

**City of Indianapolis Department of Metropolitan Development
PlanIndy Comprehensive Plan Parcel Report**

Parcel Address 6729 WESTFIELD BLVD INDIANAPOLIS, IN 46220

Parcel Number 8002843

Current Zoning DP; SU34

Current Zoning Context Area Compact

Historic Preservation District NO

Flood Plain AE

LAND USE-RELATED PLANS

Proposed Base Land Use Suburban Neighborhood

Adopting Resolution 2018CPSR006

Applicable Overlays Environmentally Sensitive; Specific Area

Critical Area ID No

Specific Area Plans Policy Plan

Third-Party Certified Plans No

SPECIAL ECONOMIC DISTRICTS

TIF District No

EID District No

RDA/EDA Area No

CTP District No

CRED District No

NRSA No

Promise Zone No

Opportunity Zone No

REPRESENTATION

City-County Council District 2

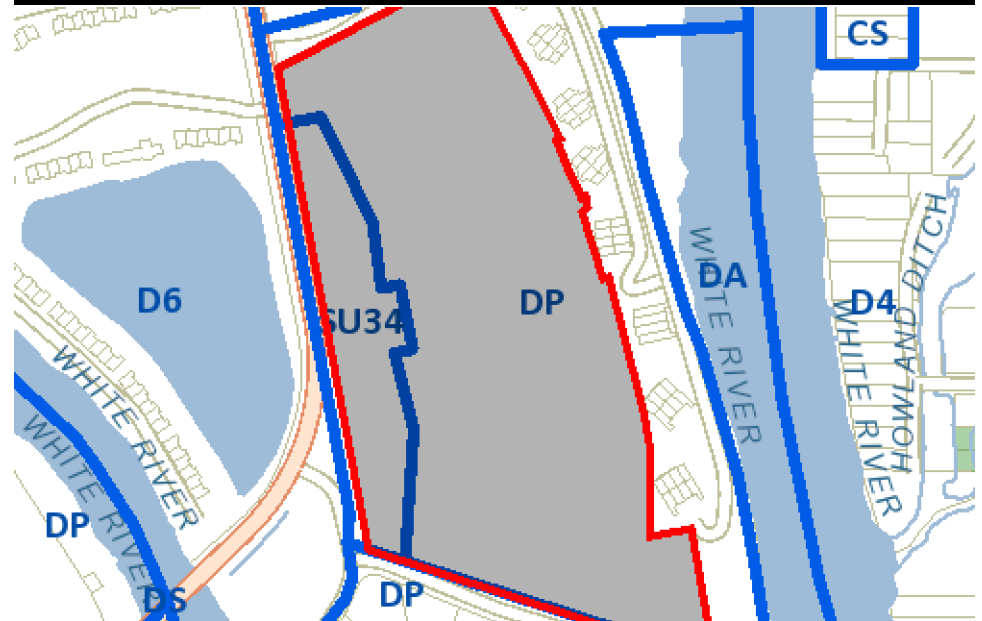
Excluded City No

Neighborhood Advocate Natalie Van Dongen

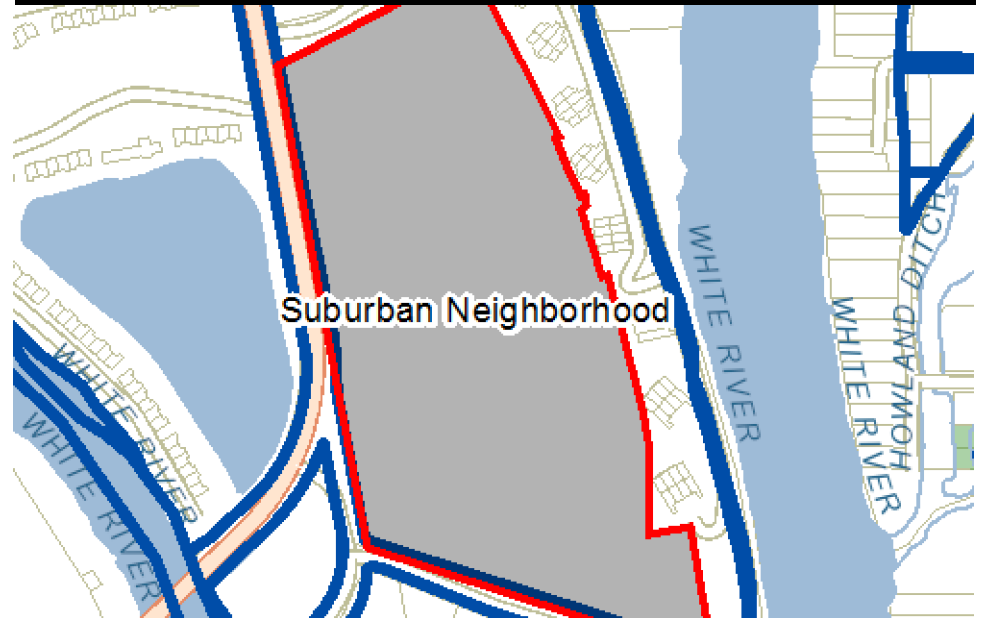
Registered Community Organizations

MCANA-Washington Township (2); Marion County Alliance Of Neighborhood Associations; Keystone Business And Community Association, Inc.; Oxbow Homeowners Association; Canterbury Neighborhood Association; Indianapolis Neighborhood Resource Center; Marott Island Community Association; Nora-Northside Community Council, Inc.; Mcana-Washington Township

CURRENT ZONING



PROPOSED BASE LAND USE



© City of Indianapolis 2019. Information in this report is not warranted for accuracy or merchantability. Further reproduction or distribution of the material is not authorized without the express written permission from the City of Indianapolis/Marion County.

Current Zoning: This is the current zoning district classification assigned to the parcel. You can find information about the regulations attached to this district at <https://www.indy.gov/activity/zoning-and-subdivision-ordinance-indy-rezone>.

Current Zoning Context Area: The Consolidated Zoning & Subdivision Ordinance distinguishes between two types of development patterns in the city (Metro and Compact), and regulations for the zoning district may vary based on the context area the parcel is in.

