

STAFF REPORT

REGIONAL CENTER HEARING EXAMINER - HIGH IMPACT CASE

Case Number	2024-REG-016 (Amended)
Address (approx.)	501 Indiana Avenue
Location	Center Township, Council District # 12
Petitioner	Indiana Avenue Partners, LLC., by Chris Mulloy
Zoning	CBD-2 (RC)
Request	Regional Center Approval to provide for: <ol style="list-style-type: none"> 1. Demolition of an existing office structure (Recommended Approval on May 9, 2024), and, 2. 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 (Continued to May 23, 2024).

GENERAL INFORMATION

Existing Zoning	CBD-2 (RC)	
Existing Land Use	Office building - vacant	
Urban Design Guidelines District Typology	Village Mixed-Use	
Center Township Plan	Urban Mixed-Use	
Surrounding Context	Zoning	Land Use
	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
Thoroughfare Plan		
	Indiana Avenue	Primary arterial 78-foot right-of-way existing and proposed
	Michigan Street	Primary arterial 78-foot right-of-way existing and proposed
Site Plan – Submittal Date	File-dated March 7, 2024; revised March 28, 2024; revised April 18, 2024; revised April 24, 2024; revised May 16, 2024	
Elevations - Submittal Date	File-dated March 7, 2024; revised March 28, 2024; revised April 18, 2024; revised May 16, 2024	
Hearing Dates	May 9, 2024 (part one recommended for Approval; part two continued to May 23 2024); May 23, 2024 (part two)	

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 One was recommended for approval. Part Two was granted a continuance to the May 23, 2024, Regional Center Hearing Examiner.

The petitioner submitted revised plans on May 16, 2024. Staff is requesting additional time to review the submitted plans. Therefore, Part Two should be **continued** to the **June 13, 2024**, hearing.