

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

June 26, 2025

Case Number: 2025-CZN-826 / 2025-CPL-826 / 2025-CVR-826 (Amended)

Property Address: 2955 North Meridian Street

Location: Center Township, Council District #12

Petitioner: 2955 Indy IN, LLC by Misha Rabinowitch

Current Zoning: C-1 (RC) (TOD)

Rezoning of 8.966 acres from the C-1 (RC) (TOD) district to the C-S (RC) (TOD) district to provide for a mixed-use development consisting of townhomes, multi-family dwellings, commercial offices, and retail uses, and all uses in the C-1 and MU-3 districts.

Approval of a Subdivision Plat to be known as 2955 North Meridian Subdivision, subdividing 8.966 acres into 21 lots.

Request:

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a retail use with a drive-through component within 600 feet of a transit station, on a lot with street frontage on Meridian Street (not permitted), with 20 feet of street frontage (minimum 50 feet street frontage required), zero-foot front yard and front transitional yard setbacks (minimum 10-foot front yard and 10-foot front transitional yard setbacks required), zero-foot side and rear yard setbacks (minimum 10-foot side and rear yard setbacks required), building height of 50 feet (maximum 38-foot building height in Compact Context Area, and maximum 25-foot building height permitted within a transitional yard required), 5% transparency for a structure along 30th Street (minimum 40% transparency required), and no transparency along Talbott Street (minimum 40% transparency required), and encroachment into the clear sight triangle (not permitted).

Current Land Use: Commercial Office Building / Parking Lot

Approval of the plat.

Approval of the rezoning, subject to the commitments noted below.

Staff

Recommendations:

Approval of the subdivision plat, subject to the conditions noted below.

Denial of the variance of use and development standards for a retail use with a drive-through component within 600 feet of a transit station with street frontage along Meridian Street and reduced street frontage.

Approval of reduced setbacks and increased building height.

Denial of the reduced transparency along East 30th Street and Talbott Street.

Approval of the variance for encroachment into the clear sight triangle.

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued these petitions from the June 12, 2025 hearing, to the June 26, 2025 hearing, at the request of staff and the petitioner's representative for further discussions and to provide new notice.

STAFF RECOMMENDATION

Staff recommends that the Hearing Examiner approve and find that the plat, file dated May 5, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provides a bond as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
12. That the plat shall be recorded within two (2) years after the date of conditional approval by the Hearing Examiner.

Approval of the rezoning to the C-S (TOD) (RC) subject to the following commitments being reduced to writing on the Commission's Exhibit "B" forms at least five (5) business days prior to the MDC hearing:

1. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptables provided for the proper disposal of trash and other waste.
2. The following uses shall be prohibited: automobile fueling station, tavern and night club / cabaret.

PETITION OVERVIEW

This 8.966-acre site, zoned C-1 (RC) (TOD), is bifurcated by vacated North Pennsylvania Street (Petition 93-VAC-47). A 34,626-square foot office building is located along the North Meridian Street frontage, with parking on the eastern portion of the site. It is surrounded by a park, telephone exchange facility and a parking lot to the north, across East 30th Street, zoned C-3 (RC) (TOD) and C-4 (RC) (TOD), respectively; a commercial office building / associated parking and a park to the south, across East 29th Street, zoned C-1 (RC) (TOD) and PK-1 (RC) (TOD); single-family and two-family dwellings to the east, across North Talbott Street, zoned D-5 (RC) (TOD); and commercial office uses to the west, across North Meridian Street, zoned C-S (RC) (TOD).

PLAT

Site Plan

Petition 2024-PLT-010 divided the site into two lots and two blocks to be known as 29th & Meridian Subdivision. This plat (2025-CPL-826) request would divide 8.966 acres into 21 lots resulting in a subdivision to be known as 2955 North Meridian Subdivision.

The existing commercial office building is located on Lot 1 (2.72 acres); Lots 2 and 3 (0.58 acre) are located at the southwest corner and proposed for commercial uses; multi-family dwellings are proposed on Lot 4 (1.05 acre) that would be located at the southeast corner of the site; Lot 21 (0.40 acre) at the northeast corner of the site would provide space for a non-profit entity; lots C-Plat-30, C-Plat-28 and 7 through 20 would provide for townhomes along Talbott Street. The remaining area (3.86 acres) would be common space consisting of the existing drives and parking lot and proposed access drive on North Meridian Street

Streets

The proposed subdivision occupies a city block bound by the follow primary arterials: North Meridian Street, North Talbott Street, East 29th Street and East 30th Street.

Sidewalks

Sidewalks exist along all four street frontages and appear to be in reasonable condition. Replacement, in accordance with the Department of Public Works standards, would be required if the sidewalks would be damaged during development and construction on the lots.

Waivers

None requested.

REZONING

The request would rezone the site from the C-1 district to the C-S (Special Commercial) district to provide for mixed-use development consisting of townhomes, multi-family dwellings, commercial offices, retail uses, C-1 uses and MU-3 uses.

“The C-S District is designed to permit, within a single zoning district, multi-use commercial complexes or land use combinations of commercial and noncommercial uses, or single-use commercial projects. The primary objective of this district is to encourage development which achieves a high degree of excellence in planning, design, or function, and can be intermixed, grouped or otherwise uniquely located with maximum cohesiveness and compatibility. The district provides flexibility and procedural economy by permitting the broadest range of land use choices within a single district, while maintaining adequate land use controls. The C-S District can include high-rise or low-rise developments, can be applied to large or small land areas appropriately located throughout the metropolitan area, and can be useful in areas of urban renewal or redevelopment.”

The Mapleton Fall Creek Neighborhood Land Use Plan recommends office buffer commercial. As proposed, the development would not align totally with the Plan recommendation. Only the western portion of the site would be consistent with this Plan.

C-S Statement

The C-S Statement, file dated May 5, 2025, described the overall development, permitted uses that would include uses in the C-1 and MU-3 districts, along with two drive-through components along North Meridian Street.

Development standards were outlined, all of which would require the grant of a variances, including reduced setbacks, increased building height, and reduction in building transparency.

Parking would be located within the common areas and shared among owners and invitees, ultimately managed by an owner’s association.

Overlays – Transit-Oriented Development (TOD) / Regional Center (RC)

This site is also located within an overlay, specifically the Transit Oriented Development (TOD).

“Overlays are used in places where the land uses that are allowed in a typology need to be adjusted. They may be needed because an area is environmentally sensitive, near an airport, or because a certain type of development should be promoted. Overlays can add uses, remove uses, or modify the conditions that are applied to uses in a typology.”

The Transit-Oriented Development (TOD) overlay is intended for areas within walking distance of a transit station. The purpose of this overlay is to promote pedestrian connectivity and a higher density than the surrounding area.

This site is also located within the Regional Center (RC) overlay that requires Regional Center approval including design review and approval of all external changes or modifications including site plan, elevations, landscape plan and signs.

