



Legal Notice of Public Hearing Metropolitan Development Commission

200 East Washington St, Suite 1842, Indianapolis, IN 46204 (317) 327-5155

TO WHOM IT MAY CONCERN:

You are receiving this notice of a public hearing as a nearby property owner, or as a representative of a registered neighborhood organization, or as an affected City-County Councillor.

A Public Hearing has been scheduled for Thursday, July 10, 2025, at 1:00 p.m. in the Beurt SerVaas Public Assembly Room on the Second Floor of the City-County Building, 200 East Washington Street, Indianapolis, Indiana. At this hearing, the Hearing Examiner of the Metropolitan Development Commission will consider the following petition:

Case Number: 2025-MOD-012
Address: 8809 South Meridian Street (Approximate Address)
Location: Perry Township, Council District #23
Zoning: C-1
Petitioner: Financial Center First Credit Union, by James J. Ammeen, Jr.
Request: Modification of the Commitments related to petition 88-Z-214 to modify Commitments #3, #4 and #5 to allow for development of a proposed financial services office building, with low-level lighting of parking areas, an illuminated monument sign, and with a drive-through for teller and ATM services, (previous commitments required use of the existing structure, prohibited external lighting to reflect onto adjacent residences to the north, south, or east, and only permitted a non-illuminated incidental sign, with a maximum size of 16 square feet.

The legal description and the details of the proposal are on file in the Department of Metropolitan Development, Suite 1842, City-County Building. All information may be reviewed between the hours of 8:00 a.m. to 4:45 p.m., Monday through Friday, excluding legal holidays.

All interested persons wishing to speak to this petition, either for or against, will be given an opportunity to be heard, in accordance with the Rules of Procedure. Written comments regarding this proposal may be filed with the Secretary of the Metropolitan Development Commission before the hearing at the above address and such comments will be considered.

The hearing may be continued to a future date from time to time when found necessary. Any change in room location will be posted at the Public Assembly Room. For special accommodations needed by physically challenged individuals planning to attend, please call at least 48 hours prior to the meeting (317) 327-5155, or (317) 327-5186 for the hearing impaired.

Contacting the Hearing Examiner or any member of the Metropolitan Development Commission regarding a pending or future proposal is strictly PROHIBITED by both the Rules of Procedure and Indiana State Statute in order to ensure a fair hearing.

Petitioner or Agent for Petitioner Contact Information

Signature: _____

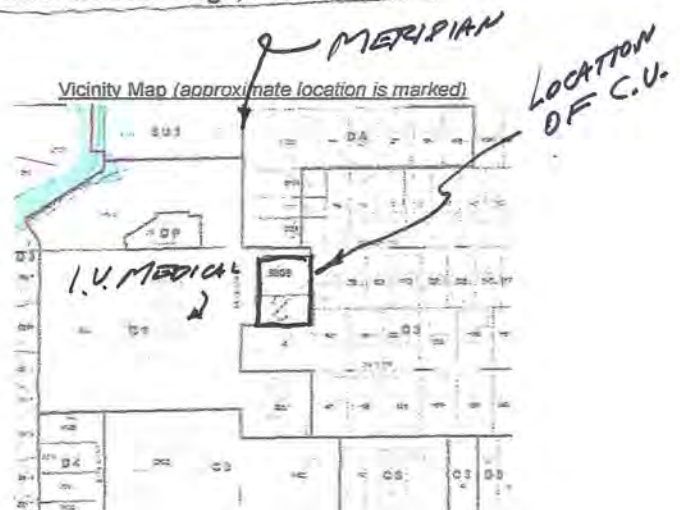
Printed Name: JAMES J. AMMEEN, JR.

