

## STAFF REPORT

### REGIONAL CENTER HEARING EXAMINER - HIGH IMPACT CASE

Case Number	2025-REG-010
Address (approx.)	1501, 1505, and 1507 East New York Street
Location	Center Township, Council District # 18
Petitioner	Adam DeHart
Zoning	D-8 (RC)
Request	Regional Center Approval to provide for construction of two structures, consisting of two attached, single-family dwellings.

#### GENERAL INFORMATION

Existing Zoning	D-8 (RC)	
Existing Land Use	Undeveloped	
Urban Design Guidelines District Typology	Neighborhood residential	
Center Township Plan	Residential 8-15 units per acre	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: D-8 (RC)	Undeveloped
	South: D-8 (RC)	Single-family residential
	East: CBD-S (RC)	White River
	West: D-8 (RC)	Single-family residential
Thoroughfare Plan		
New York Street	Local street	48-foot right-of-way existing and proposed
White River Parkway, West Drive	Primary arterial	78-foot right-of-way existing and proposed
Site Plan – Submittal Date	File-dated January 29, 2025	
Elevations - Submittal Date	File-dated January 29, 2025	
Hearing Date	April 10, 2025	

#### DETAILED SUMMARY OF REQUEST

The petitioner and staff are in discussions on the details of this proposed development. Additionally, a variance of development standards petition would be required to be filed, according to the submitted site plan. Therefore, staff requests a **continuance** of this petition to the **May 15, 2025**, hearing. A staff report will be available prior to that hearing.