Environmental Public Nuisances

The purpose of the Revised Code of the Consolidated City and County, Sec.575 (Environmental Public Nuisances) is to protect public safety, health and welfare and enhance the environment for the people of the city by making it unlawful for property owners and occupants to allow an environmental public nuisance to exist.

All owners, occupants, or other persons in control of any private property within the city shall be required to keep the private property free from environmental nuisances.

Environmental public nuisance means:

1. Vegetation on private or governmental property that is abandoned, neglected, disregarded or not cut, mown, or otherwise removed and that has attained a height of twelve (12) inches or more;
2. Vegetation, trees or woody growth on private property that, due to its proximity to any governmental property, right-of-way or easement, interferes with the public safety or lawful use of the governmental property, right-of-way or easement or that has been allowed to become a health or safety hazard;
3. A drainage or stormwater management facility as defined in Chapter 561 of this Code on private or governmental property, which facility has not been maintained as required by that chapter; or
4. Property that has accumulated litter or waste products, unless specifically authorized under existing laws and regulations, or that has otherwise been allowed to become a health or safety hazard.

Staff would request a commitment that emphasizes the importance of maintaining the site in a neat and orderly manner at all times and provide containers and receptacles for proper disposal of trash and other waste.

VARIANCES OF USE AND DEVELOPMENT STANDARDS

The request would provide for drive-through components within 600 feet of a transit station on a lot with street frontage on North Meridian Street, both of which are not permitted within the TOD overlay.

“The intent of the Transit Oriented Development (TOD) Secondary District is to coordinate more compact, walkable and urban development patterns with public investment in the transit system. These development patterns ensure that walking and biking are viable options for short trips and transit is a priority for longer trips.”

Development patterns and site designs that prioritize automobile travel undermine these public and private investments. Staff believes the introduction of drive throughs along North Meridian Street clearly places automobile travel over and above the safety of pedestrians and bicyclists that would be drawn to and be present in this proposed development.

Consequently, staff strongly recommends denial of this variance of use and development standard that would allow this feature along the Meridian Street corridor and in proximity of a district transit station.

This request would provide for zero-foot front yard, front transitional yards, site yard and rear yards when the Ordinance requires 10-foot front yard, front transitional yards, side yards and rear yards setbacks.

Staff supports these requests for zero-foot setbacks because all four site boundaries front on arterial streets and the reduced setbacks would allow for appropriate integration of this development with the surrounding urban character of this site located along the Meridian Street corridor.

The request would also provide for a building height of 50 feet when the Ordinance limits building height to 25 feet within a transitional yard. Because of the surrounding architectural character, a 50-foot-tall building would be consistent with the surrounding multi-story buildings and architectural character in the area.

The request would also allow for 5% reduction of transparency of a structure along 30th Street and zero transparency along Talbot Street when the Ordinance requires 40% transparency along both of those streets. Staff does not support a reduction of this magnitude because of the need to provide visibility and visual connection with surrounding land uses at the pedestrian and human level. Lack of transparency compromises connections and appropriate integration with the surrounding land uses.

Finally, the request would allow for encroachment into the clear sight triangles at the northeast and southeast corners of the site. This encroachment results from the reduced building setbacks that staff supports because it would have minimal impact on surrounding land uses and provide for appropriate integration with the surrounding land uses.

Planning Analysis

As previously noted, the development would not be completely consistent with the Neighborhood Plan recommendation of office buffer commercial, but it would generally align with the characteristics of the TOD District Center typology of dense mixed-use hub with tall buildings with no front or side setbacks that consist of multi-family dwellings.

The proposed western portion of the site would align with the Neighborhood Plan recommendation of office buffer commercial because the existing structure would remain with the current office uses. The eastern half of the site would not be consistent with the Plan recommendation, but the proposed residential uses would serve as an appropriate buffer and compatible transition to the neighborhoods to the north, east and south. Staff also believes that the proposed development would result in a supportable land use that would replace the large, unused parking lot and bring a new dynamic and vitality to the area.

The requested variances for reduced setbacks and building height support and are consistent with the TOD characteristics and typology.

As previously noted, Staff does not support the variance of use for the proposed drive-through components, frontage / access along North Meridian Street or the lack of transparency along East 30th Street and Talbott Street, all of which are not supportive of TOD principles.

GENERAL INFORMATION

Existing Zoning	C-1 (RC) (TOD)	
Existing Land Use	Commercial Office / Parking Lot	
Comprehensive Plan	Office Buffer Commercial	
Surrounding Context	Zoning	Land Use
North:	C-3 (RC) (TOD) / C-4 (RC) (TOD)	Park / utility facility / parking lot
South:	C-1 (RC) (TOD) / PK-1 (RC) (TOD);	Commercial office uses / park
East:	D-5 (RC) (TOD)	Single-family dwellings
West:	C-S (RC) (TOD)	Commercial office uses
Thoroughfare Plan		
North Meridian Street	Primary Arterial	Existing 50-foot right-of-way and proposed 80-foot right-of-way.
Talbott Street	Primary Arterial	Existing 60-foot right-of-way and proposed 56-foot right-of-way.
East 29 th Street	Primary Arterial	Existing 60-foot right-of-way and proposed 78-foot right-of-way.

East 30 th Street	Primary Arterial	Existing 50-foot right-of-way and proposed 78-foot right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	Yes. Transit Oriented Development (TOD) / Regional Center (RC)	
Wellfield Protection Area	No	
Site Plan	May 5, 2025	
Site Plan (Amended)	N/A	
Elevations	May 5, 2025 / May 14, 2025,	
Elevations (Amended)	N/A	
Landscape Plan	May 5, 2025	
Findings of Fact	May 5, 2025 / June 17, 2025	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	May 5, 2025	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Indianapolis Regional Center Plan 2020 (2004).
 - This Plan recommends residential development (garden apartment and townhouses) at 16-26 dwelling units per acre.
- Indianapolis Regional Center Guidelines (2008).
 - These design guidelines provide a community standard for urban design. They were developed to encourage creativity, interest, and variety, and to build upon local heritage and character. The guidelines are intended to protect the investments of stakeholders by maintaining downtown Indianapolis as an efficient, sustainable, and vital place in which to live, work, learn and spend free time.
 - The purpose of these Guidelines is to set standards that will produce a more thoughtful design response to Regional Center development projects. They focus on a wide range of characteristics of the built environment.
 - This proposed development would be required to file an approval petition for Regional Center that would require design review in accordance with the Guidelines.

- The North Meridian Street Corridor – 16th Street to 30th Street (2008)
 - Recommends Non-Core Office land use described as uses will generally be single-owner office and professional service uses that are not necessarily linked with one neighborhood and may be used by worker, visitor and resident populations. Ancillary street-level commercial.
 - The Plan also includes this site in the Campus typology is characterized by a campus-style orientation of buildings, often organized around a central node such as a plaza or open space. The environment is pedestrian in nature and usually master planned. Parking is clustered in garages, but there may be large surface parking lots at the edges of the development. There is typically a single educational, corporate, or government owner. Examples are the Lilly Corporate Center, IUPUI and Medical Center, the Indiana Government Center, and IVY Tech.

