



LAWRENCE BOARD OF ZONING APPEALS
OF MARION COUNTY, INDIANA
PETITION FOR VARIANCE

DOCKET #: _____

ADDRESS OF PREMISES AFFECTED: See attached Exhibit A
STREET ADDRESS CITY STATE ZIP

NAME OF PETITIONER(S): Rebar TRG Fort Ben, LLC PHONE: 317-514-1720

PETITIONER(S) E-MAIL: tom@rebardev.com

PETITIONER(S) ADDRESS: 8700 North Street, Suite 120 Fishers IN 46038
STREET ADDRESS CITY STATE ZIP

AGENT: Grant Deaton PHONE: 3175254557

AGENT E-MAIL: gdeaton@ridgecorporation.com

AGENT ADDRESS: 3225 S. Hoyt Ave, Muncie, IN 47302
STREET ADDRESS CITY STATE ZIP

NAME OF OWNER(S): See Exhibit B PHONE: _____

IF DIFFERENT FROM PETITIONER(S)
OWNER(S) E-MAIL: _____

OWNER(S) ADDRESS: _____
STREET ADDRESS CITY STATE ZIP

IS/ARE THE PETITIONER(S) THE OWNER(S) OF ONE HUNDRED PERCENT (100%) OF THE ARE INVOLVED IN THE PETITION?
YES NO

LEGAL DESCRIPTION (CHECK ONE):

- COMPLETE METES & BOUNDS WITH LEGAL DESCRIPTION ATTACHED See Exhibit C
- PLATTED SITE WITHIN A RECORDED SUBDIVISION WITH COPY OF PLAT MAP ATTACHED
SUBDIVISION NAME: _____ SECTION: _____
LOT NUMBER(S): _____

IS THIS PROPERTY THE SUBJECT OF ANY CODE ENFORCEMENT ACTION? YES NO

WAS THIS PROPERTY THE SUBJECT OF ANY PREVIOUS PETITION(S)? YES NO

IF YES, LIST THE DOCKET NUMBER(S): 2026 LZO 02

CURRENT ZONING: PUD - Lawrence Village at The Fort TOWNSHIP: Lawrence ACREAGE: 12.498

EXISTING USE OF THE SUBJECT PREMISES: Vacant lots except for 5649 Lee Road, which is commercial.

THE VARIANCE REQUEST IS FOR A VARIANCE OF:

- USE
- USE AND DEVELOPMENT STANDARDS
- ReZoning
- DEVELOPMENT STANDARDS
- SPECIAL EXCEPTION

PROVIDE A DETAILED DESCRIPTION OF THE PROPOSED USE: STATE THE SPECIFIC ORDINANCE(S), STANDARDS(S), AND/OR REGULATION(S) SOUGHT TO BE MODIFIED (ATTACH ADDITIONAL PAGES, IF NECESSARY).

See Exhibit D



THE ABOVE INFORMATION, TO MY KNOWLEDGE AND BELIEF, IS TRUE AND CORRECT.

SIGNATURE(S) OF PETITIONER(S) OR AGENT SIGNATURE(S) OF OWNER(S) IF DIFFERENT THAN PETITIONER

STATE OF INDIANA, COUNTY OF MARION, SS:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF May, 2026

NOTARY PUBLIC Craig Winif PRINTED NAME Craig Winingham

MY COMMISSION EXPIRES 09/26/2026 COUNTY OF RESIDENCE Hancock



Exhibit A

Addresses of Premises Affected

1. 5649 Lee Road, Indianapolis, IN 46216
2. 9535 Memorial Park Drive, Indianapolis, IN 46216
3. Parcel Id. 490805115014000407; Alt Id. 4001619

Exhibit B

Owner Information

1. 5649 Lee Road, Indianapolis, IN 46216
 - a. Name of Owner: Lee Road Investments, LLC
 - b. Phone: (317) 450-7653
 - c. Owners Email: tjensen@theveridusgroup.com
 - d. Owners Address: 5649 Lee Road, Suite 1, Indianapolis, IN 46216
2. 9535 Memorial Park Drive, Indianapolis, IN 46216
 - a. Name of Owner: Fort Harrison Reuse Authority
 - b. Phone: (317) 377-3400
 - c. Owners Email: heather@fhra.org
 - d. Owners Address: 9001 E. 59TH Street, Suite 202, Lawrence, IN 46216
3. Parcel Alt Id. #4001619
 - a. Name of Owner: Fort Harrison Reuse Authority
 - b. Phone: (317) 377-3400
 - c. Owners Email: heather@fhra.org
 - d. Owners Address: 9001 East 59th Street, Suite 202, Lawrence, IN 46216

