



**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

March 27, 2025

**Case Number:** 2025-ZON-014  
**Property Address:** 6650 Telecom Drive (Approximate Address)  
**Location:** Pike Township, Council District #6  
**Petitioner:** Intech Partners, LLC, by Michael Rabinowitch  
**Current Zoning:** C-S  
**Request:** Rezoning of 9.4 acres from the C-S district to the C-S district to provide for C-1 uses, a hotel, an eating establishment, and a conference center, within an existing structure.  
**Current Land Use:** Commercial  
**Staff Recommendations:** Approval  
**Staff Reviewer:** Desire Irakoze, Principal Planner II

**PETITION HISTORY**

This is the first public hearing for this petition.

**STAFF RECOMMENDATION**

Staff **recommends approval** of the request.

**PETITION OVERVIEW**

**LAND USE**

This 9.40-acre site, zoned C-S, is developed with a parking lot. It is surrounded by commercial properties to the north, parking lots and interstate 465 right-of-way to the east, and office buildings to the west, all zoned C-S.

This site has a long history of rezonings, but the C-S Development Statement was approved in 1998 (98-Z-233) which included 210.8 acres. The original Development Statement has been referenced and rezoned to add new uses three times: Hospital Uses (2003-ZON-067) Education Uses(2003-ZON-11) and the most similar Retail, Eating Establishment, and Hotel use (2019-ZON-031).

**REZONING**



**C-S (Special Commercial District):** Permits a unique combination of uses, commercial and non-commercial, in a planned development and requires Metropolitan Development Commission approval of all uses, site and development plans.

**STAFF ANALYSIS**

The request would rezone the site from the C-S district to the C-S district to included additional uses including: all permitted C-1 uses, Hotel, Motel, or Hostel (Hotel), Eating Establishment or Food Preparation (Restaurant), and Indoor Recreation & Entertainment (Conference Center) uses. The proposed redevelopment involves the adaptive reuse of the existing 141,00 sf. office building into 150 room hotel, a 10,000 sf. Conference Center and a Bar Louie Restaurant with a 250-guest capacity.

The requested zoning amendment would introduce three (3) additional uses to the C-S district, defined as follows:

- **Eating Establishment or Food Preparation:** An establishment where food and drink are prepared on the premises to be served or consumed by the general public within the primary building, on the premises, or off the premises. This definition includes uses such as any type of restaurant; caterer; commissary restaurant; and commercial kitchens. The establishment may have a separate area, or lounge where alcoholic beverages are served without full food service, provided the area is accessory to the primary use in square feet and sales. The establishment may or may not have accessory drive-through facilities depending on the zoning district in which they are located.
- **Indoor Recreation & Entertainment:** The offering of entertainment or games of skill to the general public within a fully enclosed building. This definition includes uses such as amusement arcade; bowling alleys; billiard parlor; ballroom; bathhouse; bingo establishment; dancing; firing (gun) range; gymnasium; instruction in baseball, basketball, gymnastics; miniature golf; ice- or roller-skating rink; or other similar indoor commercial amusement/recreation establishment. This definition shall not include off-track mutuel wagering facilities or adult entertainment business.
- **Hotel, Motel, or Hostel:** Any building or group of buildings containing guest rooms designed or intended to be occupied for sleeping purposes by guests for a fee, often with general kitchen and dining room facilities provided within the building or an accessory building, and that caters to the traveling public. The use may include associated administrative offices and the sale of food, beverages, and convenience items, and meeting rooms.

**Per Table 743-1, the proposed uses are permitted as follows:**

| Table 743-1: Use Table                          | C-1 | C-3 | C-4 | C-5 | C-7 |
|---|-----|-----|-----|-----|-----|
| <b>Food, Beverage, And Indoor Entertainment</b> |     |     |     |     |     |
| Eating Establishment or Food Preparation        | A   | P   | P   | P   | P   |
| Indoor Recreation & Entertainment               | A   | A   | P   | P   | P   |
| Hotel, Motel, or Hostel                         |     |     | P   | P   |     |



**Eating Establishment or Food Preparation** is permitted in C-3, C-4, C-5, and C-7 districts and is allowed as an accessory use in C-1. Since the restaurant will be located within the primary building, it would be permitted under existing zoning regulations with or without rezoning.

**Indoor Recreation & Entertainment is permitted** in C-3, C-4, C-5, and C-7 districts and is allowed as an accessory use in C-1, C-3. As a conference center within the existing structure, this use is allowable under the current C-S zoning as an accessory function.

**Hotel, Motel, or Hostel is permitted** in C-4 and C-5 districts. This use was incorporated into the C-S district under the 2019 rezoning approval (2019-ZON-031). Given the site’s attributes—including an existing structure, ample parking, proximity to an interstate, and separation from residential uses—the proposed hotel use aligns with the intent of the prior zoning trends.

The Comprehensive Plan recommends office commercial. “The Office Commercial typology provides for single and multi-tenant office buildings. It is often a buffer between higher intensity land uses and lower intensity land uses. Office commercial development can range from a small freestanding office to a major employment center. This typology is intended to facilitate establishments such as medical and dental facilities, education services, insurance, real estate, financial institutions, design firms, legal services, and hair and body care salons.”

Although the proposed rezoning introduces hospitality uses inconsistent with the Office Commercial designation, staff believes that the adaptive reuse of the existing structure aligns with broader planning objectives. The hotel, conference center, and restaurant would enhance commercial activity without detrimentally impacting adjacent uses. Additionally, the site’s location along a major corridor and its separation from residential neighborhoods mitigate potential land use conflicts.

While the proposed rezoning deviates from the Comprehensive Plan’s Office Commercial designation, the requested uses are contextually appropriate given the existing built environment, infrastructure, and surrounding land use patterns. Staff supports the rezoning request, recognizing its potential to revitalize the site and contribute to economic activity while maintaining compatibility with the surrounding area.