Pattern Book / Land Use Plan

Not Applicable to the Site.

Red Line / Blue Line / Purple Line TOD Strategic Plan

The Redline Transit-Oriented Development Strategic Plan (2021).

This site is located within a ¼ mile walk a transit stop located at the intersection of East 30th Street and North Meridian Street, with a District Center typology.

District Center stations are located at the center of regionally significant districts with several blocks of retail or office at their core. Development opportunities include infill and redevelopment, dense residential, employment near transit stations, neighborhood retail and a focus on walkability and placemaking.

Characteristics of the District Center typology are:

- A dense mixed-use hub for multiple neighborhoods with tall buildings
- Minimum of three stories at core with no front or side setbacks
- Multi-family housing with a minimum of five units
- Structured parking only with active first floor

This district follows the policies and principles of the comprehensive plan, the transit-oriented development strategic plans, and the Livability Principles in this code, and has the following specific design objectives:

1. Place a wide range of housing types within walking distance of commercial centers and transit stops or stations, and at a critical mass that supports these places.
2. Create connections through many different modes of transportation between neighborhoods and places for commercial services and employment.
3. Provide a concentration of many different and small-scale uses with a fine-grained pattern

4. Ensure human-scale design that prioritizes relationships of sites and buildings to the streetscapes.

Neighborhood / Area Specific Plan

Mapleton Fall Creek Neighborhood Land Use Plan (2013) recommends office buffer commercial and a C-1 zoning district.

This land use category is for low-intensity office uses, integrated office development and compatible office-type uses. Retail uses are not promoted in this category, unless those uses are significantly subordinate to the primary office use, or the retail use exclusively serves an abundance of office uses in proximity to the retail use. Office Commercial Uses can exist either as buffers between higher intensity land uses and lower intensity land uses or as major employment centers. The following uses are representative of this land use category: medical and dental facilities, education services, insurance, real estate, financial institutions, design firms, legal services, day care centers, mortuaries, and communications studios.

Infill Housing Guidelines

Not Applicable to the Site.

Indy Moves

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

The Marion County Thoroughfare Plan (2019) “is a long-range plan that identifies the locations classifications and different infrastructure elements of roadways within a defined area.”

The following listed items describe the purpose, policies and tools:

- Classify roadways based on their location, purpose in the overall network and what land use they serve.
- Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.
- Set requirements for preserving the right-of-way (ROW).
- Identify roadways for planned expansions or new terrain roadways.
- Coordinate modal plans into a single linear network through its GIS database.

ZONING HISTORY

2024-PLT-010; 2955 North Meridian Street; requested approval of a Subdivision Plat, to be known as 29th & Meridian Subdivision, dividing 9.035 acres into two lots and two blocks, **approved**.

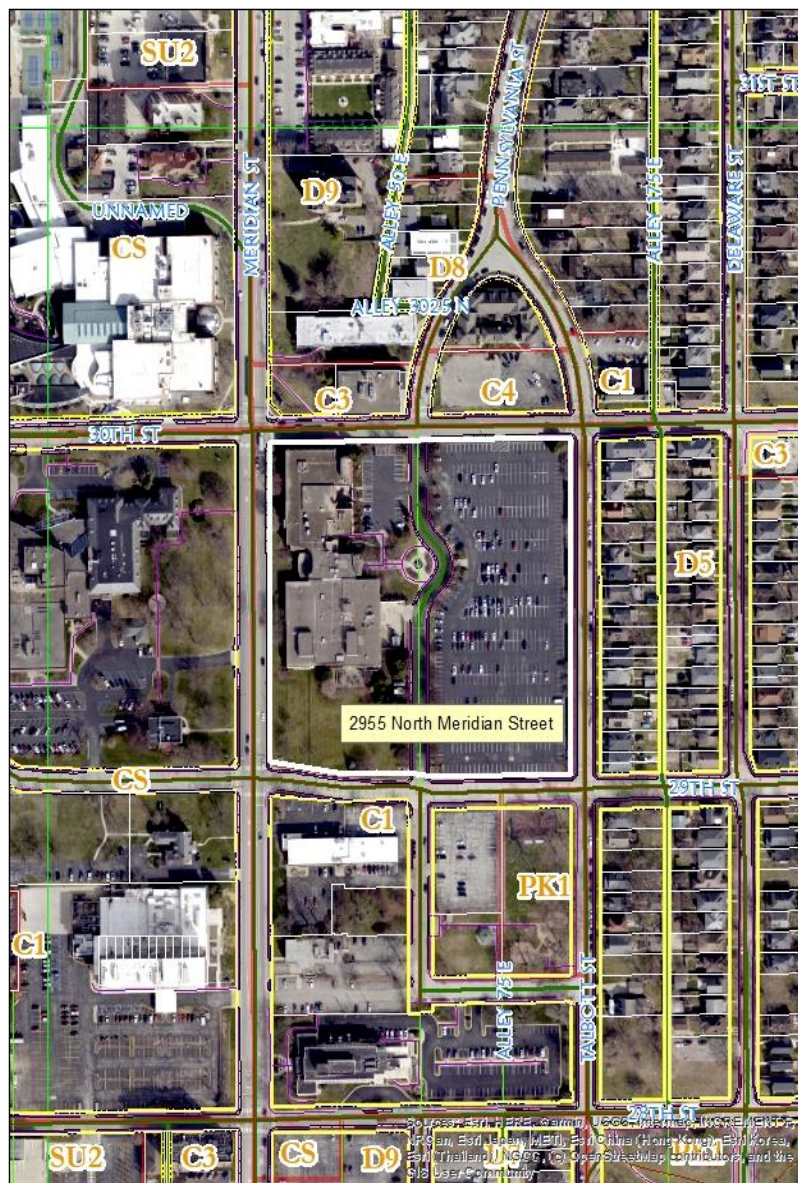
93-V1-136; 2955 North Meridian Street, requested a variance to provide for expansion of an existing office building with 538 parking spaces, a ten-foot transitional yard along North Talbott Street and a zero-foot setback along East 29th Street and East 30th Street, **granted**.

93-VAC-47; 2900 and 3000 North Pennsylvania Street, requested vacation of a portion of North Pennsylvania Street, being 50 feet in width from the southern right-of-way line of East 30th Street to the northern right-of-way line of East 29th Street, **approved**.

84-Z-62; 2955 North Meridian Street, requested rezoning of approximately eight acres, being in the D-9 and D-5 districts, to the C-1 classification to conform zoning to the existing office parking uses, **approved**.

79-VAC-9; 2900 and 3000 North Pennsylvania Street, requested vacation of the first alley east of Pennsylvania Street from the north right-of-way line of East 29th Street to the south right-of-way line of East 30th Street, **approved**.

