METROPOLITAN DEVELOPMENT COMMISSION

Public Assembly Room
2nd Floor City-County Building
1:00 p.m.

NOVEMBER 20, 2013

PETITIONS FOR PUBLIC HEARING:

2013-ZON-065	**3000 WEST WASHINGTON STREET** **WAYNE TOWNSHIP, CD # 14**	**2**
2013-ZON-066	**5605-5833 (ODD) NORTH POST ROAD, 9050-9310 (EVEN) EAST 56th STREET, 9119-9168 OTIS AVENUE, 9001-9425 (ODD) EAST 59th STREET, 9115-9230 HAWKINS AVENUE, 9152 KENT AVENUE, 5723 BIRTZ ROAD, 5736-5810 (EVEN) LEE ROAD, 5738-5764 WHEELER ROAD, 9210-9305 MEMORIAL PARK DRIVE, 5710 LAWRENCE VILLAGE PARKWAY** **LAWRENCE TOWNSHIP, CD # 12**	**23**

PETITIONS OF NO APPEALS:

2013-MOD-011	**6431 OXBOW WAY** **WASHINGTON TOWNSHIP, CD # 3**	**36**
2013-ZON-022	**4201 MOLLER ROAD** **PIKE TOWNSHIP, CD # 7**	**37**
2013-ZON-032	**8545 US 31 SOUTH** **PERRY TOWNSHIP, CD # 24**	**37**
2013-ZON-056	**7275 LAKESIDE DRIVE** **PIKE TOWNSHIP, CD # 1**	**37**
2013-CAP-826	**5483 HOLLY SPRINGS DRIVE WEST** **PIKE TOWNSHIP, CD # 6**	**38**
2013-CZN-828	**2913, 2917, 2921 AND 2925 EAST WASHINGTON STREET, 18 SOUTH PARKER AVENUE** **CENTER TOWNSHIP, CD # 16**	**38**
2013-ZON-069	**1600 ALBANY STREET AND 116 NORTH 13th AVENUE** **CENTER TOWNSHIP, CD # 20**	**39**
2013-ZON-068	**4212 NORTH POST ROAD** **LAWRENCE TOWNSHIP, CD # 12**	**40**

*** Automatic Continuance**
**** Continuance Requested**
***** Withdrawal**

PART I

REZONING PETITION FOR INITIAL HEARING:

2013-ZON-065 3000 WEST WASHINGTON STREET (*Approximate Address*)
WAYNE TOWNSHIP, CD # 14
CITY OF INDIANAPOLIS DEPARTMENT OF METROPOLITAN DEVELOPMENT, by David Kingen, requests Rezoning of 115 acres from the D-P district to the D-P classification to provide for the following permitted uses; breweries, with accessory tasting rooms, indoor-outdoor event centers, student housing and urban farming, generally with respect to the re-use of historic buildings within the Cultural Village Section of the Central Greens Planned Unit Development.

STAFF REPORTPRIVATE

Department of Metropolitan Development
Division of Planning
Current Planning Section

Case Number:	**2013-ZON-065**
Address:	**3000 West Washington Street (Approximate Address)**
Location:	**Wayne Township, Council District #14**
Petitioner:	**Department of Metropolitan Development**
Request:	**Rezoning of 115 acres from the D-P district to the D-P classification to provide for the following permitted uses; breweries, with accessory tasting rooms, indoor-outdoor event centers, student housing and urban farming, generally with respect to the re-use of historic buildings within the Cultural Village Section of the Central Greens Planned Unit Development.**

ADDENDUM FOR NOVEMBER 20, 2013 METROPOLITAN DEVELOPMENT COMMISSION

This petition was continued from the October 16, 2013 hearing to the November 20, 2013 hearing so that additional information about the development of Central Greens could be provided to the Commission.

October 16, 2013

RECOMMENDATIONS

Staff **recommends approval** of the petition.

SUMMARY OF ISSUES

The following information was considered in formulating the recommendation:

LAND USE

◊ This petition would modify the development statement for 2007-ZON-134 / 2007-DP-134, as previously modified by 2013-MOD-007, to provide for a brewery, with a tasting room. Industrial uses are not permitted anywhere within the planned unit development, bordered by Washington Street on the south, Tibbs Avenue on the west, Warman Avenue on the east and Vermont Street on the north. This petition was prompted by a proposal to establish a brewery, an event center, with indoor and outdoor activities, student housing, office uses and urban farming within the Cultural Village section of Central Greens. The intent of the proposal is to re-use / redevelop some of the historic (See Exhibit “B”) and non-historic (appropriate for re-use) buildings and surrounding grounds within the west-central part of the 150-acre Central Greens. This rezoning would include 115 of those acres, excluding much of the southwest and southeast portions of Central Greens.

(Continued)

◊ This planned unit development presently provides for a mixed-use development, including an approximate 36-acre Commercial Center; an approximate 43-acre Residential Area; an approximate 19-acre Cultural Village and an approximate 45-acre Recreation/Central Green.

◊ Recent development in the area includes a multi-family project to the southeast of the redevelopment site, within the south-central portion of Central Greens, east of Steeple Drive. Just to the northwest of this site is the Medical History Museum (historic), and directly south construction has begun on a new east-west street connecting Tibbs Avenue and Steeple Drive and a new charter school.

◊ This proposal would re-use the Administration building (historic) for student housing and the Kitchen and Dining building (historic) for the brewery. Additionally, the Men's Recreation building and the Carpentry Shop would be re-used for the event center and office use, respectively. Other buildings within the area include the Power Plant (likely to be demolished) and the Old Laundry Building (historic).

◊ The entire 150-acre Central Greens site includes several other uses, including several buildings along Warman Avenue used as assisted living veteran's homes and the Indianapolis Police Department horse patrol. These existing uses other than the veteran's homes are clustered in the west-central portion of the site.

◊ This use would not be consistent with the 2007 Central State Land Use Plan, which recommends mixed-use development, including medium-density housing of 16-49 units per acre, business services, professional offices, restaurants, personal services, repair services, retail, parking garages, parks, semi-public and public uses. However, although a brewery / micro-brewery is designated as an medium industrial use, recent development trends indicate that considered a desirable use in mixed-use areas, containing commercial, entertainment and nearby residential uses. These recent development trends, in staff's opinion, make this proposal consistent with the intent of the 2007 land use plan.

◊ This current proposal would apply to all 115 acres subject to this petition, not just the 19-acre cultural village area. Below is a brief description of the current land use areas and their standards. Petition 2013-MOD-007 established all of the development standards below as guidelines, which may be modified by the Administrator.

(Continued)

LAND USE AREAS

Commercial Center

◊ This area is generally located in the southern third of the site and permits office, retail, education and institutional uses, and could include "live-work" residential/commercial options. The uses permitted are those permitted by the C-1, C-2, C-3C, C-3 and C-4 commercial districts and the SU-1 (Religious Use), SU-2 (Schools), SU-6 (Nursing Home), SU-7 (Charitable/Not-for-Profit), SU-9 (Government Buildings), SU-37 (Library) and SU-38 (Community Center).

◊ The commercial development standards permit a five-foot front setback and zero-foot side and rear setbacks, but would provide a five-foot setback adjacent to residential, recreational or cultural areas. Maximum building heights would be 65 feet. The parking ratio for the entire commercial area would be 3.5 spaces per 1,000 square feet of floor area; however, each individual use would be required to have at least 2.5 spaces per 1,000 square feet of floor area within 200 feet of such use.

◊ Loading spaces would be provided for uses with more than 25,000 square feet of floor area.

◊ Drive-through units would be permitted; however, they would not be permitted between the building and the Washington Street frontage.

Residential

Single-family

◊ This area would be generally located along the northern edge, particularly in the northeast portion of the site, and would permit single-family dwellings, possibly with detached carriage houses, and multifamily dwellings, including townhouses, duplexes or quadplexes.

◊ The minimum lot size, lot width and lot frontage would be 2,800 square feet, 35 feet and 30 feet, respectively, for single-family dwellings. Minimum front and rear setback lines would be five feet, except for detached garages, which would be permitted to have a zero-foot rear setback. Eight feet would be required between buildings, with a zero-foot minimum setback and an eight-foot aggregate setback. Open space is not required.

◊ The maximum height would be 35 feet for the primary dwelling and 25 feet for accessory dwellings.

◊ Minimum main floor area is 800 square feet for one-story dwellings and 660 square feet on the first floor, with 900 square feet total for two-story dwellings.

◊ Each dwelling is required to have at least a one-car attached or detached garage. Additional parking would be provided on the internal one-way or two-way public or private streets.

Multifamily

◊ No minimum lot size, lot width or frontage is required. Perimeter yards and yards between buildings is five feet.

◊ The maximum height is 35 feet for duplexes and quadplexes, 50 feet for other multifamily dwellings and 25 feet for accessory buildings.

◊ The maximum floor area ratio is 0.8 square feet of floor area for every one square foot of land area.

◊ The minimum parking ratio is one parking space per unit.

Cultural Village

◊ This area is generally located in the center of this site and includes four historic buildings; the Administration Building (1938), the Kitchen and Dining Building (1959), the Laundry Building (1884) and the Pathology Building (1895), that would be preserved, as indicated on the Building Re-Use Assessment Diagram (Exhibit "A"). It provides for auditoriums, assembly halls, day care centers; community, multi-service, neighborhood or senior citizen's centers; schools, public and semi public uses, religious uses, charitable/not-for-profit uses, hospital, nursing home, government use, indoor/outdoor commercial amusement and recreation, library, community center, eating places/restaurants, hotels/motels, indoor commercial amusement/recreation establishments and theatres.

