



Address: 5649 Lee Road, Parcel 4041851
9535 Memorial Park Dr, Parcel 4041853
0 Fort Harrison, Parcel 4001619

Docket # 2026 LZO 02
Hearing Date: TBD
Council District # 3 ~ Sherron Freeman

Petitioner: Rebar TRG Fort Ben, LLC
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8700 North Street, Suite 120
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Owner: 5649 Lee Rd
Perpetual Group LLC

9535 Memorial Park Dr
Fort Harrison Reuse Authority

0 Fort Harrison
City of Lawrence

Application:

The petitioner requests the rezoning of approximately 12.498 acres from the current D-P classification, as established under the Master Reuse Plan, Implementation Strategy of the Fort Harrison Reuse Authority (dated December 2, 1996, and updated May 14, 1999), to the Planned Unit Development (PUD) known as Lawrence Village at the Fort.

Site and Surrounding Area:

The subject parcels are located within the Fort Harrison reuse area and are currently governed by the Master Reuse Plan. Surrounding land uses include a mix of commercial, office, residential, and institutional uses consistent with redevelopment objectives for the Fort Harrison area.

Comprehensive Plan Land Use Designation:	Village Mixed Use
Current Land Use:	Commercial, Undeveloped
Compact Context Area:	Metro



Current Zoning and Land Use:

Under the Master Reuse Plan, the subject parcels are designated as OC6, as identified on pages 8–9 of the Statement of Purposes. The OC6 designation permits office, commercial, and industrial development.

The property is currently developed with a commercial building located at 5649 Lee Road and associated surface parking.

Proposed Zoning and Development:

The petitioner proposes rezoning the property to the *Lawrence Village at the Fort* PUD, with the intent that the parcels be incorporated into the **Village Center District**, specifically aligning with the vision and intent of **Area #2** of that district.

Area #2 of the Village Center District is intended to create an urban character through a mix of larger-scale buildings accommodating a variety of uses, including retail, office, residential, and institutional.

Consistent with this intent, the petitioner proposes a phased mixed-use multifamily development consisting of two (2) four-story buildings.

Phase One – Overlook at Fort Ben

- Four (4) stories
- Approximately 104 residential units
- One commercial space totaling approximately 2,400 square feet
- Luxury tenant amenities
- Parking lot improvements serving the existing commercial building at 5649 Lee Road

Phase Two

- Four (4) stories
- Approximately 100 residential units
- Design anticipated to begin in late 2027 or early 2028
- Construction anticipated to begin in summer 2028

Comprehensive Plan and Master Reuse Plan Consistency:

The proposed rezoning is consistent with the intent of the Fort Harrison Master Reuse Plan, particularly the Village Center District and Area #2, which encourage higher-density, mixed-use development and an urban form.

The proposed mixed-use multifamily development supports the plan's goals of adaptive reuse, increased residential opportunities, and integration of complementary commercial uses within walkable districts.



Staff Analysis:

Staff has reviewed the petition and finds the following:

- The proposed PUD zoning is compatible with surrounding land uses within the Fort Harrison redevelopment area.
- The request aligns with the long-term redevelopment vision of the Fort Harrison Master Reuse Plan.
- The proposed development supports mixed-use, higher-density development in an appropriate location.
- Phased development allows for orderly growth and infrastructure planning.

