



BOARD OF ZONING APPEALS DIVISION II

February 10, 2026

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| Case Number: | 2026-UV2-002 |
| Address: | 4560 Ocean Avenue (approximate address) |
| Location: | Washington Township, Council District #8 |
| Zoning: | MU-2 (W-1) |
| Petitioner: | Monon 46 JV LLC, by Daniel Phair |
| Request: | Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a bar and lounge within 25 feet of a Protected District. (100-foot separation required) with an indoor recreation and entertainment use (not permitted), subject to the filed plan of operation. |
| Current Land Use: | Mixed Use Commercial with Multi-Family Residential |
| Staff Recommendation: | Staff recommends approval of this petition. |
| Staff Reviewer: | Robert Uhlenhake, Senior Planner |

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition.

PETITION OVERVIEW

- ◊ The proposed bar and lounge is a permitted use in the MU-2 District, where the MU-2 District generally provides for a mix of uses typically including multi-family dwellings and neighborhood servicing commercial uses. Use standards for a bar and lounge use require a 100-foot separation from any Protected District.
- ◊ The proposed bar and lounge is located approximately 25 feet from a Protected District to the west. Immediately west of the site, is the Monon Greenway. The distance from the front entrance of the bar and lounge structure, where most external activity would take place, to the nearest physical home is approximately 175 feet. Additionally, the intervening Monon Greenway would act as a buffer between these uses, minimizing the impact of the reduction in separation.
- ◊ The requested indoor recreation and entertainment use would take place within the same tenant bay as the bar and lounge use but would be another use being added, as they would be separated from each other in order for each to be a stand-alone use within the site development.

- ◊ The Plan of Operation indicates a total of six (6) Simulators, which would provide for a smaller, and less intense operation, in Staff's review. Approval of the Variance would be subject to the submitted plan of operation. Any future increase in operations would require additional zoning review.
- ◊ Generally, staff supports property improvements if their location and characteristics do not negatively impact adjoining residential areas by causing a nuisance to the surrounding neighborhood. The Village Mixed-Use typology creates neighborhood gathering places with a wide range of small businesses, housing types, and public facilities. Staff believes that this would be true for this particular variance request.

GENERAL INFORMATION

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|-----------------------------------|--|--|
| Existing Zoning | MU-2 | |
| Existing Land Use | Mixed Use Commercial with Multi-Family Residential | |
| Comprehensive Plan | Recommends Village Mixed-Use | |
| Surrounding Context | Zoning | Surrounding Context |
| North: | MU-2 | Vacant Business Park |
| South: | SU-2 | School Athletic Fields |
| East: | SU-2 | School Athletic Fields |
| West: | D-5 | Greenway Trail / Single-family dwellings |
| Thoroughfare Plan | | |
| East 46 th Street | Primary Arterial | 49-foot existing right-of-way and 56-foot proposed right-of-way. |
| Context Area | Compact area | |
| Floodway / Floodway Fringe | No | |
| Overlay | N/A | |
| Wellfield Protection Area | 1 year | |
| Elevations | N/A | |
| Landscape Plan | N/A | |
| Site Plan | December 8, 2025 | |
| Findings of Fact | December 8, 2025 | |

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- The Comprehensive Plan recommends Village Mixed Uses for the site.

Pattern Book / Land Use Plan

- The Comprehensive Land Use Plan recommends the Village Mixed-Use typology which provides for typology creates neighborhood gathering places with a wide range of small businesses, housing types, and public facilities. This typology is intended to strengthen existing, historically small town centers as well as to promote new neighborhood centers. Businesses found in this typology serve adjacent neighborhoods, rather than the wider community.



- This typology is compact and walkable, with parking at the rear of buildings. Buildings are one to four stories in height and have entrances and large windows facing the street. Pedestrian-scale amenities such as lighting, landscaping, and sidewalk furniture also contributes to a walkable environment in this typology. Uses may be mixed vertically in the same building or horizontally along a corridor. Public spaces in this typology are small and intimate, such as pocket parks and sidewalk cafes. This typology has a residential density of 6 to 25 dwelling units per acre.

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

2020-CZN-847 / 2020-CVR-847; 1121 East 46th Street (subject site), requested the Rezoning of 2.91 acres from the I-3 (W-1) and D-5 (W-1) Districts to the MU-2 (W-1) District to provide for a mixed-use building of multi-family and retail uses, **approved**.

Requested a Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a maximum building and transitional building height of 45 feet, to reduce the percentage of building façade along the public right-of-way, the percentage of the building being within the minimum and maximum setback and to provide for parking within 25 feet of the primary street, **granted**.