Exhibit C

Legal Descriptions with Surveys

Address 5649 Lee Road, Indianapolis, IN 46216 (See Next Page)

Legal Description

THE LAND IS DESCRIBED AS FOLLOWS:

TRACT A:

PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 16 NORTH, RANGE 5 EAST, LAWRENCE TOWNSHIP, MARION COUNTY, INDIANA AND A PORTION OF THE VACATED LEE ROAD RIGHT-OF-WAY (PROPOSED) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE NORTH 00 DEGREES 40 MINUTES 38 SECONDS WEST (AN ASSUMED BEARING) 68.05 FEET ALONG THE WESTLINE OF SAID SOUTHEAST QUARTER OF THE NORTHERN RIGHT-OF-WAY LINE OF 56TH STREET AS DEFINED IN THE FORT HARRISON REUSE AUTHORITY RIGHT-OF-WAY EXHIBIT RECORDED AS INSTRUMENT NUMBER 96-016079 IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA; THENCE SOUTH 88 DEGREES 25 MINUTES 14 SECONDS WEST 22.16 FEET ALONG THE NORTHERN RIGHT-OF-WAY LINE OF 56TH STREET TO THE PROPOSED EASTERN RIGHT-OF-WAY LINE OF LEE ROAD AS DEFINED BY THE CITY OF LAWRENCE ROAD PROJECT NUMBER STP-B906, THE FOLLOWING FIVE (5) COURSES ARE ALONG THE PROPOSED EASTERN RIGHT-OF-WAY LINE OF LEE ROAD 1) THENCE NORTH 17 DEGREES 30 MINUTES 49 SECONDS WEST 154.33 FEET; 2) THENCE NORTH 22 DEGREES 31 MINUTES 53 SECONDS EAST 105.83 FEET TO THE POINT OF BEGINNING; 3) THENCE NORTH 22 DEGREES 31 MINUTES 53 SECONDS EAST 57.01 FEET; 4) THENCE NORTH 18 DEGREES 13 MINUTES 55 SECONDS EAST 118.62 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, SAID POINT BEING LOCATED SOUTH 64 DEGREES 00 MINUTES 29 SECONDS EAST 390.00 FEET FROM THE RADIUS POINT OF SAID CURVE; 5) THENCE NORTHERLY 133.62 FEET ALONG THE CURVE TO THE EASTERN RIGHT-OF-WAY LINE OF LEE ROAD AS DEFINED IN SAID RIGHT-OF-WAY EXHIBIT, SAID POINT BEING LOCATED SOUTH 83 DEGREES 38 MINUTES 19 SECONDS EAST 390.00 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTH 01 DEGREE 27 MINUTES 59 SECONDS WEST 182.45 FEET ALONG THE EASTERN RIGHT-OF-WAY OF LEE ROAD TO THE SOUTHERN RIGHT-OF-WAY LINE OF PROPOSED OTIS AVENUE (60-FEET FULL RIGHT-OF-WAY); THENCE NORTH 89 DEGREES 47 MINUTES 56 SECONDS EAST 302.74 FEET ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF PROPOSED OTIS AVENUE TO A POINT LOCATED 289.94 FEET EAST (MEASURED PERPENDICULAR TO) FROM THE EASTERN RIGHT-OF-WAY LINE OF LEE ROAD; THENCE SOUTH 01 DEGREE 27 MINUTES 59 SECONDS EAST 562.06 FEET PARALLEL WITH THE EASTERN RIGHT-OF-WAY OF LEE ROAD; THENCE

SOUTH 88 DEGREES 25 MINUTES 14 SECONDS WEST 302.66 FEET PARALLEL WITH THE NORTHERN BOUNDARY OF 56TH STREET TO THE EASTERN RIGHT-OF-WAY LINE OF LEE ROAD; THENCE NORTH 01 DEGREE 27 MINUTES 59 SECONDS WEST 96.63 FEET ALONG THE EASTERN RIGHT-OF-WAY LINE OF LEE ROAD; THENCE SOUTH 88 DEGREES 25 MINUTES 14 SECONDS WEST 103.47 FEET PARALLEL WITH THE NORTHERN RIGHT-OF-WAY LINE OF 56TH STREET TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING DESCRIBED TRACTS OF LAND FOR PROPOSED LEE ROAD RIGHT-OF-WAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

A PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 16 NORTH, RANGE 5 EAST, LOCATED IN LAWRENCE TOWNSHIP, MARION COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY LINES DEPICTED ON THE ATTACHED RIGHT-OF-WAY PARCEL PLAT MARKED EXHIBIT "B" AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

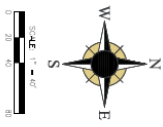
COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION, DEPICTED AS POINT 12 ON SAID PARCEL PLAT; THENCE NORTH 00 DEGREES 40 MINUTES 38 SECONDS WEST ALONG THE WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 786.99 FEET TO POINT 182, DEPICTED ON SAID PARCEL PLAT; THENCE NORTH 89 DEGREES 19 MINUTES 22 SECONDS EAST A DISTANCE OF 71.84 FEET TO A POINT ON THE EAST BOUNDARY OF LEE ROAD AND THE NORTHWEST CORNER OF PRIMO'S BANQUET HALL, AS SHOWN ON AN UNRECORDED SURVEY BY AMERICAN CONSULTING ENGINEERING, INC. AS JOB NUMBER 00-775, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION, DEPICTED AS POINT 115 ON SAID PARCEL PLAT; THENCE NORTH 89 DEGREES 47 MINUTES 56 SECONDS EAST ALONG THE NORTH LINE OF SAID UNRECORDED SURVEY A DISTANCE OF 14.07 FEET TO POINT 113, DEPICTED ON SAID PARCEL PLAT; THENCE SOUTH 49 DEGREES 21 MINUTES 13 WEST A DISTANCE OF 18.15 FEET TO A POINT ON THE EAST BOUNDARY OF SAID LEE ROAD, DEPICTED AS POINT 87 ON SAID PARCEL PLAT; THENCE NORTH 01 DEGREE 27 MINUTES 59 SECONDS WEST ALONG SAID EAST BOUNDARY OF 11.78 FEET TO THE POINT OF BEGINNING.

PARCEL 1A:

A PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 16 NORTH, RANGE 5 EAST, LOCATED IN LAWRENCE TOWNSHIP, MARION COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY LINES DEPICTED ON THE ATTACHED RIGHT-OF-WAY PARCEL PLAT MARKED EXHIBIT "B SECONDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION, DEPICTED AS POINT 12 ON SAID PARCEL PLAT; THENCE NORTH 00 DEGREES 40 MINUTES 38 SECONDS WEST ALONG THE WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 786.99 FEET TO POINT 182, DEPICTED ON SAID PARCEL PLAT; THENCE NORTH 89 DEGREES 19 MINUTES 22 SECONDS EAST A DISTANCE OF 71.84 FEET TO A POINT ON THE EAST BOUNDARY OF LEE ROAD AND THE NORTHWEST CORNER OF PRIMO'S BANQUET HALL, AS SHOWN ON AN UNRECORDED SURVEY BY AMERICAN CONSULTING ENGINEERING., INC. AS JOB NUMBER 00-775, DEPICTED AS POINT 115 ON SAID PARCEL PLAT; THENCE SOUTH 01 DEGREE 27 MINUTES 59 SECONDS EAST ALONG SAID BOUNDARY A DISTANCE OF 108.78 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, DEPICTED AS POINT 88 ON SAID PARCEL PLAT; THENCE NORTH 88 DEGREES 32 MINUTES 01 SECOND EAST A DISTANCE OF 10.00 FEET TO POINT 89, DEPICTED ON SAID PARCEL PLAT; THENCE SOUTH 00 DEGREES 54 MINUTES 17 SECONDS EAST A DISTANCE OF 47.41 FEET TO POINT 105, DEPICTED ON SAID PARCEL PLAT; THENCE SOUTH 03 DEGREES 14 MINUTES 44 SECONDS WEST A DISTANCE OF 27.22 FEET TO POINT 107 ON SAID PARCEL PLAT; THENCE NORTH 84 DEGREES 46 MINUTES 49 SECONDS WEST A DISTANCE OF 7.35 FEET TO A POINT ON THE EAST BOUNDARY OF SAID LEE ROAD, DEPICTED AS POINT 132 ON SAID PARCEL PLAT; THENCE NORTH 01 DEGREE 27 MINUTES 59 SECONDS WEST ALONG SAID EAST BOUNDARY A DISTANCE OF 73.67 FEET TO THE POINT OF BEGINNING.

