

OFFICE or RETAIL
Zoned C-S with Restrictions



Former BROAD RIPPLE LIBRARY Building
6219 N. Guilford, Indianapolis, IN
In the Heart of Broad Ripple Village
8,000 Sq. Ft. Building
Divisible into Four Suites

- Landmark Building
- Highly Visible Location
- Creative Interior Adaptive Reuse
- Attractively Landscaped Courtyard
- Private Off-Street Parking Lot



FOR SALE

\$800,000



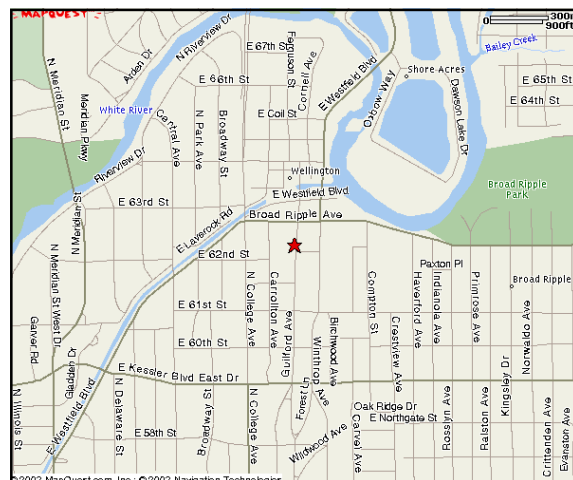
FOR LEASE-LOWER LEVEL

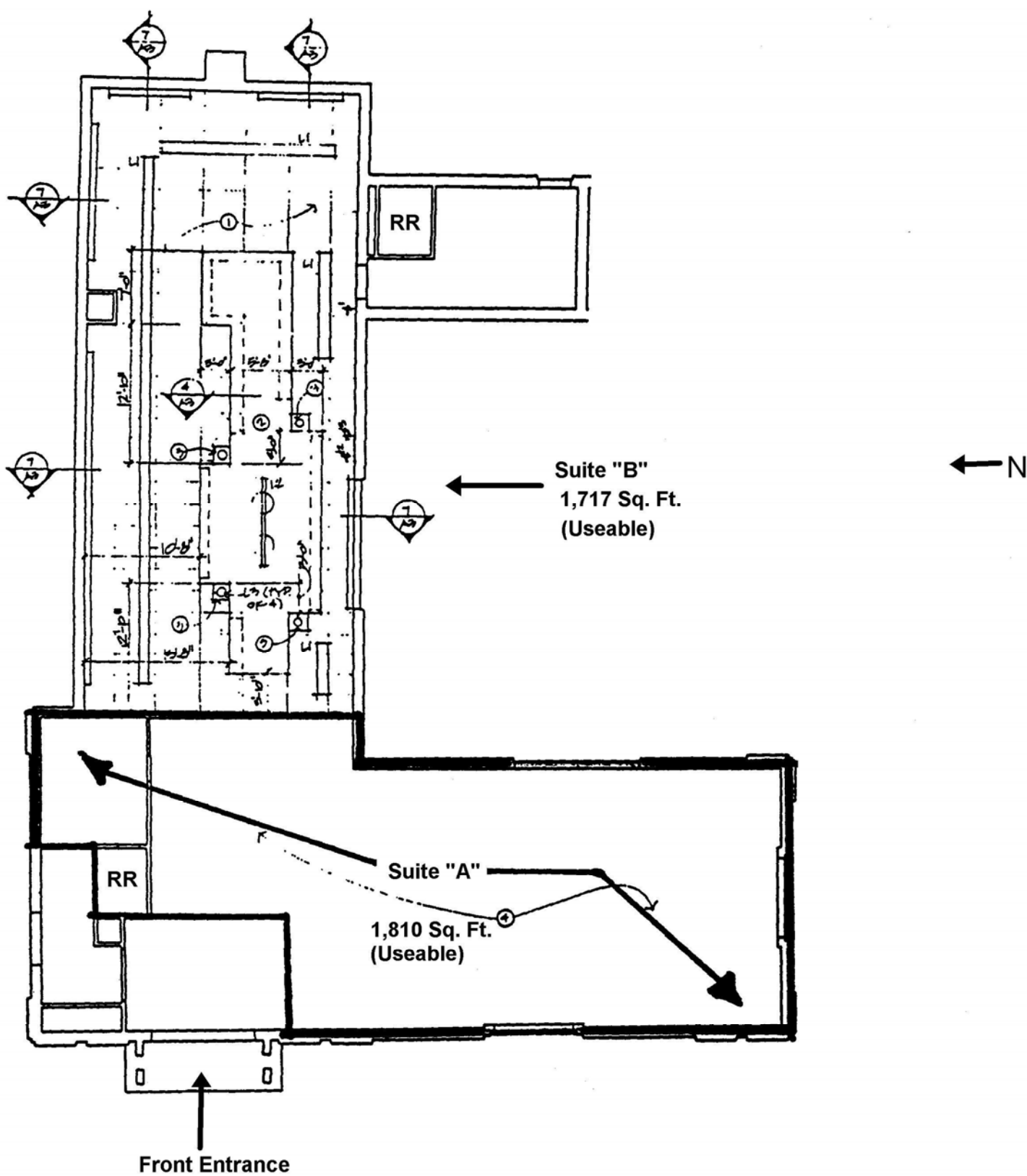
\$13.75/Sq. Ft.

