

**BRVA LAND USE AND DEVELOPMENT COMMITTEE MEETING MINUTES**  
**February 3, 2026, 6:00 P.M. (rescheduled from January 27, 2026)**  
**Northminster Presbyterian Church**  
**1660 Kessler Blvd. E. Drive**

**Present:** Andrew Baldwin, Chad Fallis, Josh Mazur, Tim Oprisu, Karen Valiquett, Daisy Winkler, Mary Dicken and Emily Parkins

**Guests:** Alan Hague, John Jackson, Diane Johnson, Aaron Morrow, Misha Rabinowitch, Joe Zinkan, Sam Zinkan

Karen Valiquett, LUD Committee Member, called the meeting to order at 6:04 p.m. Karen informed the room she was filling in as chair tonight for Sam Rogers. The committee members were also introduced.

Karen pointed out the meeting minutes from the October LUD meeting. It was noted that there are not enough LUD committee members present for a quorum, so the minutes will be reviewed and approved either later this meeting or next meeting. The group did not have any feedback on the minutes at this time.

Karen noted that there was one presentation on the agenda for the evening.

**1305 Broad Ripple Avenue – Flanner Buchanan site redevelopment. Zinkan Enterprises, LLC is planning to redevelop the Flanner Buchanan Broad Ripple Funeral Home into a multi-family site.**

The presenters introduced themselves to the committee. Presenting on behalf of Zinkan Enterprises are Joe Zinkan, Sam Zinkan and Diane Johnson. Additionally, Misha Rabinowitch was present to represent Zinkan. It was first noted that nothing has been filed with the city yet on this property. Zinkan's goal in attending this meeting at this time is to illustrate to the LUD where they are with their development plans, as well as solicit feedback from the LUD. Misha introduced that this is the Flanner Buchanan site. Misha also pointed out that Zinkan developed The Ripple building which is the mixed-use building to the east, on the north side of Broad Ripple Avenue alongside the White River. That project has been super successful with both the retail and the apartments. The current property presents a real opportunity to do something that could serve as a gateway into Broad Ripple. There is an opportunity to bring some density, apartments, retail and mixed-use projects. They have had some preliminary conversations with some individuals and have received good feedback to date. The property is currently zoned D-5, which is residential. It was noted that this is odd because the site is currently a funeral home. Further, whatever happens with this property it will require a rezone.

Sam Zinkan thanked the group for getting them on the agenda this month. It was shared that Zinkan Enterprises first came before the LUD in 2017 for The Ripple. The group was informed that it used to be a small two-tenant building that was developed

into a mixed-use project and has been successful. Their biggest regret was that this building was not bigger, as they were restricted by the size of the lot. The opportunity for the Flanner Buchanan building popped up within the last year. It seemed like a great opportunity for Zinkan to pursue and expand The Ripple across the street. Sam reiterated that they have not filed anything with the city yet as they wanted to introduce this project tonight and answer any questions they can before continuing to move forward with the process.

Joe noted that they wanted to take The Ripple and expand upon it. Joe noted that they plan to be here long term. Joe pointed out the site plan which is a bird's eye view of the parcel. The retail, which would be along Broad Ripple Avenue, was pointed out. It was also noted where the parking would be, which is on the inside of the building. Dumpsters would also be in this area. There would be a platform and then the residents would be on top of that, on floors two, three and four. Currently, there are 10-foot setbacks on the side and the rear. They would have entrances to the building come off Haverford Avenue and Indianola Avenue to make Broad Ripple Avenue more pedestrian friendly in that section. They are looking at 182 parking spaces for the property. Additionally, they are planning for approximately 9,000 square feet of retail space on the ground floor.

