



# Metropolitan Development Commission Regional Center Hearing Examiner (May 14, 2026) 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, May 14, 2026

**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. 2026-REG-015 | 412 West McCarty Street, 1717 and 1721 Chadwick Street**  
Center Township, Council District #18, Zoned CBD-2 (RC)  
TWG 412 McCarty Street, LLC., by Joseph D. Calderon

Regional Center Approval to provide for a six-story, mixed-use development, consisting of 270 dwelling units, 204 parking spaces within an integrated parking garage, and approximately 6,500 square feet of commercial and retail space.

**\*\* The petitioner is requesting a continuance of this petition to an undetermined date.**

## 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](mailto:planneroncall@indy.gov). Written objections to a proposal are encouraged to be filed via email at [planneroncall@indy.gov](mailto: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.

**REGIONAL CENTER HEARING EXAMINER  
for  
METROPOLITAN DEVELOPMENT COMMISSION (MDC)**

<b>Regional Center Hearing Examiner</b>	<b>Approving Authority</b>	<b>Term</b>
Brian Robinson	MDC	1/1/2026 - 12/31/2026
Megan Phillippe, AIA (Alt.)	MDC	1/1/2026 - 12/31/2026

## STAFF REPORT

### REGIONAL CENTER HEARING EXAMINER - HIGH IMPACT CASE

<b>Case Number</b>	2026-REG-015
<b>Address (approx.)</b>	412 West McCarty Street, 1717 and 1721 Chadwick Street
<b>Location</b>	Center Township, Council District # 18
<b>Petitioner</b>	TWG 412 McCarty Street, LLC, by Joseph D. Calderon
<b>Zoning</b>	CBD-2 (RC)
<b>Request</b>	Regional Center Approval to provide for a six-story, mixed-use development, consisting of 270 dwelling units, 204 parking spaces within an integrated parking garage, and approximately 6,500 square feet of commercial and retail space.

### GENERAL INFORMATION

<b>Existing Zoning</b>	CBD-2 (RC)	
<b>Existing Land Use</b>	Two dwellings and two commercial/industrial structures	
<b>Urban Design Guidelines District Typology</b>	Urban Mixed-Use	
<b>Center Township Plan</b>	Urban Mixed-Use	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	I-3 (RC)	Industrial
South:	I-3 (RC)	Auto-related business
East:	CBD-2 (RC)	Surface parking lot
West:	CBD-2 (RC)	Contractor office
<b>Thoroughfare Plan</b>		
Missouri Street	Primary arterial	78-foot right-of-way existing and proposed
McCarty Street	Primary arterial	78-foot right-of-way existing and 88-foot right-of-way proposed
Norwood Street	Local Street	48-foot right-of-way existing and proposed
<b>Site Plan – Submittal Date</b>	File-dated February 19, 2026	
<b>Elevations - Submittal Date</b>	File-dated February 19, 2026	
<b>Hearing Dates</b>	March 26, 2026; April 9, 2026; May 14, 2026	

### DETAILED SUMMARY OF REQUEST

The petitioner has submitted a written request to **continue** this petition; however, as of this writing, the petitioner is unsure of the new hearing date. Staff will provide a specific hearing date at the hearing.