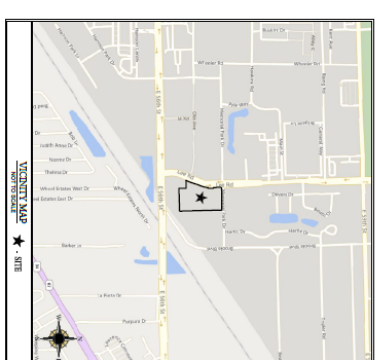
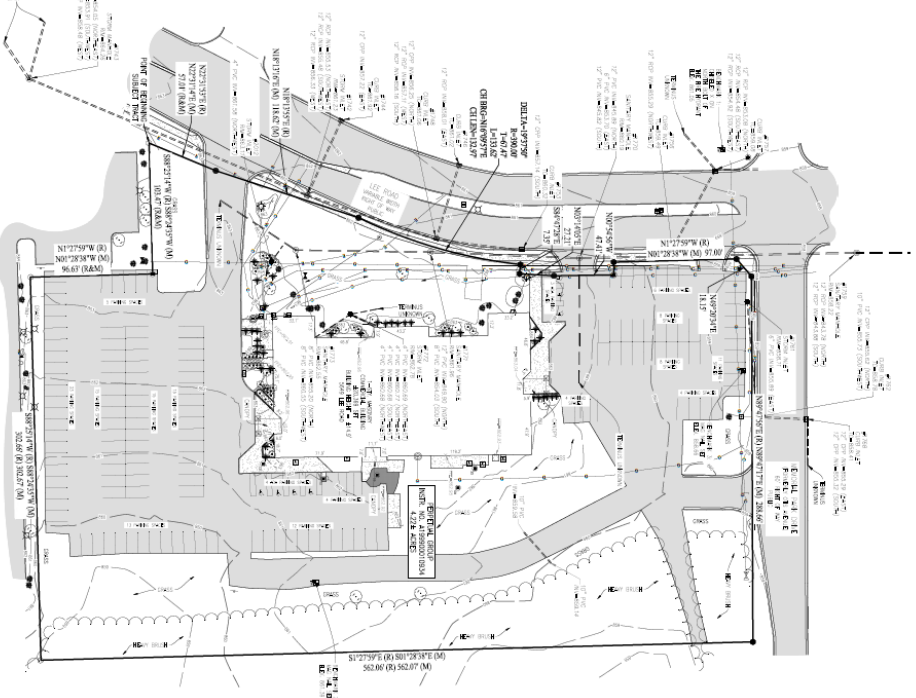
THE PROPERTY AND LOT LINES, LOCATION DATA, FORM OF THE SURVEY, AND THE LOCATION OF THE PROPERTY AND LOT LINES, AS SHOWN ON THIS SURVEY, ARE BASED ON THE DATA PROVIDED BY THE CLIENT AND THE SURVEYOR'S FIELD NOTES AND MEASUREMENTS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THE ACCURACY OF THIS SURVEY. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THE ACCURACY OF THIS SURVEY. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THE ACCURACY OF THIS SURVEY.



UTILITY NOTES
 THE UTILITY LINES SHOWN ON THIS SURVEY WERE OBTAINED FROM THE CITY OF INDIANAPOLIS, INDIANA, AND ARE SHOWN FOR INFORMATION ONLY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THE ACCURACY OF THIS SURVEY. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THE ACCURACY OF THIS SURVEY.

LEGEND

TYPE	NO. OF SPACES
ADA	7
REGULAR	140
MOTORCYCLE	0
TOTAL	147



ALTA/SPS LAND TITLE SURVEY WITH TOPOGRAPHY
VERIDUS GROUP
 5649 LEE ROAD
 INDIANAPOLIS, INDIANA

840 ALLISON POINTE BLVD.
 INDIANAPOLIS, IN 46220
 WWW.JQOL.COM
 317.661.1984

THESE DRAWINGS AND SPECIFICATIONS, AND THE PROPERTY AND LOT LINES, AS SHOWN ON THIS SURVEY, ARE BASED ON THE DATA PROVIDED BY THE CLIENT AND THE SURVEYOR'S FIELD NOTES AND MEASUREMENTS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THE ACCURACY OF THIS SURVEY. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THE ACCURACY OF THIS SURVEY.