EXHIBITS



2955 North Meridian Street

0.01 0.025 0.05 0.075 0.1 Miles

C-S Development Statement

2955 N. Meridian Street

I. The Site/Current Development

The site consists of approximately 9 acres of real estate located on the east side of Meridian Street, bounded by 29th Street to the south, 30th Street to the north, and Talbott Street to the east, within the North Meridian Street corridor in the Mapleton Fall Creek Neighborhood. An aerial depiction of the site is attached hereto as **Exhibit A** (hereinafter the “Property”).

Significant adjacent land uses include office to the west, the Indianapolis Children’s Museum to the northwest, multifamily residential to the north, single family residential to the east, and office commercial to the south.

The Property is dissected by vacated Pennsylvania Street running north to south. For the past 40 years, the area located west of Pennsylvania Street has been developed with a single-use 2 and 3 story 190,000 sf office building, with an area of vacant land south of the existing office building. The area east of Pennsylvania Street consists of a large isolated parking lot disconnected from the surrounding neighborhood.

II. Proposed Development

The proposed master development plan reimagines the Property as a vibrant live-work-play hub, designed to energize the Mapleton-Fall Creek community. This transformative redevelopment will introduce neighborhood retail amenities, modern townhomes, and multi-family housing, creating a dynamic and connected living environment. The plan features dense urban buildings with minimal setbacks, fostering a walkable, city-centric atmosphere while maximizing land use efficiency. Retail spaces will be designed for accessibility by both pedestrians and vehicles to meet a variety of consumer needs. Thoughtfully designed buildings and pedestrian-friendly streets will further enhance connectivity and community engagement. By blending historic charm with modern infrastructure, this project will serve as a catalyst for continued investment and revitalization in the area.

III. Permitted Uses

Permitted Uses on the Property shall be all uses permitted in the C-1 and MU-3 districts. Development is anticipated to be in substantial conformity with the Site Plan attached hereto as **Exhibit B**. The existing office building shall be legally established.

A drive thru as an accessory use shall be permitted so long as all drive thru access and improvements: (i) are not located in the front yard of the retail building; and (ii) shall be screened with landscaping and/or fencing. Location of uses on the Property shall be subject to

review and approval by the Administrator prior to issuance of any Improvement Location Permit for projects to be constructed on the Property.

IV. Development Standards

CS development standards shall apply, EXCEPT for the following standards which shall be approved by variance:

- i. Minimum Street Frontage – 20 feet (50 feet required)
- ii. Front Yard Minimum – 0 feet (10 feet required)
- iii. Front Transitional Yard Minimum – 0 feet (10 feet required)
- iv. Side and Rear Yard Minimum – 0 feet (10 feet required)
- v. Maximum Height in Compact Context Areas - 50 feet (38 feet max)
- vi. Maximum Height in Transitional Yard – 50 feet (25 feet max)
- vii. 5% transparency for building identified on the Site Plan as Dance Studio along 30th Street (40% required)
- viii. A drive thru as an accessory use: (a) on a lot with frontage on Meridian Street; and (b) within 600' of a transit station.

V. Parking

The parking lot and access drives, as depicted on the Plat as Common Area 1, shall be for the mutual use and benefit of the owners and invitees of all Lots within the subdivision. Common Area 1 shall be managed by a to be formed owner's association, with expenses such as maintenance and snow removal to be shared among the owners of property within the subdivision.

VI. Landscaping

Landscaping shall be in substantial compliance with the approved Landscape Plan. Significant modifications to the approved Landscape Plan shall be reviewed and approved by the Administrator prior to issuance of any Improvement Location Permit for projects to be constructed on the Property.

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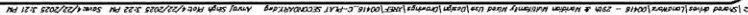
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Mechanical Engineering

PLUMBING ENGINEER

HAZARDOUS WASTE ENGINEER

ENVIRONMENTAL SCIENTIST

ENVIRONMENTAL TOXICOLOGIST

ENVIRONMENTAL HEALTH SPECIALIST

ENVIRONMENTAL POLICY ANALYST

ENVIRONMENTAL PLANNING

ENVIRONMENTAL RESEARCH

ENVIRONMENTAL MONITORING

ENVIRONMENTAL IMPACT ASSESSMENT

ENVIRONMENTAL RESTORATION

ENVIRONMENTAL EDUCATION

ENVIRONMENTAL OUTREACH

ENVIRONMENTAL LAW

ENVIRONMENTAL ECONOMICS

ENVIRONMENTAL POLICY

ENVIRONMENTAL SCIENCE

ENVIRONMENTAL TECHNOLOGY

ENVIRONMENTAL MANAGEMENT

ENVIRONMENTAL DESIGN

ENVIRONMENTAL CONSTRUCTION

ENVIRONMENTAL OPERATIONS

ENVIRONMENTAL MAINTENANCE

ENVIRONMENTAL REPAIR

ENVIRONMENTAL REPLACEMENT

ENVIRONMENTAL RENOVATION

ENVIRONMENTAL RECONSTRUCTION

ENVIRONMENTAL REDEMPTION

ENVIRONMENTAL REGENERATION

ENVIRONMENTAL REHABILITATION

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ENVIRONMENTAL RECONSTRUCTION

ENVIRONMENTAL REDEMPTION

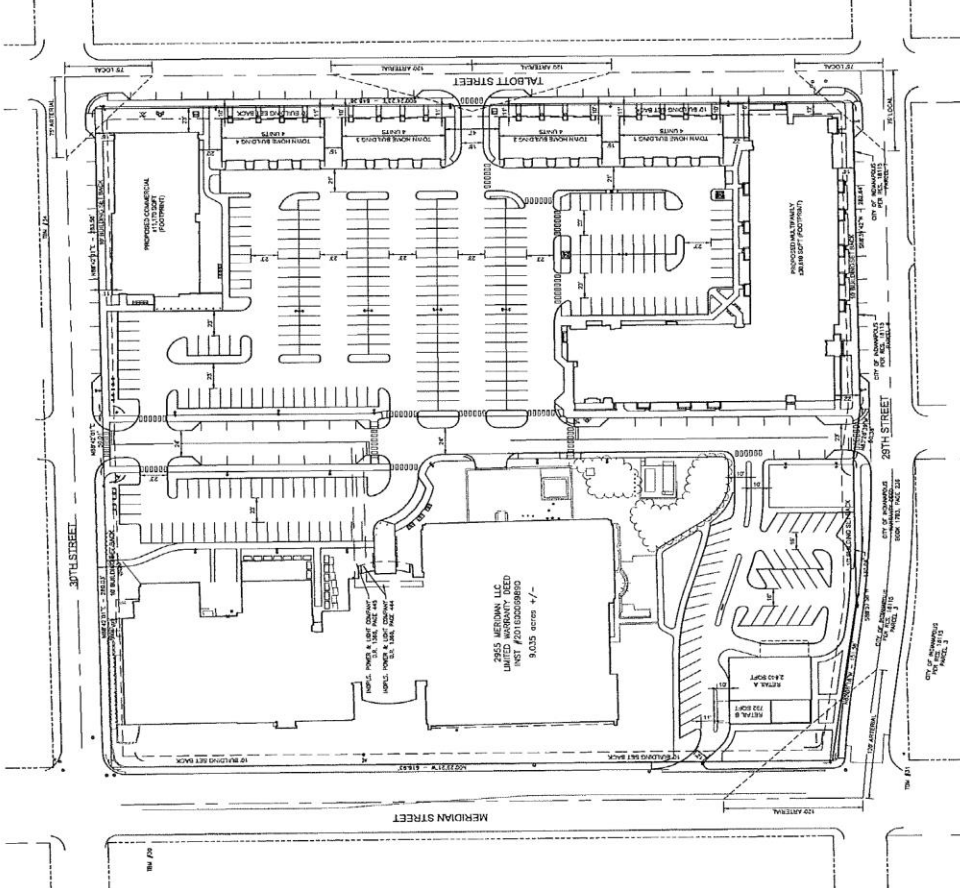
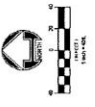
ENVIRONMENTAL REGENERATION