**GENERAL INFORMATION**

|                            |                      |                        |
|----------------------------|----------------------|------------------------|
| <b>Existing Zoning</b>     | C-S                  |                        |
| <b>Existing Land Use</b>   | Office Building      |                        |
| <b>Comprehensive Plan</b>  | Office Commercial    |                        |
| <b>Surrounding Context</b> | <b><u>Zoning</u></b> | <b><u>Land Use</u></b> |
|                            | North:               | C-S Office Building    |
|                            | South:               | C-S Office Building    |
|                            | East:                | C-S Interstate 465     |
|                            | West:                | C-S Office Building    |
| <b>Thoroughfare Plan</b>   |                      |                        |
| Telecom Drive              | Private Street       |                        |
| <b>Context Area</b>        | Compact              |                        |

|                            |            |
|----------------------------|------------|
| Floodway / Floodway Fringe | No         |
| Overlay                    | No         |
| Wellfield Protection Area  | No         |
| Site Plan                  | 2/10/ 2025 |
| Site Plan (Amended)        | N/A        |
| Elevations                 | 2/10/ 2025 |
| Elevations (Amended)       | N/A        |
| Landscape Plan             | N/A        |
| Findings of Fact           | N/A        |
| Findings of Fact (Amended) | N/A        |
| C-S/D-P Statement          | 2/10/ 2025 |

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)

### Pattern Book / Land Use Plan

- The Comprehensive Plan recommends community commercial development of the site.
- The **Office Commercial** typology provides for single and multi-tenant office buildings. It is often a buffer between higher intensity land uses and lower intensity land uses. Office commercial development can range from a small freestanding office to a major employment center. This typology is intended to facilitate establishments such as medical and dental facilities, education services, insurance, real estate, financial institutions, design firms, legal services, and hair and body care salons.

#### Conditions for All Land Use Types

- All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
- All development should include sidewalks along the street frontage.
- Master-planned developments in excess of 2 acres should include pedestrian amenities for passive and active recreation internal to the development.

#### Large-Scale Offices

- Pedestrian connections between buildings should be provided.
- Street connections to perimeter roads should be provided.

#### Small-Scale Offices, Retailing, and Personal or Professional Services

- Appropriate as a primary use only in major employment centers.
- Outdoor display of merchandise should be limited.



- If adjacent to residential uses or a Living Typology, outdoor
- display of merchandise is not recommended.
- Should be located along an arterial or collector street.
- If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.

**Red Line / Blue Line / Purple Line TOD Strategic Plan**

- Not Applicable to the Site.

**Neighborhood / Area Specific Plan**

- Not Applicable to the Site.

**Infill Housing Guidelines**

- Not Applicable to the Site.

**Indy Moves**

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

- Not Applicable to the Site.

## ZONING HISTORY

### Zoning History – Vicinity

**58-Z-72; Located South of 71<sup>st</sup> Street**, request rezoning of 120 acres being in an A-2 district to an R-2 Classification for residential use by platting, **Approved**.

**69-Z-318; 6400 West 71<sup>st</sup> Street**, request rezoning of \_ acres being in the D-6 district to the C-6 classification. **Approved**

**70-Z-14; 6500 West 71<sup>st</sup> Street**, request rezoning of \_ acres being in the D-2 district to the C-6 classification. **Approved**

**79-Z-86; 6001 West 71<sup>st</sup> Street**, request rezoning of \_ acres being in the C-1 and C-6 district to the C-5 classification. **Approved**

**80-Z-81; 6451 West 71<sup>st</sup> Street**, request rezoning of 211.73 acres being in the A-2,D-2,D-3, C-4, and C-6 districts to the C-S classification to provide for various C-1 and C-4 uses for commercial office and retail sales, as well as, D-6, D-6II and D-7 classification areas for patio homes, condos and multi-family use. **Withdrawn**.

**84-Z-55; 6401 West 71<sup>st</sup> Street**, request rezoning of 181 acres being in the A-2, D-2, D-3 to the C-1 classification to provide for executive and administrative offices of golden rule insurance company and compatible professional office use. **Approved**.

**2003-ZON-111; 6401 West 71<sup>st</sup> street, 6640 North Intech boulevard (subject site), 6220 Pistol Way, 6510 and 6650 Telecom Drive, (subject site included)**, request a rezoning of 79.071 acres from C-S to C-S to provide for education Uses in Areas "B", "C", and "D", **Approved**.

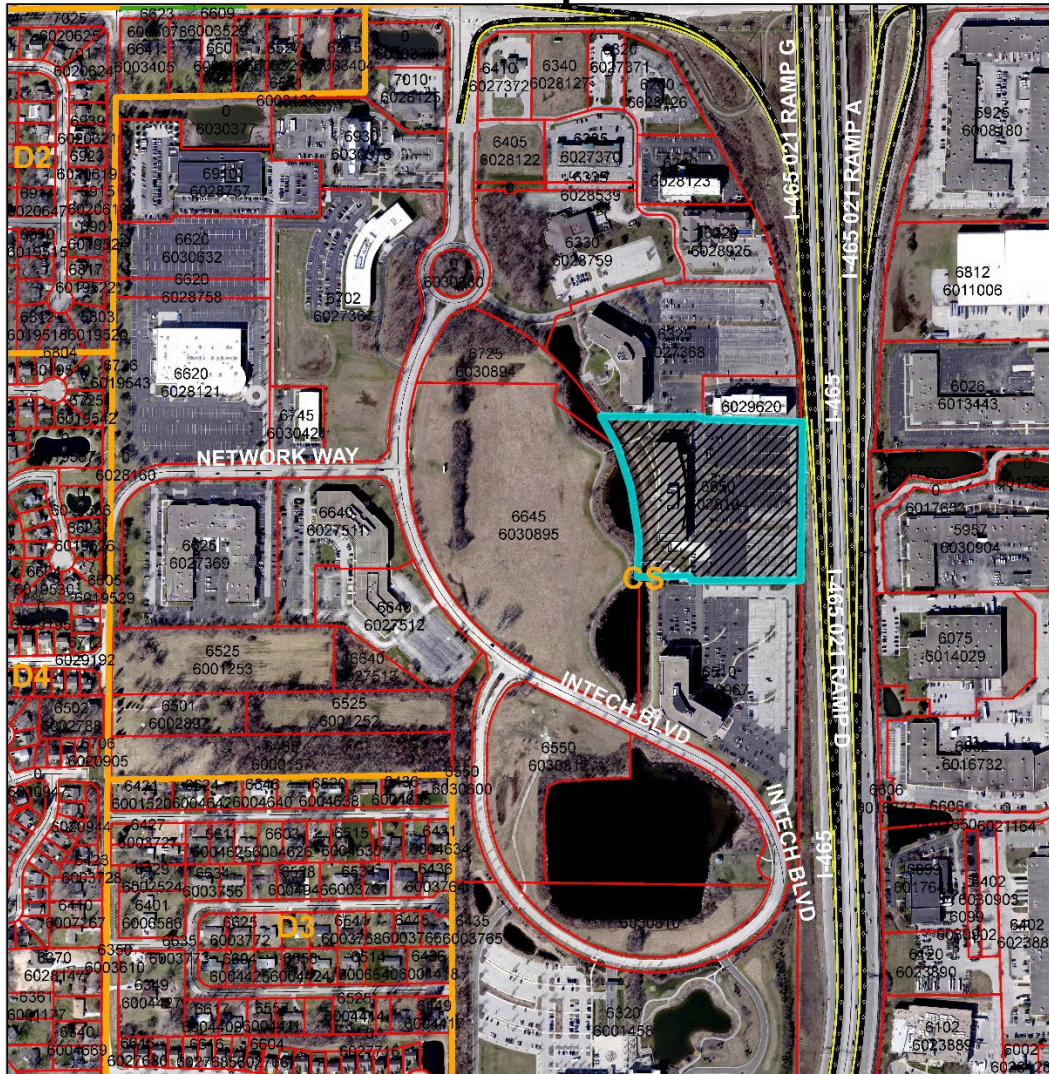
**2019-ZON-031; 6720 Telecom Drive (north of site)**, request rezoning of 1.43 acres from the C-S district to the C-S classification to provide for C-1, retail, eating establishment, hotel or motel and micro hospital uses, in addition to the previously approved uses and subject to the development standards required by 98-2-233 and its associated commitments. **Approved**.

