

**DP STATEMENT**  
**4915 and 4923 Kessler Boulevard Drive East**  
**(Kessler Blvd: Fall Creek Parkway & Binford Boulevard)**

**Project Description**

Spann Alexander REIG LLC (the “Petitioner”) proposes to redevelop the 1.66 acre site located at 4915 and 4923 Kessler Boulevard Drive East (the “Property”). The Property is an assemblage of parcels and buildings that has languished and fallen into disrepair in recent years. The Property consists of six (6) residential buildings totaling approximately 30,000 square feet. The uniqueness of the Property makes typical residential redevelopment challenging, which challenge is evidenced by the long period the Property has been vacant.

The Petitioner proposes to repurpose the Property by configuring it for ten (10) high-end apartment homes, with six (6) three (3) bedroom units and four (4) four (4) bedroom units, each with its own access and premium amenities. Significantly, landscaping along the Kessler Blvd. E. Dr. frontage will be brought aesthetically in line with neighboring parcels with additional trees planted along Kessler Blvd. E. Dr. for screening and removal of the sculpture and associated concrete located in front of the main structure.

The project will include 32 off-street parking spaces, 26 spaces located in a newly paved parking area as shown on the filed site plan and 6 covered/garage spaces located within the existing structures.

The site will provide a community feel with shared amenities that promote outdoor and healthy living (including a pool, recreational green space, outdoor grilling, a fitness room and decks), all of which take advantage of the existing building footprint. The site will also include a management office and an on-site property management unit, both of which will ensure that residents' needs are immediately addressed and that the grounds are consistently maintained.

Planned exterior updates will include painting and deck replacement, as well as security lighting.

**Permitted Uses**

The Petitioner proposes primarily multi-family use with associated amenities, including a pool, fitness room, rental office, and property management quarters. Residents will not be permitted to sublease to VRBO/AirBnB or other similar homeshare/rental outlets.

**Development Standards**

Metropolitan Development Mar 04 2022 Division of Planning
---

All permanent structures on the property shall be located as depicted on the Site Plan.

### **Utilities/Drainage**

All utilities are available to the site. Storm drainage will be professionally reviewed to meet City of Indianapolis requirements with respect to run-off rate, quantity, and water quality.

### **Signage**

Project and building identification signage shall be stone block with the development name and subject to final approval by the Administrator. All signage will also be in compliance with the applicable ordinances.

### **Landscape**

Landscaping shall be located in substantial with the site plan attached hereto as Exhibit A.

### **Access and Parking**

Access to the site will be via the existing curb cuts along Kessler Boulevard Drive East. Parking will consist of 26 surface spaces and 6 garage/covered spaces for a total of 32 spaces, as depicted on the filed site plan.