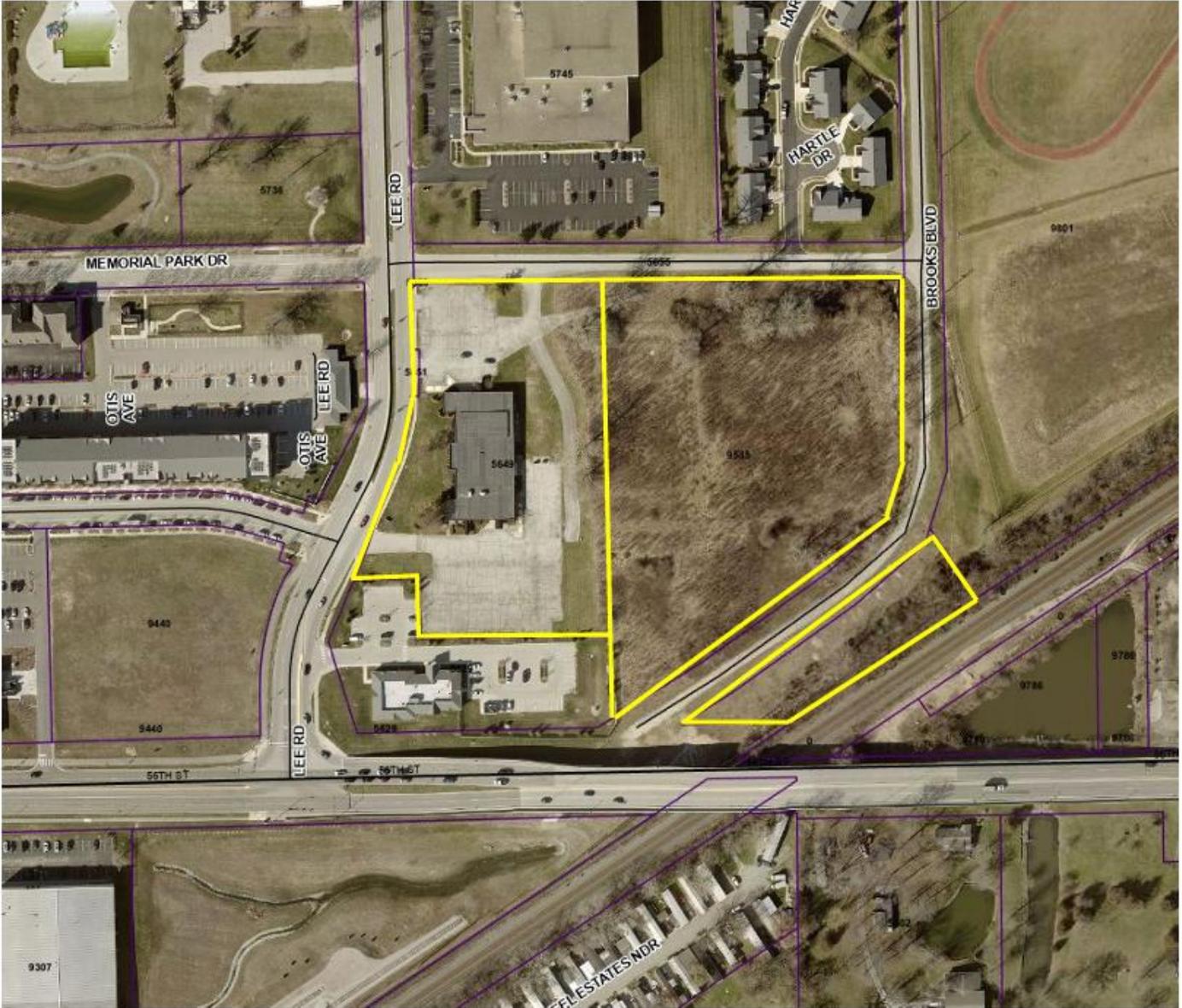
Staff Recommendation:

Based on the analysis above, **staff recommends approval** of the rezoning request from D-P to the *Lawrence Village at the Fort* Planned Unit Development, subject to final review and approval of detailed development standards and commitments.



