



Metropolitan Development Commission Regional Center Hearing Examiner (June 13, 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, June 13, 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 REQUESTING TO BE CONTINUED:

- 1. 2024-REG-016B | 501 Indiana Avenue**
Center Township, CD #12, Zoned CBD-2 (RC)
Indiana Avenue Partners, LLC., by Chris Mulloy

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.

**** Staff request to continue to June 27, 2024**

Petitions for Public 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-016B
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 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; 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 A recommended for Approval; part B continued to May 23 2024); part B continued to June 13, 2024	

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

The petitioner submitted revised plans on May 16, 2024. Staff and the petitioner have met to discuss potential revisions to the plans. The petitioner is reviewing the information provided by staff. Therefore, Part B should be **continued** to the **June 27, 2024**, hearing.