

STAFF REPORT

REGIONAL CENTER HEARING EXAMINER - HIGH IMPACT CASE

Case Number	2023-REG-059
Address (approx.)	260 South Illinois Street (101 West Georgia Street), and 201 South Capitol Avenue
Location	Center Township, Council District # 16
Petitioner	Capitol Improvement Board, by John Hartlep
Zoning	CBD-2 (RC)
Request	Regional Center Approval to provide for demolition of an existing parking garage, ice rink and outdoor plaza, and for the construction of a 40-story hotel, convention and ballroom space and outdoor amenities.

GENERAL INFORMATION

Existing Zoning	CBD-2 (RC)	
Existing Land Use	Pan Am Plaza	
Urban Design Guidelines District Typology	Urban Core	
Center Township Plan	Core Mixed Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: CBD-2 (RC)	Church / retail / parking garage
	South: CBD-2 (IHPC)	Union Station
	East: CBD-2 (IHPC)	Union Station / hotel
	West: CBD-2 (RC)	Indiana Convention Center
Thoroughfare Plan		
Illinois Street	Primary Arterial	78-foot right-of-way existing and proposed
Georgia Street	Primary Collector	56-foot right-of-way existing and proposed
Capitol Avenue	Primary Arterial	78-foot right-of-way existing and proposed
Site Plan – Submittal Date	File-dated June 6, 2023	
Elevations - Submittal Date	File-dated June 6, 2023	
Hearing Date	August 10, 2023	

DETAILED SUMMARY OF REQUEST

Adequate Legal Notice was not provided to the required persons and registered neighborhood organizations in order for this petition to be heard on August 10, 2023. Therefore, this petition should be **continued** to the **August 24, 2023**, hearing. An amended Legal Notice for public hearing on August 24, 2023, has been provided to the petitioner. A staff report will be available prior to that hearing.