**Net of Janitorial and
Pro Rata Utilities**

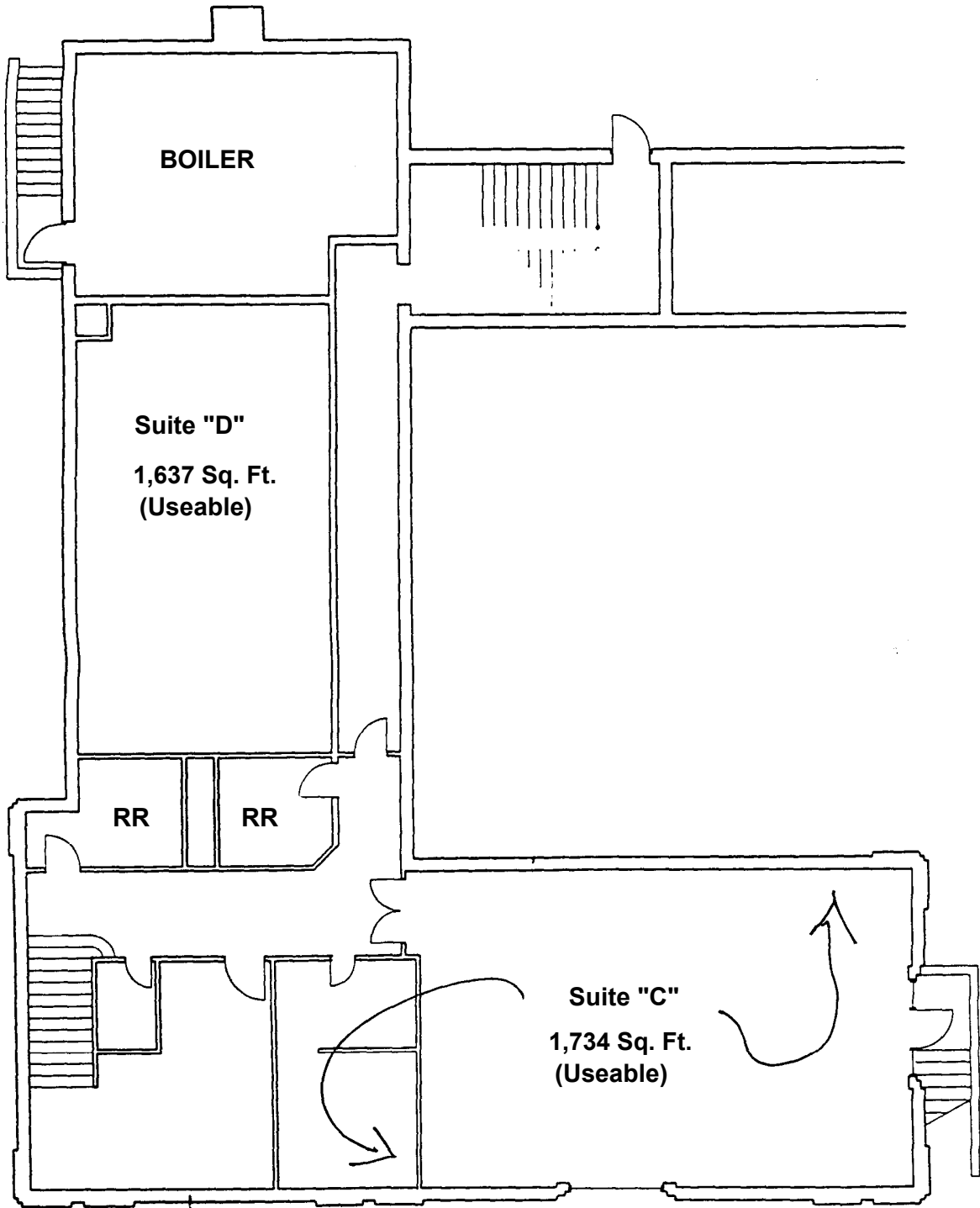
STEVE STEFFEL
317-870-9900 EXT 302
SSTEFFEL@LEVIREALTY.COM

9589 VALPARAISO COURT, INDIANAPOLIS, IN 46268





BROAD RIPPLE LIBRARY
UPPER LEVEL



BROAD RIPPLE LIBRARY
LOWER LEVEL

GUILFORD AVE.

Eugene C. O'Alexander, Instrument #91-13134

LOT 1

20' ALLEY

LOT 5

WINTHROP AVE.

5' CURB WATER WATER

25.00'