REVISIONS:

NO.	DATE	DESCRIPTION
1	01/15/2024	ISSUED FOR PERMIT

1 OF 3

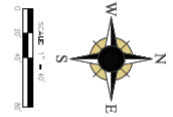
Address 9535 Memorial Park Drive, Indianapolis, IN 46216 (See Next Page)

Legal Description

PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 16 NORTH, RANGE 5 EAST, LAWRENCE TOWNSHIP, MARION COUNTY, INDIANA AND A PORTION OF THE VACATED LEE ROAD RIGHT-OF-WAY (PROPOSED) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

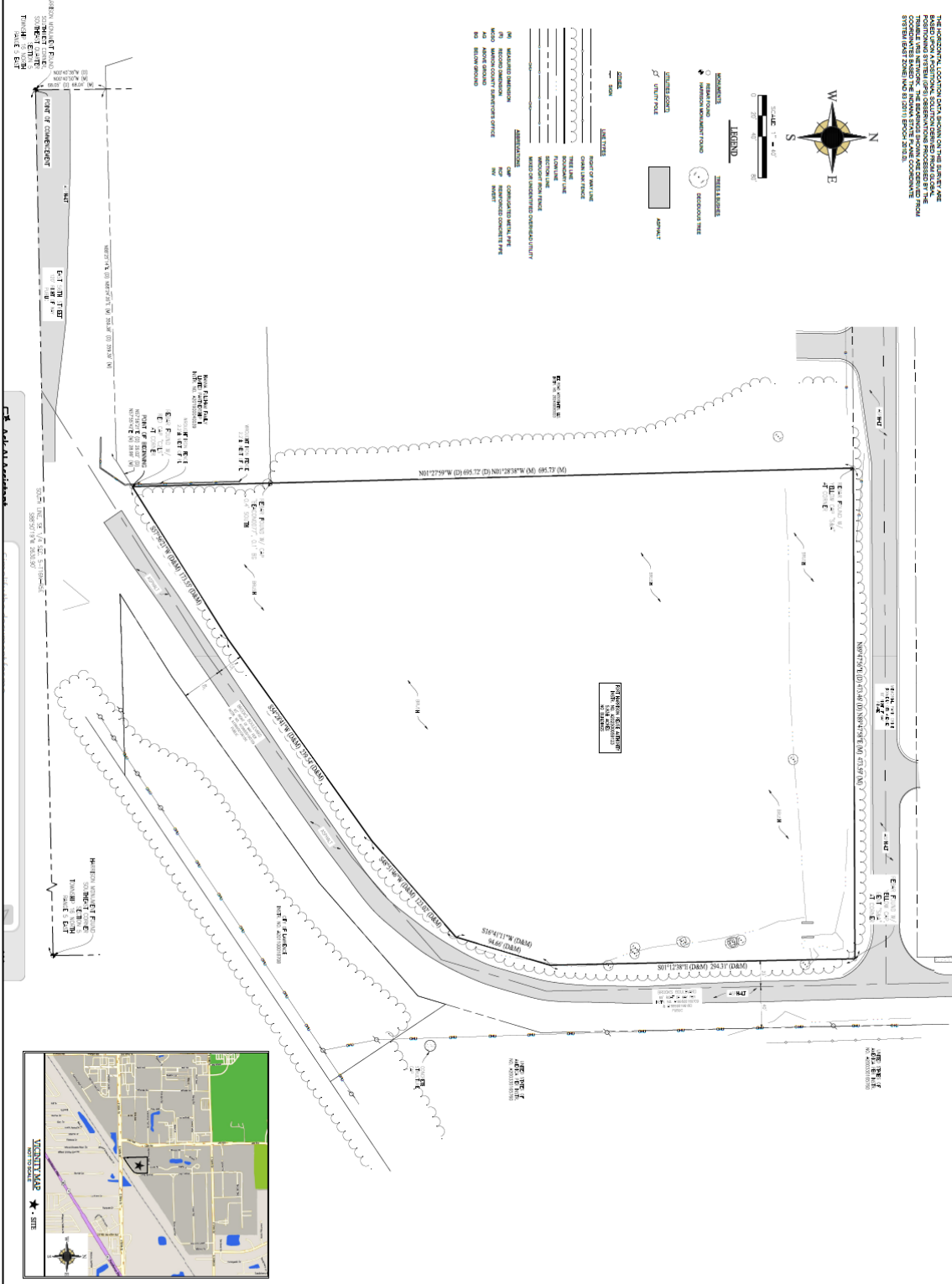
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE NORTH 00 DEGREES 40 MINUTES 38 SECONDS WEST (AN ASSUMED BEARING) 68.05 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHERN RIGHT-OF-WAY LINE OF 56TH STREET AS DEFINED IN THE FORT HARRISON REUSE AUTHORITY RIGHT-OF-WAY EXHIBIT RECORDED AS INSTRUMENT NO. 96-0160709, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA; THENCE NORTH 88 DEGREES 25 MINUTES 14 SECONDS EAST 359.38 FEET ALONG THE NORTHERN RIGHT-OF-WAY LINE OF 56TH STREET TO THE WESTERN RIGHT-OF-WAY LINE OF BROOKS BOULEVARD AS DEFINED BY SAID RIGHT-OF-WAY EXHIBIT; THENCE NORTH 57 DEGREES 56 MINUTES 21 SECONDS EAST 29.02 FEET TO A POINT LOCATED 289.94 FEET EAST (MEASURED PERPENDICULAR TO) FROM THE EASTERN RIGHT-OF-WAY LINE OF LEE ROAD AS DEFINED IN SAID RIGHT-OF-WAY EXHIBIT AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 01 DEGREES 27 MINUTES 59 SECONDS WEST 695.72 FEET PARALLEL WITH THE EASTERN RIGHT-OF-WAY LINE OF LEE ROAD TO THE SOUTHERN RIGHT-OF-WAY LINE OF PROPOSED OTIS AVENUE (60 FEET FULL RIGHT-OF-WAY); THENCE NORTH 89 DEGREES 47 MINUTES 56 SECONDS EAST 473.46 FEET ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF PROPOSED OTIS AVENUE TO THE WESTERN RIGHT-OF-WAY LINE OF SAID BROOKS BOULEVARD, THE FOLLOWING FIVE (5) COURSES ARE ALONG THE WESTERN RIGHT-OF-WAY LINE OF BROOKS BOULEVARD; 1) THENCE SOUTH 01 DEGREES 12 MINUTES 38 SECONDS EAST 294.31 FEET; 2) THENCE SOUTH 16 DEGREES 41 MINUTES 11 SECONDS WEST 94.66 FEET; 3) THENCE SOUTH 48 DEGREES 51 MINUTES 46 SECONDS WEST 123.02 FEET; 4) THENCE SOUTH 54 DEGREES 28 MINUTES 41 SECONDS WEST 239.54 FEET; 5) THENCE SOUTH 57 DEGREES 56 MINUTES 21 SECONDS WEST 173.55 FEET TO THE POINT OF BEGINNING CONTAINING 5.824 ACRES, MORE OR LESS.