Historic Preservation District: If any portion of the parcel is included in a district managed by the Indianapolis Historic Preservation Commission or the Meridian Street Preservation Commission, the district name is noted here.

Flood Plain: If any portion of the parcel touches the floodway, 100-year flood plain, or 500-year flood plain, it is noted here. Do not use this indication for flood insurance determinations.

Proposed Base Land Use: The category of proposed land use from the general Marion County Land Use Plan or the applicable specific area plan. You can look up the recommendations for this proposed land use in the Marion County Land Use Plan Pattern Book at <https://www.indy.gov/activity/comprehensive-plan-for-the-city-county>.

Adopting Resolution: The Metropolitan Development Commission resolution number that adopted the proposed base land use for the parcel.

Applicable Overlays: If any portion of the parcel touches a land use plan overlay(s), they will be listed here. These overlays typically modify the recommendations from the base land use category in some fashion. You can look up the recommendations for overlays in the Marion County Land Use Plan Pattern Book at <https://www.indy.gov/activity/comprehensive-plan-for-the-city-county>.

Critical Area ID: One type of overlay is a Critical Area, which provides more detailed, custom guidance for proposed development on a parcel. If a Critical Area overlay touches the parcel, the Identification number for that area will be listed here. You can look up the recommendations for these critical areas at <https://www.indy.gov/activity/comprehensive-plan-for-the-city-county>.

Specific Area Plans: The names of any specific area plans that provide more detailed recommendations and guidance for the parcel area. Specific area plans include Village Center Plans required by MU3 and MU4 zoning categories, certain neighborhood plans, and Historic Preservation district plans for areas under the jurisdiction of the Indianapolis Historic Preservation Commission or the Meridian Street Preservation Commission. Generally, the recommendations of specific area plans supersede those of the general land use plan.