It was noted that, in The Ripple's retail space, they shied away from restaurants. They confirmed that is the goal with this new property as well and they'd be looking to fill the retail spaces with service-oriented tenants. Joe noted they are open to restaurants but noted the challenges, including residents above, smells and trash, among other things. Right now, for the residential space, Zinkan is planning for 122 apartments, which would be made available at the market rate. It was noted that there are 11 or 12 two-bedroom units, but the remaining units are predominantly studio and one-bedroom units. Joe noted that, across the street at The Ripple, studio and one-bedroom units are their most popular models and they are at capacity. Sam also shared that this is the current demand everywhere, not just at The Ripple. It was asked how many units are across the street at The Ripple, and Zinkan confirmed there are 36, with six units being two-bedroom units and the remaining being studio or one-bedroom units. The Ripple has approximately 6,000 square feet of retail, including a veterinarian, nail salon, hair salon and physical therapist. Zinkan confirmed they would hope to attract similar retail and confirmed again some concerns with restaurants or cafes, including parking.

Karen asked where Zinkan is with the Department of Metropolitan Development (DMD). Joe indicated they had a virtual meeting with the planner last week. The planner intends to meet with her team this week to gather more feedback. Karen asked about the rezone plans. Joe indicated it probably makes the most sense to go to a planned unit development. Misha noted that across the street, it was a Planned Unit Development (D-P) under Marion County language, so it was shared that the current property would either be a D-P or a Special Commercial (C-S). Misha indicated that Mixed Use (MU) doesn't really fit this property. MU-2 has a 35-foot height limit, and there are too many variances that would be needed. It was noted that MU-1 would not be a good option either.

Joe noted that what Zinkan tried to do was mirror the height of Broad Ripple High School next door, which is approximately 51-52 feet tall. The proposed apartment building would be approximately 50 feet tall to match it. For context, it was noted that The Ripple across the street is approximately 42 feet tall. Joe noted they are trying to keep it consistent with what is in the vicinity of the property. Joe then noted they often find that the skin of the building, or the materials used, is often the most subjective part. Joe shared that the first iteration matches what is across the street at The Ripple.

Karen shared that the LUD often has comments and feedback on the look of buildings, including the façade. The LUD likes to see facades broken up and different setbacks and materials used in projects.

Karen asked Zinkan to confirm the number of planned parking spaces and describe the ratio of the number of units and retail space. Joe confirmed there are 182 parking spaces in the current renderings, 122 units and approximately 9,000 square feet of retail. Karen asked if the intent was one space per residential unit and then the remaining 60 spaces for the retail. Zinkan communicated they usually try to plan for one car per bed. They are planning in excess of that because of the retail space available. It was noted that in downtown Indianapolis there is a lack of clear parking and Zinkan wants to provide clear parking for retail that is free. It was also shared that staff usually wants less parking, and that the ordinance is one parking space per unit, not one per bedroom. Zinkan recognized that neighbors will likely oppose people parking on the street, so providing more parking is a better option. Karen also emphasized that service-oriented businesses will likely use more parking spaces during the day, offsetting the usually busy time frames for resident parking. Karen asked confirmation that there will be two entrances/exits to the building, one off Haverford and one off Indianola. Joe confirmed.

Karen asked if Zinkan has spoken with any of the neighbors. Joe informed the LUD that this is their next step in the process. Karen noted that there is street parking along both sides of those streets. Alan Hague mentioned that there is no parking on these streets during school hours. Karen also assumed there would be buses. Sam noted that the Montessori school does not have buses and, while the high school has buses, they use the other side of the high school for drop-off and pick-up.

Karen asked about the landscaping plans. Sam noted that some of the site and property line goes into Broad Ripple Avenue. They would be working to clean this up a bit. It was also shared that there is an elevation change. They would be adding a sidewalk. Karen also asked if they are working with the city on a public art component. Joe indicated they have not really talked about this, but they are willing to have this discussion.

Karen asked for confirmation that the retail space would be on the north side of the building. Joe confirmed. Karen asked how this would work logistically, and if there would be a sidewalk. Further, Karen inquired about whether there would be an

entrance to the retail space directly from the parking garage. Joe confirmed this would be the case.

Karen opened it up to the committee for additional questions or feedback.