Street Address: 155 E MARKET STREET, SUITE 550

City, State, Zip: INDIANAPOLIS, IN 46204

Phone Number: (317) 423-7505 ext. 104 FAX: 800-613-4707

Email: JAMESA@AVALAWIN.COM



General Information about this Legal Notice of the Metropolitan Development Commission (MDC)

Why am I getting this?	You are receiving this formal notice for one of three reasons. You are either a property owner within two properties or within 660 feet of the property, which is the subject of this petition; or you are a neighborhood representative; or you are a City-County Councilor.
Do I need to do anything or go anywhere?	This notice does <u>not</u> require you to attend the hearing or do anything. This notice simply informs you that a petition has been filed pertaining to property near you and that you have the opportunity to be informed and speak to that petition.
What is the Hearing Examiner?	The Hearing Examiner is appointed by the Metropolitan Development Commission (MDC) to act on their behalf and is authorized by State Statute. The Hearing Examiner makes a recommendation to the MDC. This recommendation may be appealed to the full MDC.
What is the Metropolitan Development Commission?	The Metropolitan Development Commission (MDC) is an official decision-making body authorized by State Statute consisting of nine (9) citizens of Marion County who serve without compensation. The MDC members are appointed by the Mayor, City-County Council and the County Commission. Among its powers, the MDC has the authority to approve or deny rezoning petitions as well as variance, plat and approval petitions that are filed in conjunction with another petition.
What is a Modification?	A Modification petition seeks to change something that was previously approved or agreed to in a variance or special exception petition, such as a Modification of a Site Plan, or a Modification of a Condition or Commitment. The Metropolitan Board of Zoning Appeals has the authority to grant or deny modification petitions regarding petitions the BZA previously decided.
What do the Zoning Districts mean?	C-1 is the Office-Buffer District, which includes most types of office uses. Consult the zoning code for specific details: www.indy.gov/cp
May I contact the petitioner?	Yes. The petitioner's contact information is on the front side of this notice.
May I contact Department of Metropolitan Development (DMD) Staff?	Yes. While you cannot contact the Commission members directly, you may contact DMD staff. A DMD staff planner is available to discuss questions you may have regarding the hearing process or the basis for the staff recommendation that is written in the Staff Report. The Staff Planner assigned to this case is Kathleen Blackham Senior Planner. She can be reached at 317-327-5165 or by e-mail at Kathleen.Blackham@Indy.Gov . Letters of support or opposition to this request can be sent to the planner or to PlannerOnCall@Indy.gov The Mayor's Neighborhood Advocate is Delia Novak, who can be reached at 317-429-7807 or by email at Delia.Novak@Indy.gov . Neighborhood Advocates serve as a bridge between citizens and city government, acting as ombudsmen and providing a communication link between neighborhoods and the City.
What is a Staff Report?	The planner assigned to the petition prepares a written Staff Report prior to the hearing that includes an objective planning analysis and recommendation. The Staff Report is available to the public and petitioner six days prior to the hearing date listed on the front side of this notice.
How do I get a Continuance?	An "automatic" continuance of the petition is allowed by right (except for Supplemental Review petitions), one for the petitioner (those presenting the petition) and one for the remonstrator (those against the petition), if it is the first continuance request made by that party. This request must be in compliance with the Rules of Procedure, which are available online and in the City-County Building, 200 East Washington Street, Suite 1842. All automatic continuances are for approximately one-month to a regularly scheduled hearing. The request for an automatic continuance must include the new date of the hearing. The petition will automatically be scheduled for the same body as originally scheduled. The person requesting the continuance shall give notice to everyone required to be served with notice and to attorneys or agents who have entered their appearance or are known by the person requesting the continuance to represent petitioner or remonstrator. However, registered neighborhood organizations are only required to give notice to attorneys, agents, petitioner and remonstrators of record. A request for automatic continuance must be filed in writing with the Administrator no later than seven (7) calendar days prior to the day of the scheduled hearing. The Hearing Examiner or MDC decides all other continuance requests. Continuances do not require a fee.
What about Commitments or Conditions?	If the petition is approved, commitments or conditions may be attached to its approval. After the hearing process has been completed, the commitments or conditions may be obtained by mailing a self-addressed, stamped envelope, with the petition number, to the staff planner.
Can I appeal?	Any decision of the Hearing Examiner may be appealed to the full Metropolitan Development Commission. Appeals must be made within five (5) business days and be in accordance with the MDC's Rules of Procedure. Please contact the Current Planning staff shortly after the hearing to determine the appropriate procedures.
Where can I get more information?	In addition to contacting the petitioner or city staff as indicated above, you might also contact your City-County Councilor, your neighborhood organization, the Indianapolis Neighborhood Resource Center, or the public library. Online resources include: Current Planning (Zoning) office for general information: http://www.indy.gov/cp Determine the neighborhood organizations in your area: http://maps.indy.gov/Indy.Organizations.Web/ Determine your elected officials, including City-County Councilors: http://maps.indy.gov/GovProfile/

