orient the drive-through unit such that stacking spaces and the final component of the drive-through unit are not located between the front building line and the right of way line of 38th Street.

Open Space

Petitioner has a goal to provide every resident in Avondale Meadows with an opportunity to enjoy meaningful community open space. As such, the Concept Plan

features a significant 5-acre park (the “5 Acre Park”) located to the south and east of the existing schools and a woods and valley area comprised of approximately 12 – 15 acres (the “Woods and Valley Area”), located to the east of Meadows Drive and south of the existing Timber Ridge Apartments and north of what was formerly the Mozel Sanders Apartments. The development will likely also feature several smaller neighborhood pocket parks and garden areas. Although market conditions may change the ultimate layout and extent of available community open space, no reduction of more than 25% of the Woods and Valley Area as passive recreation space may take place without first obtaining Administrator’s Approval of same. The 5 Acre Park may be developed for either active recreational space or passive recreational space. If development of the 5 Acre Park is something other than the aforementioned recreational uses, then Administrator’s Approval shall be required.

New Urbanism

By providing for a variety of uses which share common resources, and appropriate urban densities and setbacks, Avondale Meadows strives to achieve the best characteristics of a new urbanism development. The architectural theme has not been fully vetted; however, representative elevations indicating the appropriate style and building materials for the Phase I multi-family portion of the project are attached hereto as Exhibit I.

Sustainability

Sustainability is another key component of Avondale Meadows. The Petitioner’s goal is to develop the Project in accordance with LEED – Neighborhood guidelines. Although there are many “points” that can be earned through many different categories as

(Page 11 of 12)

a part of the LEED certification process, and decisions have yet to be finalized, Petitioner believes that a significant sustainable component will be the drainage infrastructure. Rain gardens and bio-swales, featuring native plantings are likely to be incorporated into the storm water management plan. Rain barrels within community gardens are another means of promoting and achieving sustainability.

Tree Preservation

The Petitioner shall perform a tree inventory in the Woods and Valley Area, and shall prepare a tree preservation plan with respect to healthy, non-invasive species of trees located in said Area, but outside the boundaries of any areas needed for utility and/or drainage infrastructure, which tree preservation plan shall be subject to Administrator's Approval.

Signs

The Petitioner will create a sign program for each of the major land use categories and shall submit the same for Administrator's Approval prior to obtaining an Improvement Location Permit for the first project in such category.

Covenants

There is likely to be one or more declarations of covenants applicable to portions of the Project on the Subject Property, which will create legal rights and responsibilities among various owners, including easements, maintenance responsibilities, design guidelines, further use restrictions, an owner's association, and a mechanism for assessments.

Commitments

(Page 12 of 12)

The Petitioner will include any zoning commitments it negotiates prior to the Metropolitan Development Commission's final approval/recommendation of the D-P as an Exhibit to this Development Statement.