**2003-ZON-067; 6201 West 71<sup>st</sup> Street (subject site included)**, requests a rezoning 7.63 acres from C-S to C-S, to provide for an inpatient surgical hospital in Area "D", **approved**.

**98-Z-233; 6201 West 71<sup>st</sup> Street (subject site Included)**, requests a rezoning of 210.8 acres, being in the C-1 and C-6 districts, to the C-S classification to provide for a commercial park development, **approved**.

EXHIBITS

# Aerial Map



-  Docket Cases
-  CCGIS.ZONING
-  CCGIS.PARCELS







Photo of the subject site.



Photo of the parking area on site.

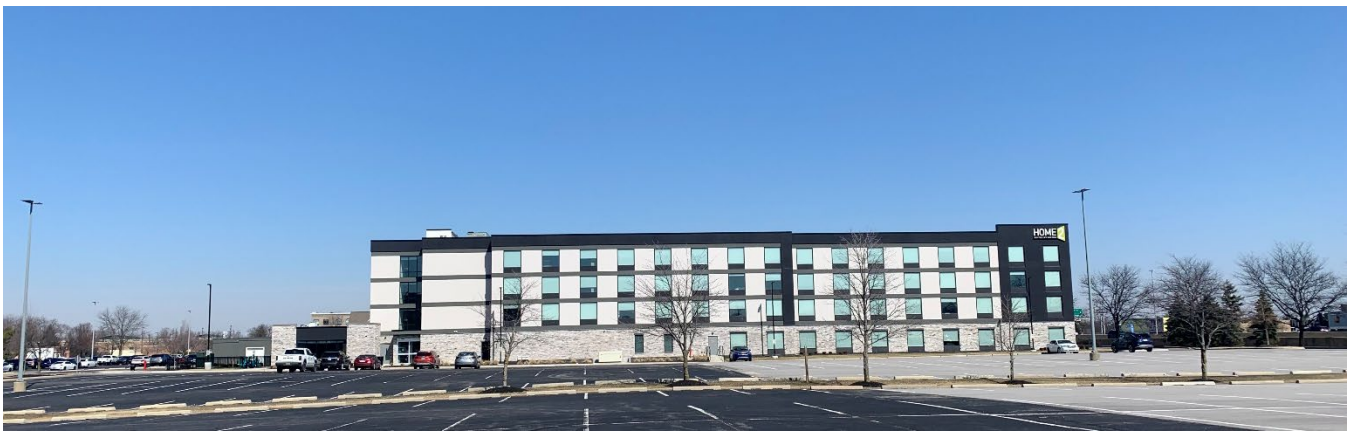


Photo of the 2019 rezone to allow Hotel Use



Photo of subject and neighboring hotel.



Photo of the office South of the site.



## **Project Description**

### **Intech II**

Intech II was developed in the early 2000's by Lauth, an Indianapolis based developer, as a part of the greater Intech Park development. The most recent tenant of Intech II was the US Department of Homeland Security, who occupied the entire building. After the tenant decided to move out, the building remained completely vacant. Intech II currently produces no revenue and has seen a devastating decline in both its assessed and market value. Since the pandemic, the office sector has struggled to find enough demand to fill the supply in the market. The west side Indianapolis market is no exception to this.

### **Developer: Sim Ghoman**

In 2024, Sim Ghoman, owner of Intech Partners LLC, purchased the building with the vision of converting it into an upscale hotel which includes a Bar Louie restaurant, conference/meeting space, and a coffee shop. Sim, a principal at The Ghoman Group, has over two decades of experience developing and operating hotels and restaurants. The amenities will not only be available to hotel guests but also to the public, including the other tenants of Intech Park and surrounding office buildings. Excluding basic hotel signage, there will be no change to the exterior of the building to preserve the look of Intech Park as a whole.

### **Hotel: Hyatt Place**

Hyatt Place is an upscale, select-service hotel brand designed for business travelers and those seeking convenient, affordable accommodation. These mid-sized properties typically feature around 150 rooms and offer numerous amenities such as business centers, free breakfast, wireless internet, in-room refrigerators, lounges, bars, grab-and-go food options, gyms, and meeting space. As one of Hyatt's most successful brands, Hyatt Place accounts for over half of the company's hotel footprint, demonstrating the appeal of the hotel's design and amenities. The hotel provides a tech-friendly environment with an intuitive design and casual atmosphere, making it an attractive option for corporate travelers.

### **Restaurant: Bar Louie**

The Bar Louie restaurant, planned as a key feature of the new hotel, will be tailored to cater to business professionals and corporate events. Renowned for its sophisticated atmosphere, Bar Louie will offer a curated menu featuring upscale appetizers, gourmet sandwiches, and premium entrees, perfect for business lunches and dinners. The bar will boast an extensive selection of fine wines, craft beers, and signature cocktails, ideal for networking events and corporate gatherings. With private dining areas, modern AV equipment, and exceptional service, Bar Louie will provide a versatile and refined setting for meetings, presentations, and social functions, enhancing the overall appeal of the Hyatt Place hotel for business travelers and local professionals alike.