920 East 62nd Street Corporation
Instrument No. 850056630

LOT 4

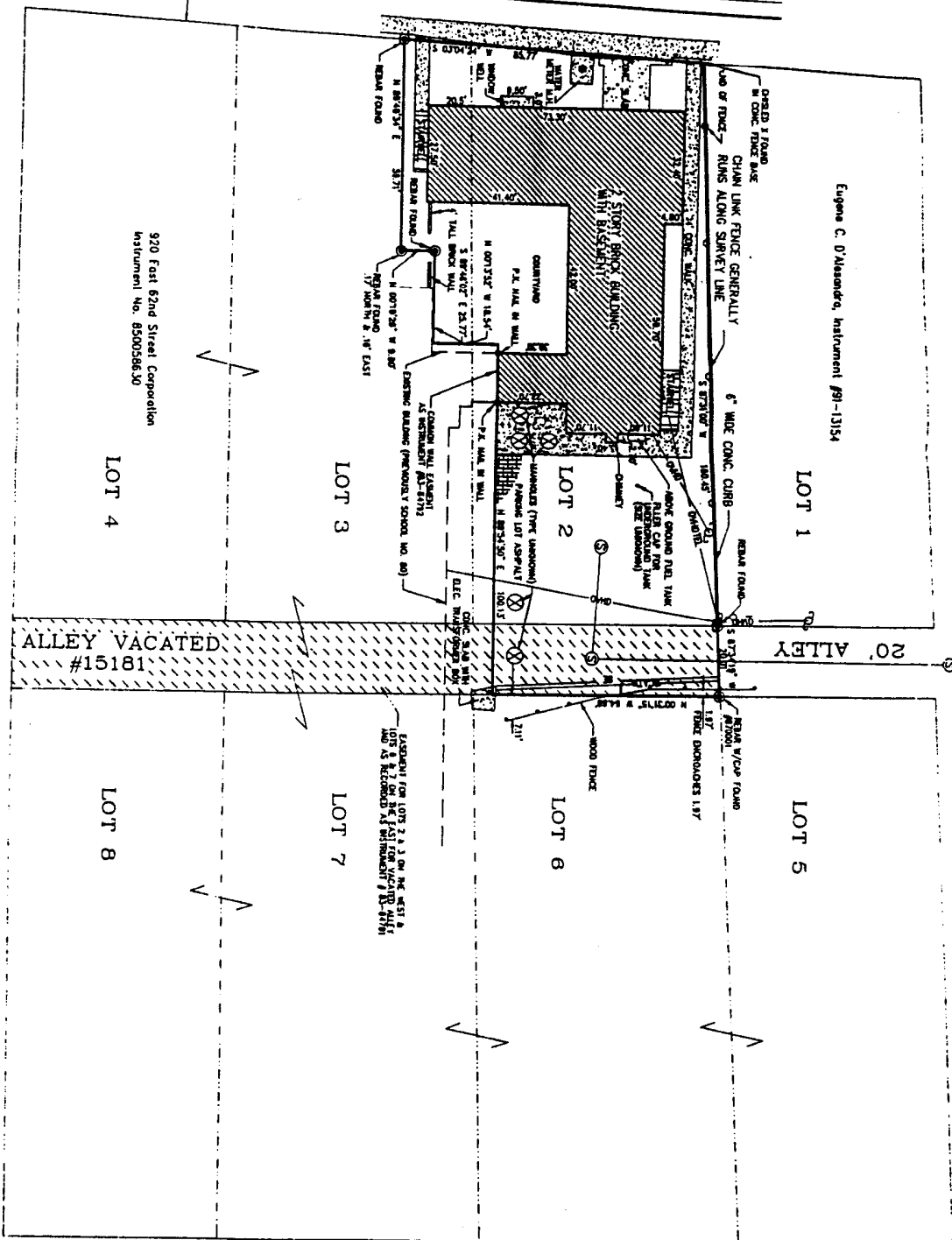
LOT 3

ALLEY VACATED
#15181

LOT 8

LOT 7

62nd STREET



LEGAL DESCRIPTION

Part of Lots 2 and 3 and part of the vacated alley described in Declaratory Resolution #15181 in Jacob S. Mustard's Broad Ripple Addition, the plat of which is recorded in Plat Book 8, page 144, in the office of the Recorder of Marion County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of Lot 2 in Jacob S. Mustard's Broad Ripple Addition, as per plat thereof, recorded in Plat Book 8, page 144, in the Office of the Recorder of Marion County, Indiana; thence South 03 degrees 04 minutes 24 seconds West (assumed bearing) on the West line of Lots 2 and 3 a distance of 85.77 feet; thence North 89 degrees 49 minutes 34 seconds East 59.71 feet to an Iron pin; thence North 00 degrees 19 minutes 26 seconds West 9.80 feet to an Iron pin; thence South 89 degrees 48 minutes 02 seconds East 25.77 feet to an Iron pin; thence North 00 degrees 13 minutes 52 seconds West 18.54 feet to the Westerly prolongation of the centerline of an existing wall common to the Broad Ripple Library Building and Indianapolis Public School #80 building; thence North 89 degrees 54 minutes 50 seconds East on said Westerly prolongation, the centerline of said common wall and the Easterly prolongation thereof 100.13 feet to the East line of the first alley West of Winthrop Avenue as vacated by Declaratory Resolution #15181 recorded in Deed Record #941, pages 8 and 9 in the Office of the Recorder of Marion County, Indiana (said also being the West line of Lot 6 in said Jacob S. Mustard's Broad Ripple Addition; thence North 00 degrees 31 minutes 15 seconds West on said line 64.88 feet to the Northwest corner of said Lot 6; thence South 87 degrees 34 minutes 19 seconds West 20.01 feet to the Northeast corner of Lot 2 in said Addition; thence South 87 degrees 31 minutes 00 seconds West on the North line of said Lot 2 a distance of 159.05 feet (plat) 160.45 feet (measured) to the beginning point.