1596198_3
22214-1



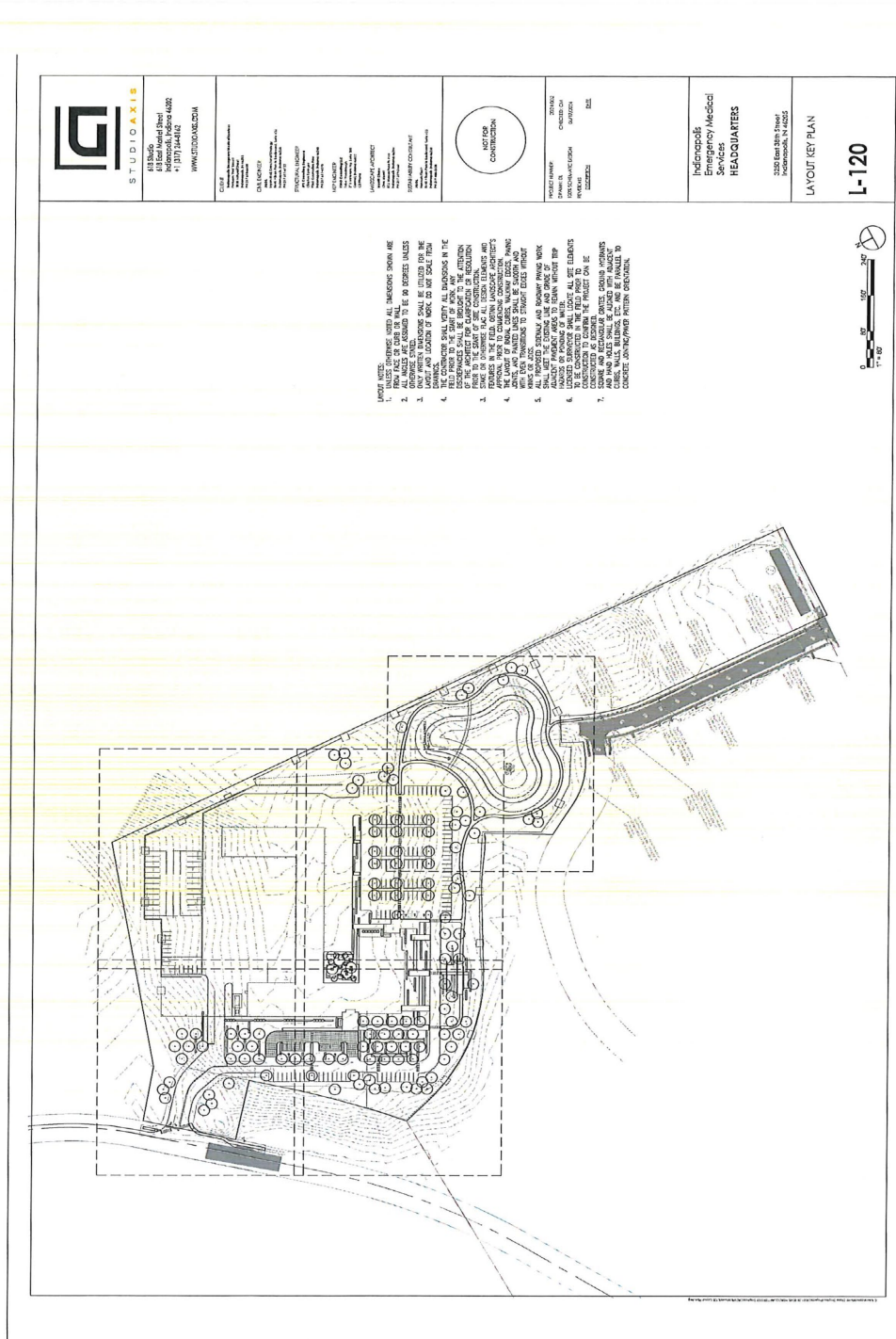
METROPOLITAN DEVELOPMENT
 JUL 09 2010
 DIVISION OF PLANNING

Conceptual Master Plan

Avondale Meadows

Indianapolis, Indiana
 24 February 2010

A Community Development by
Strategic Capital Partners, LLC





1885506
 188 East Market Street
 Indianapolis, IN 46202
 +1 317 344 8100
 WWW.STUDIOAXIS.COM

CLIENT
 Indianapolis University Medical Center
 1100 East 10th Street
 Indianapolis, IN 46202

OWNER
 Indianapolis University Medical Center
 1100 East 10th Street
 Indianapolis, IN 46202

ARCHITECT
 Studio Axis
 188 East Market Street
 Indianapolis, IN 46202

LANDSCAPE ARCHITECT
 Studio Axis
 188 East Market Street
 Indianapolis, IN 46202

ENGINEER
 Studio Axis
 188 East Market Street
 Indianapolis, IN 46202

GENERAL CONTRACTOR
 Studio Axis
 188 East Market Street
 Indianapolis, IN 46202

INDIANAPOLIS UNIVERSITY MEDICAL CENTER
 SOUTH CAMPUS HEADQUARTERS
 DEVELOPMENT SET

PROJECT NAME: SOUTH CAMPUS HEADQUARTERS
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]

