

## 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).

Staff is requesting a **continuance of these petitions from the June 15, 2023 hearing, to the June 29, 2023 hearing** to provide additional time to clarify the request and provide notice.

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