ENVIRONMENTAL REHABILITATION

ENVIRONMENTAL REPAIR

ENVIRONMENTAL REPLACEMENT

ENVIRONMENTAL RENOVATION



2955 N. MERIDIAN
 MULTIFAMILY

2955 N. MERIDIAN STREET, MINNEAPOLIS, MN

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OVERALL SITE PLAN



811
 Call before you dig

C200

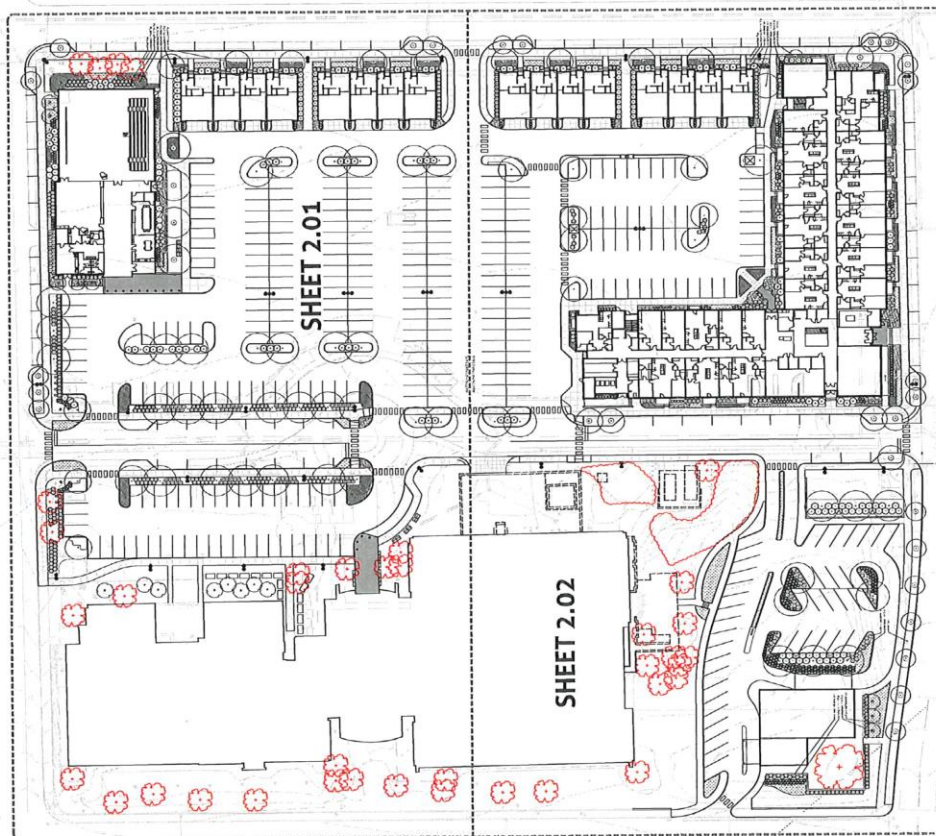


1910 N. MICHIGAN STREET, HOUMA, LA 70331
713-622-7278
CHOW HING DESIGN BKT
1910 N. MICHIGAN STREET
HOUMA, LA 70331

NOT FOR CONSTRUCTION

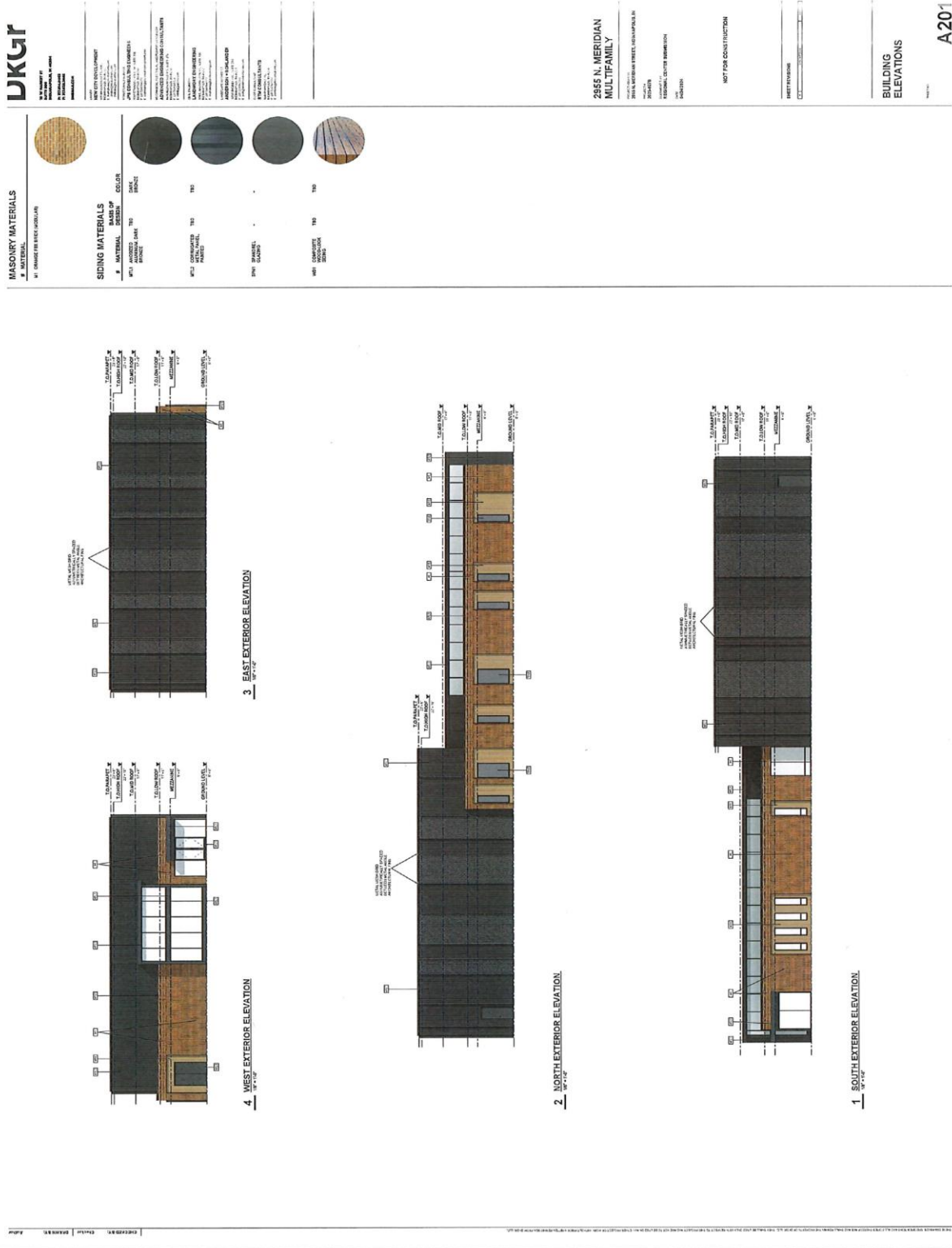
SHEET TITLE
PLANTING
OVERALL PLAN

L200









DKGf

2855 N. MERIDIAN MULTIFAMILY
 PROJECT LOCATION: 2855 N. MERIDIAN STREET, CHICAGO, IL 60647
 PROJECT TYPE: MULTIFAMILY HOUSING
 PROJECT SIZE: 100,000 SQ. FT.
 PROJECT PHASE: PRELIMINARY DESIGN
 PROJECT TEAM:
 ARCHITECT: DKGf
 ENGINEER: LAURIE E. ENGINEERS
 LANDSCAPE ARCHITECT: LANDSCAPE ARCHITECTS
 CIVIL ENGINEER: CIVIL ENGINEERS
 ENVIRONMENTAL ENGINEER: ENVIRONMENTAL ENGINEERS
 ELECTRICAL ENGINEER: ELECTRICAL ENGINEERS
 MECHANICAL ENGINEER: MECHANICAL ENGINEERS
 PLUMBING ENGINEER: PLUMBING ENGINEERS
 STRUCTURAL ENGINEER: STRUCTURAL ENGINEERS
 TRAFFIC ENGINEER: TRAFFIC ENGINEERS
 UTILITIES ENGINEER: UTILITIES ENGINEERS
 VENTILATION ENGINEER: VENTILATION ENGINEERS
