

CITY OF LAWRENCE COMMON COUNCIL OF MARION COUNTY, INDIANA

PETITION FOR REZONING

		DOCKET #:	
ADDRESS OF PREMISES AFFECTED: 7848 Pendleton Pike	, Lawrer		6226
STREET ADDRESS	CITY	STATE	ZIP
		PHONE: 317-2	260-8950
PETITIONER(S) E-MAIL: singh7811@comcast.net			T0:04:
PETITIONER(S) ADDRESS: 3402 Georgetown Road,	Indiana	oolis, IN	46224
STREET ADDRESS	CUTA	STATE	ZIP
AGENT: Thomas Pottschmidt		PHONE: 317-	995-1965
AGENT E-MAIL: Omega.engineeringllc@gmail.	com		
AGENT ADDRESS: 6731 Winnock Drive, Indiana	polis, IN	46220-	4177
STREET ADDRESS	CITY	STATE	ZIP
NAME OF OWNER(S): Paramjit Singh		PHONE: 317-2	260-8950
IF DIFFERENT FROM PETITIONER(S) OWNER(S) E-MAIL: singh7811@comcast.net	· · · · · · · · · · · · · · · · · · ·		
OWNER(S) ADDRESS: 3402 Georgetown Road, Ir	dianapo	olis, IN 46	5224
STREET ADDRESS	CITY	STATE	ZIP
IS/ARE THE PETITIONER(S) THE OWNER(S) OF ONE HUNDERED PERCENT (100%) NO	OF THE ARE INVO	OLVED IN THE PETI	ITION?
LEGAL DESCRIPTION (CHECK ONE):			
COMPLETE METES & BOUNDS WITH LEGAL DESCRIPTION ATTACHED PLATTED SITE WITHIN A RECORDED SUBDIVISION WITH COPY OF PLAT	MAD ATTACHED		
SUBDIVISION NAME:		N:	
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)? IF YES, LIST THE DOCKET NUMBER(S):	YES	NO	
CURRENT ZONING: 1-3 & C-5 TOWNSHIP: Lawre	nce	ACREAGE: 1.5	524 +/-
EXISTING USE OF THE SUBJECT PREMISES: Used Auto Deale	rship &		
PROPOSED ZONING: C-5			

PROVIDE A <u>DETAILED DESCRIPTION_OF</u> 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).

Currently, part of this parcel is zoned C-5 but another part is zoned I-3. It is the desire of the owner to have the entire parcel zoned C-5 in order to have various businesses to lease out. The current thought is to have a salon, a laundromat, and a convenient store located in this building, along with the current use of an auto repair shop. The auto repair shop is allow under I-3 but the other uses are not permitted under I-3, thus the request to change the zoning to all C-5.



SIGNATURE(S) OF PETITIONER(S) OR AGENT	SIGNATURE(S) OF OWNER(S) IF DIFFERENT THAN PETITIONER
TANNER J SIMPSON Notary Public Marion County - State of Indiana Commission Number NP0758272 My Commission Expfres Aug 19, 2032	
my definitional Expit of Mag 157 2002	
	DAY OF January 20 25 PRINTED NAME TOWNER Simpson



City of Lawrence

Indiana

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:

- Completed Petition signed by the owner of the subject property or an authorized agent, notarized.
- 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.
- Legal description attached to the petition.
- 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).
- 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.
- 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.
- Non-refundable filing fee. Consult the Rules of Procedure for the applicable fee amounts.
- On-site hearing notice sign. The On-Site Notice must be posted in a conspicuous location along each frontage of the affected property.
- 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): Thomas L. Pottschmidt

Address: 6731 Winnock Drive, Indianapolis, IN 46220-4177

Daytime Phone: 317-995-1965

E-Mail Address: omega.engineeringllc@gmail.com

STATEMENT OF COMMITMENTS

COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE MADE IN CONNECTION WITH A REZONING OF PROPERTY

In accordance with I.C. 36-7-4-1015 the owner of the real estate located in Marion County, Indiana, which is described below, makes the following COMMITMENTS concerning the use and development of that parcel of real estate:

Legal Description:

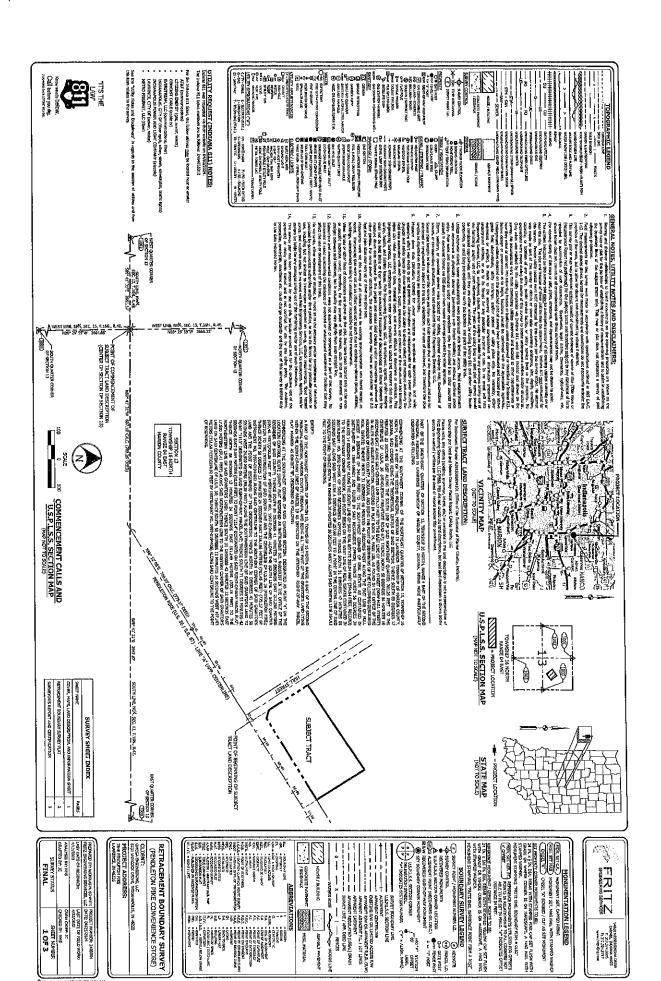
Survey with Legal Description is attached

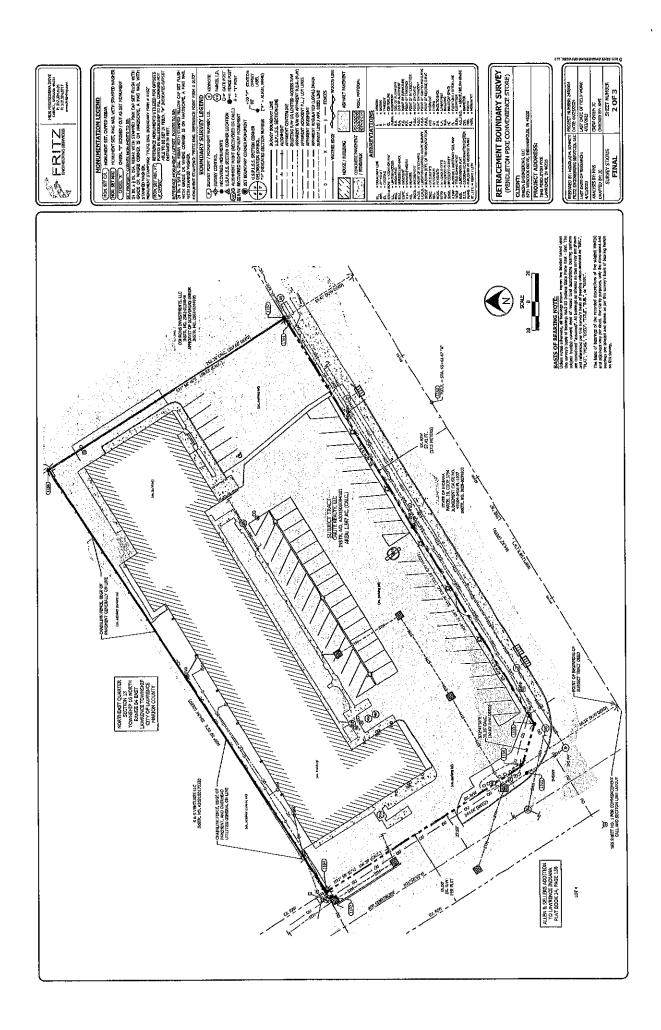
Statement of COMMITMENTS:

1. The owner agrees to abide by the Open Occupancy and Equal Employment Opportunity Commitments required by Metropolitan Development Commission Resolution No. 85-R-69, 1985, which commitments are attached hereto and incorporated herein by reference as Attachment "A".			
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These COMMITMENTS shall be binding on the owner, subsequent owners of the real estate and other persons acquiring an interest therein; provided that Commitment #1 (Open Occupancy and Equa! Opportunity Commitments) shall not be binding on an owner, subsequent owners or other person acquiring an interest therein if such persons are exempt persons or are engaged in an exempt activity as defined on Attachment "A" which is attached hereto and incorporated

herein by reference. These COMMITMENTS may be modified or terminated by a decision of the City of Lawrence Common Council made at a public hearing after proper notice has been given.					
COI	COMMITMENTS contained in this instrument shall be effective upon:				
	ssification of the real estate from a l-3 zoning classification to a C-5 zoning ssification.				
(b)	the adoption of approval petition # by the Lawrence Common Council				
and	shall continue in effect for as long as the above-described parcel of real estate remains zoned to the zoning classification or until such other time as may be specified herein.				
The	se COMMITMENTS may be enforced jointly or severally by:				
	 The City of Lawrence The Metropolitan Development Commission Owners of all parcels of ground adjoining the real estate to a depth of two (2) ownerships, but not exceeding six hundred-sixty (660) feet from the perimeter of the real estate, and all owners of real estate within the area included in the petition who were not petitioners for the rezoning or approval. Owners of real estate entirely located outside Marion County are not included, however. The identity of owners shall be determined from the records in the offices of the various Township Assessors of Marion County which list the current owners of record. (This paragraph defines the category of persons entitled to receive personal notice of the rezoning or approval under the rules in force at the time the commitment was made); Any person who is aggrieved by a violation of either of the Commitments contained in Commitment #1 (Open Occupancy and Equal Employment Opportunity Commitments); and 				
	undersigned hereby authorizes the recording of this Commitment in the office of the Recorder of Marion County,				





Transfer Commit and Liberat Beaching. Takana Sara Para (de Ladia Pang ALA), 1981; Libera nadel olivanen di haminga, diatraca, avet, ado contenes donn harava ao haled john Ord donnalisma, Todona Sito Sito Pann Condense del Sira (Industry Del Committado), 1981) and are antonica in LiS. Sarrey Tree and donnal internal Condi Holds 19 Hospital del Alfo Sidom and Annalisma SURVEYOR'S REPORT: Friet Engineering Services, U.C (FES) Project Number: 2403004 The course profile and enderest because were controlled by the row years. One options will be of posteroiding subtine the board controlled by the profile of the row <u>General Description and Location.</u> But of the Austriana Quarter of Societo 13, Tomostop 15 North, Range O4 Gast, Laurente Townsche, Cry of Laurence, Hasion Gouth, Totalana. in <u>Confect Content of Sention, 11 (Pt. 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1157, A 2 inch dameter pape 0.00 feet below grade was recovered and found to be located 0,72 feet northeasterly of the southeast compt. Said monument located within 0.35 feet of the norther by right-of-way of Perdiction Place.

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GENERAL NOTES:

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Witness my signature this case of 64/25/2024

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Registration No. LEXIMOROF, State of Indianal







PROJECT ADDRESS: 7848 FEMILIFION PLICE LANGENCE, IN 45226 CLIENT:

OMECA ENGREEBRIG, U.C.