Chad noted that he has several questions and thoughts. He shared that he is not initially very excited about this project. Chad noted that while The Ripple is full, apparently Versa down the street is not full. Chad asked what the occupancy is of other properties. Joe informed the group that, according to apartments.com, Versa is 86% occupied, as of two weeks ago. Additionally, The Ripple is 100% full. Joe has been told they are probably on the lower end of pricing in the village. Sam also shared that the Coil has changed ownership a couple of times, and some of the other buildings have changed ownership a couple times, and then rates are jacked up to make up for certain financial things with rent. Sam noted that they aren't concerned about occupancy for their property.

Chad noted that in the past, the LUD had approved an apartment building for 61<sup>st</sup> and the Monon – the Buckingham building. Chad shared that he hears feedback from community members about additional apartment buildings and Chad believes apartment buildings will help retail. However, Chad has noticed a lot of vacant retail buildings. Chad emphasized that there are no ownership opportunities via townhomes, single-family homes or condos and questions why we would bring more retail when we already have retail vacancies in the village. Misha believes we will find that the occupancy is pretty strong in all the apartment buildings in Broad Ripple. Misha shared that he came before the LUD with a townhome project a couple years ago, and at the time it didn't make financial sense to build that project, according to the owner.

Karen shared that, particularly on the main strip, landlords and owners ask high rents for spaces that are older and not modernized. This practice prices people out of those spaces and the rent seems to be too high for those particular spaces.

Chad believes The Ripple is not a very attractive building, and he is not excited by what is presented on the renderings. Chad noted his opinion is certainly subjective. Chad expressed his concerns that this project is taking up the entire parcel when currently there is a lot of space around it. Chad shared he is typically very pro-development, but he is not excited about this building. Sam asked if there are specific things about the rendering he can point out to give Zinkan feedback. Specifically, the façade with the diagonal lines are not very attractive.

Chad noted concerns with construction in this location, particularly as it relates to a freshly redone Broad Ripple Avenue. Chad asked how this construction would happen in such a tight space without messing up the beautifully redone Broad Ripple Avenue. Chad noted that the construction was a challenge with Versa. Zinkan expressed that the construction for The Ripple was self-contained on site and they plan to do the same with construction on a new property.

Tim shared he's encouraged to see the development and noted that the Flanner Buchanan building has not been very well maintained. Tim expressed he is interested to see how the design of the building evolves and hopefully Zinkan comes before the LUD again to get additional ideas. Tim emphasized that they want it to be a building everyone, including those in the village, is proud of. Tim also pointed out that most of the retail clients at The Ripple are the original clients. Joe confirmed and indicated that two of the businesses just resigned their leases for another five years. Joe also said he recognizes the feedback on the materials and the look of the building and emphasized that is why Zinkan wanted to come in front of the LUD before this process really took off.

Chad mentioned that, regarding the aesthetics, he has heard that people really favor when the building is designed to look like different buildings. This would keep it from looking like one big block for those passing by. Karen echoed this and mentioned the facades along Indianola and Haverford are very visible to vehicles, pedestrians and neighbors. It was underlined that the 360-degree view is going to be important.

Tim said that he will be interested to see the feedback from the neighbors. It was highlighted that, as a LUD committee, one of their responsibilities is to represent the neighbors.

Josh echoed the other committee members' sentiments on details of the building and materials. Josh shared his belief that the renderings do not reflect what he is seeing in the site plan from a grading perspective. Josh gave kudos to Zinkan for their plans with parking as often that is overlooked. Josh stated the plan is very modern, which is fine, but he believes Zinkan might have more success with a slightly more traditional design. Josh informed Joe and Sam that they may hear a lot of feedback from the neighbors, especially those to the south. Josh underlined that he loves density but stated the reason why we have empty retail in Broad Ripple is because we do not have office space.