### **Hyatt Place Conference Space**

The rentable conference rooms and breakout meeting areas at the Hyatt Place will prove to be highly advantageous for nearby office spaces and hotels that lack such facilities. These modern, tech-equipped spaces will not only attract corporate clients but also serve as essential venues for events, meetings, and conferences that neighboring offices and hotels can utilize. This additional amenity will boost the



business appeal of the area, offering a competitive edge, increasing occupancy rates, and fostering a dynamic business community.

# ALTA / ACSM LAND TITLE SURVEY

## INTECH BUSINESS PARK - BUILDING THREE

### 10.45± ACRES

**S&E Group Land Surveyors**  
 454 Oakdale Drive  
 Carmel, IN 46032  
 Phone: 317.844.3333  
 Fax: 317.844.3383  
 www.segroup.com

**INTECH - BUILDING THREE**  
 6610 Telecom Drive  
 Indianapolis, Indiana 46278

**PROJECT LOCATED IN:**  
 SECTION 35 - TOWNSHIP 17 NORTH - RANGE 69 EAST  
 FIRE TOWNSHIP, MARION COUNTY

**ALTA/ACSM**  
**LAND TITLE SURVEY**

**PREPARED FOR:**  
 SULLIVAN & WORCESTER, LLP  
 ONE POST OFFICE SQUARE  
 BOSTON, MA 02109

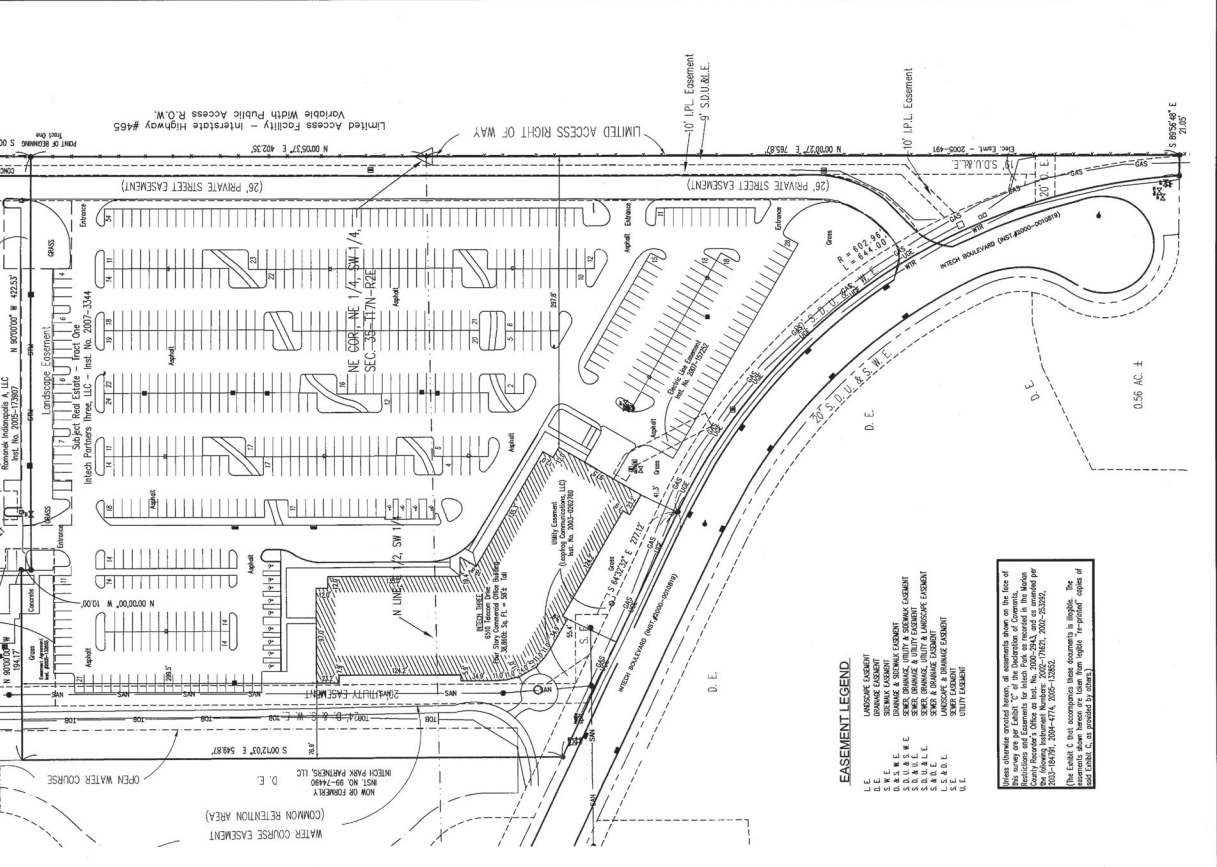
**REV # | DATE | REV. DESC.**  
 1 | 06/09/11 | Comments  
 2 | 06/30/11 | Comments  
 3 | 07/14/11 | Updated Parking Lots

**DRAWING LEGEND**

1. 1/4" = 100' SCALE  
 2. 1/4" = 100' SCALE  
 3. 1/4" = 100' SCALE

**APPROVED BY:** BCR  
**DRAWN BY:** JMF/BMM  
**Date of Last Field Work:** 05/10/2011  
**Date Plotted:** 07/14/2011

**Reference #: 1-549**  
**Project Number: C11-5997**  
**Sheet Number: 1 of 2**



**GRAPHIC SCALE**  
 1" = 60'

**EVIDENCE OF SOURCE OF THIS SURVEY:** This subject tract was provided by Survey, Title Insurance Company, having a current title insurance policy, and was surveyed in accordance with the subdivision plat and subdivision map for the subject tract, which was recorded in the Public Records Office of Marion County, Indiana, as follows:

1. Sewer Contraction Agreement - Int. No. 92-252 - unable to determine effects of this document
2. Sewer Contraction Agreement - Int. No. 92-252 - unable to determine effects of this document
3. Sewer Contraction Agreement - Int. No. 92-252 - unable to determine effects of this document
4. Sewer Contraction Agreement - Int. No. 92-252 - unable to determine effects of this document
5. Sewer Contraction Agreement - Int. No. 92-252 - unable to determine effects of this document
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21. Sewer Contraction Agreement - Int. No. 92-252 - unable to determine effects of this document
22. Sewer Contraction Agreement - Int. No. 92-252 - unable to determine effects of this document

**PROPERTY DESCRIPTION:** The subject tract is located in the Southeast Quarter of Section 35, Township 17 North, Range 69 East, Marion County, Indiana, being more particularly described as follows:

**GENERAL OF LAND SURVEY:** This Land Survey, prepared by S&E Group Land Surveyors, is hereby certified to be a true and correct survey of the land shown on the attached map, and that the same was surveyed in accordance with the subdivision plat and subdivision map for the subject tract, which was recorded in the Public Records Office of Marion County, Indiana, as follows:

**DATE OF FILE OR MAP:** 05/10/2011

**STATE OF INDIANA**  
 No. 2003-21252  
 STATE OF INDIANA  
 PUBLIC RECORDS OFFICE

**Surveyor's Declaration:** I, the undersigned, being duly sworn, depose and say that I am the Surveyor of the above described land, and that I have personally surveyed and reduced to writing the same, and that the same is a true and correct survey of the land shown on the attached map, and that the same was surveyed in accordance with the subdivision plat and subdivision map for the subject tract, which was recorded in the Public Records Office of Marion County, Indiana, as follows:

**Land Surveyor's Affidavit:** I, the undersigned, being duly sworn, depose and say that I am the Surveyor of the above described land, and that I have personally surveyed and reduced to writing the same, and that the same is a true and correct survey of the land shown on the attached map, and that the same was surveyed in accordance with the subdivision plat and subdivision map for the subject tract, which was recorded in the Public Records Office of Marion County, Indiana, as follows:

**Witnesses:** I, the undersigned, being duly sworn, depose and say that I am the Surveyor of the above described land, and that I have personally surveyed and reduced to writing the same, and that the same is a true and correct survey of the land shown on the attached map, and that the same was surveyed in accordance with the subdivision plat and subdivision map for the subject tract, which was recorded in the Public Records Office of Marion County, Indiana, as follows:

**Easement Legend:**

- L.E. LANDSCAPE EASEMENT
- L.F. LANDSCAPE EASEMENT
- L.S. LANDSCAPE EASEMENT
- L.W. LANDSCAPE EASEMENT
- L.G. LANDSCAPE EASEMENT
- L.B. LANDSCAPE EASEMENT
- L.R. LANDSCAPE EASEMENT
- L.T. LANDSCAPE EASEMENT
- L.P. LANDSCAPE EASEMENT
- L.M. LANDSCAPE EASEMENT
- L.N. LANDSCAPE EASEMENT
- L.O. LANDSCAPE EASEMENT
- L.Q. LANDSCAPE EASEMENT
- L.R. LANDSCAPE EASEMENT
- L.S. LANDSCAPE EASEMENT
- L.T. LANDSCAPE EASEMENT
- L.U. LANDSCAPE EASEMENT
- L.V. LANDSCAPE EASEMENT
- L.W. LANDSCAPE EASEMENT
- L.X. LANDSCAPE EASEMENT
- L.Y. LANDSCAPE EASEMENT
- L.Z. LANDSCAPE EASEMENT

**Additional Notes:** The survey was conducted in accordance with the provisions of the Indiana Surveying Act, and the same is a true and correct survey of the land shown on the attached map, and that the same was surveyed in accordance with the subdivision plat and subdivision map for the subject tract, which was recorded in the Public Records Office of Marion County, Indiana, as follows:

FINAK





## **C-S STATEMENT**

**Subject Property:** 6650 Telecom Dr.

**Permitted Uses:**

1. Any use permitted in the C-1 Zoning District
2. Hotel
3. Eating establishment
4. Conference Center

**Development Standards:** Development standards established by 98-Z-233 and associated commitments recorded as Instrument No. 1999-0036724 shall remain in full force and effect.



