

# STAFF REPORT

## REGIONAL CENTER HEARING EXAMINER - HIGH IMPACT CASE

Case Number	2024-REG-032
Address (approx.)	817-831 Charles Street (odd) and 826-840 Union Street (even)
Location	Center Township, Council District #18
Petitioner	Honor Investments LLC, by Russell L. Brown
Zoning	CBD-2 (RC)
Request	Regional Center Approval to provide for the construction of 16 townhomes within four, four-story buildings, with attached garages.

### GENERAL INFORMATION

Existing Zoning	CBD-2 (RC)		
Existing Land Use	Undeveloped		
Urban Design Guidelines	Village Mixed-Use		
District Typology	Village Mixed-Use		
Center Township Plan	Urban Mixed-Use		
Surrounding Context	<b>Zoning</b>	<b>Land Use</b>	
	North:	CBD-2 / C-5 (RC)	Commercial / low-density residential
	South:	CBD-2 (RC)	Multi-family dwellings
	East:	I-4 (RC)	Interstate ramp
	West:	C-5 (RC)	Commercial offices
<b>Thoroughfare Plan</b>			
Union Street	Local street	48-foot right-of-way existing and proposed	
Sycamore Street	Local street	48-foot right-of-way existing and proposed	
Charles Street	Local street	48-foot right-of-way existing and proposed	
Site Plan – Submittal Date	File-dated May 27, 2024		
Elevations - Submittal Date	File-dated May 27, 2024; revised June 11, 2024; revised June 13, 2024		
Hearing Dates	July 25, 2024		

### CONTINUANCE REQUEST

Staff has requested additional detailed information; therefore, this petition should be **continued** to the **August 15, 2024**, hearing.