

# STAFF REPORT

## REGIONAL CENTER HEARING EXAMINER - HIGH IMPACT CASE

<b>Case Number</b>	2024-REG-016B
<b>Address (approx.)</b>	501 Indiana Avenue
<b>Location</b>	Center Township, Council District # 12
<b>Petitioner</b>	Indiana Avenue Partners, LLC., by Chris Mulloy
<b>Zoning</b>	CBD-2 (RC)
<b>Request</b>	Regional Center Approval to provide for construction of a 12-story mixed-use development, consisting of 263 dwelling units, 323 parking spaces within a parking garage, and approximately 35,475 square feet of amenity space, office space, and retail space.

### GENERAL INFORMATION

<b>Existing Zoning</b>	CBD-2 (RC)	
<b>Existing Land Use</b>	Office building - vacant	
<b>Urban Design Guidelines District Typology</b>	Village Mixed-Use	
<b>Center Township Plan</b>	Urban Mixed-Use	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
	North: CBD-S (RC)	Multi-family dwellings
	South: CBD-2 (RC)	Mixed-uses
	East: CBD-2 (RC)	Canal / office / multi-family dwellings
	West: CBD-2 (RC)	Mixed-uses
<b>Thoroughfare Plan</b>		
Indiana Avenue	Primary arterial	78-foot right-of-way existing and proposed
Michigan Street	Primary arterial	78-foot right-of-way existing and proposed
<b>Site Plan – Submittal Date</b>	File-dated March 7, 2024; revised March 28, 2024; revised April 18, 2024; revised April 24, 2024; revised May 16, 2024	
<b>Elevations - Submittal Date</b>	File-dated March 7, 2024; revised March 28, 2024; revised April 18, 2024; revised May 16, 2024	
<b>Hearing Dates</b>	May 9, 2024 (part A recommended for Approval; part B continued to May 23 2024); part B continued to June 13, 2024	

### CONTINUANCE REQUEST

At the May 9, 2024, Regional Center Hearing Examiner, the Hearing Examiner granted a Special Request by staff and the petitioner to divide this petition into two parts. Part A was recommended for approval. Part B was granted a continuance to the May 23, 2024, Regional Center Hearing Examiner.

The petitioner submitted revised plans on May 16, 2024. Staff and the petitioner have met to discuss potential revisions to the plans. The petitioner is reviewing the information provided by staff. Therefore, Part B should be **continued** to the **June 27, 2024**, hearing.