

BOARD OF ZONING APPEALS DIVISION II

July 8, 2025

Case Number: 2025-UV2-006
Address: 5060 East 62nd Street (approximate address)
Location: Washington Township, Council District #3
Zoning: C-3
Petitioner: GSR Ventures II LLC, by Lester Wiley Carver
Request: Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for an indoor event center (not permitted).

Current Land Use: Integrated Commercial Shopping Center

Staff Recommendation: Staff recommends denial of this petition.

Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This petition was previously continued by Staff, from the May 13, 2025, hearing, to the June 10, 2025, hearing due to insufficient legal notice, and was automatically continued by City Councilor Boots, from the June 10, 2025, hearing to the July 8, 2025, hearing.

STAFF RECOMMENDATION

Staff recommends **denial** of this petition.

PETITION OVERVIEW

VARIANCE OF USE

- ◇ The proposed use would provide for an approximate 12,120-square foot facility as an indoor event center.
- ◇ The maximum capacity outlined in the site plan would be 576 persons. The Grand Ballroom would have a 166-person total capacity, the Royal Ballroom would have a 236-person total capacity, and the Rose Ballroom would have a 161-person total capacity. The remaining 13-person capacity would be used by a co-working space.
- ◇ Event centers are permitted in the C-4 district and are generally considered a high-intensity regional commercial use due to the amount of parking they require and the regional neighborhood base that they serve. The site is currently zoned C-3 for neighborhood commercial uses, which tend to typically serve the surrounding neighborhoods.

- ◇ Staff is concerned that adequate off-street parking provisions would not be provided due to the amount of parking needed for the proposed use. The submitted site plan indicates the subject site has 109 parking spaces available on site. The requested use, at 12,120 square feet, or 576 persons, would require approximately 144 parking spaces based on the seating / fire code capacity. This would be more than the total 109 spaces provided. Leaving no parking available for the remaining 24,926 square feet of leasable space on the subject site. Typically, one (1) parking space per 400 square feet is required for commercial uses depending on the use, resulting in a need of 62 additional spaces for the remaining leasable space. The total deficiency would equal 97 parking spaces.
- ◇ With a deficient of 92 parking spaces for the site, event attendees and guests would most likely use the larger parking area of the adjoining 5030 East 62nd Street, negatively affecting the ability of those commercial uses to park effectively. Even if attendees and guests did use the side and rear parking areas, they would be placing an undue hardship on the other commercial tenants on the subject site, and their ability to park effectively, due to the deficient amount of parking provided and the demands of the proposed event center.
- ◇ Staff is also concerned, that there is no kitchen or food preparation area indicated on the site plan, as is typical with most event centers. This would indicate the need for off-site food preparation and additional truck and vehicle traffic for such preparation, including but not limited to food trucks. Such a situation would add to the already deficient parking configuration.
- ◇ A previous petition for this tenant bay, 2021-UV2-019, also requested a Variance of Use to provide for indoor recreation & entertainment uses, and an indoor spectator venue. Staff recommended denial for that request as well, which was subsequently withdrawn.
- ◇ The strict application of the terms of the zoning ordinance does not constitute an unusual and unnecessary hardship for the property, nor does a hardship exist in the property which justifies the allowance of a more intense commercial use. The site is currently zoned C-3 and could continue to be used for any number of uses permitted, by right, in the C-3 zoning classification. Any hardship is self-imposed by the desire to use the site for an event center, a C-4 use.

GENERAL INFORMATION

Existing Zoning	C-3	
Existing Land Use	Integrated Commercial Shopping Center	
Comprehensive Plan	Community Commercial uses	
Surrounding Context	Zoning	Surrounding Context
	North: C-S/D-3	Commercial Contractors / Single Family Dwellings
	South: C-4	Fitness Club
	East: C-4/MU-1	Fitness Club / Office Complex
	West: C-3	Commercial Retail / Multi-family dwellings
Thoroughfare Plan		
Binford Boulevard	Primary Arterial	170-foot existing and proposed right-of-way

East 62 nd Street	Primary Collector	70-foot existing right-of-way, and an 80-foot proposed right-of-way.
Context Area	Metro Area	
Floodway / Floodway Fringe	No	
Overlay	N/A	
Wellfield Protection Area	N/A	
Site Plan	January 9, 2025	
Plan of Operation	January 9, 2025	
Landscape Plan	N/A	
Findings of Fact - revised	June 30, 2025	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- The Comprehensive Plan recommends Community Commercial uses for the site.

Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book recommends the Community Commercial typology that provides for low intensity commercial, and office uses that serve nearby neighborhoods. These uses are usually in freestanding buildings or small, integrated centers. Examples include small-scale shops, personal services, professional and business services, grocery stores, drug stores, restaurants, and public gathering spaces.

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

SUBJECT SITE

2023-UV2-003; 5060 East 62nd Street (subject site, adjacent tenant bay), requested a Variance of Use to provide for indoor entertainment and recreation, including wreck-it rooms, and axe throwing games, **granted**.

2021-UV2-019; 5060 East 62nd Street (subject site), requested a Variance of Use to provide for indoor recreation & entertainment uses, and an indoor spectator venue, **withdrawn**.

2015-UV2-010; 5060 East 62nd Street (subject site), requested a variance of use and development standards of the Commercial Zoning Ordinance to provide for a daycare center, with an outdoor play area, **granted**.

VICINITY

2015-UV2-004; 5030 East 62nd Street (west of site), requested a variance of use and development standards of the Commercial Zoning Ordinance and the Sign Regulations to provide for a restaurant, with a micro-brewery, an outdoor bar, outdoor seating and dining, live entertainment, urban garden and outdoor recreational area, with carryout food service within approximately 45 feet of the nearest protected district, a fitness facility, office and storage for a pool cleaning and maintenance service, to legally establish a zero-foot west side transitional yard, to legally establish an integrated center sign, with a 10-foot front setback from Binford Boulevard, and to provide for a freestanding sign along 62nd Street within 270 feet of an existing freestanding sign, **granted**.

2012-ZON-015; 5157 East 64th Street (north of site), requested the rezoning of 2.5 acres, from the C-S District, to the C-S classification to provide for the operation of a pet hotel, pet daycare, dog grooming and training facility, with overnight boarding, consistent with the submitted plan of operation and site plan, with restated commitments modifying commitments associated with 95-Z-231 (Instrument #1996-0019805) to eliminate commitments associated with the original building construction and site development related to the warehouse and office building, **denied**.

2001-DV2-043; 5102 East 62nd Street (south of site); requested a variance of development standards of the Commercial Zoning Ordinance to legally establish a gas station with reduced setbacks and reduced aisle width, **granted**.

95-Z-156, 5085 East 64th Street (north of site), requested the rezoning of 2.726 acres from the C-3 District to the C-S classification to provide for the construction of an office/warehouse for the manufacture and sale of awnings, **approved**.

