

STAFF REPORT

REGIONAL CENTER HEARING EXAMINER - HIGH IMPACT CASE

Case Number	2024-REG-046
Address (approx.)	238 and 240 South Pennsylvania Street
Location	Center Township, Council District # 18
Petitioner	Boxcar Development, LLC, by Timothy E. Ochs
Zoning	I-3 (RC) (FF) (TOD); CBD-2 (RC) (FF) (TOD) (pending)
Request	Regional Center Approval to provide for a three-story entertainment venue.

GENERAL INFORMATION

Existing Zoning	I-3 (RC) (FF) (TOD); CBD-2 (RC) (FF) (TOD) (pending)	
Existing Land Use	Surface parking lot	
Urban Design Guidelines	Urban Core	
District Typology	Urban Core	
Center Township Plan	Core mixed-use	
Surrounding Context	Zoning	Land Use
	North: CBD-2 (WD)	Hotel
	South: CBD-2 (US) (FF) (TOD)	Elevated railroad
	East: CBD-2 (RC) (FF) (TOD)	Gainbridge Fieldhouse
	West: CBD-2 (WD)	Mixed-use commercial
Thoroughfare Plan		
Pennsylvania Street	Primary arterial	78-foot right-of-way existing and proposed
Georgia Street	Primary arterial	56-foot right-of-way existing and proposed
Site Plan – Submittal Date	File-dated August 8, 2024	
Elevations - Submittal Date	File-dated August 8, 2024	
Hearing Date	September 12, 2024	

DETAILED SUMMARY OF REQUEST

The petitioner and staff are in discussions on the details of this proposed development. Therefore, staff requests a **continuance** of this petition to the **September 26, 2024**, hearing. A staff report will be available prior to that hearing.