Adopted.
4-8-1969

ORIGINAL AGREEMENT
WITH HOMEOWNERS

SECTION 2.01 C-1 OFFICE DISTRICT

PURPOSE OF C-1 DISTRICT:

The C-1 DISTRICT is designed to provide specific areas where office functions, compatible office-type businesses, and certain public and semi-public uses may be developed with the assurance that retail and other commercial uses with incompatible characteristics will not impede or disrupt the establishment of an attractive, cohesive grouping of the permitted uses. Since these office and public and semi-public structures are typically much less commercial in appearance and architecturally more harmonious with residential structures, this DISTRICT can serve as a buffer between residential areas and shopping districts. Equally, this DISTRICT with its offices and other buffer-type functions is designed for use along certain thoroughfares where a gradual transition from existing residential use to commercial use is occurring or should occur.

A. PERMITTED C-1 DISTRICT USES

The following uses shall be permitted in the C-1 DISTRICT. All uses in the C-1 DISTRICT shall conform to the general regulations and performance standards of section 2.00, the C-1 DISTRICT development standards of section 2.01, B and to any additional and/or more restrictive requirements specified in this section.

1. ANY OFFICE USE OR COMPLEX, INCLUDING BUT NOT LIMITED TO PROFESSIONAL, BUSINESS, AND GOVERNMENTAL OFFICES, BANKS, SAVINGS AND LOAN OFFICES.
2. PUBLIC AND SEMI-PUBLIC USES such as LIBRARIES, MUSEUMS, CHURCHES, CIVIC OR COMMUNITY CENTERS, EXHIBITION HALLS, GALLERIES, CIVIC CLUBS, PHILANTHROPIC INSTITUTIONS, AUDITORIUMS AND ASSEMBLY HALLS, FIRE STATIONS AND POLICE STATIONS.
3. EDUCATIONAL INSTITUTION, CAMPUS OR COMPLEX, including but not limited to COLLEGE OR UNIVERSITY, PROFESSIONAL, TECHNICAL, BUSINESS OR CLERICAL SCHOOL, OR OTHER PUBLIC OR PRIVATE EDUCATIONAL INSTITUTION, SCHOOL OR KINDERGARTEN.
4. MINOR HOSPITALS, NURSING AND CONVALESCENT HOMES, MEDICAL OR DENTAL CLINICS AND LABORATORIES, DAY NURSERIES.
5. PUBLIC AND SEMI-PUBLIC PARKS AND OPEN SPACE USES, including but not limited to PUBLIC PARKS (subject to all standards, requirements and regulations of Ordinance 68-AO-2, the PARK DISTRICT ZONING ORDINANCE OF Marion County, Indiana), MALLS, PLAZAS, PEDESTRIAN AREAS, GREENWAYS and other similar open space uses.
6. COMMERCIAL PARKING LOTS AND STRUCTURES.
7. OTHER PUBLIC AND SEMI-PUBLIC USES, OFFICES AND USES SIMILAR AND COMPARABLE IN CHARACTER TO THE ABOVE PERMITTED USES.
8. ACCESSORY USES AND STRUCTURES, subordinate, appropriate and incidental to the above permitted primary uses, including but not limited to: ACCESSORY UTILITY STRUCTURES AND FACILITIES.
9. TEMPORARY STRUCTURES incidental to the development of land during construction.