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

In accordance with I.C. 36-7-4-607, 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:

The Legal Description is attached as Exhibit "A", and the real estate is commonly known as the former Broad Ripple Public Library with a common address of: 6219 Guilford Avenue.

Statement of COMMITMENTS:

1. Owner shall permit no more than six (6) office or retail suites on the real estate.

2. Owner shall not permit operation of the following uses:

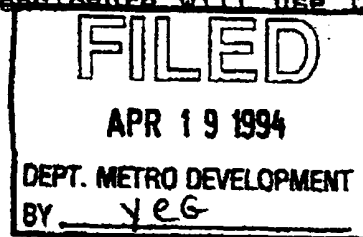
- a) Check cashing or validation service;
- b) Furniture rental/leasing;
- c) Grocery store;
- d) Produce, fruit, fish or meat markets;
- e) Video tape rental or sales.

3. Owner shall restrict the operation of the following uses to a combined area not to exceed 2,000 gross sq. ft:

- a) Barber shop;
- b) Beauty shop;
- c) Appliance store (household or minor);
- d) Bakery;
- e) Candy, nut or confectionery stores;
- f) Deli;
- g) Garment pressing;
- h) Laundromats; coin operated laundries and dry cleaning;
- i) Tanning salon;
- j) Record, tape, compact disc store.

4. Owner shall by lease terms, require all retail users to operate within normal business hours which shall conclude, daily, no later than 9:00 p.m.

5. Owner shall not convert the existing courtyard to a commercial use including but not limited to sales or displays, but may renovate same for use as an atrium, greenhouse, or other non-commercial use provided that any enclosure will use translucent walls.



6. Owner shall place signage at the entrance to its parking facility substantially stating:

This lot is for patrons of the premises. Use of any surrounding lot by patrons may result in towing of the vehicle at your expense.

Such signage shall be permanently posted at all time.

These COMMITMENTS shall be binding on the owner, subsequent owners of the real estate and other persons acquiring an interest therein. These COMMITMENTS may be modified or terminated by a decision of the Metropolitan Development Commission made at a public hearing after proper notice has been given.

COMMITMENTS contained in this instrument shall be effective upon:

The adoption of rezoning petition #94-Z-30 and 94-CV-4 by the City-County Council changing the zoning classification of the real estate from a D-5 zoning classification to a CS zoning classification;

and shall continue in effect for as long as the above-described parcel of real estate remains zoned to the CS zoning classification or until such other time as may be specified herein.

These COMMITMENTS may be enforced jointly or severally by:

1. The Metropolitan Development Commission;
2. 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).

The undersigned hereby authorizes the Division of Development Services of the Department of Metropolitan Development to record this Commitment in the office of the Recorder of Marion County, Indiana, upon final approval of petition #94-Z-30.

IN WITNESS WHEREOF, Owner has executed this instrument this 19th day of April, 1994.

LIBRARY ASSOCIATES,
An Indiana General Partnership

By: 

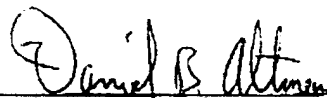
Printed: John L. Stamp

Title: General Partner

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared John L. Stamp, General Partner of the owner of the real 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 19th day of April, 1994.


Notary Public Daniel B. Altman

My Commission Expires:
11/22/95

Residence County: Marion

This instrument prepared by C. DUANE O'NEAL, 1210 One American Square, Indianapolis, IN 46282 and Daniel B. Altman, 3905 Vincennes Road, Suite 100, Indianapolis, Indiana 46268

STAFF REPORT

Department of Metropolitan Development
Neighborhood & Development Services Division

Case Number: 94-Z-30, 94-CV-4
Address: 6219 Guilford Avenue (Approximate address)
Location: Washington Township, Councilmanic District 7
Petitioner: Indianapolis-Marion County Public Library
Request: Rezone 0.29 acre from D-5 to C-8 to provide for permitted C-3C District uses, except for an eating place or any type of restaurant and a variance of development standards to permit 14 parking spaces (minimum 28 spaces required).
Proposed Use: Commercial retail/office uses

RECOMMENDATIONS

Staff recommends approval of the petition.

