

BRVA LAND USE AND DEVELOPMENT COMMITTEE MEETING MINUTES
September 27, 2022, 6:00 P.M.
Northminster Presbyterian Church
1660 Kessler Blvd. E. Drive

Present: Daisy Winkler, Mark Demerly, John Jackson, Matt Hornyack, Karen Valiquette, Bo Boroski, Jordan Dillon and Kristen Kraus

Guests: Andy Teed, Jon Pal, Alan Hague, Lynn Levy, David Kingen, Tom Healy, Sean Stepp, Rick Parks

Karen Valiquette called the meeting to order at 6:00pm. She explained the objectives of the Land Use & Development Committee and the committee members were introduced.

Karen asked if there is a motion to approve the minutes from the prior August 23, 2022 meeting. Mark made a motion to approve, Bo seconded. The minutes were approved.

6262 Washington Boulevard - Requesting a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition resulting in a 3.3-foot northern side yard setback (four-foot side setback required).

Rick Parks, with Rosewood Construction, introduced himself. He explained that their main goal was to get a full bathroom on the first floor. They took advantage of that situation to enlarge the kitchen. To enlarge the kitchen, they would like to keep the side property line straight with the house. They need an additional eight inches to meet that criteria.

Karen - What's the current setback?

Rick answered, three foot three and it needs to be four feet.

Karen - How far are you actually moving it out from where it is now to where it's proposed?

Rick answered, they need eight inches to come out in lining with the existing house.

David Kingen spoke. He expressed that he is frustrated, explaining that the city has a procedure for minor variances and he believes seeking a variance for 7-8 inches is a minor request. He stated that at the time they filed the petition, they had a letter of support from the neighbor to the North. They asked for a hearing officer variance, because they thought it was so minor and they declined it. He said he would appreciate Broad Ripple sending a note, asking what is the criteria for such minor variances.

Karen - So had to go through the whole shebang for this?

David said, yes, at the expense of the property owner. He understands that they needed a variance to obtain a permit, but to not provide them with mechanisms in place for similar situations.

Karen - And they didn't explain their denial?

David answered, they did not.

Karen - You have a hearing date?

David said, yes, it is October 11th.

Karen - And you said you do have a letter of support from the neighbor?

David answered that is correct.

Mark - You're just lining with the house?

Rick answered, yes they are lining it with the existing house.

Mark - I can see where this would not fall into an administrative hearing, because of the setback.

David asked, even with the neighbors to the North saying they have no concern?

Mark said it doesn't have anything to do with that. He said he can talk to staff, but he knows from his situation, this always has to go in front of the city.

No further comments from the committee.

Karen opened it up to the public. No comments from the public.

Karen asked for a motion. Mark made motion to support the variance. John seconded. Motion passed unanimously.

1011 Westfield Boulevard (the old Brugge site) - Mark Demerly, of Demerly Architects, and Andy Teed are presenting a proposed two-story building at 1011 Westfield Boulevard (the old Brugge site). The existing property is zoned C5 which allows the proposed uses of a Restaurant and Offices on the site. The proposed building will have a restaurant on the first floor, offices on the second floor and parking in the lower basement area. They plan to file for a variance of design standards to allow for reduced front, side and rear setbacks. They would like to move the building to the property lines, similar to the other buildings in the adjacent area to the west and north. This is a preliminary presentation, prior to filing with the city. The land use plan classifies the site as Urban Mixed Use.

Andy Teed introduced himself. He is a long time Indy resident, currently residing in the Meridian Kessler neighborhood. He said that he is scheduled to close this transaction in sixteen days. He is not a developer, just a guy that wants the lot to build a building on it. He said he's been working with Mark Demerly, in designing the building. They want to share their initial plans with the committee to make sure they are comfortable with it and to determine any foreseen road blocks. The plan is to construct a two-story building with a basement. Ideally they would lease out the first floor to a restaurant. They do not have a specific tenant at this time. Andy said he would utilize a portion of the second floor for his office and he would lease out the remainder. They would like to build a basement for parking.

Mark spoke and said they have not determined a timeline, the project will not begin immediately.

Mark went over the provided summary sheet and site plan. It proposes a 3,000 sf restaurant space with outdoor seating and an additional 3,000 sf of office space on the first floor. The second floor proposes 8,000 sf of office space. Below the building will have twelve parking spaces and there will be an additional twelve parking spaces on the property. The property is

currently zoned C-5 and across the street is C-S. Most of the area surrounding the site is zoned C-5 which allows for health care, offices, restaurants, bars, retail. The site is not in the TOD, but within a quarter mile of it. They meet the 50-foot minimum. They broke down the parking requirements, based off of the gross area of the each space. They calculate that the restaurant will need 20 spaces and the office will need 32 spaces, with a total of 52 parking spaces and they get a 30% reduction, taking it down to 37. They also have a 1.7 factor with the combination of the office and restaurant, bringing the total number of required parking spaces down to 22. They are parking 24 spaces on the site.

Mark said in regards to the Envision Broad Ripple plan, they are in the critical area #2, which is Urban Mixed-Use. The minimum is 2-stories and the maximum is 4-stories. The minimum setback is 0 feet, the maximum is 10 feet. Staff is recommending they maintain the C-5 zoning.

Mark said that Andy is looking for a really good restaurant to fill the first floor space. Andy said his objective is to make the building look beautiful and for people to look at it and say it's a cool building.

Karen - Being right on the Monon, it's prime real estate with lots of pedestrians. She asked where the entrance will be.

Mark answered the Riviera will be the main entrance for the restaurant. Mark said the staff is in support of the setback, but brought up that they should set back from one side for green space. Mark is unsure if it's the south, the west or both. He said he is confused if they are supporting zero setback, why would they need to provide landscaping.

Bo - To the East? You may want to do it anyway with the McDonald's dumpster right there.

Andy said there is a lot of elevation there too and they may need to build a retaining wall to separate.

Karen - This site has been demo'd and vacant for awhile now. She pointed out the trees that stand on the property.

Mark said construction is not expected to begin for another one to two years or more. He stated that Andy intends to maintain the property and make sure it's not an eye sore or hazard to the community.

Andy said he is open minded on how to utilize the property until they begin construction. He doesn't need to generate revenue off of it. He suggested they could make it a public green space or place public artwork on it.

Karen said use and setback wise, she doesn't have a problem with it and thinks it's appropriate for the area. She suggested that they could add another level and may even be preferred. Karen opened it up to the committee.

Bo - I respect that you said you're not looking to monetize it. I hate that they knocked the building down, out of your control. At the end of the day, I see no issues with it.

Matt - I am happy to hear you will be maintaining the property.

John - I'm thrilled that it's 2-stories, it will help bring some daylight into that corner. I'd support something like this and excited to see what the elevations look like.

Daisy - Sounds great. I love the sidewalk cafe, engaging with the Monon.

Karen - I like the idea of a smaller scale office.

Karen opened it up to the public.

Tom Healy - Landscape along the Monon. And I think it would be nice to have some street trees along the Riviera drive side too. Benches and bike parking would be nice. It's such a key intersection. It's got a lot of promise.

Lynn Levy - I would agree that heavy landscaping would be nice, but it's a slippery slope because visibility is pretty blind. It would be really nice to make it feel more like street with some sidewalk or parkway on either side.

Karen asked if anyone had any further questions or comments in the audience. There were no more comments.

Karen adjourned the meeting at 6:30 p.m.