THE HORIZONTAL LOCATION DATA SHOWN ON THIS SHEET ARE BASED UPON A TRIANGULAR SOLUTION DERIVED FROM THE MEASUREMENTS OF THE SURVEY. THE HORIZONTAL LOCATION DATA SHOWN ON THIS SHEET ARE NOT TO BE USED FOR ANY OTHER PURPOSES. THE HORIZONTAL LOCATION DATA SHOWN ON THIS SHEET ARE NOT TO BE USED FOR ANY OTHER PURPOSES.



LEGEND

	SURVEY STATION
	MONUMENT
	BOUNDARY LINE
	EASEMENT
	RIGHT OF WAY LINE
	CHAIN LINK FENCE
	CONCRETE FOUNDATION
	ASPHALT
	GRAVEL
	CONCRETE
	BRICK
	STONE
	IRON PIPE
	STEEL PIPE
	ALUMINUM PIPE
	PLASTIC PIPE
	COPPER PIPE
	GALVANIZED STEEL PIPE
	CAST IRON PIPE
	DUCTILE IRON PIPE
	PVC PIPE
	HDPE PIPE
	PE PIPE
	PP PIPE
	ABS PIPE
	CPVC PIPE
	CAST IRON SEWER PIPE
	DUCTILE IRON SEWER PIPE
	PVC SEWER PIPE
	HDPE SEWER PIPE
	PE SEWER PIPE
	PP SEWER PIPE
	ABS SEWER PIPE
	CPVC SEWER PIPE