REQUEST FOR AUTOMATIC CONTINUANCE

Department of Metropolitan Development, Division of Planning

PETITION CASE NO: 2025-MOD-012

ADDRESS: 8809 S Meridian St Indianapolis, IN 46227 Perry Township Council District #23

In accordance with the Rules of Procedure of the Metropolitan Development Commission, the Plat Committee, the Metropolitan Board of Zoning Appeals or the Hearing Officer, the undersigned hereby requests an "automatic" continuance of the hearing on the petition referenced above.

The petition is currently scheduled for hearing on July 10, 2025

This request is for a continuance to Aug 14, 2025

This date must be a regularly scheduled hearing date approximately one month later. However, an automatic continuance for the Board of Zoning Appeals must be at least three weeks later than the scheduled hearing, and an automatic continuance for the Metropolitan Development Commission and the Hearing Examiner must be from the 1st hearing of a month to the 1st hearing of the next month or from the 2nd hearing of a month to the 2nd hearing of the next month.

Unless notice of a different date for the hearing is given, the hearing will be continued to this date.

This request is being made by or on behalf of the following party (check one):

☐

Petitioner

☒

Remonstrator

This request is being made by: Pam Hume-Engle

The undersigned certifies that:

1. This is the first request for a continuance (automatic or for cause) made by such party.
2. Notice has been sent. A copy of this Request for Automatic Continuance has been mailed by First Class Mail, postage prepaid, to all persons entitled to receive notice under the applicable Rules of Procedure including attorneys, agents or other individuals known to be representing the petitioner(s) or remonstrator(s). Registered Neighborhood Organizations and City County Councilors are only required to give notice to Staff and Petitioners, as indicated in the Rules.

A list of all persons to whom notice has been given is attached hereto and incorporated herein by reference.

3. This Request has been filed with the Division of Planning no later than 5:00 pm (check one):

☐ Seven days before the Metropolitan Development Commission (Wednesday), or

☐ Seven days before the Plat Committee (Wednesday), or

☒ Seven days before the Hearing Examiner (typically Thursday), or

☐ Five days before the Board of Zoning Appeals or Hearing Officer (typically Thursday).

