



MERIDIAN STREET PRESERVATION COMMISSION

In the matter of an application filed by:
Michael Rabinowitch on behalf of Bill Oesterle and the Indianapolis Opera Center
for Prior Approval of a Rezoning for the property located at
4011 North Pennsylvania Street
General Application Request: Prior Approval of a Rezoning

FINAL ORDER GRANTING PRIOR APPROVAL OF A REZONING

#Z-MSPC 21-03

The Meridian Street Preservation Commission, at a meeting held at 4:00 p.m., on February 16, 2021, via the virtual Zoom virtual meeting platform, heard evidence and considered an application for Prior Approval of Rezoning filed by Michael Rabinowitch on behalf of Bill Oesterle and the Indianapolis Opera Center for improvements to be made at the property located at 4011 N. Pennsylvania Street.

Being duly advised in the premises, the Commission, by a vote of 6-1 of its eight (8) members present and voting AYE: (Norman, Bennett, Vanderstel, Fujawa, Roth, Lausch), NAY: (Klein), ABSTAIN: (Hess) finds that:

1. The Commission has jurisdiction of this matter under Indiana Code 36-7-11.2-61.
2. The Prior Approval of a Rezoning from the SU-1 district to the C-S and D2 district to permit religious use, the opera center (both as currently permitted) and other arts and culture related uses as well as the development of residential structures.
3. Such improvements shall be per plans on file with the Commission, except as amended below.
4. Said improvement is appropriate to the preservation of the area comprised of Meridian Street and bordering properties and complies with the architectural and construction standards in said area.
5. The Prior Approval of a Rezoning requested by the applicant should be **GRANTED**, with the following commitment(s):
 - Improvements shall be carried out in accordance with the submitted documentation presented at the February 16, 2021 Commission hearing and filed with the MSPC.

*It is therefore ORDERED AND DECREED by the Meridian Street Preservation Commission that the Prior Approval of a Rezoning for the aforesaid property is hereby **GRANTED**, to be evidenced solely by this Final Order. This Final Order must be acted upon within 2 years of the hearing date of the Meridian Street Preservation Commission and all aspects must be completed in whole.*

Shannon Norman
Shannon Norman, Chair

February 18, 2021
Date