◊ Development in this area would be subject to Administrator's Approval of all site and development plans, consistent with the requirements of the Special Districts Zoning Ordinance, which requires that development "Be so designed as to create a superior land development plan…"

Recreation/Central Green

◊ This area is generally located in the northwest portion of this site and includes approximately 30 acres for the Department of Parks and Recreation (Parks) to accommodate the relocation of the existing recreation facilities, including Max Bahr Park and Golc Soccer Fields. If approved, a memorandum of understanding would be developed with Parks to address issues related to design, programming, funding, temporary recreation field siting and the development of a conceptual plan. Other uses permitted include the existing horse patrol, outdoor recreational fields and community center.

(Continued)

◊ Development in this area would be subject to Administrator's Approval of all site and development plans, consistent with the requirements of the Special Districts Zoning Ordinance, which requires that development "Be so designed as to create a superior land development plan…"

USE RESTRICTIONS

◊ Commitments are included in the planned unit development that prohibit certain land uses, including adult entertainment, outdoor advertising signs, massage parlor (with some exceptions), substance abuse treatment facility, firearms/gun sales, and primary use parking lots (except transit park/ride lots).

LANDSCAPING

◊ A landscaped green belt with a minimum width of ten feet would be provided along the Vermont and Warman Avenue frontages. Plans would be submitted for Administrator's Approval prior to the development of each phase.

SIGNS

◊ A sign program would be provided for Administrator's Approval for each of the major use areas outlined above.

TREE PRESERVATION

◊ Currently, the site contains many large mature or maturing trees.

◊ The D-P statement indicates that a tree preservation plan would be provided for the Central Green area and that a detailed landscaped plan, with tree replacement included, would be submitted for Administrator's Approval for the other three land use areas. Applicable neighborhood organizations would be able to comment prior to submission to the Division of Planning.

GENERAL INFORMATION

EXISTING LAND USE	SU-9, PK-1, HD-1, HD-2	Apartments, Medical museum, Police horse barn, veteran's housing, Red Cross, vacant buildings

(Continued)

SURROUNDING ZONING AND LAND USE	
North - D-5	Single-family residential
South - C-4	Commercial
East - D-5 & SU-9	Single-family residential, Fire station, religious use
West - I-2U, D-7, D-P, C-3 & C-5	Industrial, Commercial, Residential, Cemetery

NEIGHBORHOOD PLANNING AREA	The site is located within the boundaries of the 1994 Nearwestside Housing Improvement and Neighborhood Plan which recommends special use, park, the HD-1 District and the PK-1 District. The 2007 Central State Land Use Plan recommends mixed-use development, including medium-density housing of 16-49 units per acre, business services and professional offices, restaurants, personal services, repair services, retail, parking garages, parks, semi-public and public uses
THOROUGHFARE PLAN	The Official Thoroughfare Plan indicates that Washington Street is a two-way primary arterial with an 80-foot right-of-way existing and an 80-foot right-of-way proposed. The Official Thoroughfare Plan indicates that Vermont Street (east of Concord) and Warman Avenue are secondary arterials, with 55-foot rights-of-way existing and proposed.
DEVELOPMENT STATEMENT	File-dated, June 27, 2013

ZONING HISTORY

2013-MOD-007; 3000 West Washington Street, 202, 218 and 240 North Warman Avenue and 2910 Steeples Drive, requests a modification of the Development Statement of a Planned Unit Development to modify the Preliminary Development Statement of 2007-ZON-134, as approved on February 20, 2008, to permit the development standards of the development statement to serve as guidelines for the Administrator to use for reviewing all proposed development within the planned unit development. The Administrator may waive or enhance any development standard within the development statement, **granted.**

(Continued)

2007-ZON-134 (2007-DP-009);3000 West Washington Street, requests a rezoning of 149.49 acres, from the SU-9, PK-1, HD-1 and HD-2 Districts, to the D-P classification to provide for the redevelopment of the site, including: approximately 36 acres for C-1, C-2, C-3, C-3C and C-4 uses, hospital uses, nursing homes, schools, religious uses, charitable/not-for-profit uses, government buildings, library and community center uses, approximately 43 acres for single-family and multi-family residential uses, approximately 19 acres for a "Cultural Village", to permit the following uses: auditoriums, assembly halls, day care centers, community, multi-service, neighborhood or senior citizen's centers, schools, public and semi public uses, religious uses, charitable/not-for-profit uses, hospital, nursing home, government use, indoor/outdoor commercial amusement and recreation, library, Community Center, eating places/restaurants, hotels/motels, and theatres, approximately 45 acres for a "Cultural Green", to permit open space, indoor and outdoor sports/recreation facilities a horse patrol house, and a community center**, approved.**

2003-ZON-156; 3000 West Washington Street (part of subject site), requests a rezoning of 2.59 acres, being in the HD-1 District, to the SU-9 classification to provide for horse barns and pasture for the Indianapolis Police Department Horse Patrol, **approved.**

2002-ZON-125; 3000 West Washington Street (part of subject site), requests a rezoning of 6.82 acres, from HD-1 to HD-2 to provide for a veteran's assisted living facility, **approved.**

2000-DV2-026; 3021 West Washington, requests a variance of development standards of the Commercial Zoning Ordinance to provide for the construction of an 8,000 square foot retail store with a front yard setback of eight feet, and a 12-foot by 14-foot dumpster pad, with a rear transitional yard of 3.75 feet, and 28 off-street parking spaces with a non-standard aisle width, with maneuvering in a space encroaching three feet into the transitional rear yard, **granted.**

98-Z-170; 3245, 3305-3307 West Washington Street, requests a rezoning of 4.062 acres, being in the I-3-U District, to C-5 to provide for commercial uses, **approved.**

94-UV3-65; 320 North Tibbs Avenue, requests a variance of use and development standards of the Commercial Zoning Ordinance and a variance of development standards to provide for a 3-bed facility for youth who are sexually abused, in an 11,380 square foot building, with outdoor recreation areas, a ground sign with a front yard setback of 3 feet from Tibbs Avenue, and located within the clear sight triangle, an enclosed dumpster 15 feet from the south side yard and a cooler/freezer addition 19 feet from the south side yard, with portions of transitional yards being used for paved recreational areas along the south, west, and north boundaries, and a portion of the building exceeding 18 feet in height, **granted.**

(Continued)

90-UV2-26; 3102 West Vermont Street, requests a variance of use of the Dwelling District Zoning Ordinance to permit a 21-unit apartment building, **granted.**

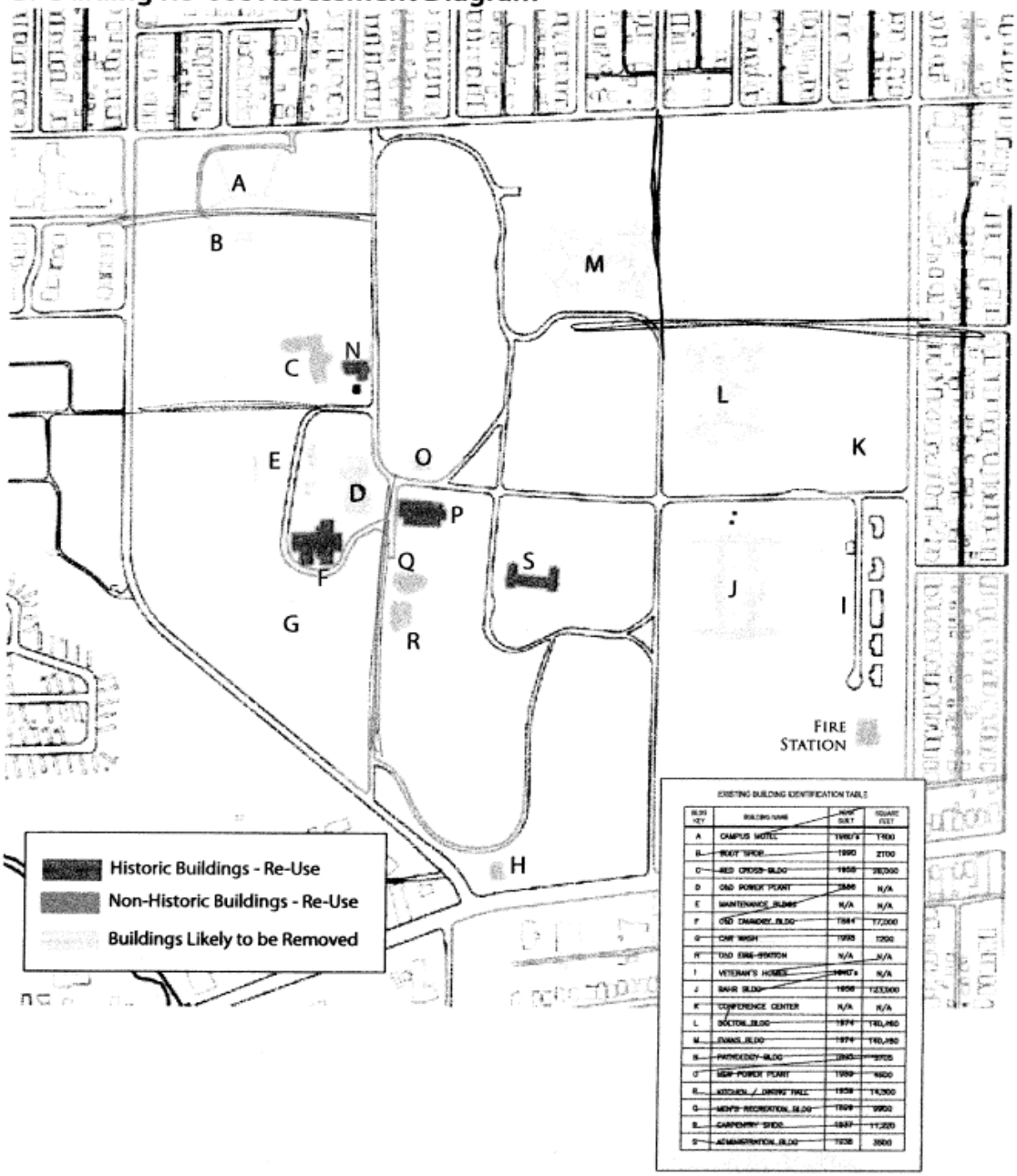
89-V1-131; 3026 West Washington Street, requests a variance of use of the Commercial Zoning Ordinance to permit polishing and plating of brass and chrome in an existing building, **granted.**

