

STAFF REPORT

REGIONAL CENTER HEARING EXAMINER - HIGH IMPACT CASE

Case Number	2024-REG-016
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 demolition of an existing office structure, and 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

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	
Elevations - Submittal Date	File-dated March 7, 2024	
Hearing Date	April 11, 2024	

DETAILED SUMMARY OF REQUEST

The petitioner and City agencies are in discussions on the details of this proposed development. Therefore, staff requests a **continuance** of this petition to the **May 9, 2024**, hearing. A staff report will be available prior to that hearing.