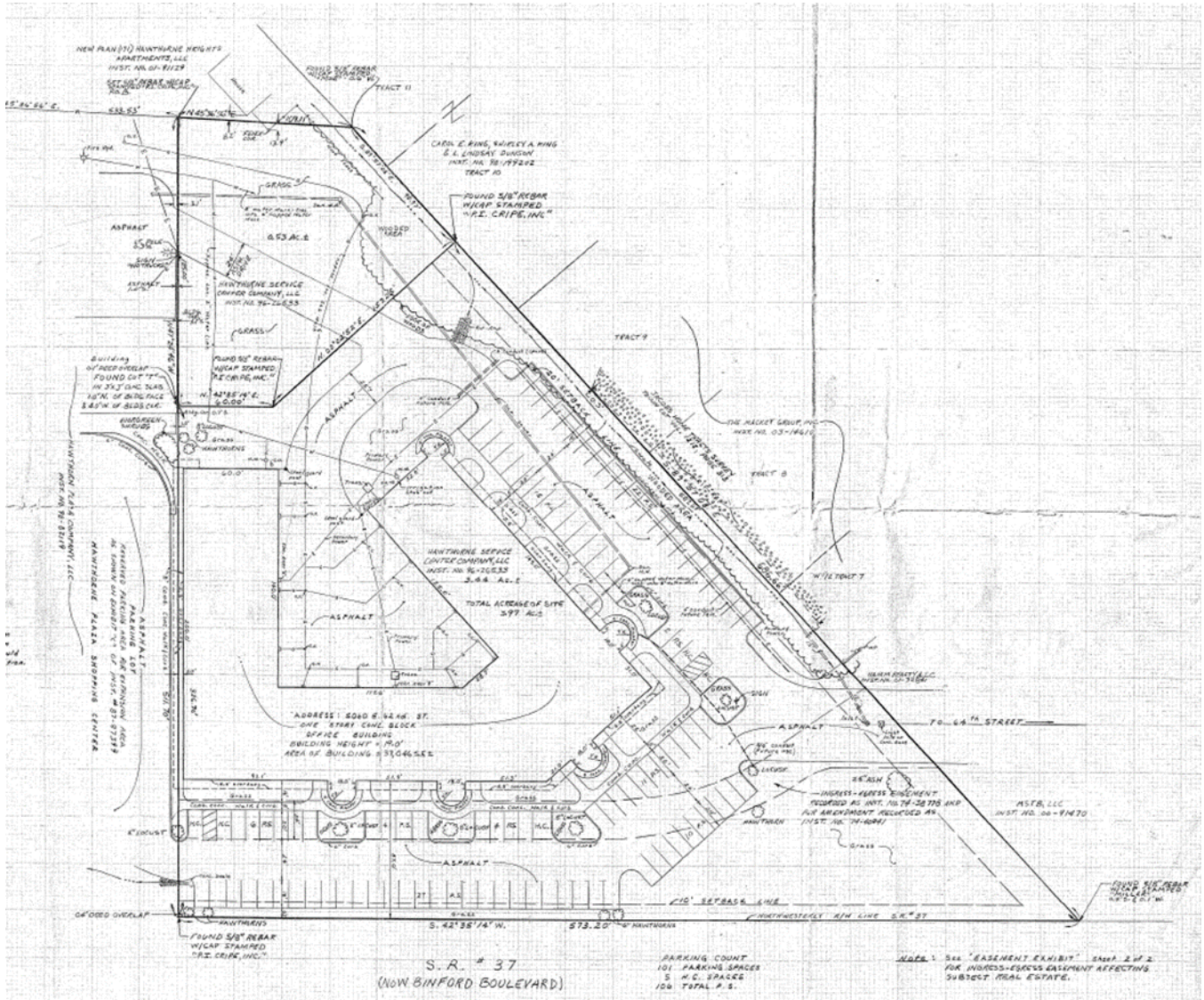
94-V3-83; 5030 East 62nd Street (west of site), requested a variance of the development standards of the Sign Regulations to provide for the replacement of an integrated commercial center sign with a 532-square foot sign, with pole covers resulting in a ground clearance of 8 feet, **granted**.

EXHIBITS

Location Map Subject Site



Site Plan



Site Plan – Floor Plan

THE SPOTLIGHT CENTER NORTHEAST

5060 EAST 62ND STREET
 INDIANAPOLIS, INDIANA 46220

COMMUNITY CENTER * CO-WORKING SPACE * OFFICE SPACE



576 PERSON OCCUPANT LOAD	
AREA	OCCUPANTS
71 S.F.	Bank Room 2 Persons
65 S.F.	Office 1 Person
65 S.F.	Storage 1 Person
68 S.F.	Dressing Room 1 2 Persons
103 S.F.	Dressing Room 2 2 Persons
124 S.F.	Waiting Area 20 Persons
1,232 S.F.	Grand Ballroom 177 Persons
81 S.F.	Office 1 Person
25 S.F.	Mechanical 1 Person
135 S.F.	Bank Room 7 Persons
5,407 S.F.	Royal Ballroom 227 Persons
100 S.F.	Office 3 Persons
700 S.F.	Office Conference Room 20 Persons
73 S.F.	Bank Room 2 Persons
150 S.F.	Bank Room 7 Persons
154 S.F.	Waiting Area 13 Persons
73 S.F.	Office 1 Person
35 S.F.	Office 2 Persons
181 S.F.	Office 3 Persons
1,418 S.F.	Royal Ballroom 67 Persons
203 S.F.	Co-Working Space 11 Persons
124 S.F.	Office 2 Persons