87-UV2-113; 3127 West Washington Street, requests a variance of use of the Commercial Zoning Ordinance to provide for the construction and use of a restaurant with drive-through and carry-out service located within 100 feet of a residential district, **granted.**

LWC *******

Central Greens Land Use Map – Exhibit "A"

B. Bulding Re-Use Assessment Diagram



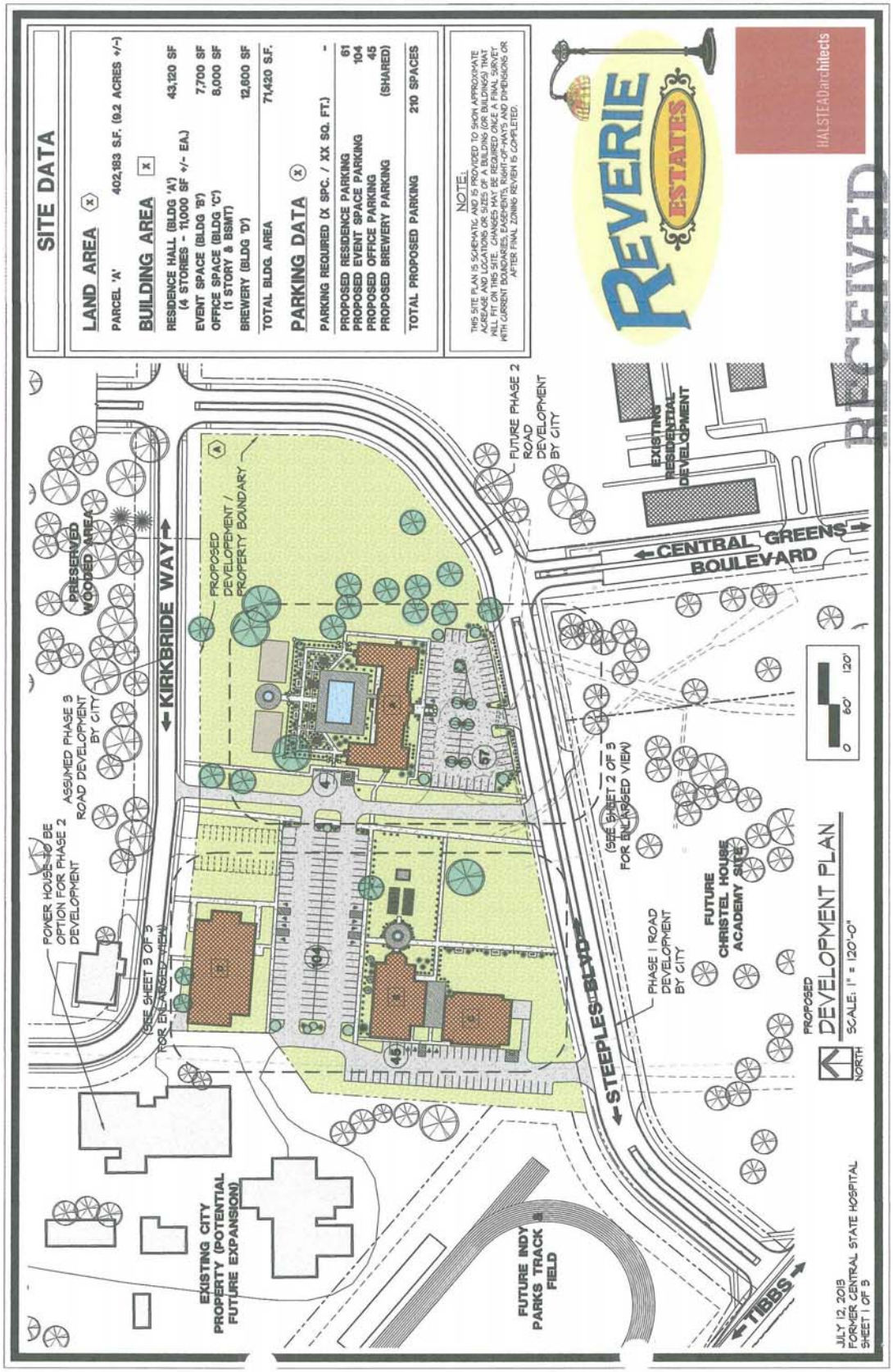
Central State Site | Indianapolis, Indiana | Land Use Plan 16

EXHIBIT "C"

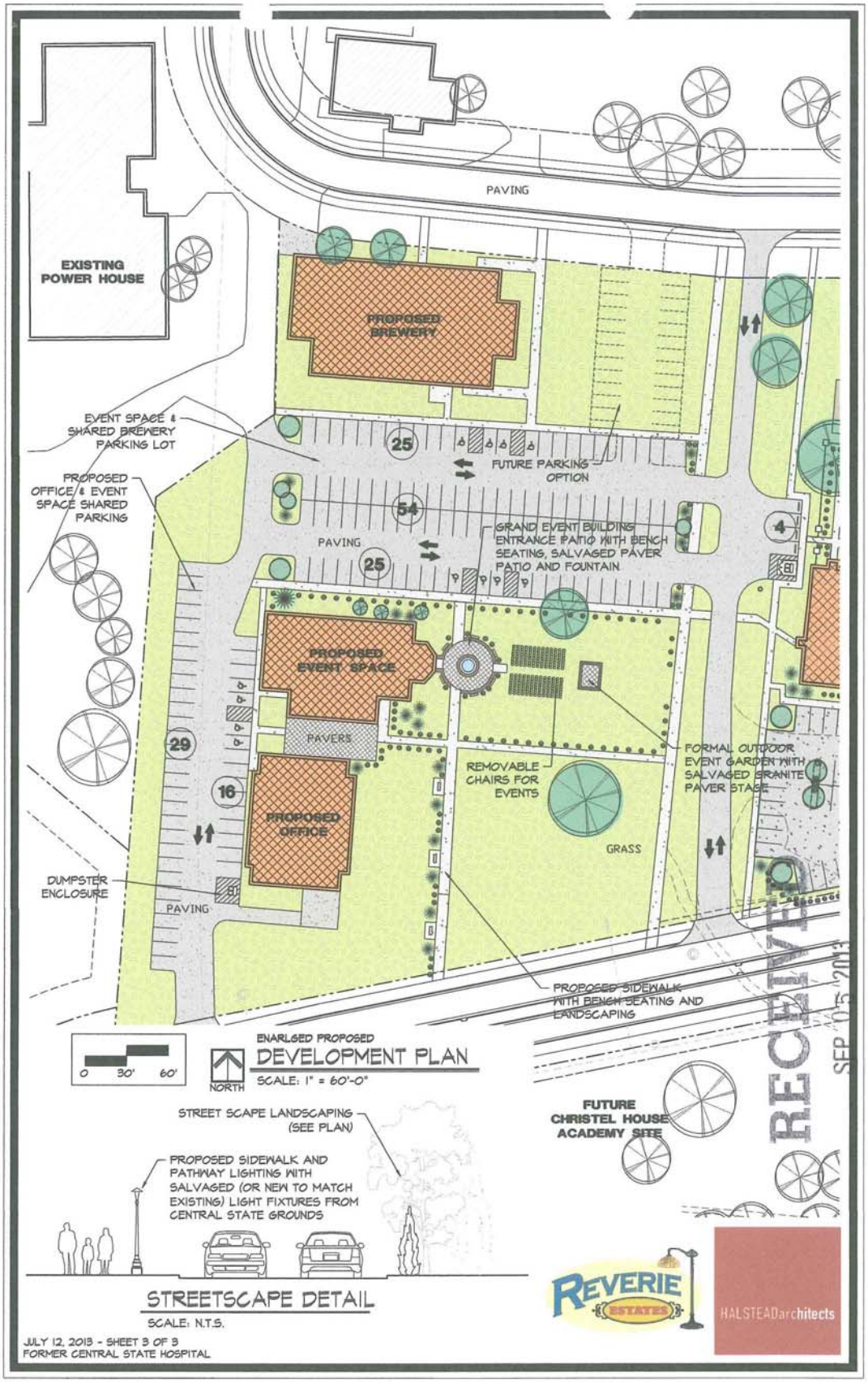
DEC 0 5 2007

Building Re-Use Assessment Diagram – Exhibit "B"

