

COA # 2009-COA-629(RP) 2010-ZON-083 (RP)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date DEC. 1, 2010
1010 Dr Martin Luther King Jr Street RANSOM PLACE		Continued from: October 6, 2010 Sept 1, 2010 August 4, 2010 July 7, 2010 June 2, 2010 May 5, 2010 April 7, 2010 Center Township Council District: 9 Jackie Nytes
Applicant David Kingen with NDZA, Inc for Feroze and Sons mailing address: LLC, Mo Hanif 618 E Market St Indianapolis, IN 46202	Owner: Anthony Fields 943 N California St Indianapolis, IN 46202	
COMBINED CASE		
IHPC COA: 2009-COA-629 (RP)	<ul style="list-style-type: none"> • Construct new commercial building with attached canopy • Construct knee wall around property • Install one pylon sign and three wall signs • Install bollards along frontage for protection of building 	
ZONING: 2010-ZON-083 (RP)	Rezone property from C-3 to CBD-2	
STAFF RECOMMENDATION: Continue to the January 5, 2011 IHPC Hearing		
STAFF COMMENTS		

At the October hearing, the applicant's representative, David Kingen, requested a continuance to the December 1, 2010 IHPC hearing to allow for the application to be amended. New plans have been submitted and include new elevations for an entirely redesigned commercial building as well as a new site plan and an attached canopy in lieu of the separate canopy and pump island. The revised application also includes an entirely new request for a rezoning of the property from C-3 to CBD-2.

The applicant contacted IHPC staff on November 19th requesting a continuance to the January 5, 2011 IHPC hearing. The applicant stated that he and his client met with representatives of Fayette Street and MEDIC on 11/16/10 and they agreed that they would circulate the proposed elevations and proposed commitments amongst the board members. They cannot meet with the full membership of these two organizations until 12/4/10. So they agreed jointly that it would be prudent to continue the request from 12/1/10 to 1/5/11.

The applicant also indicated that they were to have met with a representative of Ransom Place on 11/19; but at the last minute the RP representative was unable to meet. The applicant delivered the proposed elevations and proposed commitments for his and others review.

Staff believes that given the significant changes and progress the applicant has made since the last hearing, staff is willing to consider a one month continuance with the understanding that the case will not be continued after the January 2011 IHPC Hearing.

Staff Reviewer: Meg Purnsley
