

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	Zoning	Land Use
	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; May 15, 2025; June 26, 2025	

DETAILED SUMMARY OF REQUEST

The required variance of development standards petition, 2025-DV2-016, was continued from the June 10, 2025, Board of Zoning Appeals, Division Two hearing, to the July 8, 2025, Board of Zoning Appeals, Division Two hearing, to provide for additional time for interested parties to discuss the development with the petitioner. Therefore, staff requests a **continuance** of this petition to the **July 10, 2025**, hearing. A staff report will be available prior to that hearing.