# HYATT PLACE™

CONFERENCE CENTER & BAR LOUIE

INTECH  
PARTNERS, LLC



W 71ST STREET

STARBUCKS

BMO BANK

RETAIL

RETAIL

HOLIDAY INN EXPRESS

1465

INTECH ONE

HOME2 SUITES

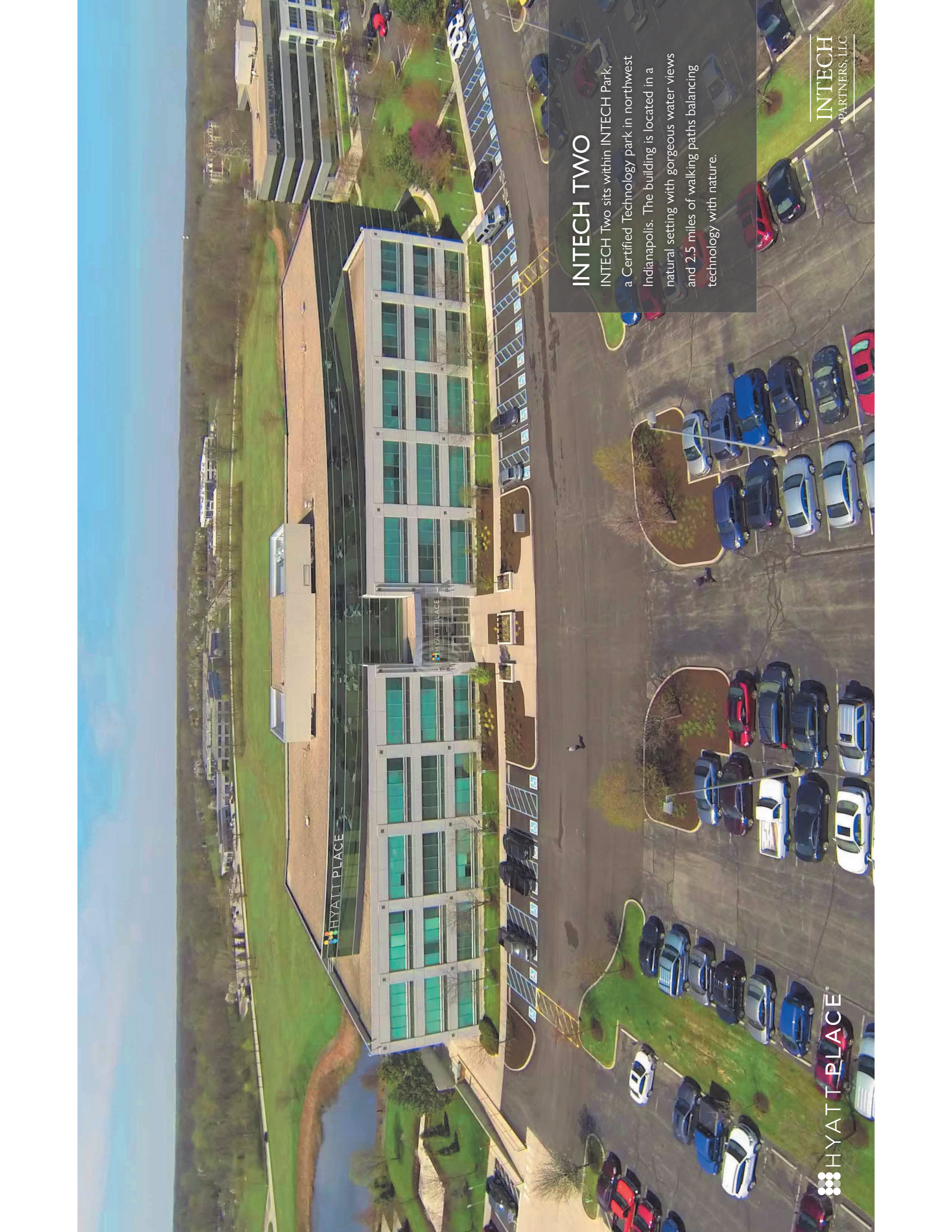


INTECH THREE

# HYATT PLACE®

CONFERENCE CENTER & BAR LOUIE





## INTECH TWO

INTECH Two sits within INTECH Park, a Certified Technology park in northwest Indianapolis. The building is located in a natural setting with gorgeous water views and 2.5 miles of walking paths balancing technology with nature.

INTECH  
PARTNERS, LLC

HYATT PLACE®



# HYATT PLACE

The hotel will convert the existing 141,000 sf INTECH Two office building to a 149 key Hyatt Place with 10,000sf conference center and Bar Louie restaurant accommodating 250 guests.

View from west lawn

 HYATT PLACE®

 INTECH  
PARTNERS, LLC





**HYATT PLACE**  
CONFERENCE Bar Louie  
CENTER  
6650 TELECOM DRIVE

## HOTEL ENTRANCE AND PARKING

Ample parking provided in the existing lot, with 624 parking spaces available to hotel, restaurant and conference center guests.