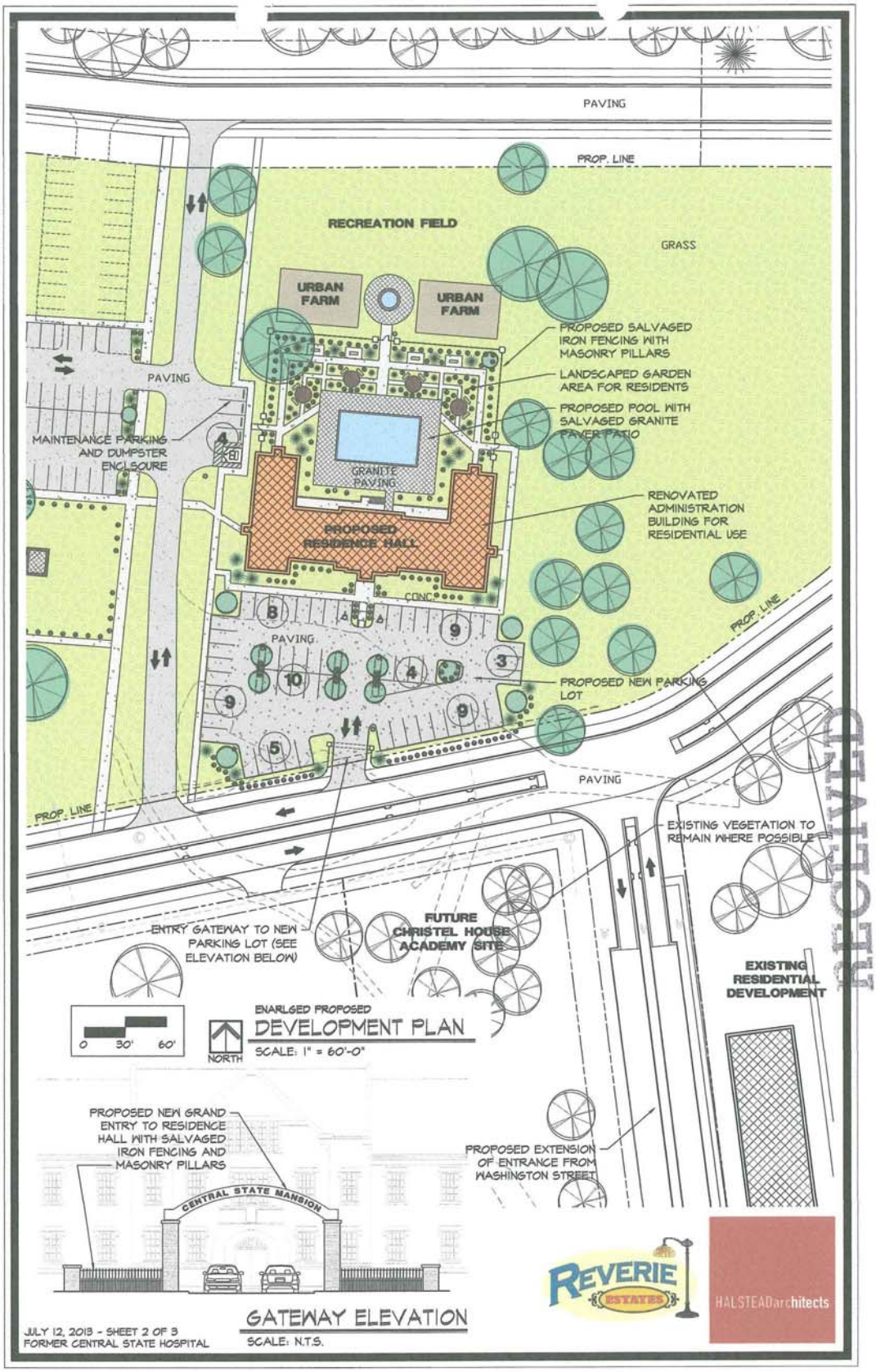
Overall Plan



Overall Plan



Brewery, Event Center and Office



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METROPOLITAN DEVELOPMENT

Student Housing Plan

Photographs One, Two and Three – Site of proposed brewery, with tasting room

Photograph Four – From north to south – brewery, event center and office

Photograph Five – Event center and office viewed from the east and proposed outdoor space

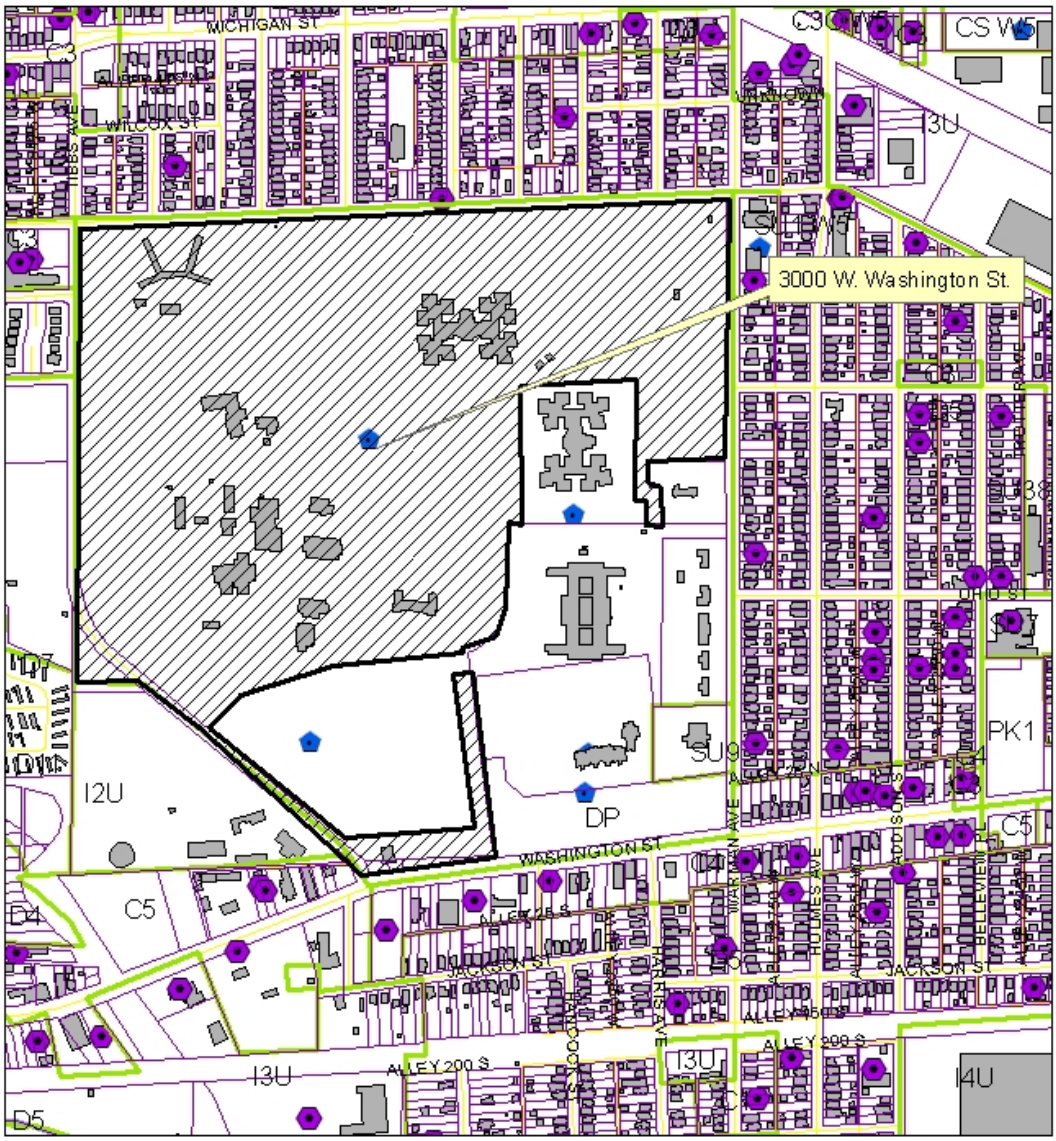
Photograph Six – Proposed office

Photographs Seven and Eight - Site of proposed student housing
From the south

From the west

Photograph Nine – Newly constructed apartments to the southeast of student housing and north end of the intersection of Steeple Drive and new access street from Tibbs Avenue and Charter school construction site

2013-ZON-065
3000 W. Washington St.



Legend

- CCGIS.PARCELSSTATEPIN
- Zoning
- Buildings
- CCGIS.ZIPCODES
- Centerline

0 200 400 800 1,200 1,600 Feet

N

PART II

REZONING PETITION FOR INITIAL HEARING, TRANSFERRED TO MDC FROM INDECISIVE VOTE OF CITY OF LAWRENCE COMMON COUNCIL:

2013-ZON-066 5605-5833 (ODD) NORTH POST ROAD, 9050-9310 (EVEN) EAST 56TH STREET, 9119-9168 OTIS AVENUE, 9001-9425 (ODD) EAST 59TH STREET, 9115-9230 HAWKINS AVENUE, 9152 KENT AVENUE, 5723 BIRTZ ROAD, 5736-5810 (EVEN) LEE ROAD, 5738-5764 WHEELER ROAD, 9210-9305 MEMORIAL PARK DRIVE, 5710 LAWRENCE VILLAGE PARKWAY, (*Approximate Address*), CITY OF LAWRENCE
LAWRENCE TOWNSHIP, COUNCIL DISTRICT #12
FORT HARRISON REUSE AUTHORITY, by Timothy E. Ochs, requests Rezoning of 150.28 acres from the D-P district to the D-P classification to eliminate the prohibition of industrial and manufacturing uses in order to provide for light industrial and manufacturing uses, as defined, as part of the special permit review process of the Architectural Review Commission of the Fort Harrison Reuse Authority; to provide for building line setback ranges for 59th Street and Lee Road within the Historic Fort District, the Village Center District and the College Park District; to eliminate the restriction on fencing along the front façade; to modify the on-street parking requirement for the Mixed-Use Urban (siting) to suggest, not require, on-street parking along the front façade of a building; to modify the easement width for street utilities to eliminate the 10-foot requirement and replace it with a maximum width based on the distance between the back of the curb to within two feet of the required building line.