Date: 7-1-2025

Signature

Printed Name

Pam Hume-Engle

Address

138 Dixie Dr, Indianapolis IN 46227

Phone

(317) 213-7664

Email

Phumeengle@icloud.com

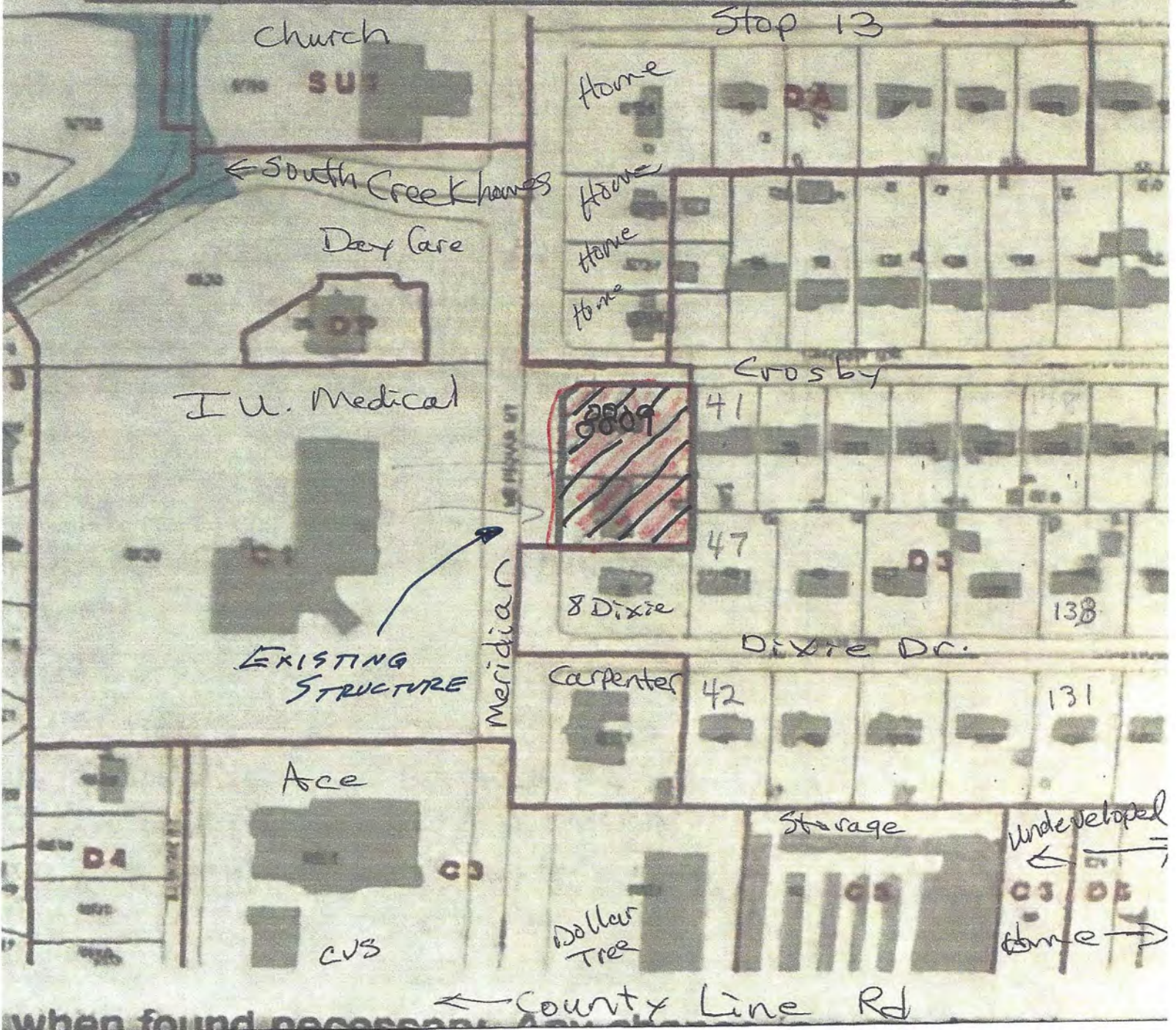
JamesA@Avalawin.com

cc: Kathleen.Blackham@Indy.Go

PlannerOncall@Indy.Gov

Delia.Novak@indy.gov

Hill Valley German Park Hill Valley David Lane
Vicinity Map (approximate location is marked)





PROPOSED
BUILDING



250701 FCFU - CONC...



Done

Separate this, the right hand corner and erect sign directing people to turn left, that there is no through traffic to the right.

Cindy & Frank Johnson home

CHOB - CH

41 Crosby

47 Dixie

S MERIDIAN ST.



Footprint showing private thorough

8 Dixie
owner of
8809 and
8 Dixie Dr.

PROPOSED SIGN

1:1

2025-MOD-012

Remonstrance from Southern Homes Homeowner's Association

8809 S Meridian is zoned C-1 with commitments to keep the property similar to the neighboring homes. The C-1 use was for the office of Lucas Pizza. Along with the neighborhood, Lucas Pizza agreed to these commitments

- *to use the current structure (the residential home)
- *signs could be non-illuminated and incidental,
- *No external lighting that would reflect onto the homes that are zoned D-3(residential) that surround THREE sides of the property
- *No drive through
- *No ATM

When the current owner purchased this property, along with 8 E Dixie Dr. he has used them as rental properties. Note: He will not oppose this petition.

Pointing this out because it's often a factor in deciding a case based on immediate neighbors opinions.