6731 WINCOCK DRIVE, INDIANAPOLIS, IN 16220 RETRACEMENT BOUNDARY SURVEY (PENDLETON PIKE CONVENIENCE STORE)

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ATTACHMENT "A" OPEN OCCUPANCY AND EQUAL EMPLOYMENT OPPORTUNITY COMMITMENT

- (a.) The owner commits that he shall not discriminate against any person on the basis of race, religion, color, disability, sex, sexual orientation, gender identity, familial status, national origin, ancestry, age United States military service veteran status in the sale, rental, lease or sublease, including negotiations for the sale, rental, lease or sublease, of the real estate or any portion thereof, including, but not limited to:
 - any building, structure, apartment, single room or suite of rooms or other portion of a building, occupied as or designed or intended for occupancy as living quarters by one or more families or a single individual;
 - any building, structure or portion thereof, or any improved or unimproved land utilized or designed or intended for utilization, for business, commercial, industrial or agricultural purposes;
 - (3) any vacant or unimproved land offered for sale or lease for any purpose whatsoever.
- (b.) The owner commits that in the development, sale, rental or other disposition of the real estate or any portion thereof, neither he nor any person engaged by him to develop, sell, rent or otherwise dispose of the real estate, or portion thereof shall discriminate against any employee or applicant for employment, employed or to be employed in the development, sale, rental or other disposition of the real estate, or portion thereof with respect to hire, tenure, conditions or privileges of employment because of race, religion, color, disability, sex, sexual orientation, gender identity, familial status, national origin, ancestry, age United States military service veteran status.

EXEMPT PERSONS AND EXEMPT ACTIVITIES

An exempt person shall mean the following:

- 1. With respect to commitments (a) and (b) above:
 - any not-for-profit corporation or association organized exclusively for fraternal or religious purposes;
 - (b) any school, educational, charitable or religious institution owned or conducted by, or affiliated with, a church or religious institution;
 - (c) any exclusively social club, corporation or association that is not organized for profit and is not in fact open to the general public;

provided that no such entity shall be exempt with respect to a housing facility owned and operated by it if such a housing facility is open to the general public;

2. With respect to commitment b, a person who employs fewer than six (6) employees within Marion County.

An exempt activity with respect only to commitment (a) shall mean the renting of rooms in a boarding house or rooming house or single-family residential unit; provided, however, the owner of the building unit actually maintains and occupies a unit or room in the building as his residence, and, at the time of the rental the owner intends to continue to so occupy the unit or room therein for an indefinite period subsequent to the rental.

IN WITNESS WHEREOF, owner has executed this instrument this 20 day of JAN 2025.
Signature: Varanti Signature: N/A Printed: PARAMUTI Signature Title / Title /
Organization Name: Title / Organization Name: NAME:
STATE OF INDIANA)) SS: COUNTY OF MARION)
Before me, a Notary Public in and for said County and State, personally appeared Ovar + Si owner(s) (title / organization name) of the lead estate who acknowledged the execution of the foregoing instrument and who, having been duly sworn, stated that any representations therein contained are true.
Witness my hand and Notarial Seal this 27 day of January, 20 25
Notary Public State of Indiana Printed Name of Notary Public My Commission expires: Dec. 27, 2031 BRANDY R. HAMMERSLEY NOTARY PUBLIC - SEAL STATE OF INDIANA COMMISSION NUMBER NP0753534 MY COMMISSION EXPIRES DEC. 27, 2031
My County of residence: I affirm under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document unless required by law.
This instrument was prepared by

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	DOCKET NO.:
CITY OF LAWRENCE CO OF MARION COUN	OMMON COUNCIL ITY, INDIANA
CONSENT	FORM
The undersigned, Parajmit Singh commonly known as 7848 Pendleton Plus, Lawrence, IN 46226 Thomas Potschmidt	being the owner(s) of the property, hereby authorize(s) to file land development
petitions necessary for the aforementioned address.	to file land development
This consent shall:	
remain in effect until revoked by a written statem	ent filed with the City of Lawrence Common Council
OR	
remain in effect until	
. ()	
Y Your The Property Owner The Pr	erty Owner
Date: 12/23/24 Date	•
Date: 12/23/29 Date	
STATE OF INDIANA) SS:	
COUNTY OF MULLIN SS:	
Before me, a Notary Public in and for said County and State, a acknowledged the execution of the foregoing as his/her/their to expressed therein.	oluntary act and deed for the uses and purposes
Witness my hand and notarial seal this $\frac{23}{2}$ day of $\underline{\lambda ec}$	<u>2mber</u> , 20 <u>24</u> .
My commission expires:	
1-16-2028	Janes Darlene melm
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	William Control