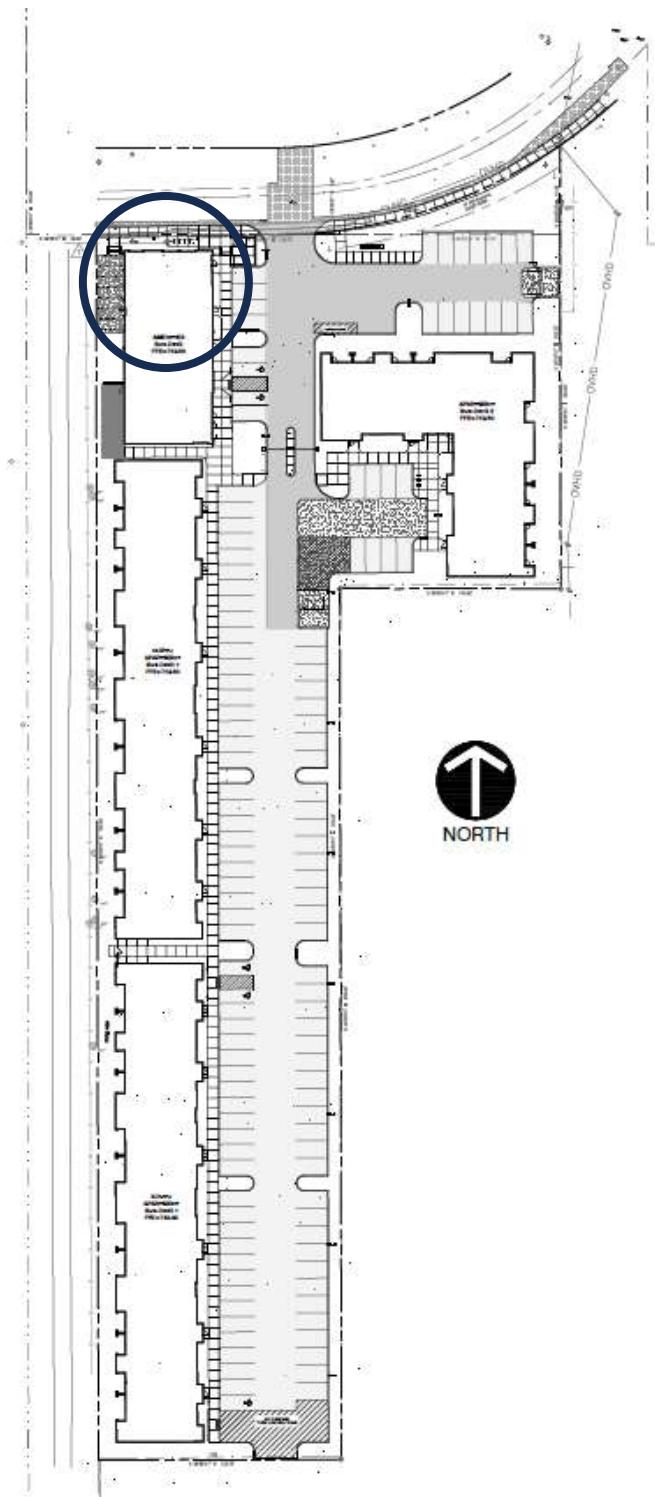
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EXHIBITS

Location Map



Site Plan - proposed tenant bay in circle





Plan of Operation

Stick & Hack Broad Ripple is primarily a bar and lounge with ancillary indoor recreational entertainment offered on a reservation-only basis.

The facility will include:

- *A bar and lounge area serving as the primary use of the space, with seating, social gathering, and beverage service*
- *3 indoor golf simulators offered as ancillary recreational amenities*
- *3 indoor racing simulators offered as ancillary recreational amenities*

Simulator use is secondary to the bar/lounge operation and is available by reservation only, helping regulate usage, traffic flow, and overall intensity. Simulator activities are designed for individuals or small groups and are fully contained indoors.

Hours of Operation

- ***Daily:*** 10:00 AM – 10:00 PM



Findings of Fact

Petition Number _____

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

PETITION FOR VARIANCE OF USE

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 tenant will operate as a controlled indoor recreational use with limited occupancy, managed hours, and compliance with all safety and building codes.

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 use activates an existing commercial building with a high-quality improvement that is compatible with nearby commercial properties. All activity occurs indoors, with no outdoor noise. The business is expected to increase foot traffic and support surrounding retail and dining.

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

The current zoning does not allow an indoor golf simulator to operate as the primary use within this mixed-use building.

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

The current zoning does not allow an indoor golf simulator to operate as a primary use when paired with restaurant and bar service, even though the building is physically suited for this combined use. Without the variance, the property cannot reasonably be used in a manner that aligns with both the existing layout and the intended business model.

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

The proposed indoor golf simulator and bar complements the residential component by adding an active commercial use on the ground floor that aligns with the Plan's intent for mixed-use activation.

Photographs



Subject property looking southwest.



Subject property looking southeast, adjacent to Monon Greenway Trail.



Adjacent multi-family dwellings to the east, looking south.



Single-family dwellings located to the west of subject site, looking southwest.