



FILING CHECKLIST FOR REZONING PETITION
Please read carefully

All documents must be legible. All text documents must be typewritten or computer generated. All drawings, such as site plans, elevations, sign details, maps and surveys must be drawn to an appropriate scale, dimensioned and in ink.

Your ReZoning Packet must be filed electronically via permits@cityoflawrence.org or in person at: Lawrence Government Center, 9001 E 59th St., Ste 205, Lawrence, IN 46216. In person filings will still require an electronic submittal.

Filing fees must be paid to receive a docket number. Any additional fees must be paid prior to the initial hearing.

Your initial packet must include the following:

- a. Completed Petition signed by the owner of the subject property or an authorized agent, notarized.
- b. One (1) copy of a general location or area map indicating (in a reproducible manner) the location of the property and the surrounding area. Maps created using internet mapping sites are acceptable.
- c. Legal description attached to the petition.
- d. Metes and bounds descriptions should include the perimeter survey, drawn to scale. - or - Recorded subdivision legal description includes lot number, section number, subdivision name, plat book number with page number and must include a plat map (plat maps are available in Room 741 of the City-County Building for a nominal charge).
- e. If the petition requests a C-S or D-P classification, a site plan must be filed. Plans must be legible and drawn to a scale of 1=10, 1=20, 1=30, or 1=40. Additional information may be required, but at the minimum, plans must include the information described on the site plan form. If the petition requests a D-P classification, a written development statement must also be submitted.
- f. If the "Statement of Commitments" forms are filed, forms must be signed by the current owner of record. Agents are not acceptable. Legible legal description must be included.
- g. Non-refundable filing fee. Consult the Rules of Procedure for the applicable fee amounts.
- h. On-site hearing notice sign. The On-Site Notice must be posted in a conspicuous location along each frontage of the affected property.
- i. Surrounding property owners. As part of the legal notice requirement, the petitioner is required to notify the owners of surrounding properties per the Rules of Procedure. Petitioners can request a list of those property owners requiring notice of their petition. The list of owners compiled will be provided to the petitioner via email on label form. Petitioners are still required to make copies of the legal notice and mail it to the list provided.

Contact person identified. This Contact Person is notified when additional information is required and receives the written Staff Report.

Name (print): _____

Address: _____

Daytime Phone: _____

E-Mail Address: _____



CITY OF LAWRENCE COMMON COUNCIL
OF MARION COUNTY, INDIANA
PETITION FOR REZONING

DOCKET #: _____

ADDRESS OF PREMISES AFFECTED: _____
STREET ADDRESS CITY STATE ZIP

NAME OF PETITIONER(S): _____ PHONE: _____

PETITIONER(S) E-MAIL: _____

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

AGENT: _____ PHONE: _____

AGENT E-MAIL: _____

AGENT ADDRESS: _____
STREET ADDRESS CITY STATE ZIP

NAME OF OWNER(S): _____ 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): _____

CURRENT ZONING: _____ TOWNSHIP: _____ ACREAGE: _____

EXISTING USE OF THE SUBJECT PREMISES: _____

PROPOSED ZONING: _____

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



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

[Handwritten Signature]

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 29th DAY OF January, 2026

NOTARY PUBLIC Kerry Wade Sell

PRINTED NAME Kerry Wade Sell

MY COMMISSION EXPIRES 08/04/2028

COUNTY OF RESIDENCE Hamilton



City of
Lawrence
Indiana

DOCKET NO.: _____

CITY OF LAWRENCE COMMON COUNCIL
OF MARION COUNTY, INDIANA

CONSENT FORM

The undersigned, Timothy M. Jensen, being the owner(s) of the property commonly known as 5649 LES ROAD, LAWRENCE, IN, hereby authorize(s) REGAL TRU FORT BEN, LLC to file land development petitions necessary for the aforementioned address.

This consent shall:

remain in effect until revoked by a written statement filed with the City of Lawrence Common Council

OR

remain in effect until _____, 20_____.

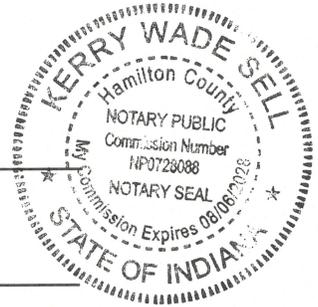
[Signature]

Property Owner

Property Owner

Date: 1/20/2026

Date: _____



STATE OF INDIANA)
COUNTY OF Marion) SS:

Before me, a Notary Public in and for said County and State, appeared the Property Owner(s) herein, who acknowledged the execution of the foregoing as his/her/their voluntary act and deed for the uses and purposes expressed therein.

Witness my hand and notarial seal this 28th day of January, 2026.

My commission expires:

08/06/2028

[Signature]

NOTARY PUBLIC

Hamilton

County of Residence:

Kerry Wade Sell

Printed Name

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) 637-1321
 - c. Owners Email: rbrown@clarkquinnlaw.com
 - d. Owners Address: 9001 E. 59TH Street, Suite 202, Lawrence, IN 46216
3. Parcel Alt Id. #4001619
 - a. Name of Owner: City of Lawrence ATTN Controller
 - b. Phone: (317) 542-4544
 - c. Owners Email: ggoodnight@cityoflawrence.org
 - d. Owners Address: 9001 East 59th Street, 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.