STAFF REPORT

Department of Metropolitan Development
Division of Planning
Current Planning Section

Case Number:	**2013-ZON-066**
Address:	**5605-5833 (odd) North Post Road, 9050-9310 (even) East 56th Street, 9119-9168 Otis Avenue, 9001-9425 (odd) East 59th Street, 9115-9230 Hawkins Avenue, 9152 Kent Avenue, 5723 Birtz Road, 5736-5810 (even) Lee Road, 5738-5764 Wheeler Road, 9210-9305 Memorial Park Drive, 5710 Lawrence Village Parkway, (Approximate Address)**
Location:	**Lawrence Township, Council District #12**
Petitioner:	**Fort Harrison Reuse Authority**
Request:	**Rezoning of 150.28 acres from the D-P district to the D-P classification to eliminate the prohibition of industrial and manufacturing uses in order to provide for light industrial and manufacturing uses, as defined, as part of the special permit review process of the Architectural Review Commission of the Fort Harrison Reuse Authority; to provide for building line setback ranges for 56th Street, 59th Street and Lee Road within the Historic Fort District, the Village Center District and the College Park District; to eliminate the restriction on fencing along the front façade; to modify the on-street parking requirement for the Mixed-Use Urban (siting) to suggest, not require, on-street parking along the front façade of a building; to modify the easement width for street utilities to eliminate the 10-foot requirement and replace it with a maximum width based on the distance between the back of the curb to within two feet of the required building line.**

ADDENDUM FOR NOVEMBER 20, 2013 METROPOLITAN DEVELOPMENT COMMISSION

After hearing testimony from the petitioner, remonstrators and staff at a public hearing on November 4, 2013, the Lawrence Common Council provided no recommendation for this request due to a 4-4-1 indecisive vote. Because of this indecisive vote, this petition must be heard by the Metropolitan Development Commission.

November 4, 2013 Lawrence Common Council

RECOMMENDATION

Staff **recommends approval** of this petition, subject to an amended Development Statement being submitted to the file, changing the reference from 59th Street to 56th Street for the building line amendment to Section 3.3.7.

SUMMARY OF ISSUES

The following information was considered in formulating this recommendation:

(Continued)

LAND USE

◊ This request, if approved, would rezone this approximately 150-acre site from the D-P District to the D-P classification to eliminate the prohibition on industrial and manufacturing uses and provide for light industrial and manufacturing uses via the existing special permit review process. According to the approved development statement, a special permit land use is one that has generally not been deemed to be consistent with the desired character of the district, yet could be appropriate in "...special situations…," after review by the Architectural Review Commission of the Fort Harrison Reuse Authority.

◊ The Comprehensive Plan recommends village-mixed use and designates it as a critical area. The critical area text indicates that future development should reflect the existing pattern of streets and lots, that pedestrian connectivity should be strengthened and that the Fort Harrison Reuse Authority development guidelines should continue to be followed

◊ The development statement associated with the 2007-ZON-046 petition, which rezoned the initial planned unit development created by 97-Z-3 to the D-P district, includes a comprehensive set of development standards and design guidelines intended to provide for a compact, mixed-use, urban form that fosters connectivity, walkability, and a village aesthetic.

◊ The existing D-P District, created by the 2007 petition, was also rezoned in 2010 to the D-P District to permit an industrial use, a microbrewery, by right, without a special permit review, at 5764 Wheeler Road. Typically, a brewery would only be permitted in an I-3 or I-4 District, medium to heavy industrial districts. The current proposal to permit light industrial and light manufacturing uses would generally be consistent with the permitted uses of the I-1 and I-2 districts.

MODIFICATION REQUESTS

Historic Fort District Standards

◊ This request would amend Section 3.2.2. to provide for an exception to the prohibited uses to permit light duty industrial and manufacturing uses and amend Section 3.2.3. to add Light Duty Industrial and Manufacturing Uses to the list of uses permitted by Special Permit by the Architectural Review Commission.

◊ This request seeks to modify the 2007-ZON-046 development statement's "build-to" requirement of 20 feet from the back of the curb (Section 3.2.7), to allow for building line minimum and maximum setbacks of 20-40 feet from the back of the curb of 59th Street within the Historic Fort District.

(Continued)

Village Center District Standards

◊ This request would amend Section 3.3.2. to provide for an exception to the prohibited uses to permit light duty industrial and manufacturing uses and amend Section 3.3.3. to add Light Duty Industrial and Manufacturing Uses to the list of uses permitted by Special Permit by the Architectural Review Commission.

◊ This request seeks to modify the 2007-ZON-046 development statement's "build-to" requirement of 15 feet from the back of the curb (Section 3.3.7), to allow for building line minimum and maximum setbacks of 15-40 feet from the back of the curb of Lee Road and 56th Street within the Village Center District. It also corrects the existing typographical error mislabeling this section as 3.2.7.

College Park District

◊ This request would amend Section 3.4.2. to provide for an exception to the prohibited uses to permit light duty industrial and manufacturing uses and amend Section 3.4.3. to add Light Duty Industrial and Manufacturing Uses to the list of uses permitted by Special Permit by the Architectural Review Commission.

◊ This request seeks to modify the 2007-ZON-046 development statement's "build-to" requirement of 20 feet from the back of the curb (Section 3.3.7), to allow for building line minimum and maximum setbacks of 20-40 feet from the back of the curb along Lee Road and 59th Street within the College Park District**.**

General Architectural Review

◊ The change proposed in this section (Section 4.8.4) would eliminate the specific restriction prohibiting fencing along the public face of a building. Instead, as with all other fencing currently, fencing along the public face would be subject to the review and approval of the Architectural Review Commission of the Fort Harrison Reuse Authority.

Building Form Standards

◊ The change proposed in this section (Section 4.12.3) would eliminate the requirement for on-street parking along the public face for mixed-use building forms, a building form of the Village and College Park districts. Instead, it would indicate that on-street parking should be provided along the public street face, where possible.

Street standards

◊ The change proposed in this section (Section 5.1.4) would eliminate the specific requirement for a 10-foot wide easement for utilities along all street rights-of-way. Instead, it would provide for a general location for easements from the back of the curb to within two feet of the minimum building line.

(Continued)

Definitions

◊ In this section, a definition would be added to provide for Light Duty Industrial and Manufacturing Uses. The definition would generally provide for uses that are completely enclosed within buildings so that no fabricating, manufacturing, processing or services would occur outside of the building. Any outdoor storage would have to be screened and could not exceed the height of the screen. These uses could not routinely produce operational noise, vibration, odor, glare, or intense heat that would escape beyond the boundary lines of the parcel. These uses also would not produce or emit smoke, particulate matter or noxious or toxic gases.

Corrections

◊ The proposed amendments submitted to the file reference a setback along the north side of 59th Street within the Village Center. Since the north side of 59th Street is not part of this planned unit development and because the Village Center District fronts on 56th Street, the correct reference should be to north side of 56th Street. A corrected development statement amendment should be submitted to the file.

SUMMARY

◊ This request to provide for additional uses and modify setback, parking, fence and easement standards would provide added flexibility for development within this planned unit development without impacting the existing development within the site or the surrounding area.

PROCESS

◊ All projects require review by the Architectural Review Commission (ARC), appointed by the Fort Harrison Reuse Authority (FHRA), and which may consist of one to five members. If the FHRA ceases to exist or relinquishes its authority, the Lawrence Council would have the authority to appoint the ARC. If authority is voluntarily relinquished, notice must be provided to the Lawrence Council, the City of Lawrence and the City of Indianapolis.

◊ Detailed plan approval by the Division of Planning would be required after the ARC approval.

◊ No portion of this planned unit development can be amended without the consent of the FHRA, as long as the FHRA owns any property within this planned unit development.

(Continued)

PROCEDURE

◊ After the Council's recommendation of approval or denial, this petition would be placed on the November 20, 2013 "No Appeals" docket of the Metropolitan Development Commission (MDC), unless the petitioner, remonstrators or staff would appeal the petition by 5:00 pm on November 11, 2013. An appeal could be filed by submitting a written statement to the Division of Planning in Room 1821 of the City-County building, which states that the appellant wishes to appeal this petition.

◊ If the petition were not appealed, the MDC would vote on the Lawrence Council's recommendation, without holding a hearing on November 20, 2013. If the petition were appealed, the MDC would hold a public hearing on November 20, 2013 and consider the testimony of the petitioner, remonstrators and staff prior to voting to approve or deny the rezoning. If approved by the MDC, the rezoning would be certified to the City-County Council for final approval. If denied by the MDC, the rezoning would not proceed any further.

