

Steven Wilson
7542 Perilla Ct.
Indianapolis, IN 46237
04/18/22

Allison Richardson or whom it may concern
Senior Planner
City of Indianapolis
200 E. Washington St.
2nd Floor
Indianapolis, IN 46204

Dear Allison Richardson or whom it may concern:

I'm writing this letter in strong opposition of the Homestead Corporation rezoning of 7525 McFarland Blvd, Indianapolis, IN 46237. This area is in the approval process to rezone a green space to become densely populated apartment buildings. I live in a cul-de-sac directly across the street and am concerned for many reasons. I purchased this house 18 months ago to have a safe area for my family. I fear that these densely populated apartments will add crime to our area, which is already underserved by our police department. Crime has seemed to increase over the last 18 months and a denser population will inevitably mean more crime in our area.

There are several other concerns that this new construction would bring. Our current infrastructure, sewage, and roadways cannot handle the additional utilization. The area has seen increasing vehicular traffic throughout the last 18 months causing many backups, long drive times, and unsafe driving conditions. I'm sure if there was a traffic study performed the findings would be that our current loads are not suitable for our area's roadways.

My last concern that I would like to address is the amount of greenspace in our area. I feel that the City of Indianapolis has done a fabulous job improving greenspace in our city, except for the south side of Indianapolis. My home tax bill is higher than my friends who live in comparable homes on other sides of town. Yet, we do not receive the same greenspace amenities. I would love to see the City of Indianapolis give back to our community by purchasing the land from Southport Presbyterian Church to create a public greenspace. The current greenspace owned by the church serves acts as a vibrant area where people of diverse backgrounds come together to enjoy the outdoors.

Thank you for the consideration. I look forward to discussing at the rezoning hearing on May 4th, 2022 at 1pm.

Allison Richardson or whom it may concern

04/18/22

Page 2

Sincerely,

Steve Wilson

From: [Richardson, Allison](#)
To: [Blackham, Kathleen](#)
Subject: Fw: Southport Pres/Homestead Corp rezoning
Date: Wednesday, April 20, 2022 11:28:21 AM

FYI

Allison Richardson | Senior Planner

Department of Metropolitan Development | City of Indianapolis

200 E Washington St., Ste. 1842, Indpls, IN 46204

Allison.Richardson@indy.gov | Tel: 317-327-5834 or *Work Cell#*: 317-951-3982

indy.gov/DMD

Remote Workdays Tuesday and Friday (subject to change)

From: Cathy Bachek <cathybachek@gmail.com>

Sent: Wednesday, April 20, 2022 10:06 AM

To: Ryan Hoffman <RHoffman@omni-property.com>; Richardson, Allison <Allison.Richardson@Indy.Gov>; DMDpubliccomments <DMDpubliccomments@Indy.Gov>; cathy bachek <cathybachek@gmail.com>

Subject: Southport Pres/Homestead Corp rezoning

R & C Bachek
4225 Tarragon Terrace
Indianapolis, IN 46237

April 20, 2022

To Whom it May Concern,

I am a resident of McFarland Farms, writing to express my concerns regarding the rezoning of 13.614 acres of land that Southport Presbyterian Church is selling to a developer pending rezoning. Said land is located between the church and a large apartment complex, Sundance Apartments. Sundance is a very nice complex; they advertise as luxury apartments. Sundance management does take great care of their grounds and we, as neighbors, have few complaints regarding their residents.

We do NOT need another apartment complex along McFarland Blvd, much less one of this design. The proposed design is for very small/tiny apartments and they will be numerous. The area roads cannot support all the traffic. McFarland Boulevard is already heavily traveled and used as a cut through for many people. The stop signs are ignored along with the speed limit. At night there are cars drag racing along this road. The trash and debris left is amazing. There are numerous accidents as well! The map of the proposed development allows for entrance onto Emerson Avenue which will just cause more traffic accidents or backups. There are numerous lights along this stretch of road, I'm not sure another light is feasible.

I see this rezoning and proposed building for so many apartments as an infrastructure stain on the water lines and ponds which are already a HUGE issue in this area. This proposal will also reduce the lack of green space that is already lacking on the southside of Indianapolis. The aesthetics this proposed community will present will not fit into what currently exists.

We have little if NO police patrol in this area, as they are already overworked and understaffed, and this proposed community will just create more safety and crime concerns. We already deal with BIG issues from the Mucky Duck, Lion's Den and several crime ridden hotels that are within walking distance of this proposed community. I feel that as a taxpayer, and we pay BIG here in Perry Township, that we do not receive the services that we do pay for. This proposed community will just increase the lack of service and strain an already over-strained system.