Indianapolis University Medical Center
 South Campus Headquarters
 HEADQUARTERS

INDIANAPOLIS UNIVERSITY MEDICAL CENTER
 SOUTH CAMPUS HEADQUARTERS
 DEVELOPMENT SET

SITE KEY PLAN

C-100

North Arrow

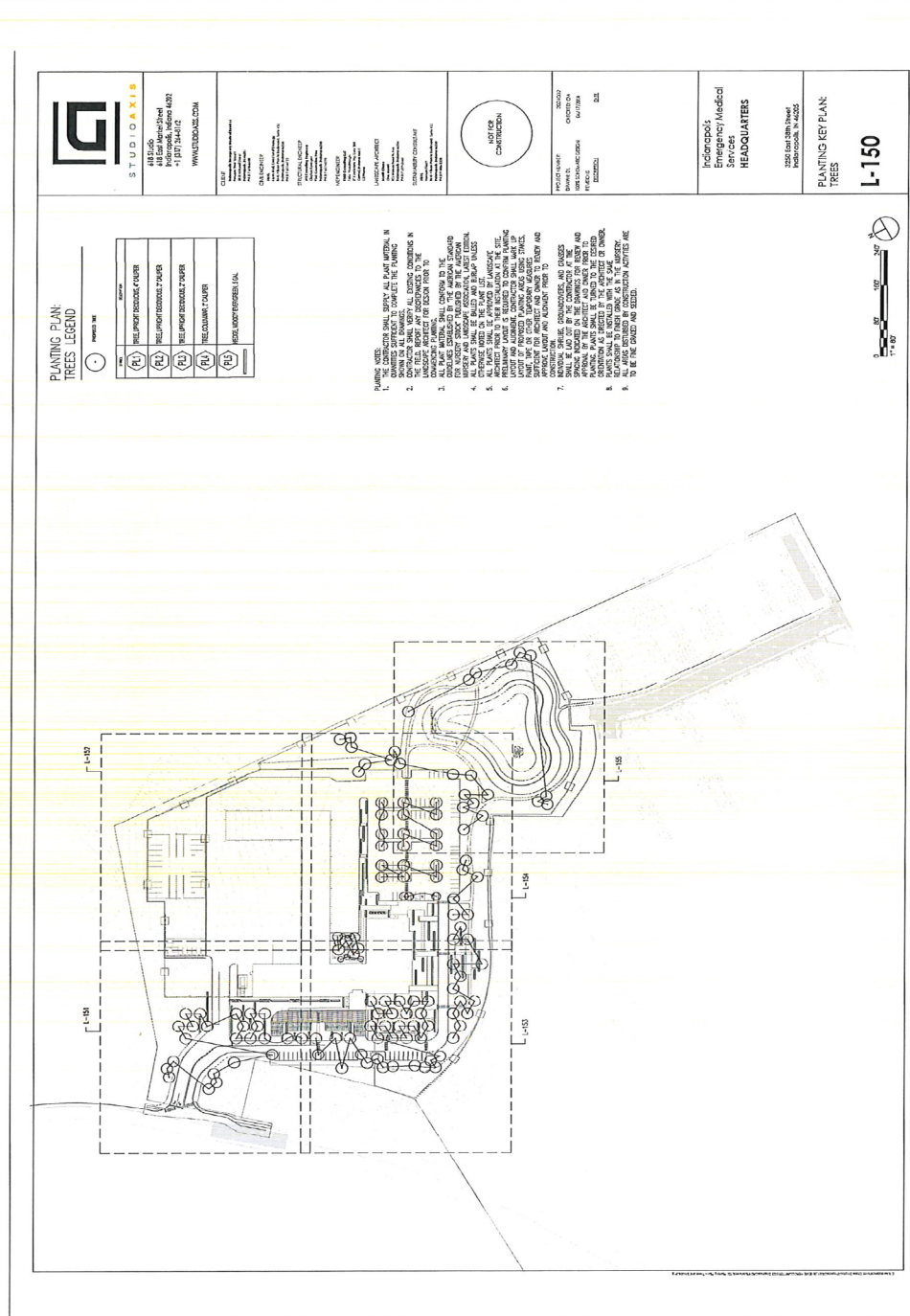


811

Non-Emergency
 Call 811 for 48

SCALE: 1" = 10'





STUDIO AXIS
 ARCHITECTURE AND INTERIORS
 1000 E. 10th Street, Suite 100
 Indianapolis, IN 46202
 +1 317 246 4162
 WWW.STUDIOAXIS.COM

GENERAL ELEVATION NOTES

1. REFER TO ALL DIMENSIONS AND ELEVATIONS.
2. REFER TO ALL DIMENSIONS AND ELEVATIONS.
3. REFER TO ALL DIMENSIONS AND ELEVATIONS.