 WATER ENGINEER: WATER ENGINEERS
 WASTE ENGINEER: WASTE ENGINEERS
 FIRE ENGINEER: FIRE ENGINEERS
 SAFETY ENGINEER: SAFETY ENGINEERS
 SECURITY ENGINEER: SECURITY ENGINEERS
 SOUND ENGINEER: SOUND ENGINEERS
 VIBRATION ENGINEER: VIBRATION ENGINEERS
 SPECIALTIES: SPECIALTIES



CONCEPT RENDER B: NORTH FACADE, FROM 30TH STREET



CONCEPT RENDER A: WEST FACADE / PRIMARY ENTRY



CONCEPT RENDER D: EAST FACADE, FROM TALBOTT STREET



CONCEPT RENDER C: NORTHEAST CORNER

2855 N. MERIDIAN MULTIFAMILY

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 SPECIALTIES: SPECIALTIES

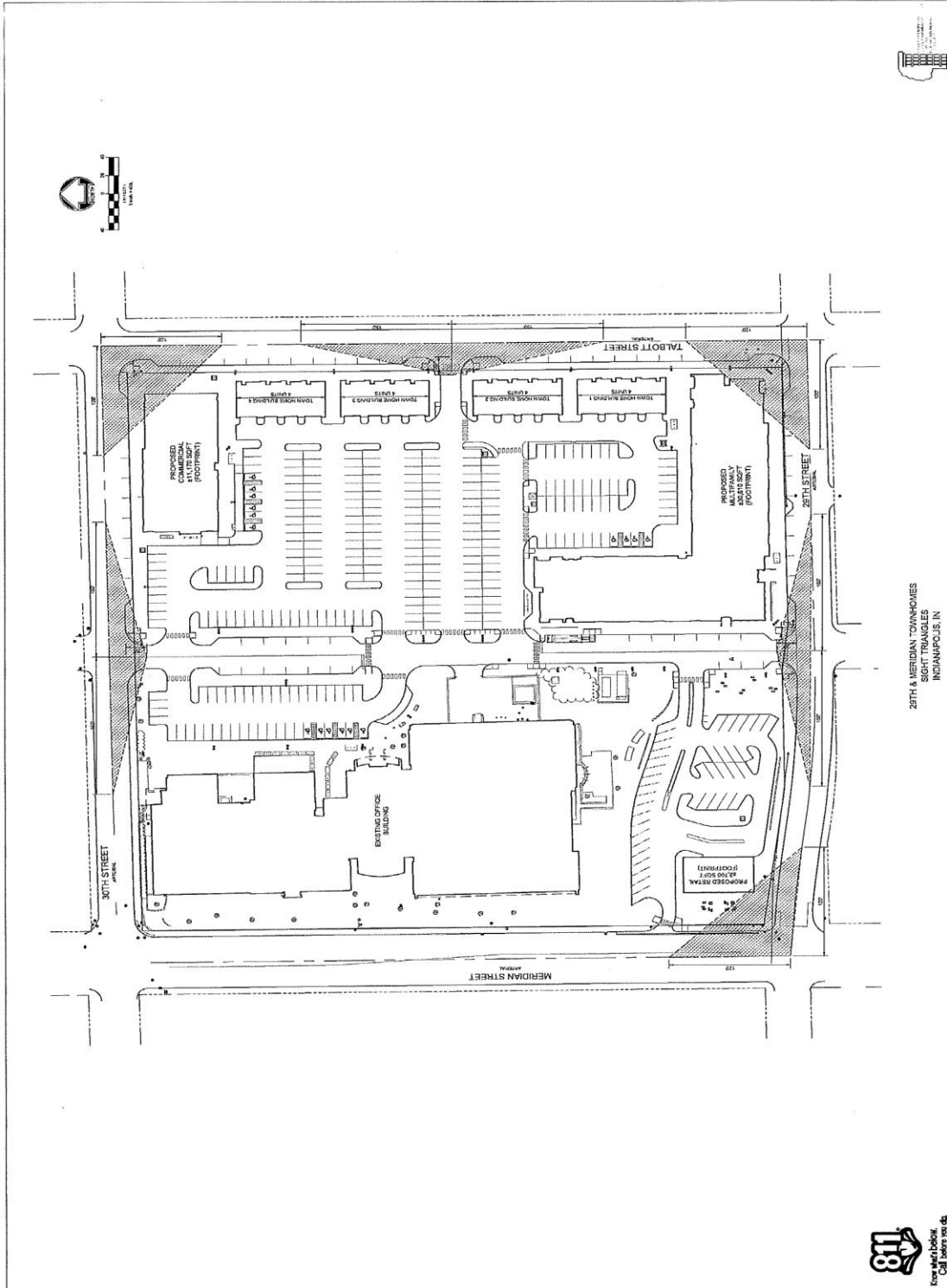
NOT FOR CONSTRUCTION

DATE: 10/1/2023
 BY: [Signature]
 CHECKED: [Signature]
 APPROVED: [Signature]

CONCEPTUAL
 RENDERS

A901

Clear Sight Triangle Encroachment



Petition Number _____

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division _____
OF MARION COUNTY, INDIANA**

**PETITION FOR VARIANCE OF USE
(Drive Thru)
FINDINGS OF FACT**

1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY BECAUSE

The proposed drive thru will permit commercial development of the site that is desired within the Meridian Street Corridor and will be screened entirely from Meridian Street by the adjacent building.