**HYATT PLACE**

**INTECH**  
PARTNERS, LLC

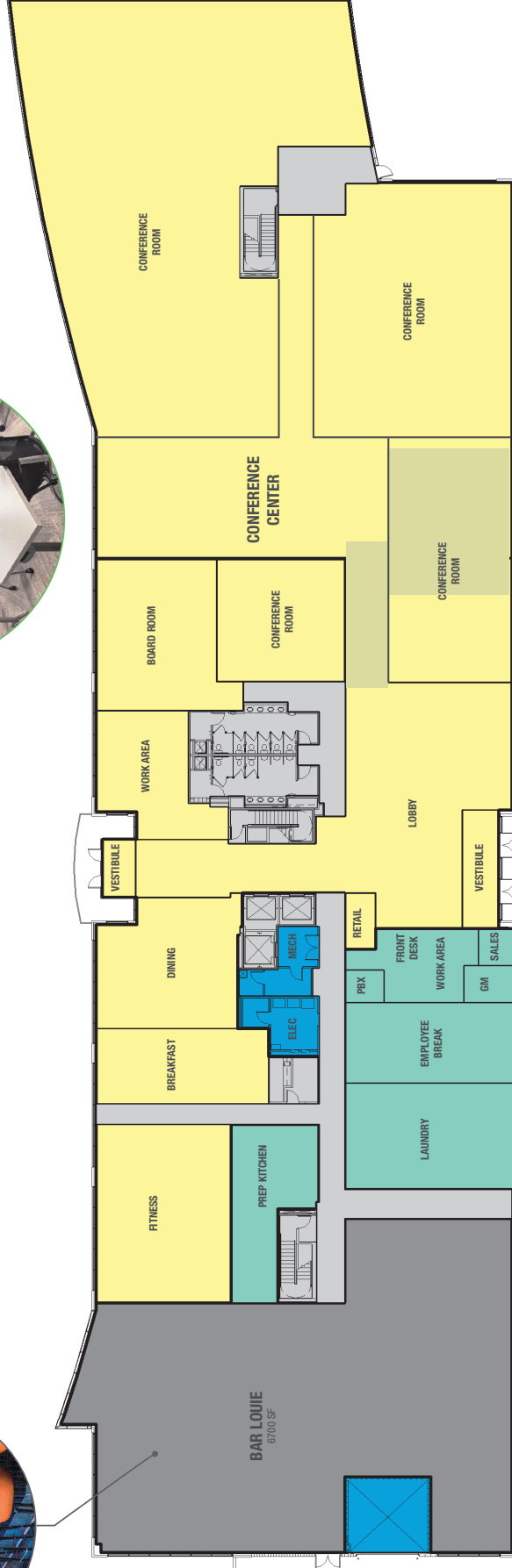
Google



**Bar Louie**  
 ONSITE  
 RESTAURANT  
 OPEN TO PUBLIC



**CONFERENCE CENTER**  
 RANGE OF ROOM TYPES AND SIZES  
 AVAILABLE TO PUBLIC



MAIN ENTRANCE



FITNESS



BREAKFAST



PATIO



LOBBY




COFFEE SHOP  
POWERED BY STARBUCKS  
OPEN TO PUBLIC



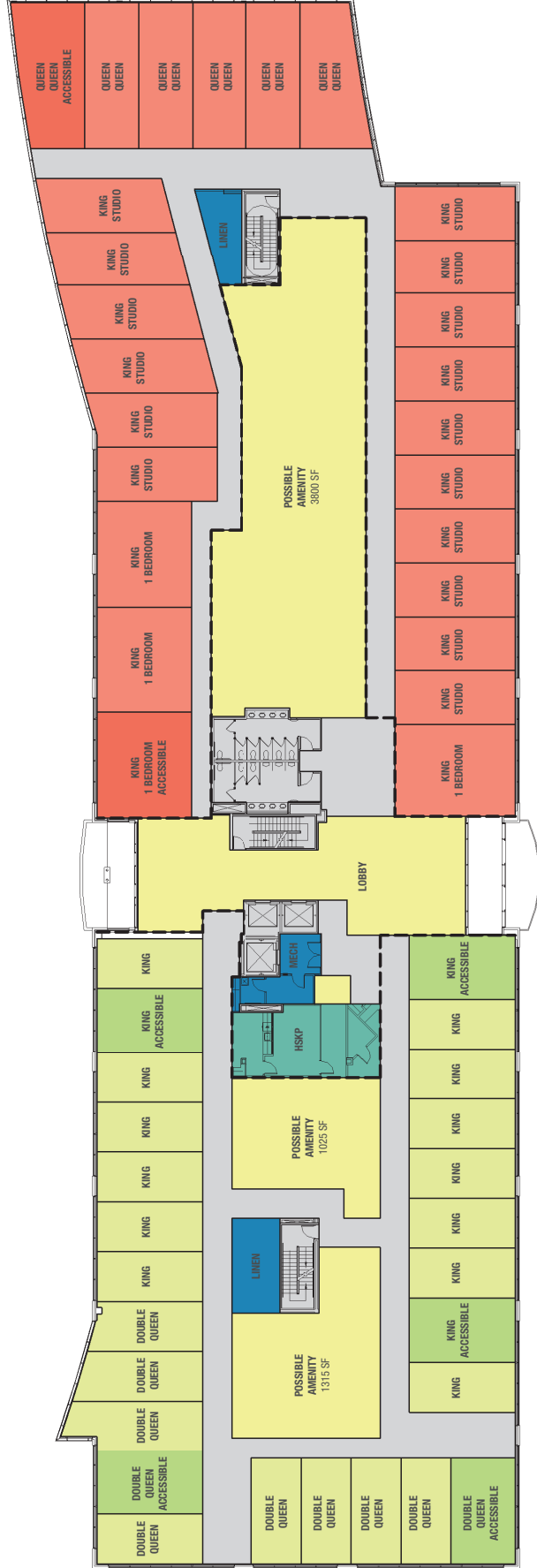
# GUEST ROOMS

FLOORS 1-4  
149 TOTAL KEYS

 HYATT PLACE®

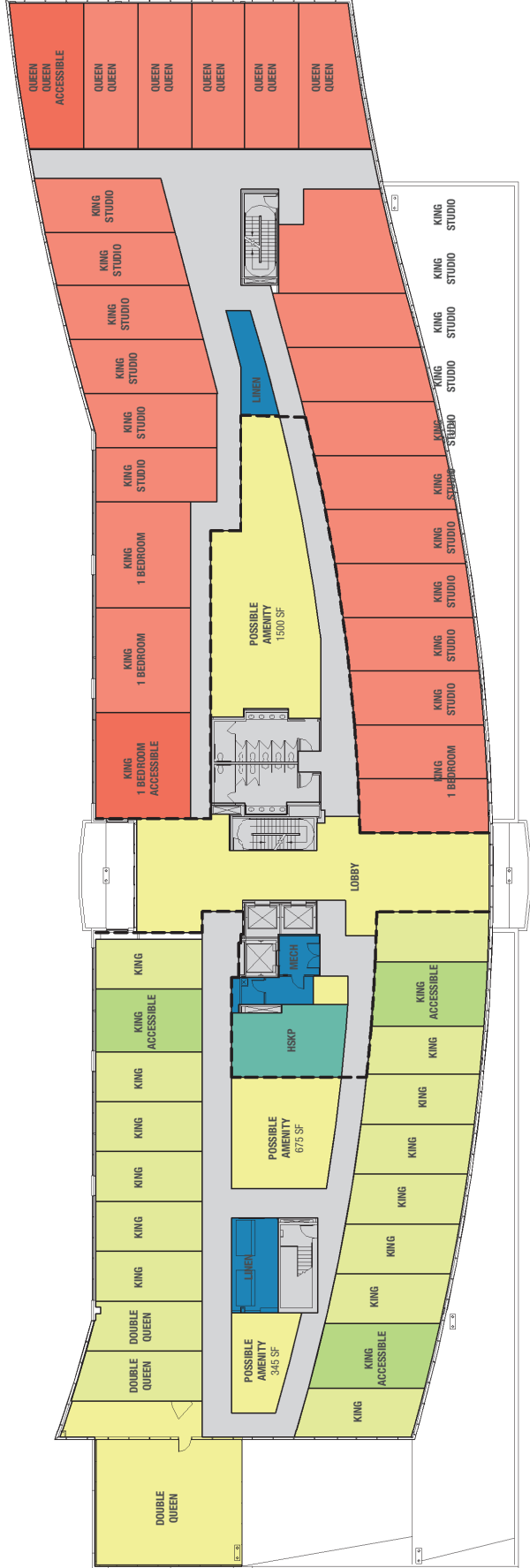
INTECH  
PARTNERS, LLC