SYMBOLS

- FINISH LINE
- FINISH LINE
- FINISH LINE

EXTERIOR ELEVATION KEYNOTE

1. INDICATES THE FINISH LINE.
2. INDICATES THE FINISH LINE.
3. INDICATES THE FINISH LINE.
4. INDICATES THE FINISH LINE.
5. INDICATES THE FINISH LINE.
6. INDICATES THE FINISH LINE.
7. INDICATES THE FINISH LINE.
8. INDICATES THE FINISH LINE.
9. INDICATES THE FINISH LINE.
10. INDICATES THE FINISH LINE.

EXTERIOR MATERIALS LEGEND

NO.	DESCRIPTION	FINISH
01	CONCRETE	CONCRETE
02	BRICK	BRICK
03	GLASS	GLASS
04	WOOD	WOOD
05	STONE	STONE
06	PAINT	PAINT
07	ROOFING	ROOFING
08	LANDSCAPE	LANDSCAPE
09	MECHANICAL	MECHANICAL
10	ELECTRICAL	ELECTRICAL
11	PLUMBING	PLUMBING
12	MECHANICAL	MECHANICAL
13	ELECTRICAL	ELECTRICAL
14	PLUMBING	PLUMBING
15	MECHANICAL	MECHANICAL
16	ELECTRICAL	ELECTRICAL
17	PLUMBING	PLUMBING
18	MECHANICAL	MECHANICAL
19	ELECTRICAL	ELECTRICAL
20	PLUMBING	PLUMBING
21	MECHANICAL	MECHANICAL
22	ELECTRICAL	ELECTRICAL
23	PLUMBING	PLUMBING
24	MECHANICAL	MECHANICAL
25	ELECTRICAL	ELECTRICAL
26	PLUMBING	PLUMBING
27	MECHANICAL	MECHANICAL
28	ELECTRICAL	ELECTRICAL
29	PLUMBING	PLUMBING
30	MECHANICAL	MECHANICAL
31	ELECTRICAL	ELECTRICAL
32	PLUMBING	PLUMBING
33	MECHANICAL	MECHANICAL
34	ELECTRICAL	ELECTRICAL
35	PLUMBING	PLUMBING
36	MECHANICAL	MECHANICAL
37	ELECTRICAL	ELECTRICAL
38	PLUMBING	PLUMBING
39	MECHANICAL	MECHANICAL
40	ELECTRICAL	ELECTRICAL
41	PLUMBING	PLUMBING
42	MECHANICAL	MECHANICAL
43	ELECTRICAL	ELECTRICAL
44	PLUMBING	PLUMBING
45	MECHANICAL	MECHANICAL
46	ELECTRICAL	ELECTRICAL
47	PLUMBING	PLUMBING
48	MECHANICAL	MECHANICAL
49	ELECTRICAL	ELECTRICAL
50	PLUMBING	PLUMBING