2. THE USE AND VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE

The proposed drive thru will permit commercial development of the site that is desired within the Meridian Street Corridor and will be screened entirely from Meridian Street by the adjacent building.

3. THE NEED FOR THE VARIANCE ARISES FROM SOME CONDITION PECULIAR TO THE PROPERTY INVOLVED BECAUSE

Although commercial development is desired within the Meridian Street Corridor, in order to be successful, a drive thru is required. Although it is on a transit corridor, vehicular traffic is natural to the site, given that Meridian Street is a main thoroughfare and contributes to the vibrancy of the area.

4. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE CONSTITUTES AN UNUSUAL AND UNNECESSARY HARDSHIP IF APPLIED TO THE PROPERTY FOR WHICH THE VARIANCE IS SOUGHT BECAUSE

Without the proposed drive thru, which due to the depth of the lot and the location of the proposed building on the lot, will be screened entirely from Meridian Street, retail, which is highly desired cannot succeed.

5. THE GRANT DOES NOT INTERFERE SUBSTANTIALLY WITH THE COMPREHENSIVE PLAN BECAUSE

The drive thru is necessary to facilitate commercial development of the site that is consistent with the Comprehensive Plan and necessary for the area to thrive.

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this _____ day of _____, 20 _____

Petition Number _____

**METROPOLITAN DEVELOPMENT COMMISSION
 HEARING EXAMINER
 METROPOLITAN BOARD OF ZONING APPEALS, Division _____
 OF MARION COUNTY, INDIANA**

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

(Minimum Street Frontage)

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The townhome lots along Talbott Street, at 20', permit a desirable land use type that is compatible with the adjacent area. Similarly, the commercial lot at the corner of 29th and Meridian is an appropriate size to permit a desirable commercial use.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

The townhome lots along Talbott Street, at 20', permit a desirable land use type that is compatible with the adjacent area. Similarly, the commercial lot at the corner of 29th and Meridian is an appropriate size to permit a desirable commercial use.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

The CS zoning district development standard for lot size does not contemplate townhome development which is appropriate for the Talbott Street frontage or the smaller urban centric commercial lot proposed for the corner of 29th and Meridian Streets.

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this _____ day of _____, 20 ____

Petition Number _____

METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division _____
OF MARION COUNTY, INDIANA

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

(Front yard, Transitional Yard, Side Yard, and Rear Yard)

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The reduced setbacks will permit appropriately dense development of the site in this urban setting fostering a walkable, city-centric environment that is compatible with the neighborhood.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

The reduced setbacks will permit appropriately dense development of the site in this urban setting fostering a walkable, city-centric environment that is compatible with the neighborhood.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

The required 10' setback in the CS zoning classification does not contemplate the primarily residential aspects of the proposed site development where the reduced setbacks are appropriate.

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this _____ day of _____, 20 ____

Petition Number _____

**METROPOLITAN DEVELOPMENT COMMISSION
 HEARING EXAMINER
 METROPOLITAN BOARD OF ZONING APPEALS, Division _____
 OF MARION COUNTY, INDIANA**

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

(Height)

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The proposed buildings that exceed the 25' height restriction in the transitional yard and 38' within the compact context are designed, and situated on the site, in a manner that respects the community and adjacent properties.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

The proposed buildings that exceed the 25' height restriction in the transitional yard and 38' within the compact context are designed, and situated on the site, in a manner that respects the community and adjacent properties.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

Due to the size of the site, dense urban development with increased height beyond the ordinance required 25' in the transitional yard and 38' within the compact context, as the buildings are situated on the site plan, is appropriate. The property cannot achieve the desired housing density without relief from the ordinance height requirements, which presents practical difficulty.

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this _____ day of _____, 20 ____

_____	_____
_____	_____
_____	_____

Petition Number _____

**METROPOLITAN DEVELOPMENT COMMISSION
 HEARING EXAMINER
 METROPOLITAN BOARD OF ZONING APPEALS, Division _____
 OF MARION COUNTY, INDIANA**

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

(Transparency)

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The proposed building that does not meet the transparency requirements is for a desirable use (dance studio) that has specific design requirements which do not permit transparency on the street side perimeter of the building and the building, although lacking in transparency, is aesthetically and architecturally pleasing.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

The proposed building that does not meet the transparency requirements is for a desirable use (dance studio) that has specific design requirements which do not permit transparency on the street side perimeter of the building and the building, although lacking in transparency, is aesthetically and architecturally pleasing.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

The proposed dance studio is a desired not-for-profit use that benefits the community and is appropriate for the parcel adjacent to the street, but cannot meet the transparency requirements due to required specifications.

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this _____ day of _____, 20 ____

Petition Number _____

**METROPOLITAN DEVELOPMENT COMMISSION
 HEARING EXAMINER
 METROPOLITAN BOARD OF ZONING APPEALS, Division _____
 OF MARION COUNTY, INDIANA**

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:
 the encroachments within the clear site triangle are minor in nature, do not substantially interfere with vehicle site lines for vehicles, and, along Talbott Street, are similar to building setbacks at nearby intersections.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:
 the encroachments within the clear site triangle are minor in nature, do not substantially interfere with vehicle site lines for vehicles, and, along Talbott Street, are similar to building setbacks at nearby intersections.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:
 Talbott Street, while identified as a primary arterial on the Marion County Thoroughfare Plan, is more similar to a local street in actual configuration and usage, so applying the primary arterial standard creates a practical difficulty.