Andrew stated that he is not looking for responses to the following comments but is providing his feedback. Andrew encouraged Zinkan to really flush out the construction plan. With recent projects in Broad Ripple, the street was a disaster and was very problematic for people trying to navigate around it. Andrew also agreed that he loves the density. Andrew noted that this property is between the school and the daycare which will pose additional safety concerns and challenges, which Zinkan should be mindful to think through. Andrew also encouraged discussion with the neighbors – both the residential neighbors and the schools. Andrew stated he was interested to see their plans surrounding greenscape and asked if there was any interest in contributing to the beautification of the medians that are right in front of the property. Andrew asked if there would be verbiage in the leases to restrict short-term rentals. Joe confirmed they already have language in their leases at The Ripple to restrict short-term rentals. Joe was asked if they previously allowed this, and he stated they allowed it briefly during COVID in 2020. Andrew also indicated his interest in seeing the safety and security plans for the new project. Joe noted that The Ripple is involved with the Blink program. Andrew summarized that the potential to have a significant entry point into the village

right across from Broad Ripple Park is exciting. Andrew also encouraged Zinkan to think about not only what the design will look like today but how it will hold up 30-40 years from now, especially as things change stylistically.

Daisy agreed she likes where they are going with the gateway and the updates to the eastern side of Broad Ripple. Daisy shared that the beauty of mixed use is that people who live in the building can also use the spaces and she believes that our community benefits when we can get people out of their cars and walking on foot in the village.

Karen noted that when Zinkan is working with DMD and the city, they should discuss and consider adding a crosswalk or some way to safely cross the street. Karen suggested modifying the height of the building to be somewhere between the school and the neighbors to make the transition slightly more palatable for the neighbors.

Karen opened it up to the public for comments and feedback. John Jackson noted that with the current building, there are arches, beautiful windows and character but with the renderings there are walls of brick and glass. He believes it does not look better than the funeral home and noted that this is going to be a gateway, so he encouraged Zinkan to let it be a gateway. John also questioned why they must match the high school height and noted that a 50-foot building backing up to the residences is an issue. John suggested a gradual increase between the Montessori school and the high school. John suggested changing the façade a bit, breaking up the courtyard to make it look like two buildings, and make the property blend into what is currently there. John stated we are missing owner-occupied townhomes in Broad Ripple. He mentioned he is the President of an HOA for a local condo community and their neighborhood is completely full, and any time a property goes on the market it sells within three months. He underlined that people want to own affordable housing and three- or four-story townhomes would make a lot of sense. John noted that the townhomes have been very successful downtown off College Avenue and 22<sup>nd</sup> Street, and that Broad Ripple has more to offer than downtown and they would work very well here.

Karen agreed that the existing building is lovely and Zinkan should consider taking some inspiration from that property. Karen also suggested moving the courtyard from a totally enclosed space to a partly external area so it could break up the façade of the building. Karen indicated that option may be more friendly to the neighbors.

Josh noted that this project is going to be a hard sell in its current form. He believes it needs to be developed and requested that Zinkan make updates to the renderings before appearing before the committee again. The committee continues to recognize that these renderings and plans are very preliminary. Joe stated they want to be a good neighbor and recognized the collaborative nature of this process. Zinkan wants to be proud of this project and they want the neighbors to be proud of it as well.

Sam stated that the feedback has been helpful and thanked the committee.

Karen asked how Zinkan would like to see everything progress as far as the timeline. Joe doesn't believe they will be ready to come before the LUD in a few weeks for the February meeting. Joe indicated they plan to file with the city in the coming weeks. Joe underlined they want to come back to the committee with something that they can approve.

Josh asked where they are in the design process with their architect. Joe indicated they are in the very preliminary stages. Misha indicated the goal is to have filed with the city the next time they come before the committee, so there would be additional information to review.

Karen recognizes this is a significant development within the community and noted that, in the past, the LUD committee has been willing to work with requesters outside of the traditional LUD meetings to provide additional feedback. Karen emphasized that the LUD does not like to see vacant buildings and they want this project to be right for the area and the community.

Karen thanked the requesters for their time. Karen shared that the next meeting is February 24.

The meeting was adjourned at 6:54 p.m.