INDIANAPOLIS
 INDIANAPOLIS CITY MEDICAL
 SERVICES
 HEADQUARTERS

3205 East 10th Street
 Indianapolis, IN 46202

EXTERIOR ELEVATIONS
A-201

03 OVERALL BUILDING ELEVATION - WEST
 SCALE: 1/8" = 1'-0"

02 OVERALL BUILDING ELEVATION - EAST
 SCALE: 1/8" = 1'-0"

01 OVERALL BUILDING ELEVATION - SOUTH
 SCALE: 1/8" = 1'-0"

GENERAL ELEVATION NOTES

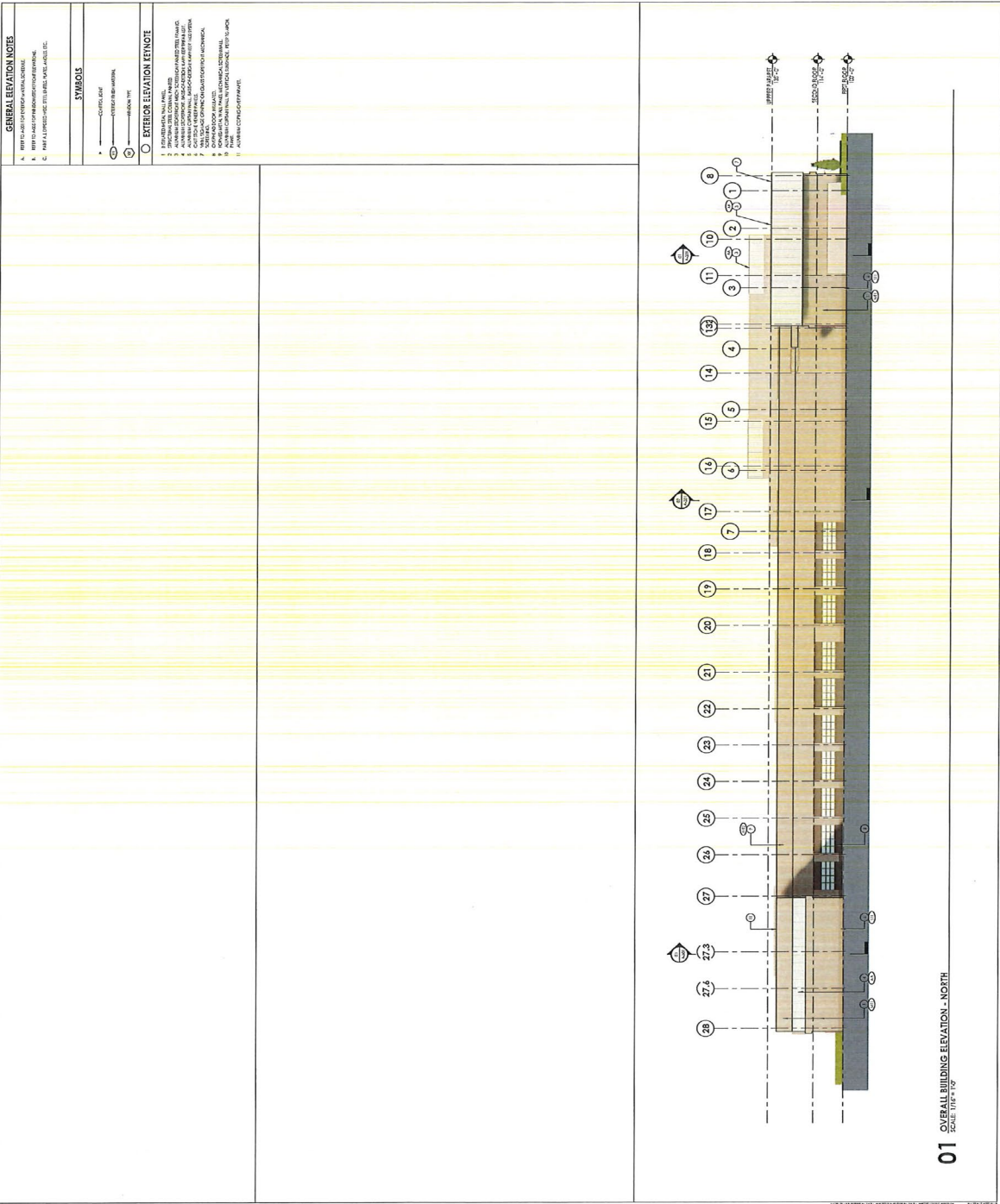
- REFER TO ALL OTHER SHEETS FOR MATERIALS AND FINISHES.
- REFER TO ALL OTHER SHEETS FOR ELEVATIONS.
- REFER TO ALL OTHER SHEETS FOR DIMENSIONS AND FINISHES.