GENERAL INFORMATION

EXISTING LAND USE: Commercial, residential, institutional, industrial and undeveloped

SURROUNDING ZONING AND LAND USE

North -	SU-9	State park
South -	D-P	Commercial
East -	D-P	Commercial and residential
West -	D-P	Commercial

COMPREHENSIVE PLAN: Recommends village mixed-use development and is within Critical Area #34, which recommends that future development should reflect the existing pattern of streets and lots, pedestrian connectivity should be strengthened throughout the critical area by the construction and upkeep of sidewalks, paths and street crossings and to continue to follow the development guidelines set by the Fort Harrison Reuse Authority.

THOROUGHFARE PLAN: The Official Thoroughfare Plan indicates that 56th Street is a primary arterial with a 160-foot variable right-of-way existing and a 140-foot right-of-way proposed and that Lee Road is a secondary arterial with an 80-foot right-of-way existing and a 80-foot right-of-way proposed.

(Continued)

Otis Avenue, Wheeler Road, Kent Avenue, Birtz Road, Memorial Park Drive, Lawrence Village Parkway and Hawkins Road are not indicated on the Official Thoroughfare Plan. These portions of 59th Street and Post Road are not indicated on the Official Thoroughfare Plan.

ZONING HISTORY

2010-MOD-015; 9310 Otis Avenue, requests a modification of development statement of 2007-ZON-046 for two parcels totaling 6.88 acres, to modify Sections 2.3.1 and 3.2.7, Required Building Line, and 2.11.4, Consolidation of Service Areas to provide for required building lines 22, 26 and 20 feet from the back of the street curb of Wheeler Road, Hawkins Road and Otis Avenue, respectively and to provide for community garbage and recycling disposal receptacles more than 450 feet from some dwellings**, granted.**

2010-ZON-076; 5764 Wheeler Road, rezoning of 0.869 acre, from the D-P District, to the D-P classification to provide for a microbrewery**, granted.**

2010-MOD-010; 5735 Birtz Road, requested modification of the D-P statement for 2007-ZON-046 to modify Sections 3.2.7 and 2.3.1 to provide for building lines of 27 and 22 feet from the back of the curb of Birtz Road and Hawkins Avenue, respectively, with less than 80% of the building's public face on the build-to line, and to modify Section 3.2.8 to provide for a maximum ground floor area of 15,950 square feet, **approved**.

2007-ZON-046 (2007-DP-004); 9119 and 9120 Otis Avenue, 5401, 5747 and 5757 north Post Road, 5736 Lee Road, 9425 East 59th Street and all parcels within an area bounded by 56th Street (south), 59th Street (north), Post Road (west) and Lee Road (east), requests a rezoning of 150.28 acres from the D-P District, to the D-P classification to provide for three development districts: Historic Fort District; Village Center District; College Park District, **approved.**

2005-APP-052; 9025-9165 East 56th Street, modification of the development statement related to petitions 97-Z-3 (97-DP-1) and 98-AP-133 to legally establish a freestanding identification sign, with a 21.7-square foot electronic variable message sign, **approved.**

2003-LSV-026 / 2003-DVL-026; 5707 and 5801 Lawton Loop Drive, requests a variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a front porches with a 12-foot front yard setback along Lawton Loop Drive for six existing condominium buildings (24-foot front setback required), with materials in handrails to be wood fiber resin, with PVC coating (materials section require white painted wood or black iron pipe), and windows to be double hung, with no multiple lights (materials section require multiple-light windows)**, granted.**

(Continued)

2003-LSV-022 / 2003-DVL-022; 9055 East 56th Street, requests a variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a building with windows and door spacing 25 feet on center (24-feet on center required), with a maximum wall extension without the interruption of a six-foot offset of 97 feet (maximum of 60 feet required), with siding and trim painted red (white only required), with a flat standing seam roof (all roofs to be sloped and shingled), with a different colored brick than Red Architectural Committee approved brick (Red Architectural Committee appoved brick permitted only), with all windows to be divided light, with red trim and soldier course above header at awning provided (all windows to be divided light, white with brick soldier header at openings), with metal gabled roof with 12:12 pitch (no metal roofing permitted), and with windows with red trim (all windows to be white colored/white trim)**, granted.**

2003-LSV-023 / 2003-DVL-023; 5550 Harrison Park Drive, requests a variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a bank with a metal roof, **granted.**

2000-APP-081; 5600 North Post Road, requests a modification of development statement and development plan to provide for the reconfiguration of acreage devoted to retail, office/commercial/industrial and light industrial uses with an increase in the acreage of the retail sector, and a reduction in the acreage of the office/commercial/industrial and light industrial sectors, **approved.**

2001-LSV-007 / 2001-DVL-007; 9530 East 59th Street, variance of development standards of the Dwelling Districts Zoning Ordinance to legally establish a building with 120 parking spaces**, granted.**

2001-LSV-007 / 2001-DVL-007A; 9201 Harrison Park Court, variance of development standards of the Dwelling Districts Zoning Ordinance to legally establish parking, landscaping and a sign in the right-of-way, parking in an easement and an unenclosed dumpster**, granted**.

99-AP-75; 5600 North Post Road, requests a modification of the Architectural Controls of the Development Plan for Fort Benjamin Harrison, specifically Architectural Controls Section III, Special Guidelines paragraph 2.b to read as follows: "Drives: No commercial service drives and/or parking shall be placed between the fronts of buildings and Lee Road, except upon review and approval of the Architectural Reviews Commission," **approved.**

98-AP-133, 5601, 5602 Post Road, requests modification of development statement and development plan of the Fort Benjamin Harrison Planned Unit Development Amendment, related to petitions 97-Z-3 / 97-DP-1, to modify permitted land uses, **approved.**

98-AP-79, 5602 Post Road, requests a modification of development statement, related to petitions 97-Z-3 / 97-DP-1, to modify commitments for a residential parcel related to the minimum landscape package, structure height, attached garages, **approved.**

(Continued)

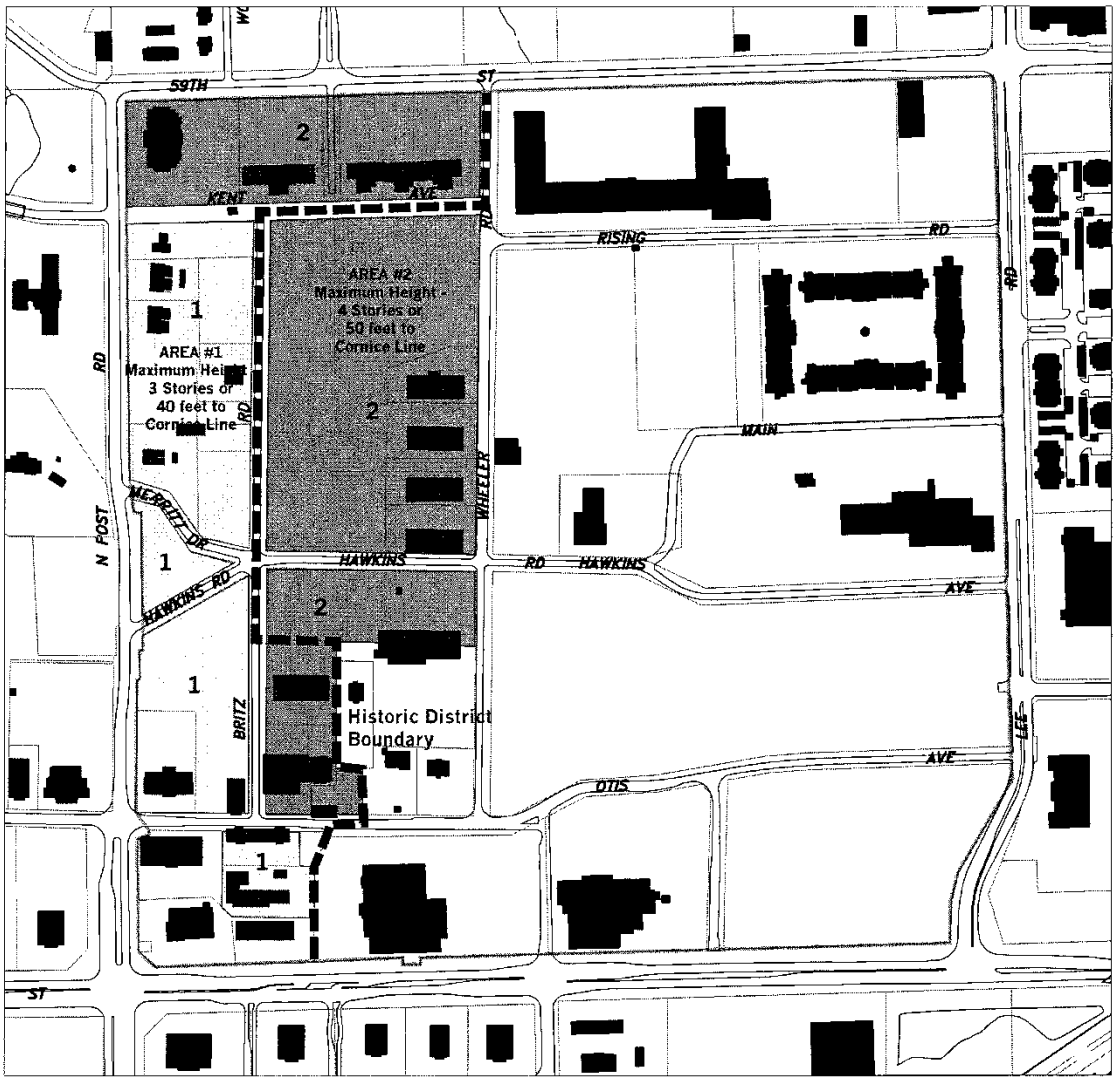
STAFF REPORT 2013-ZON-066 (Continued)