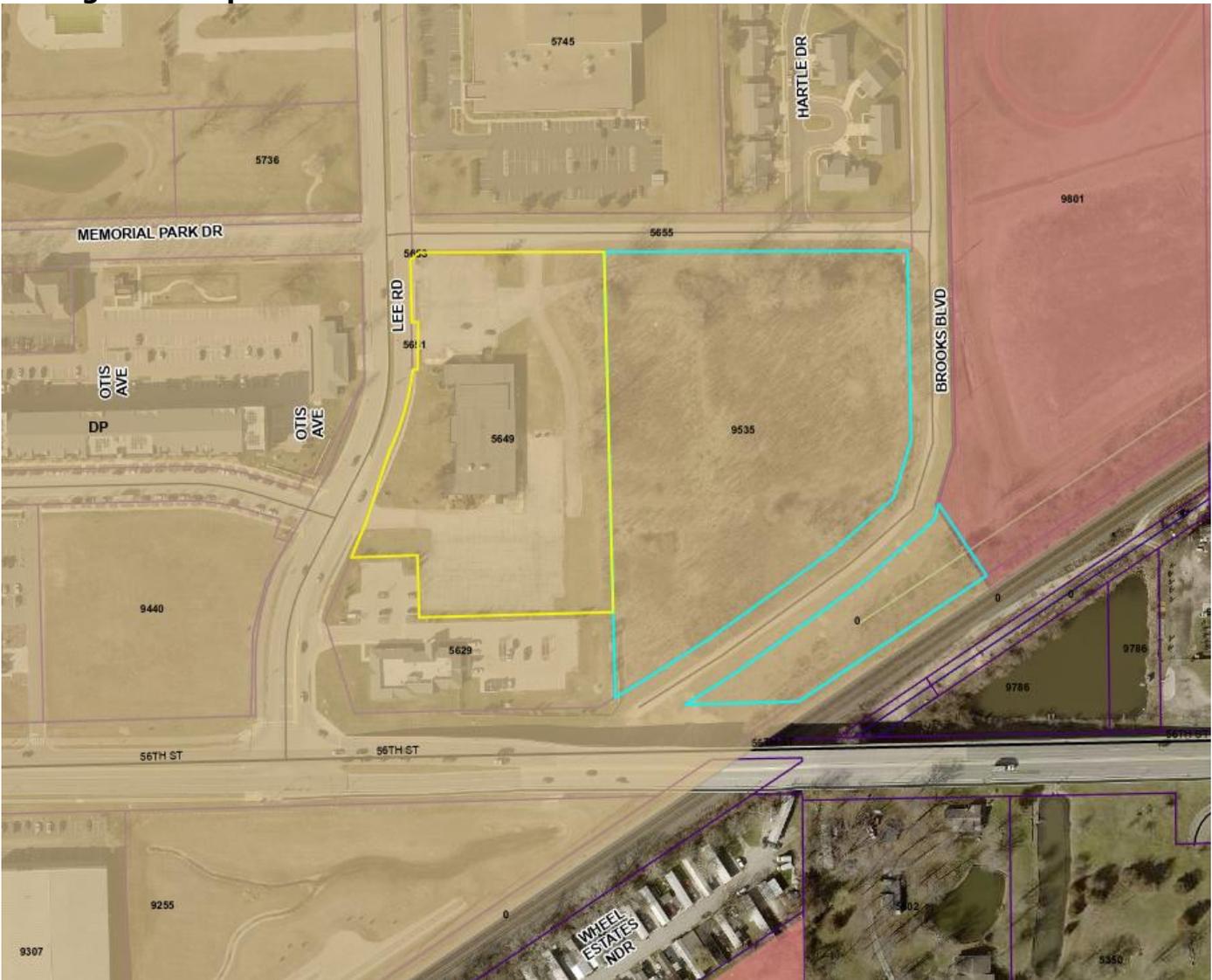
City of
Lawrence
Indiana

Aerial:



