What is happening?

- The City of Indianapolis is proposing to rezone properties it owns.
- IFD Station 31 and its attached parking lots are located at 4155 and 4185 N. College Ave.
- Fire station operations will not be impacted by the proposed rezoning.
- The IMPD Community Engagement Office at 4201-4208 N. College Ave. will eventually be consolidated and moved to other facilities. The development will incorporate a small space for IMPD’s future use.

Why are the properties being rezoned?

- The properties are currently zoned Special Use (SU-9). To support the proposed reuse, the City is seeking the MU-1 zoning which is consistent with the Transit-Oriented Development (TOD) Overlay standards.
- The MU-1 zoning classification is specifically intended for sites like these which are located immediately adjacent to a Bus Rapid Transit Station.
- To support redevelopment with mixed-use office and multifamily residential units, the sites must be rezoned. This permits financing and development plans to be tailored to the site.

Who is involved?

**The City of Indianapolis Department of Metropolitan Development** owns the properties and will review future proposals for redevelopment to ensure they are consistent with the updated zoning.

**Midtown Indy**, a community development corporation, is partnering with the City to support redevelopment of the sites. The next step will be to identify a development partner who can achieve the project goals of mixed income housing and office space. Midtown Indy is leading the community outreach and engagement throughout the zoning process.

**Kids Dance Outreach** (KDO) is a nonprofit organization that serves youth. The organization's founders, Michael Johnson and Monica Muñoz, are longtime Meridian-Kessler Zone 2 residents. KDO would occupy the first floor of the IFD site building with offices and a youth dance studio. See site plan.
What are the rules of MU-1 Zoning?

From Indy Rezone: https://media.graphassets.com/M46eoWr0TGWhkeeRZpUC

- The MU-1 District is intended for the development of medium or high-rise office uses and apartments intermixed, grouped in varying combinations or provided in the same building. MU-1 is designed for use along arterials (like College Avenue) with both high-traffic counts and positive pedestrian experience or demand. Appropriate settings for the MU-1 district include the midtown and uptown areas of the city, very near rapid transit stops, or in the midst of high intensity regional commercial complexes.

- MU-1 requires a minimum height of 25’ but by ordinance has no primary height limitation. Recognizing the importance of context, this rezoning will commit to a height not to exceed five stories with primary building heights of 60’, with a minor exception to accommodate roof top stairwells, elevator shafts, and the parapet walls which are required surrounding the roof. This will ensure that no portion of the buildings are taller than 70’ but the primary building heights would not exceed five stories or 60’ in height. Further, the top floor or fifth floor would be set back several feet per the design guidelines provided by the City.

- MU-1 in TOD overlay areas like those here, permit street front redevelopment (no setback from the sidewalk along College Avenue) and require street trees at the frontage which can be located in the right-of-way.

- There are transitional yard height limitations of 45’ at the rear and side yard, but the proposed rezoning will request a variance to allow those transitional heights to match the primary building heights. Further, a variance is proposed for the setback along the alley at zero feet per the preliminary filed site plans.

- All parking will meet or exceed the minimum parking standards which are associated with the zoning and TOD overlay requirements. The project will require that no fees be charged to occupants or tenants to access the parking for residential or office uses. Tenant and user parking will be shared between the two properties as more parking spaces are located on the 4201N. College Ave. site.

What happens until construction begins?

- IMPD and IFD will be offered continued access and use of the sites. No physical changes will occur.

- As the project moves forward, the City will seek a development partner to achieve project goals. The partner may be granted provisional site control in order to complete design work and arrange financing. In the event the redevelopment plans stall or fail, the City maintains the option of reclaiming the property. If that happens, the City will make a determination whether or not to move forward with another development partner, or reevaluate plans for the site.

What’s the project timeline?

- Zoning is the first step, but any redevelopment will take time to plan and finance. It is estimated that formal redevelopment plans will be prepared by May or June of 2024. These plans will be shared with the community in the same format as the zoning information, with opportunities to attend meetings, ask questions, and share feedback.

- Once plans are complete and project feasibility is determined, the earliest construction could begin would be late 2025 to mid-year 2026.

Learn more, subscribe to updates, and ask questions

June 7 | 6 - 6:45 p.m. | Zoom Q&A
June 12 | 6 - 6:45 p.m. | Zoom Q&A
June 13 | 5:30-7:30 p.m. | College Ave. Library Open House
June 14 | 6:30-7:30 p.m. | MKNA Land Use Meeting

info@midtownindy.org | www.midtownindy.org | (317) 600 - 3141
The following uses are specifically excluded by MU-1 Standards or by voluntary commitments:

- Emergency Shelter, Daily
- Hospital
- Medical or Dental Laboratories
- Methadone Clinic or Treatment Facility
- Plasma (Blood) Center
- Substance Abuse Treatment Facility
- Check Chasing or Validation Service
- Commercial Laundromats
- Mortuary, Funeral Home
- Outdoor Advertising
- Adult Entertainment Business
- Hotel, Motel, or Hostel
- Adult Entertainment Retail Business
- Firearm Sales
- Firework Sales, On-going
- Liquor Store
- Pawn Shop
- Heavy General Retail
- Power Generating Facility
- Substations and Utility Distribution Nodes
- Wireless Communication Facility
- Automobile and Light Vehicle Wash
- Automobile Fueling Station
- Automobile, Motorcycle, and Light Vehicle Service or Repair
- Parking Lot, Commercial
- Parking Garage, Commercial
- Recycling Station
- Accessory Uses Prohibited: Drive Through

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About Midtown Indy

Midtown Indy is a 501(c)3 nonprofit dedicated to cultivating an equitable, healthy, and sustainable community in which stakeholders of all incomes, races, and ethnicities have access to the opportunities, services, and amenities they need to thrive.

Midtown Indy serves 20 neighborhoods located between the White River and Fall Creek. The 12-square mile area serves as a gateway to the north side and to downtown Indianapolis. We bring people, neighborhood associations, businesses, and cultural organizations together to encourage collaborative quality-of-life initiatives.