The school system in Perry Township is large and some schools are strained, this proposed community would only add to more strain on the schools. The school system in Perry Township is very good, so this will draw people to it.

The proposed rezoning to allow this community to be built will NOT be good for many more reasons, I have just touched on a few. We have been lied to about numerous things that were proposed and later built near our neighborhood. I think we are being led down that same path. This proposed community will do nothing to help increase or even maintain our property values.

Thank you for reading and please do NOT allow this rezoning to happen and destroy the beautiful area that many great people call home.

Sincerely,

M. Catherin Bachek

From: [Rock Cirillo](#)
To: rhoffman@omni-property.com; [Richardson, Allison](#); [DMDpubliccomments](#)
Subject: Opposition to Rezoning of 13.614 acres of Southport Presbyterian Church property
Date: Thursday, April 21, 2022 8:38:14 PM

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,

Attached is our letter in opposition of the rezoning of 13.614 acres of Southport Presbyterian Church property.

Thank you.

Rock & Barbara Cirillo

April 25, 2022

Plat Committee
Metropolitan Development Commission
200 E Washington Street, Suite 1842
Indianapolis, IN 46204

RE: Case # 2022-PLT-021, 7525 McFarland Blvd.

To Whom It May Concern:

We are writing in opposition of the rezoning of the above property. This is not a positive for our neighborhood. Our backyard currently faces this nice green area. We moved here 22 years ago with this park area being a plus. Our privacy would greatly be reduced with three story apartment buildings across the street. We are also concerned about this apartment complex causing a reduction in the value of our home and others.

Kids and adults play soccer, basketball and baseball in this green space. People walk their dogs and families have picnics at the shelter house. We feel that this new development would not be in the best interest of our neighborhood. This area needs green space, not apartments. This will cause McFarland Blvd. to become a much busier street. We also have concerns about the potential for crime.

Please leave this space green!

Thank you for your consideration.

John & Denise Bain
7525 Perilla Court
Indianapolis, IN 46237
317-881-2578

From: [Richardson, Allison](#)
To: [Blackham, Kathleen](#)
Subject: Fw: Southport Presbyterian Church land
Date: Wednesday, April 27, 2022 8:18:50 AM

This is for 7525 McFarland. See below.

Allison Richardson | Senior Planner

Department of Metropolitan Development | City of Indianapolis

200 E Washington St., Ste. 1842, Indpls, IN 46204

Allison.Richardson@indy.gov | Tel: 317-327-5834 or *Work Cell#*: 317-951-3982

indy.gov/DMD

Remote Workdays Tuesday and Friday (subject to change)

From: Hill, Genesis <Genesis.Hill@Indy.Gov>
Sent: Wednesday, April 27, 2022 8:09 AM
To: Richardson, Allison <Allison.Richardson@Indy.Gov>
Subject: FW: Southport Presbyterian Church land

This might be for Kathleen? See below remonstrance. Please place in appropriate file.

Genesis Hill | Associate Planner

Current Planning | Department of Metropolitan Development | City of Indianapolis
genesis.hill@indy.gov | 317-327-5019 | indy.gov/DMD

Petition submittals: planningapplications@indy.gov

Talk to a planner: planneroncall@indy.gov

Remote work: Monday, Thursday, and Friday

In Office: Tuesday and Wednesday

Please consider the environment before printing

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

From: Susanna Mcandrews <susannamcandrews@sbcglobal.net>
Sent: Tuesday, April 26, 2022 5:18 PM
To: DMDpubliccomments <DMDpubliccomments@Indy.Gov>
Subject: Southport Presbyterian Church land

2022-PLT- 021 I understand a zoning request using the above info is being considered and I would like to voice my opinion. As a close resident to the proposed development I would like to let you know my opinion. I would like to oppose the request for several reasons. Apartments already are in close proximity, a senior living community is already directly across the street & the roads cannot maintain additional traffic. The property is used for soccer, basketball & church functions in the shelter house which allow for families & children to play & have family bonding. Thank you
Susanna McAndrews 8219 Ehlerbrook Rd 46237

Sent from my iPhone

From: [Rock Cirillo](#)
To: rhoffman@omni-property.com; [Richardson, Allison](#); [DMDpubliccomments](#)
Subject: Opposition to Rezoning of 13.614 acres of Southport Presbyterian Church property
Date: Thursday, April 21, 2022 8:38:14 PM

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,

Attached is our letter in opposition of the rezoning of 13.614 acres of Southport Presbyterian Church property.

Thank you.

Rock & Barbara Cirillo