SYMBOLS

- CURBS, SLOPE
- EXTERIOR FINISH
- EXTERIOR ELEVATION KENOTE

EXTERIOR ELEVATION KENOTE

1. EXTERIOR FINISH
2. EXTERIOR FINISH
3. EXTERIOR FINISH
4. EXTERIOR FINISH
5. EXTERIOR FINISH
6. EXTERIOR FINISH
7. EXTERIOR FINISH
8. EXTERIOR FINISH
9. EXTERIOR FINISH
10. EXTERIOR FINISH
11. EXTERIOR FINISH
12. EXTERIOR FINISH
13. EXTERIOR FINISH
14. EXTERIOR FINISH
15. EXTERIOR FINISH
16. EXTERIOR FINISH
17. EXTERIOR FINISH
18. EXTERIOR FINISH
19. EXTERIOR FINISH
20. EXTERIOR FINISH
21. EXTERIOR FINISH
22. EXTERIOR FINISH
23. EXTERIOR FINISH
24. EXTERIOR FINISH
25. EXTERIOR FINISH
26. EXTERIOR FINISH
27. EXTERIOR FINISH
28. EXTERIOR FINISH
29. EXTERIOR FINISH
30. EXTERIOR FINISH
31. EXTERIOR FINISH
32. EXTERIOR FINISH
33. EXTERIOR FINISH
34. EXTERIOR FINISH
35. EXTERIOR FINISH
36. EXTERIOR FINISH
37. EXTERIOR FINISH
38. EXTERIOR FINISH
39. EXTERIOR FINISH
40. EXTERIOR FINISH
41. EXTERIOR FINISH
42. EXTERIOR FINISH
43. EXTERIOR FINISH
44. EXTERIOR FINISH
45. EXTERIOR FINISH
46. EXTERIOR FINISH
47. EXTERIOR FINISH
48. EXTERIOR FINISH
49. EXTERIOR FINISH
50. EXTERIOR FINISH
51. EXTERIOR FINISH
52. EXTERIOR FINISH
53. EXTERIOR FINISH
54. EXTERIOR FINISH
55. EXTERIOR FINISH
56. EXTERIOR FINISH
57. EXTERIOR FINISH
58. EXTERIOR FINISH
59. EXTERIOR FINISH
60. EXTERIOR FINISH
61. EXTERIOR FINISH
62. EXTERIOR FINISH
63. EXTERIOR FINISH
64. EXTERIOR FINISH
65. EXTERIOR FINISH
66. EXTERIOR FINISH
67. EXTERIOR FINISH
68. EXTERIOR FINISH
69. EXTERIOR FINISH
70. EXTERIOR FINISH
71. EXTERIOR FINISH
72. EXTERIOR FINISH
73. EXTERIOR FINISH
74. EXTERIOR FINISH
75. EXTERIOR FINISH
76. EXTERIOR FINISH
77. EXTERIOR FINISH
78. EXTERIOR FINISH
79. EXTERIOR FINISH
80. EXTERIOR FINISH
81. EXTERIOR FINISH
82. EXTERIOR FINISH
83. EXTERIOR FINISH
84. EXTERIOR FINISH
85. EXTERIOR FINISH
86. EXTERIOR FINISH
87. EXTERIOR FINISH
88. EXTERIOR FINISH
89. EXTERIOR FINISH
90. EXTERIOR FINISH
91. EXTERIOR FINISH
92. EXTERIOR FINISH
93. EXTERIOR FINISH
94. EXTERIOR FINISH
95. EXTERIOR FINISH
96. EXTERIOR FINISH
97. EXTERIOR FINISH
98. EXTERIOR FINISH
99. EXTERIOR FINISH
100. EXTERIOR FINISH



STUDIO AXIS
 415 E. 10th Street
 Indianapolis, IN 46202
 +1 317 248 6142
 WWW.STUDIOAXIS.COM

OWNER
 Indianapolis Emergency Medical Services
 HEADQUARTERS

3300 East 38th Street
 Indianapolis, IN 46205

EXTERIOR ELEVATIONS
A-202

01 OVERALL BUILDING ELEVATION - NORTH
 SCALE: 1/4" = 1'-0"

EXHIBIT C

Heritage Tree Conservation

Removal of any Heritage Tree is prohibited unless any of the following determinations are made before removal:

1. The Administrator or the city’s Urban Forester determines that the tree is dead, significantly and terminally diseased, a threat to public health or safety, or is of an undesirable or nuisance species.
2. The Director of the Department of Public Works determines that the tree interferes with the provision of public services or is a hazard to traffic.
3. The Administrator determines that the location of the tree is preventing development or redevelopment that cannot be physically designed to protect the tree.
4. The site from which the tree is removed is zoned D-A and the tree is harvested as timber or similar forestry product.

Table 744-503-3: Replacement Trees		
Size of tree removed or dead (inches)	Number of Trees to be planted to replace a Heritage Tree	Number of Trees to be planted to replace an existing tree
Over 36 DBH	15	10
25.5 to 36 DBH	11	8
13 to 25 DBH	8	6
10.5 to 12.5 DBH	6	4
8.5 to 10 DBH	5	4
6.5 to 8	3	2
4 to 6	2	2
2.5 to 3.5	1	1



View looking north along Meadows Drive



View looking south along Meadows Drive



View looking east along Adams Street



View looking west along Adams Street



View from site looking south



View from site looking north



View from site looking southeast



View from site looking southwest