Monday, February 2, 2015

Metropolitan Development Commission

Board of Zoning Appeals
200 E. Washington St.
Indianapolis, IN 46204

Dear Commissioners:

On behalf of the Board of Directors of Midtown Indianapolis, Inc. I write to urge that you reconsider the issuance of an Improvement Location Permit for the construction of a Convenience/Gas Station at 3207 N. Central Avenue.

 Specifically:

* The property has been the subject of previous variance requests to allow for gas/convenience stores and has met absolute community opposition.
* The neighborhoods of the Mid-North Community have engaged in comprehensive land use and quality of life planning, and specifically found the location of gas/convenience stores in residential areas to be a detriment to the quality of life. Further the Mapleton Fall Creek Neighborhood/Land Use adopted in 2013, explicitly recommends a zoning change for the site from C-3 to D-8 residential and in fact recommends that the Commission initiate a rezoning of the site.
* The site is located less one block from a Historic District (Historic Meridian Park), and less than one block from a LEED- ND Area which sets among the highest development standards in the nation for environmental sustainability and energy efficiency.
* Extensive funds have been expended by the Mapleton Fall Creek CDC and the City of Indianapolis to abate the environmental impact of such ill-suited and historic uses along the Central Avenue Corridor. Further, the site is located within the North Midtown Economic Development Area, designated in 2012. The area already contains over 380 acres of known Brownfields.
* The site plan submitted, fails the test of practicality. The plan provides only one parking space for 1750sqft of retail. Further, maneuverability of fuel delivery and other vehicles on the site is challenged at best. Interference with the heavy traffic on Central Avenue or the primarily residential street along 32nd Street must be avoided. The density and traffic flow on the site is ill-suited for the surrounding residential property.

Sites such as 3207 Central Avenue deserve the highest level of scrutiny. Neighborhoods challenged by decades of decline, outdated property uses, and suffering from high rates of vacancy and contamination cannot return to stability without strict attention and adherence to the planning efforts of the community and diligent review of land use, zoning, and development best practices. We urge reconsideration of the submitted plans and ask that work on the site be stopped immediately while the plans are under review.

Sincerely,



Michael A. McKillip, Executive Director