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this _____ day of _____, 20 ____

_____	_____
_____	_____
_____	_____



View looking south along North Meridian Street and transit station+



View of site looking east across North Meridian Street



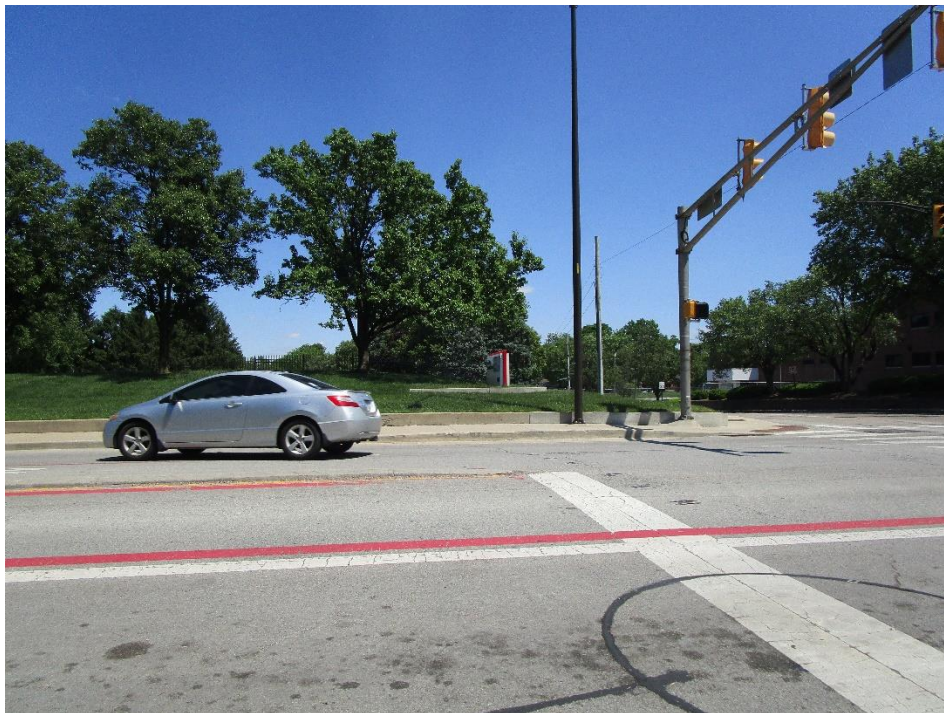
View of site looking southeast across North Meridian Street



View of site looking east across North Meridian Street



View of site looking east across North Meridian Street



View of site looking east across intersection of North Meridian Street and East 29th Street



View looking west along East 29th Street



View looking east along East 29th Street



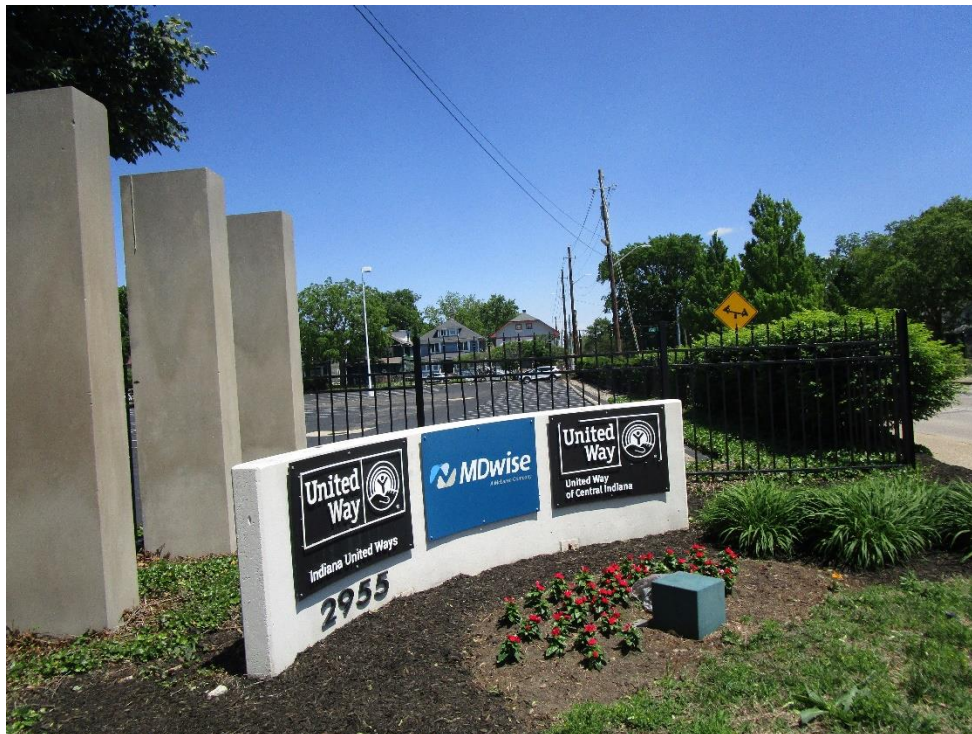
View from site looking southeast across East 29th Street



View from site looking south across East 29th Street



View from site looking southwest across East 29th Street



View of site looking east from southern entrance drive



View of site looking northeast from southern entrance drive



View of site looking north along vacated North Pennsylvania Street



View of site looking northwest from southern entrance drive



View looking north along North Talbott Street



View of site looking west across North Talbott Street



View of site looking west across North Talbott Street



View of site at intersection of North Talbott Street and East 30th Street



View looking east along East 30th Street



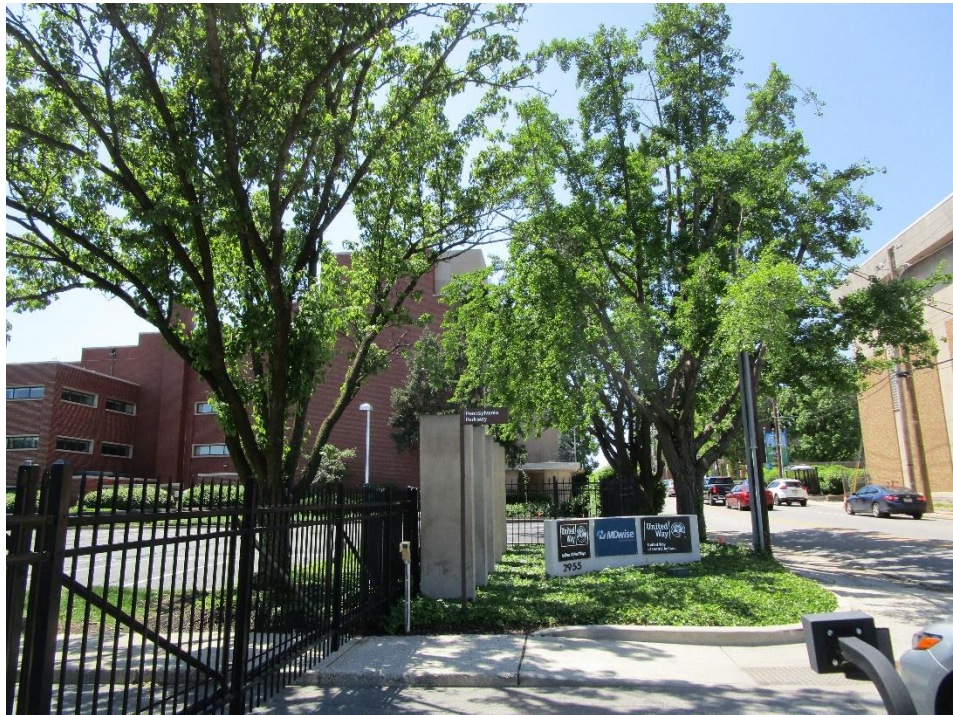
View looking west along East 30th Street



View from site looking north across east 30th Street



View from site looking northeast across East 30th Street



View looking west along East 30th Street



View of site looking southwest



View of site looking south along vacated North Pennsylvania Street



View of site looking southeast



View of the looking southeast from northern entrance