Third-Party Certified Plans: Plans prepared by third-parties outside of the City of Indianapolis that meet certain engagement and content criteria are certified by the Department of Metropolitan Development. These plans are NOT adopted by the Metropolitan Development Commission, are NOT an official component of the Comprehensive Plan for Indianapolis and Marion County, and are not enforced or considered by City staff during petition review. However, they represent desires of neighborhood residents and organizations and are noted in this report to promote positive discussions between neighborhoods and petitioners.

TIF District: Tax Increment Financing (TIF) is a public financing tool that captures newly-generated tax revenue in a geographic area for reinvestment in specific allowable uses, such as infrastructure, in that geography. Housing TIFs (HoTIFs) are included in this definition. Note that TIF districts do not impact the tax rate or assessed value of a particular parcel.

EID District: Economic Improvement Districts (EID) are public-private partnerships in which property owners have elected to contribute an extra property tax amount, above and beyond the tax rate, for enhanced improvements or services in the district.

RDA/EDA Area: A redevelopment area (RDA) or economic development area (EDA) are established to promote reinvestment and redevelopment in a defined geography and enable certain statutory redevelopment tools. Practically, a TIF district must be located within an RDA or EDA.

CTP District: The Certified Technology Park (CTP) program is administered by the Indiana Economic Development Corporation and permits the capture of certain state sales and income taxes to reinvest in the district.

CRED District: The Community Revitalization Enhancement District (CRED) program permits the capture of certain state sales taxes to reinvest in the district.

NRSA: Is the parcel located within the Neighborhood Revitalization Strategy Area? The NRSA is an area established by the City of Indianapolis annually and approved by the U.S. Department of Housing and Urban Development (HUD). The NRSA provides additional flexibility for the use of HUD Community Development Block Grant (CDBG) funds.

Promise Zone: The Promise Zone is a federally-designated area for targeted local, state, and federal investment. Many competitive federal grants and programs provide preferences for work in the Promise Zone area.

Opportunity Zone: Opportunity Zones are federally-designated areas eligible for certain federal capital gains tax benefits under the Tax Cuts and Jobs Act of 2017.

City-County Council District: The Council District representing the parcel. You can find information about the Councilor and contact information at <https://www.indy.gov/activity/city-county-council-members>.

Excluded City: If the parcel is located in one of Marion County's excluded cities, the name of the municipality will be listed here. Under the UniGov system, these municipalities retain certain government autonomy, although most planning and zoning powers are vested with the Metropolitan Development Commission.

Neighborhood Advocate: The name of the Mayor's Neighborhood Advocate (MNA) representing the area. You can find contact information for your MNA at <https://www.indy.gov/activity/mayors-neighborhood-advocate>.

Registered Community Organizations: The list of community organizations that have registered with the Department of Metropolitan Development as either neighborhood organizations, homeowners associations, or business organizations. If public notice is required for a petition on your property, these organizations will be notified. You can find contact information for them at <http://maps.indy.gov/Indy.Organizations.Web/>.

Thoroughfare Plan: This map shows the classification for built and proposed streets in the vicinity of your parcel. The map is labeled with the proposed right-of-way for each street segment. Note that this proposed width is for the full width of the street, meaning that half of this width would be requested for a parcel on each side of the street centerline. In some cases it may be possible that the existing right-of-way is greater than the proposed, so no additional width would be requested.

Multi-Modal Plans: This map shows the built and proposed bikeways and greenways for streets or corridors in the vicinity of the parcel as adopted by the Metropolitan Development Commission.

Pedestrian Plan Priority Area: The investment priority from the Marion County Pedestrian Plan. There are three priorities in this plan, with 1 being the greatest priority for new pedestrian facility investments like sidewalks and crossings.