

STAFF REPORT

Department of Metropolitan Development
Division of Planning
Current Planning Section

Case Number: 2023-CAP-822 / 2023-CVR-822
Address: 1625, 1631 and 1637 Nowland Avenue and 1258 Windsor Street
(Approximate Address)
Location: Center Township, Council District #17
Petitioner: 1625 Nowland, LLC, 1631 Nowland, LLC, Raymond Street Partners, LLC
and Indianapolis Film Project, by David Kingen
Zoning: MU-2
Requests: Modification of the Site Plan and Commitments for 2017-CZN-816 / 2017-CVR-816 as modified by 2018-MOD-006 to:

- A. Modify Commitment #1 requiring adherence to the Site plan file-dated June 21, 2018 and the Plan of Operation file-dated July 18, 2018 to provide for an amended site plan and to provide for an outdoor seating area for the serving and sales of alcohol.
- B. Terminate Commitment #18 which required certain building materials and colors for the building façade and former window openings.
- C. Modify Commitment #22 to allow the selling and serving of alcohol (previous commitment prohibited alcohol sales).

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 6.75-foot tall fence with eleven-foot tall support posts surrounding an outdoor dining area (maximum 3.5-foot tall fence permitted).

The Hearing Examiner continued these petitions from June 15, 2023 hearing, to the July 13, 2023 hearing, at the request of staff and the petitioner's representative, to provide additional time to clarify the request.

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