SUMMARY

The following information was considered in formulating the recommendation:

LAND USE

- A vacant public library building with an associated parking area is located on the site. Commercial uses are located to the north and to the west. A former public school, rezoned in 1984 to accommodate its conversion to a multi-family residential use, is located to the south and east of the site.
- The request would be limited to those uses permitted by the C-3C District with an exception that would prohibit any type of restaurant or tavern uses on the site. The exclusion is intended to lessen the impact of this proposal on the already critical parking shortage in the Broad Ripple Village area.
- The C-3C classification is intended to accommodate the type of neighborhood commercial retail and office uses typically found in older urban areas adjacent to established residential neighborhoods. It is staff's opinion that the request for restricted C-3C uses represents an appropriate re-use of the site.
- Zoning research reveals that the use of the former residential structure abutting the site's north property line is similarly restricted by commitments associated with its rezoning. In 1986, the C-3 rezoning was approved with commitments that limited the

(Continued)

STAFF REPORT 94-Z-30/94-CV-4 (Continued)

use of the site to offices, personal/professional service establishments and antique sales.

- The request is consistent with the recommendations of the Broad Ripple Village Neighborhood Plan that specifically suggests the site be rezoned to the C-S classification.

SITE PLAN

- The site plan shows the existing 4000 square foot public library building and the parking area which gains access from the rear alley. The petition indicates that the existing structure would be re-used and that no additions or alterations are proposed.

PARKING

- The Broad Ripple Village Neighborhood Plan (BRVNP) contains specific parking guidelines which take into consideration the dense commercial development and the heavy use of the commercial area by pedestrians. A number of business and professional office uses and light retail uses are suggested by the BRVNP parking guidelines to use the parking standard of one parking space per 1000 square feet. Using these guidelines, it is staff's opinion that adequate parking would be provided on site.

GENERAL INFORMATION

EXISTING LAND USE Vacant public library building

SURROUNDING ZONING AND LAND USE

North - C-3	Commercial hair salon
South - D-8	Multi-family residential
East - D-8	Multi-family residential
West - C-3	Commercial grocery store

NEIGHBORHOOD PLANNING
AREA

The site is located within the boundaries of the Broad Ripple Village Neighborhood Plan which designates the site for commercial development.

THOROUGHFARE PLAN

Guilford Avenue is not indicated on the Official Thoroughfare Plan.

PARKING

Adequate; 14 parking spaces proposed, 28 parking spaces required.

SITE PLAN

Preliminary site plan, file-dated January 10, 1994.

(Continued)

STAFF REPORT 94-Z-30/94-CV-4 (Continued)

FINDINGS OF FACT

File-dated January 10, 1994.

ZONING HISTORY

93-V2-43; 6235 Guilford Avenue, requests a variance of development standards to permit a restaurant within an existing building with a total of 42 parking spaces (63 required), **granted**.

87-Z-60/87-CV-6; 831 Broad Ripple Avenue, requests rezoning of 0.66 acre, being in the D-5 and C-4 Districts, to the C-4 classification to provide for restaurant use and a variance of development standards to reduce the parking requirement from 101 parking spaces to 38 spaces, **approved**.

86-Z-3; 6223 Guilford Avenue, requests rezoning of 0.22 acre, being in the D-5 District, to the C-3 classification to provide for a hair salon, **approved**.

85-UV3-121; 6223 Guilford Avenue, requests a variance of use to permit the use of a residential structure for a hair salon, **withdrawn**.

84-Z-107; 920 East 62nd Street, requests rezoning of 4 acres, being in the D-5 District, to the D-8 classification to provide for condominiums, **approved**.

81-UV2-112; 920 East 62nd Street, requests a variance of use and development standards to permit Free University to re-use School #80, **granted**.

SRB