97-Z-3 / 97-DP-1; 5602 North Post Road, requests rezoning of 572 acres, from SU-9 to D-P, to provide for the redevelopment of Fort Benjamin Harrison, **approved.**

LWC ********

3.2a HISTORIC FORT DISTRICT MAP

Location, Height Zones, Historic District Boundary, Character Intent



AREA #1: MASTER PLAN CHARACTER INTENT

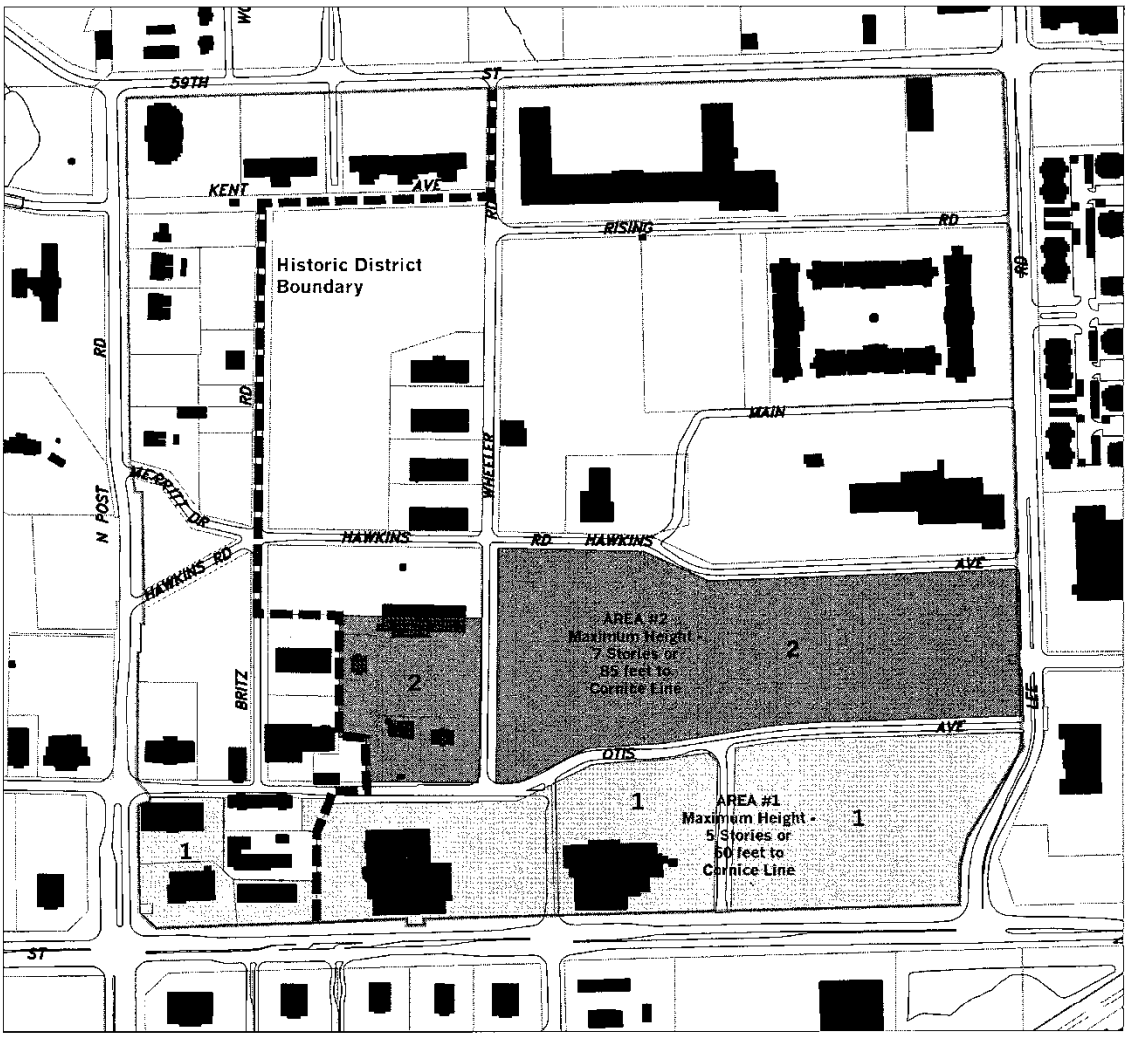
The area along Post Road has historical precedent of the old nurse's buildings which are set back from the roadway with wide front yards. The intent of the Master Plan is to maintain this form along Post, moving to a more dense form along Britz Road, as the overall development character builds towards the Village Center Area. Small offices, live/work units and historical architecture are key design intents for this area.

AREA #2: MASTER PLAN CHARACTER INTENT

East of Britz Road, the Master Plan character indicates a dense, urban residential form along with existing buildings and other mixed-use development opportunities. This would primarily be achieved through the use of townhomes or other similarly scaled residential structures. Along 59th Street, buildings should complement the existing structures in height. The Master Plan process indicated that this area might be suitable for residential uses in the future given proximity to the golf course and park.

3.3a VILLAGE CENTER DISTRICT MAP

Location, Height Zones, Historic District Boundary, Character Intent

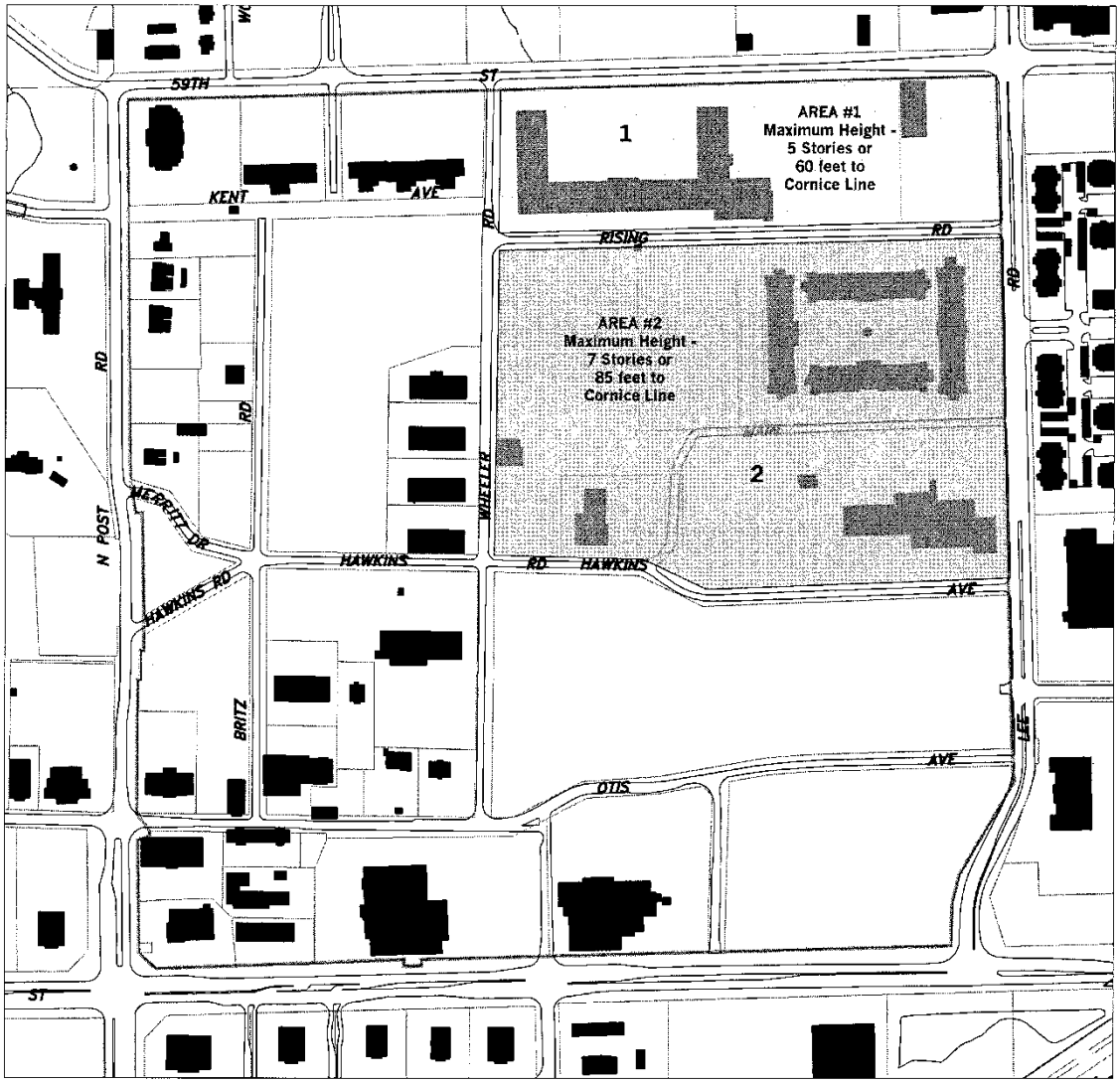


AREA #1: MASTER PLAN CHARACTER INTENT
The area along 56th Street is intended to be a mixed use district with heavy emphasis on retail activities. Because of its nature as a major transportation corridor, 56th Street is a very large street system. To make this area more comfortable for pedestrians, development should orient to the street edge with consideration for on-street parking. Care to balance the needs of auto-oriented retail and pedestrian activity will be critical.

