

# McANA

**Marion County Alliance of Neighborhood Associations, Inc.**  
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## **Position on Residential Development Density Calculation**

adopted November 1, 2000

The Marion County Alliance of Neighborhood Associations believes our County's zoning ordinances and Comprehensive Plans to be a foundation upon which we can build a community that honors the integrity of our neighborhoods and strengthens our ability to provide and maintain infrastructure and community services as would be reasonably expected to improve our quality of life.

As Marion County's available land for new residential development is zoned, we must advocate a wide range of housing options which will guarantee sensitivity to true infrastructure and services demands, give serious consideration to the preservation and enhancement of natural resources, address the safety and education issues which arise as the community continues to grow, and respect the unique attributes of a City which offers urban, suburban, and more rural lifestyles.

We believe that the current practice of evaluating the viability of residential development based on the gross density of a proposed site does not adequately address all of these principals. In order to achieve a balanced approach to assessing the true, long-term impacts of new residential development, McANA believes that development densities should be calculated according to the net density of a proposed project based on actual livable space available after the construction of required infrastructure (i.e., rights-of-way, easements, streets, drainage facilities, etc.).

It is McANA's position that in order to encourage SUSTAINABLE, QUALITY residential development and to realize the HIGHEST AND BEST USE of our finite land resources, our elected and appointed government representatives, as well as business and development interests should partner with Marion County's neighborhoods in the process of critically examining the true net density of proposed residential projects and applying those findings in determining the appropriateness of proposed rezonings and variances.