Plan of Operation

SPOTLIGHT COMMUNITY CENTER NE

5060 EAST 62ND STREET

INDIANAPOLIS, INDIANA 46220

PLAN OF OPERATION

DESCRIPTION OF FACILITY

The Spotlight Community Center Northeast is a one-story facility that is used for weddings, receptions, conferences, birthday parties, retirement parties, worship space, offices & co-working space. The total occupant load is 576 persons.

There are (2) ADA Handicap Accessible Restrooms Available, (3) Women's Restrooms Available, (3) Men's Restrooms Available & (1) Unisex Restroom.

There are (3) Main Gathering Spaces with a two-step Raised Platform in each space for presenters, musicians & presentations. The performance element of the presentations is an Accessory Use to help facilitate the Community Center Presentations. The first community activity space is the Grand Ballroom and it has a 117 person capacity. The second community activity space is the Royal Ballroom and it has a 227 person capacity & the third community activity space is the Rose Ballroom and it has a 97 person capacity.

There are (4) Office Spaces that are leased to local businesses. There is also (1) Co-Working Space that serves up to (9) people that require a remote workspace and place to meet with clientele away from their home offices.

➤ **SIZE OF FACILITY**

The Entire Building is a 12,120 Square Feet Building.

➤ **NUMBER OF EMPLOYEES**

This Facility is Operated by (4) Employees.

➤ **SECURITY PROVISIONS**

This Facility has (2) Licensed & Armed Security Guards with Vehicles.

➤ **HOURS OF OPERATION**

Office Spaces Hours of Operation Are Available 24 Hours A Day & 7 Days A Week

Co-Working Spaces Hours of Operation Are 8:00 AM – 5:00 PM Monday - Friday

Community Center Hours of Operation Are 5:00 PM – 12:00 PM Daily

Community Center Hours of Sales & Space Preparation Are 8:00 AM – 5:PM Daily



Findings of Fact

Petition Number 2025-UV2-006

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division II
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 Spotlight Center NE is a family oriented community center and office building that serves families, religious organizations, community organizations & businesses that are well managed and provided with adequate security.

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 Spotlight Center NE is occupying 100% of the 12,120 Square Foot Facility at the North End of Binford Plaza. The available parking meets the minimum required parking of 30 spaces as well as the maximum parking of 60 available spaces along with the required handicapped parking spaces. There will also be the 3 required bicycle spaces as well as the handicapped parking spaces.

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

The building site is currently Zoned C3 and allows for the (INDOOR RECREATION & ENTERTAINMENT USE) to be an (ACCESSORY USE). For this to occur would only allow the use of 3,030 Square Feet of the facility to be used for (INDOOR RECREATION & ENTERTAINMENT). The Spotlight Center NE has three ballrooms that have 1,449 SF, 3,407 SF & 1,752 SF that total 6,608 Square Feet or 55% of the existing building. If the Variance of Use for the (Indoor Recreation & Entertainment) to become a (Primary Permitted Use) is allowed the building would be compliant.

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

Only (1) of the (3) ballroom spaces would be available for use and it would need to be reduced in size to be compliant.

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

The current Comprehensive Plan Recommendation for this property is Community Commercial which is consistent with a Community Center, (INDOOR RECREATION & ENTERTAINMENT USE) & Office: Business & Professional Use,

Photographs



Subject site, looking north.



Adjacent commercial tenant bays and parking area east of subject site, looking northeast.



Adjacent commercial tenant bays and parking area north of subject site, looking west.



Adjacent commercial retail to the west.