We understand that a financial institution/bank qualifies for C-1. We would like to emphasize that C-1 is meant to be used as a buffer between businesses and residential properties. Please note that 8809 S Meridian is surrounded on the north, east, and south by DA and D-3. Homes on the east and south are on cul de sacs. The homes directly north, (on the corner of Crosby and Meridian are burdened with reporting and witnessing accidents in front of them, including two fatalities, a motorcyclist and most recent was a passenger in a truck.)

Across Meridian on the west side, and the only adjacent commercial property, is IU Medical Center.

We would like staff and the board to consider our hardships if this petition is granted. We believe a bank with a drive through, ATM, an illuminated sign, and lights in a parking lot, (no matter how low or the direction they point,) will make our area less appealing to potential buyers, especially 42 Dixie Dr and 41 Crosby, whose back and side yard adjoin 8809 S Meridian. Their homes resell values will decrease. (This happened to 47 Dixie when the business came on the corner. It sold for 10,000 less than a similar home on the street.)

Although we aren't as familiar with First Financial Bank, we do know how much business PNC, IMCU, Huntington, and Chase Banks generate. We anticipate this would bring as much traffic between our two residential streets.

Would the business traffic be allowed to use the residential side drive on Crosby to enter and exit?

We have not found any other banks in Marion County that are surrounded by homes on any side. All banks are located amongst other commercial buildings, such as the First Federal Credit Union at 1301 Stop 11. It is between Hubler Toyota and AAA Travel Agency and across from Jiffy Lube and Burlington Coat Factory Plaza.

The other First Federal is at 20 N Emerson Ave in Greenwood. To the east, it is across the street from Sam's club, Kid City, and Wendy's. Directly north, is Cataract and Laser Institute. West of the bank is Sisters Korean Restaurant. The south of it is Arby's and Subway.

What has changed to make this First Federal locate between and in front of residences on cul de sacs?

Could it be the cost of the land? At what cost will this be to us?

We are an established neighborhood. We have been actively involved in the planning, protecting, the development of this area since 1990.

We have difficulty getting in and out of our streets. There are numerous accidents on Meridian from County Line Rd to Crosby (two fatalities in front of Crosby) from traffic turning in and out of the streets, the plazas, IU Medical, Day care, and South Creek.

We often go the opposite direction because we can't get out onto Meridian. This location will not be convenient or an easy in and out for its clients and employees, especially during rush hours.

Again, we realize a bank qualifies for C-1, but 8809 S Meridian was rezoned for a very light office use with commitments to accommodate the neighborhood. These commitments must remain. They are the only protection we have to maintain the integrity of our residences.

Thank you for considering our remonstrance against this petition.

Southern Homes Homeowners Association

Pam Hume-Engle

138 Dixie Dr -

Indianapolis, In 46227

317-213-7664

Phumeengle@icloud.com

Subject: 2025-MOD-012

Date: Jul 7, 2025 at 2:34:30 PM

To: Kathleen.Black^{ham}man@indy.gov

Cc: planneroncall@indy.gov

Dear Ms. Black^{ham}man,

It has come to my attention that a Financial Credit Center is being proposed for the 8809 S. Meridian Street location. I'd like to express my opinion that I feel this location is not appropriate for a bank as it is right next to a quiet, long established residential neighborhood. There are so many vacant commercial locations that would be more appropriate (i.e. the closed Kentucky Fried Chicken at 135 and County Line Road, and a bank was just recently torn down at Stop 13 and US 31.) I feel this proposed location would not only adversely affect the surrounding home values but would also be a safety issue to the home residents and to bank customers who would use the ATM after bank hours as the location is so secluded. I am a Financial Credit Center member and believe the bank should be in a more open and visible location. The proposed location is also too close to 135 to allow for the safe entrance and exit of drivers in either direction as well as for the residents on Crosby. Crosby is a dead-end street.

The modernistic cubical design does not blend well with the existing neighborhood homes, and no amount of foliage can make it blend under the current canopy of trees which will die because of all the new pavement. Too much is trying to be crammed in too little space. A bank needs to be well exposed and with other commercial buildings.

Thank you for your consideration of my opinions.
