

**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 26 off-street parking spaces located in a newly paved parking area as shown on the filed site plan.

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. In the event of a change in on-site management, notice shall be provided to the Kessler View Neighborhood Association and the Millersville at Fall Creek Neighborhood Association.

Planned exterior updates will include painting and deck replacement, as well as security lighting. Decks located on the north and west elevations shall be removed. The Petitioner shall remove the portion of the Office Building, as shown on the site plan, that encroaches over the southern property line of the subject property.

The Petitioner shall comply with all applicable local ordinances, including those concerning light and noise on the property.

Construction hours shall be limited to 8:00 a.m. to 5:00 p.m.

### **Permitted Uses**

The Petitioner proposes 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.

In addition, residency shall be restricted to no more than three (3) adults per 3- bedroom unit and four (4) adults per 4-bedroom unit in each of the ten (10) units.

The property shall not be used for any unlawful purpose. No pets shall be permitted on the property without the express written consent of the owner.

No block parties shall be permitted within the property. Halls, balconies, stairways, roofs, parking lots, etc. shall not be used as a play or entertainment area. All entertainment shall be conducted within the living units.

### **Development Standards**

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. Sanitary sewer shall be run through Citizens Energy Group facilities.

### **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. All signage will be ground lit. No internally lit signage shall be permitted.

### **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, as depicted on the filed site plan. Tenant leases shall restrict tenant and guest parking to the subject property or other areas designated by the Petitioner. No parking shall be permitted in the lawn area.

### **Trash Disposal**

Trash must be placed in trash bags inside the appropriate containers in designated locations for pickup. At no time shall trash or discarded items be stored in halls, outside the premises' doors or anywhere on the property other than in designated locations for pickup for any period of time.

Inoperative vehicles or vehicles not belonging to residents shall not be permitted to remain on the property.