INTECH  
PARTNERS, LLC

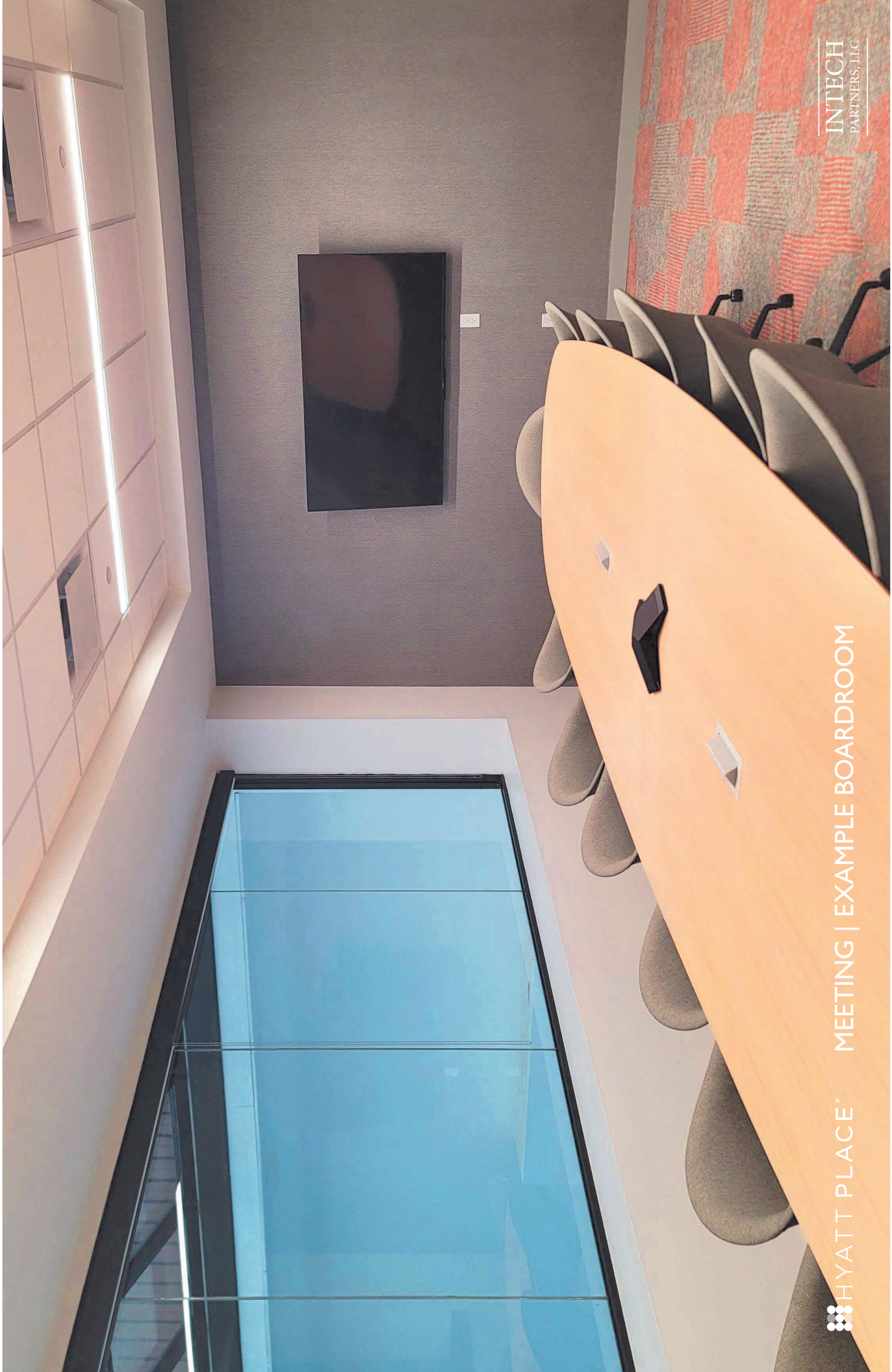
MEETING | EXAMPLE LARGE CLASS SETUP

HYATT PLACE









INTECH  
PARTNERS, LLC

MEETING | EXAMPLE BOARDROOM

HYATT PLACE®

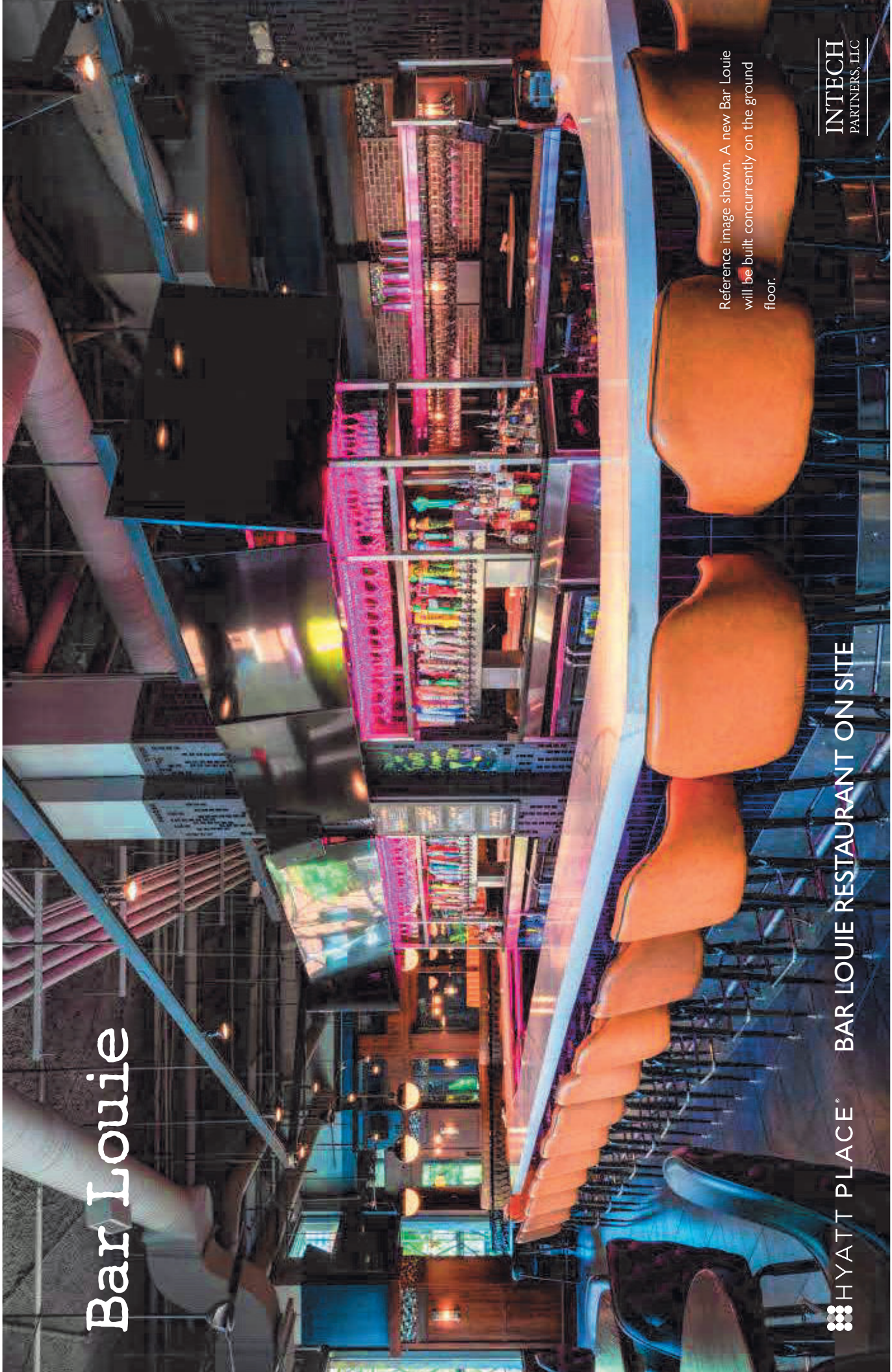


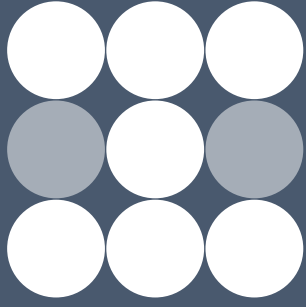
# Bar Louie

HYATT PLACE® BAR LOUIE RESTAURANT ON SITE

Reference image shown. A new Bar Louie will be built concurrently on the ground floor:

INTECH PARTNERS, LLC





# HYATT PLACE™

CONFERENCE CENTER & BAR LOUIE

INTECH  
PARTNERS, LLC