AREA #2: MASTER PLAN CHARACTER INTENT
This area is the heart of the Lawrence Village at the Fort Master Plan. It is a place where an "urban" feel is present through a mix of larger buildings which accommodate a variety of land uses including retail, office, residential and institutional. Two large open spaces are planned in the Master Plan including the Military Memorial Park and the Lawrence Civic Plaza.

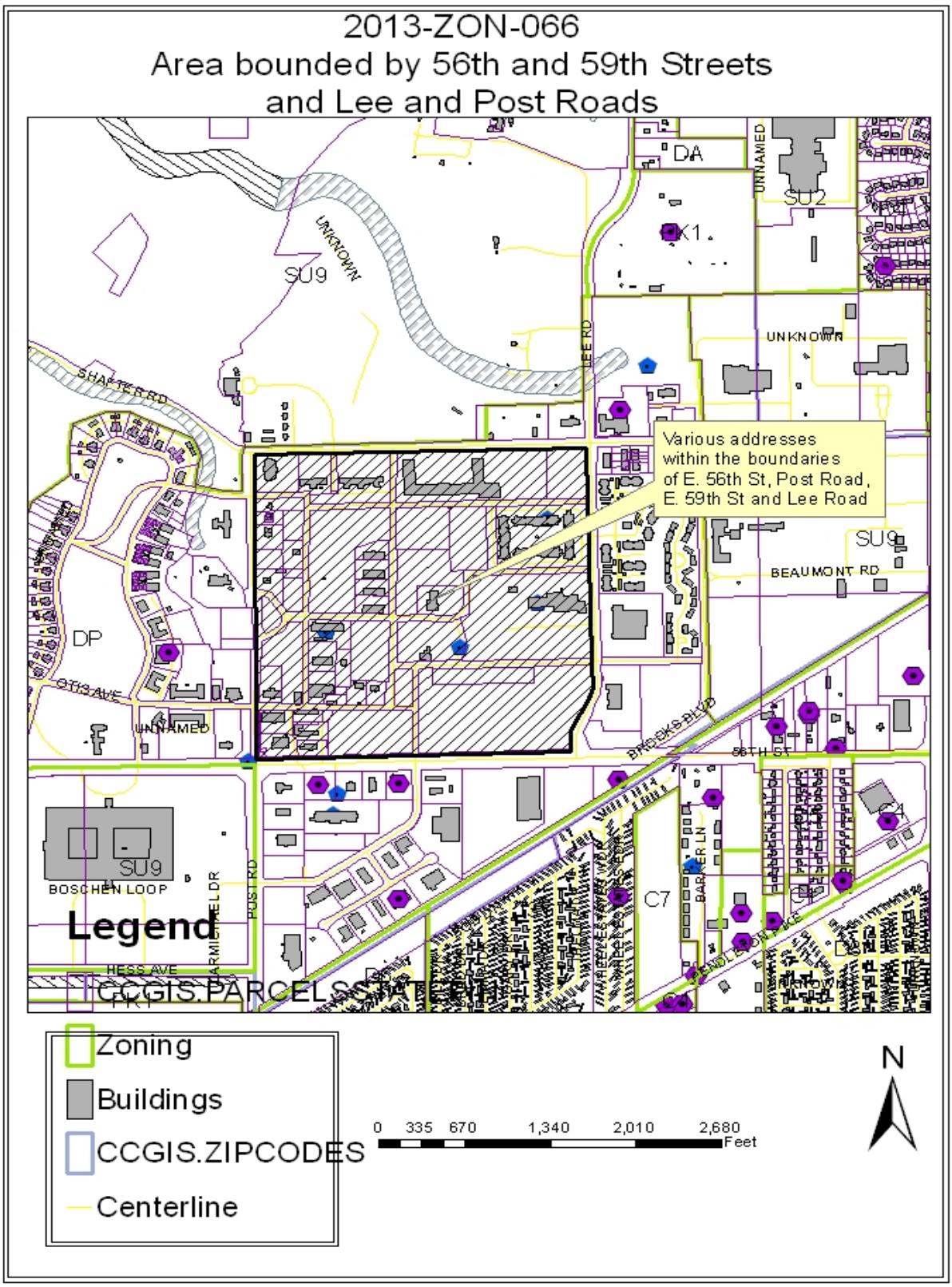
3.4a COLLEGE PARK DISTRICT MAP

Location, Height Zones, Character Intent



AREA #1: MASTER PLAN CHARACTER INTENT
The area along 59th Street is intended to be the Ivy Tech "Campus". At the time of the Master Plan, Ivy Tech was planning a substantial development at the southeast corner of its current building. The Master Plan indicated that the corner of 59th and Lee Road would be a well-design park/parking lot that would showcase this new development. Over time, this area might be replaced by a large parking garage with active uses in the building including retail, office, etc.

AREA #2: MASTER PLAN CHARACTER INTENT
This area, which includes the senior housing facility and YMCA, is intended to be a high density area of residential and office space. The height of this area accommodates the excellent views to the park and golf course. The density of the area allows for residential activity to support the Village Center area as well.


2013-ZON-066
Area bounded by 56th and 59th Streets
and Lee and Post Roads
Various addresses
within the boundaries
of E. 56th St, Post Road,
E. 59th St and Lee Road
DA
SU2
SU9
UNKNOWN
LEE RD
SHAFTER RD
BEAUMONT RD
DP
OTIS AVE
BROOKS BLVD
56TH ST
BOSCHEN LOOP
POST RD
C7
BARKER LN
HESS AVE
Legend
CCGIS.PARCELSSTATEPIN
Zoning
Buildings
CCGIS.ZIPCODES
Centerline
0 335 670 1,340 2,010 2,680
Feet
N

PART III

MODIFICATION PETITION RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEALS FILED:

2013-MOD-011 6431 OXBOW WAY (*Approximate Address*)
WASHINGTON TOWNSHIP, CD # 3
JOHN C. AND KATHRYN L. CLIFFORD requests Modification of development statement related to 91-Z-52 (91-DP-6) to provide for open space of 72% for Lot 57 of Oxbow Estates (75% open space required).

PART IV

REZONING PETITIONS RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEALS FILED:

2013-ZON-022 4201 MOLLER ROAD (*Approximate Address*)
INDIANAPOLIS, PIKE TOWNSHIP
COUNCIL DISTRICT # 7
GREATER REFORMATION MINISTRIES, by John Bennett, requests Rezoning of 4.64 acres, being in the D-P District, to the SU-1 classification to provide for religious uses.

2013-ZON-032 8545 US 31 SOUTH (*Approximate Address*)
INDIANAPOLIS, PERRY TOWNSHIP
COUNCIL DISTRICT # 24
8545, LLC, by Joseph McNeal, requests Rezoning of 0.5 acre, from the C-1 District, to the C-3 classification to provide for retail uses.

2013-ZON-056 7275 LAKESIDE DRIVE (*Approximate Address*)
PIKE TOWNSHIP, CD # 1
LEVI LAND, LLC, by John Van Buskirk, requests Rezoning of 49.07 acres from the D-A (FF) district to the D-2 (FF) classification to provide for single-family residential development.

PART V

COMPANION PETITIONS RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEALS FILED:

2013-CAP-826 5483 HOLLY SPRINGS DRIVE WEST
PIKE TOWNSHIP, CD # 6
TEACHER'S RETIREMENT SYSTEMS OF ILLINOIS C/O CAPITOL ASSOCIATES REALTY ADVISORS, by Alexander T. Sulanke, requests Park-Two District Approval of a 7.833-foot tall freestanding sign, 45-square foot freestanding sign.

2013-CZN-828 2913, 2917, 2921 AND 2925 EAST WASHINGTON STREET, 18 SOUTH PARKER AVENUE (*Approximate Address*)
CENTER TOWNSHIP, CD # 16
CITY OF INDIANAPOLIS METROPOLITAN DEVELOPMENT DEPARTMENT, by Steve Schulmeyer, requests Rezoning of 2.67 acres from the I-3-U and C-3 districts to the C-3C classification to provide for multi-family development. Vacation of the first north-south alley east of Oxford Street, being 15 feet in width, from the north line of the first east-west alley south of Washington Street south a distance of 243.20 feet, being the southeast corner of Lot 48 in Christian's East Indianapolis 2nd Addition as recorded in Plat Book 11, Page 58 in the office of the Recorder of Marion County, Indiana.

PART VI

REZONING PETITION RECOMMENDED FOR APPROVAL BY THE CITY OF BEECH GROVE HEARING EXAMINER, NO APPEALS FILED:

2013-ZON-069 1600 ALBANY STREET AND 116 NORTH 13TH AVENUE
(Approximate Address), CITY OF BEECH GROVE
CENTER TOWNSHIP, CD # 20
FRANCISCAN ALLIANCE INC., by Joseph D. Calderon, requests Rezoning of 6.13 acres from the D-5, C-S and HD-1 districts to the C-1 classification to provide for office uses.

PART VII

REZONING PETITION RECOMMENDED FOR APPROVAL BY THE CITY OF LAWRENCE COMMON COUNCIL, NO APPEALS FILED:

2013-ZON-068 4212 NORTH POST ROAD (*Approximate Address*)
CITY OF LAWRENCE, LAWRENCE TOWNSHIP
COUNCIL DISTRICT # 12
BRIGHT HOLDINGS, LLC, by David Kingen, requests Rezoning of 3.07 acres from the D-3 district to the C-3 classification to provide for commercial uses.