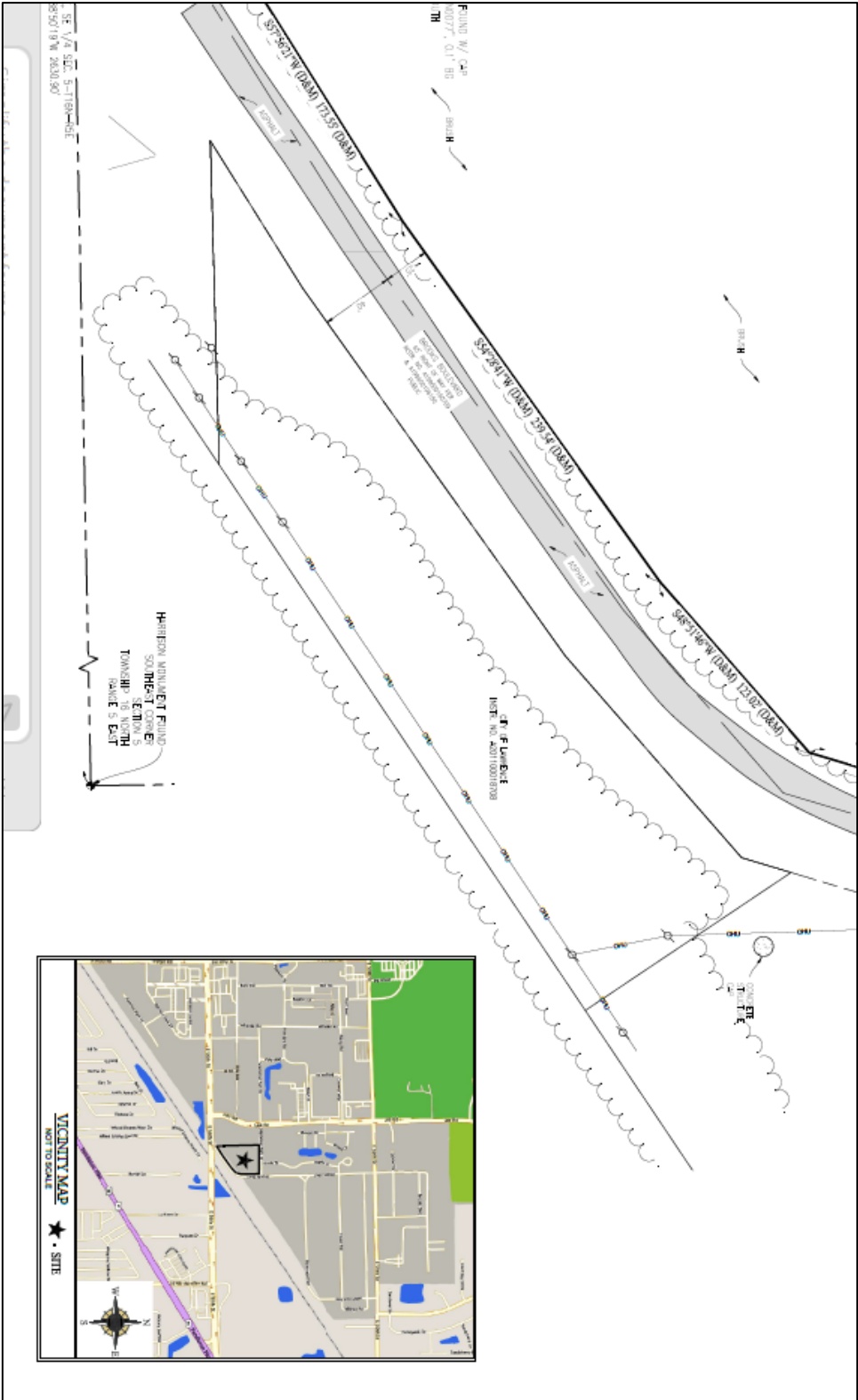
<p>BOUNDARY RETRACEMENT SURVEY FOR 9535 MEMORIAL DRIVE 9535 MEMORIAL PARK DRIVE, INDIANAPOLIS, INDIANA 46216</p>	<p>REVISIONS</p>	<p>JQOL QUALITY OF LIFE AND ALUMINUM CONCRETE BLDG. 1400 W. 10TH AVENUE INDIANAPOLIS, IN 46202 317.881.1982</p>
<p>DATE: 08/20/2025 DRAWN BY: JAC CHECKED BY: JAC PROJECT NO: 20250008</p>	<p>SCALE: 1" = 40'</p>	<p>SHEET: 1 OF 2</p>

Parcel Alt Id. 4001619 (See Next Page)

Legal Description:

Part of the Southeast Quarter of Section 5, Township 16 North, Range 5 East in Lawrence Township, Marion County, Indiana, described as follows:

COMMENCING at the southwest corner of said quarter section; thence North 88 degrees 50 minutes 58 seconds East (grid bearing based on NAD27 Indiana State Plane Coordinates, East Zone) along the south line of said quarter section a distance of 368.31 feet to the southerly prolongation of the easterly right-of-way line of Walter Reed Road (Brooks Boulevard) (all street names and right-of-way lines recited in this description are based on a Right-of-Way Grant recorded as Instrument No. 96-160709 as amended by Instrument No. 99-196180 in the Office of the Recorder of Marion County, Indiana); thence North 57 degrees 56 minutes 21 seconds East along said southerly prolongation a distance of 139.57 feet to the intersection of said east right-of-way line of Walter Reed Road and the north right-of-way line of 56th Street being the POINT OF BEGINNING (the following four courses being along said east right-of-way line of Walter Reed Road); (1) thence North 57 degrees 56 minutes 21 seconds East a distance of 94.09 feet; (2) thence North 54 degrees 28 minutes 41 seconds East a distance of 244.69 feet; (3) thence North 48 degrees 51 minutes 46 seconds East a distance of 144.96 feet; (4) thence North 16 degrees 41 minutes 11 seconds East a distance of 27.92 feet to a brass disk stamped "A4-12" on said right-of-way line being on an easterly line of a tract of land described in Instrument Number 1996-142691; thence South 33 degrees 50 minutes 50 seconds East along said easterly line a distance of 134.05 feet to a brass disk stamped "A4-10" on the west right-of-way line of the Conrail Consolidated Railway Railroad per Record Book 78, page 063594; thence South 56 degrees 09 minutes 10 seconds West along said west right-of-way line a distance of 355.58 feet to the north right-of-way line of 56th Street; thence South 88 degrees 25 minutes 14 seconds West along said north right-of-way line a distance of 175.50 feet to the POINT OF BEGINNING, containing 0.98 acres, more or less.



BOUNDARY RETRACEMENT SURVEY FOR

9535 MEMORIAL DRIVE

9535 MEMORIAL PARK DRIVE, INDIANAPOLIS, IN

REVIEWER:	DATE:
BK	1/08/2008
DRAWN:	DATE:
SD	1/02/2008
SCALE:	SHEET:
1" = 40'	1 OF 2
PROJECT:	
2005.215	

Exhibit D

Detailed Description of the Proposed Use

Rebar TRG Fort Ben, LLC, completed the rezone of the referenced 12.498 acres previously zoned D-P to the Planned Unit Development (PUD) known as Lawrence Village at the Fort on Monday, 4/6. As part of the continuing entitlement efforts being made, we as Petitioner, are submitting this variance petition for Development Standards as identified in the Lawrence Village at the Fort PUD:

- **Sec. 2.2.7** of the PUD stating no block shall have a length greater than 450 feet without a street, alley, or pedestrian pathway.
 - **Modification Request:** Given the site conditions and location within Fort Harrison, there are no natural block and lot connectors that would allow the project to meet this design standard. After communication with FHRA staff and the Director of Public Works, it was agreed that the designed 600+ ft block length would be acceptable.
- **Sec. 2.3.2** of the PUD requiring setback line that is one-half of the distance from the public face to the building rear.
 - **Modification Request:** With the location of the proposed building, the public facing elevations would be the West elevation (off Lee Road) and North elevation (off Memorial Park Drive). Due to the overall length of the building, achieving the parking setback line as described in this section is unachievable and would significantly affect the site plan/project as currently designed. After discussion with FHRA staff and the Director of Public Works, it was agreed that requesting relief and parking could occur within the Parking Setback Line would be acceptable.
- **Sec. 2.9.5** of the PUD requiring a minimum of 5% of spaces be carpool spaces.
 - **Modification Request:** As currently designed, the project has sufficient parking for the proposed uses and the need for carpool spaces could be rendered as obsolete and an outdated practice. After discussion with FHRA staff and the Director of Public Works, it was agreed that showing zero carpool spaces would be acceptable.
- **Sec. 4.6.3** of the PUD requiring residential areas adjacent to commercial activities to have entrances 2 feet above sidewalk level.
 - **Modification Request:** Due to construction cost-related factors with this design standard, relief is being requested to allow for appropriate screening between the Commercial and Residential uses. After discussion with FHRA staff and the Director of Public Works, it was agreed that current screening design would be acceptable.