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:

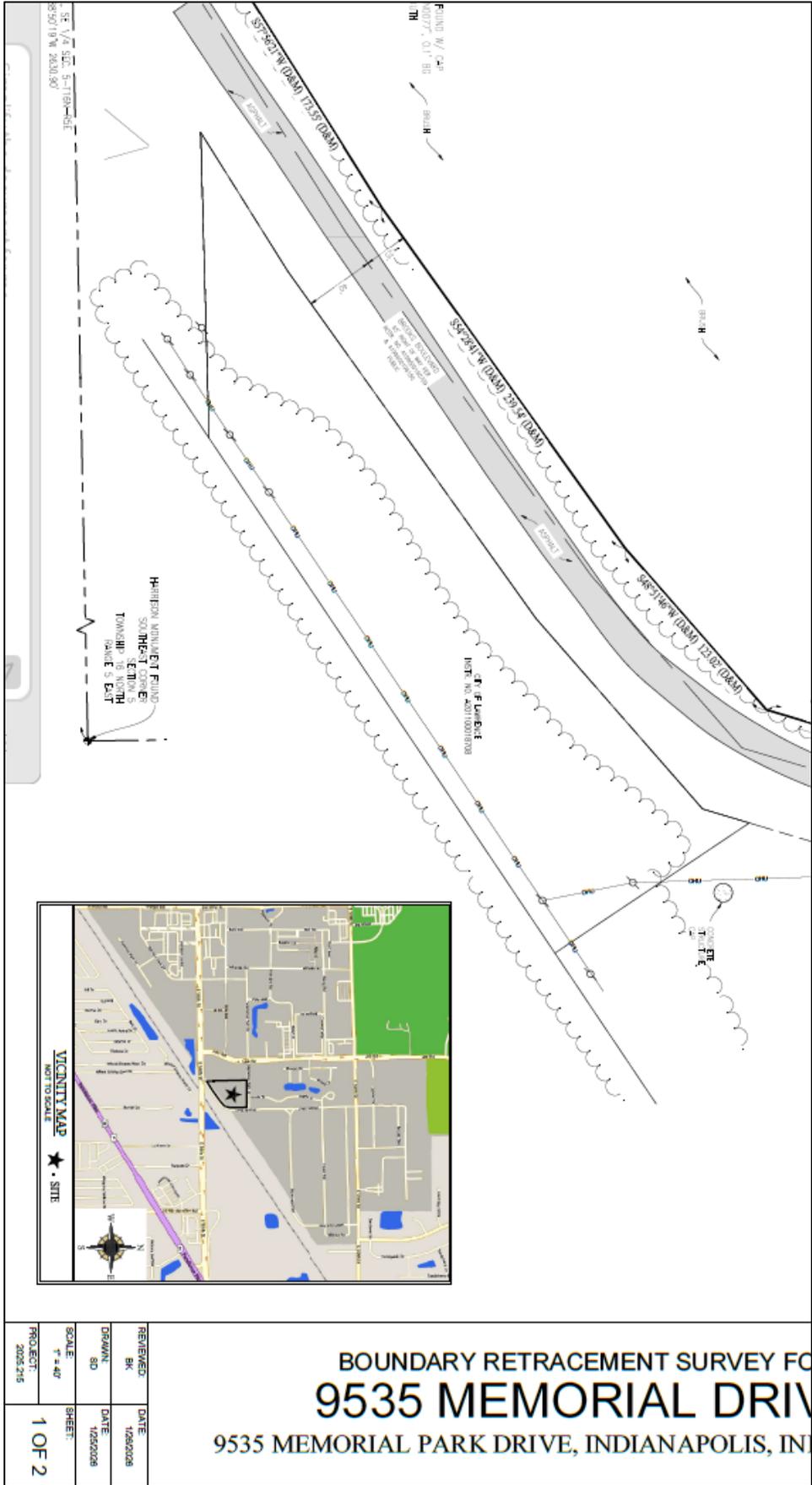
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE NORTH 00 DEGREES 40 MINUTES 38 SECONDS WEST (AN ASSUMED BEARING) 68.05 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHERN RIGHT-OF-WAY LINE OF 56TH STREET AS DEFINED IN THE FORT HARRISON REUSE AUTHORITY 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.

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.



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

BOUNDARY RETRACEMENT SURVEY FOR
9535 MEMORIAL DRIVE
 9535 MEMORIAL PARK DRIVE, INDIANAPOLIS, IN

Exhibit D

Detailed Description of the Proposed Request

We propose rezoning the foregoing parcels from their current D-P classification under the Master Reuse Plan, Implementation Strategy, The Fort Harrison Reuse Authority, dated December 2, 1996, and updated May 14, 1999, to the Planned Unit Development known as the Lawrence Village at the Fort. Under the Master Reuse Plan on page 8-9 of the Statement of Purposes, the Parcels fall under OC6, which zones the parcels for use as office, commercial, and industrial development. We would like to rezone to the Lawrence Village at the Fort PUD, where we believe we would best fit in the Village Center District based on geographic proximity of the parcels to this district as well as the intent of Area #2 within the Village Center District. Area #2's intent to present an urban feel to the Fort through a presentation of a mix of larger buildings that accommodate various uses, including retail, office, residential, and institutional. We are proposing to develop two mixed use multifamily building on the parcels that will be phased out, with the first phase being known as Overlook at Fort Ben which will be four stories and feature approximately 104 residential units, one commercial space of 2,400 square feet, luxury amenities for tenants, and parking lot improvements for the current commercial building on 5649 Lee Road.

General Location of Property