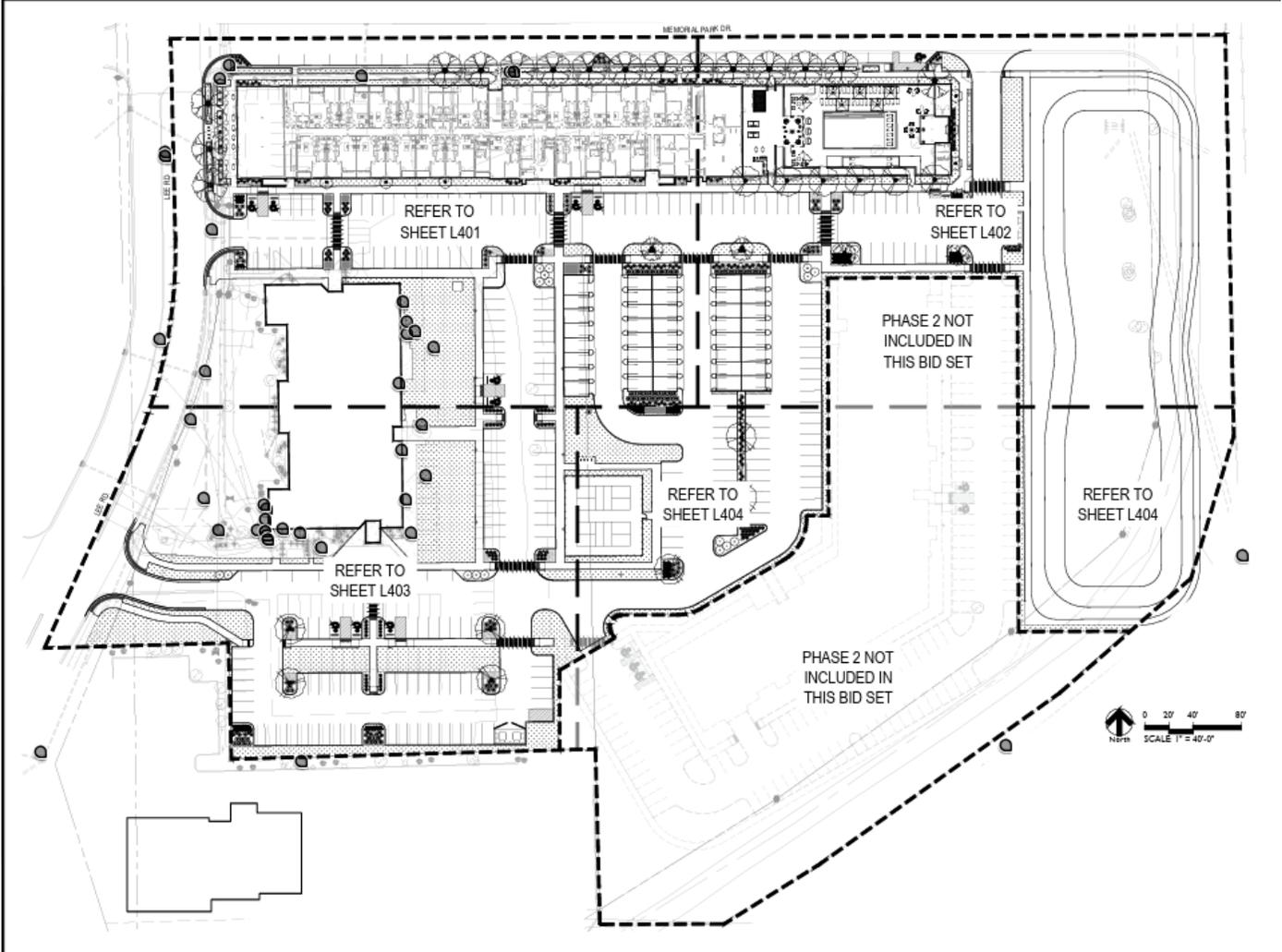


Zoning Base Map:





Site Plan:





Elevation:



LAP SIDING (LS1)

SIZE: 4" EXPOSURE
COLOR: SW 6260 - UNIQUE GRAY



LAP SIDING (LS2)

SIZE: 6" EXPOSURE
COLOR: SW 6242 - BRACING BLUE



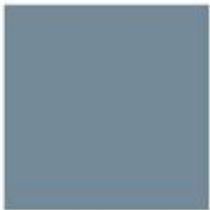
CEMENT BOARD (CB1)

SIZE: 16" BOARD & BATTEN PANEL
COLOR: SW 6242 - BRACING BLUE



CEMENT BOARD (CB2)

SIZE: 16" BOARD & BATTEN PANEL
COLOR: SW 7674 - PEPPERCORN



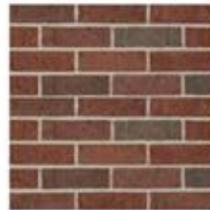
CEMENT BOARD (CB3)

SIZE: 16" BOARD & BATTEN PANEL
COLOR: SW 6242 - BRACING BLUE



CAST STONE (CS1)

SIZE: VARIES, REF. CAST STONE SHAPES
COLOR: LIGHT BUFF



BRICK (B1)

SIZE: MODULAR
COLOR: BELDEN-AMHERST BLEND DART - TEX



COPING & MISC. METALS (MT1)

COLOR: SW7069 IRON ORE



04 WEST ELEVATION

SCALE: 1 : 180





03 EAST ELEVATION
SCALE: 1 : 180



