



Metropolitan Development Commission Regional Center Hearing Examiner (September 12, 2024) Meeting Agenda

Meeting Details

Notice is hereby given that the Regional Center Hearing Examiner of the Metropolitan Development Commission of Marion County, IN, will hold public hearings on:

Date: Thursday, September 12, 2024 **Time:** 10:00 AM

Location: Room 2001, 20th Floor, City-County Building, 200 E. Washington Street

Upon the following Regional Center petitions as authorized by Chapter 735, Article VI of the Revised Code of the Consolidated City and County, as amended by General Ordinance 56, 2008.

Business:

Special Requests

Petitions for Public Hearing

PETITIONS REQUESTING TO BE CONTINUED:

- 1. 2024-REG-046 | 238 and 240 South Pennsylvania Street**
Center Township, CD #18, Zoned I-3 (FF) (TOD) (RC); CBD-2 (FF) (TOD) (RC) (Pending)
Boxcar Development, LLC, by Timothy E. Ochs

Regional Center Approval to provide for a three-story entertainment venue.

Staff requests a continuance to the September 26, 2024, hearing

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

PETITIONS FOR PUBLIC HEARING (New Petitions):

Additional Business:

None.

**The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available for examination prior to the hearing by emailing planneroncall@indy.gov. Written objections to a proposal are encouraged to be filed via email at planneroncall@indy.gov before the hearing and such objections will be considered. At the hearing, all interested persons will be given an opportunity to be heard in reference to the matters contained in said proposals. The hearing may be continued from time to time as may be found necessary. For accommodations needed by persons with disabilities planning to attend this public hearing, please call the Office of Disability Affairs at (317) 327-7093, at least 48 hours prior to the meeting. Department of Metropolitan Development - Current Planning Division.

STAFF REPORT

REGIONAL CENTER HEARING EXAMINER - HIGH IMPACT CASE

Case Number	2024-REG-046
Address (approx.)	238 and 240 South Pennsylvania Street
Location	Center Township, Council District # 18
Petitioner	Boxcar Development, LLC, by Timothy E. Ochs
Zoning	I-3 (RC) (FF) (TOD); CBD-2 (RC) (FF) (TOD) (pending)
Request	Regional Center Approval to provide for a three-story entertainment venue.

GENERAL INFORMATION

Existing Zoning	I-3 (RC) (FF) (TOD); CBD-2 (RC) (FF) (TOD) (pending)	
Existing Land Use	Surface parking lot	
Urban Design Guidelines	Urban Core	
District Typology	Urban Core	
Center Township Plan	Core mixed-use	
Surrounding Context	Zoning	Land Use
	North: CBD-2 (WD)	Hotel
	South: CBD-2 (US) (FF) (TOD)	Elevated railroad
	East: CBD-2 (RC) (FF) (TOD)	Gainbridge Fieldhouse
	West: CBD-2 (WD)	Mixed-use commercial
Thoroughfare Plan		
Pennsylvania Street	Primary arterial	78-foot right-of-way existing and proposed
Georgia Street	Primary arterial	56-foot right-of-way existing and proposed
Site Plan – Submittal Date	File-dated August 8, 2024	
Elevations - Submittal Date	File-dated August 8, 2024	
Hearing Date	September 12, 2024	

DETAILED SUMMARY OF REQUEST

The petitioner and staff are in discussions on the details of this proposed development. Therefore, staff requests a **continuance** of this petition to the **September 26, 2024**, hearing. A staff report will be available prior to that hearing.