



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

April 25, 2024

Case Number: 2024-ZON-034

Property Address: 412 West McCarty Street, and 717 and 721 Chadwick Street (Approximate Addresses)

Location: Center Township, Council District #18

Petitioner: TWG Development, LLC, by Joseph D. Calderon

Current Zoning: I-3 (RC)

Request: Rezoning of 1.97 acres from the I-3 (RC) district to the CBD-2 (RC) district to provide for a mixed-use development.

Current Land Use: Two single-family dwellings and two industrial buildings

Staff Recommendations: Approval

Staff Reviewer: Jeffrey York, Principal Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff **recommends approval** of the request.

PETITION OVERVIEW

The 1.97-acre subject site is a developed with two single-family dwellings and two industrial buildings, at the northwest corner of Missouri Street and McCarty Street. Two unimproved alleys lie within the site. The site is across the street from Lucas Oil Stadium, with a mix of commercial and industrial sites to the north, east and south.

This petition would rezone this site from the I-3 (RC)) district to the CBD-2 (RC) district to provide for a mixed-use development. A site plan was filed with this petition and is below.

The I-3 district is an intermediate district for industries that present moderate risks to the general public. Whenever practical, this district should be away from the protected districts and buffered by intervening lighter industrial districts. Where this district abuts protected districts, setbacks are large, and enclosure of activities and storage is required.

The CBD-2 district is Central Business District Two for the general downtown area of Indianapolis, surrounding the CBD-1 and CBD-3 districts. The district represents the typical urban core of Indianapolis to be developed at very high density. It is a pedestrian oriented environment with a diverse mixture of



uses such as residential, retail, restaurants, entertainment, major public facilities, major convention facilities, sports venues, hotels, and memorials.

RC is Regional Center, which is an overlay district. Design of all new construction, including parking areas in the Regional Center overlay district, is subject to the approval of the Metropolitan Development Commission. No development plans were submitted with this petition.

The site is recommended for Urban Mixed-Use development, which provides dense, pedestrian-oriented development with a wide range of businesses, services, and institutions that serve both adjacent neighborhoods and the broader Indianapolis community. Buildings are four to eight stories in height with entrances and large windows facing the street. Where possible, sidewalks and other pedestrian spaces should be activated as places to gather or otherwise spend time, such as sidewalk cafes and plazas. Public spaces may also be programmable for community events. Off-street parking should be behind buildings or in garages. Where block lengths are longer than 500 feet, public pedestrian paths should be provided as cut throughs. This typology has a residential density of at least 25 to 75 units per acre.

For these reasons, Staff is supportive of the rezoning to the CBD-2 (RC) district.

GENERAL INFORMATION

Existing Zoning	I-3 (RC)	
Existing Land Use	Two single-family dwellings and two industrial buildings	
Comprehensive Plan	Urban Mixed Use	
Surrounding Context	Zoning	Land Use
North:	I-3 (RC)	Industrial
South:	I-3 (RC)	Commercial
East:	I-3 (RC) / CBD-2 (RC)	Lucas Oil Stadium
West:	CBD-2 (RC)	Office building
Thoroughfare Plan		
Missouri Street	Primary Arterial Street	78-foot existing and proposed right-of-way.
McCarty Street	Primary Arterial Street	88-foot existing and proposed right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	Yes – Regional Center	
Wellfield Protection Area	No	
Site Plan	Yes, filed March 20, 2024	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	N/A	

Findings of Fact (Amended)	N/A
C-S/D-P Statement	N/A

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)
- Overlays
 - This site is located within the Regional Center, which is a secondary overlay district. Design of all new construction, including parking areas in the Regional Center overlay district, is subject to the approval of the Metropolitan Development Commission.

Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book (2019) recommends urban mixed-use neighborhood development for the subject site.
- The Comprehensive Plan recommends Urban Mixed-Use development, which provides dense, pedestrian-oriented development with a wide range of businesses, services, and institutions that serve both adjacent neighborhoods and the broader Indianapolis community. Buildings are four to eight stories in height with entrances and large windows facing the street. Where possible, sidewalks and other pedestrian spaces should be activated as places to gather or otherwise spend time, such as sidewalk cafes and plazas. Public spaces may also be programmable for community events. Off-street parking should be behind buildings or in garages. Where block lengths are longer than 500 feet, public pedestrian paths should be provided as cut throughs. This typology has a residential density of at least 25 to 75 units per acre.
- **Conditions for All Housing**
 - Should be within a one-quarter-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly accessible recreational or cultural amenity that is available at no cost to the user.
 - Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.
- **Attached Housing**
 - Should have a minimum 10 units per acre.
- **Small-Scale Multi-Family Housing**
 - Should be located along an arterial or collector street.
 - The primary entrance should be served by an arterial or collector street.
 - Mixed-Use structures are preferred.
 - Parking should be either behind or interior to the development.
- **Large-Scale Multi-Family Housing**
 - Should be located along an arterial or collector street.

- Mixed-Use structures are preferred.
- Parking should be either behind or interior to the development.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

- The Marion County Thoroughfare Plan (2019) “is a long-range plan that identifies the locations classifications and different infrastructure elements of roadways within a defined area.”
- The following listed items describes the purpose, policies, and tools:
 - Classify roadways based on their location, purpose in the overall network and what land use they serve.
 - Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.
 - Set requirements for preserving the right-of-way (ROW)
 - Identify roadways for planned expansions or new terrain roadways
 - Coordinate modal plans into a single linear network through its GIS database



ZONING HISTORY

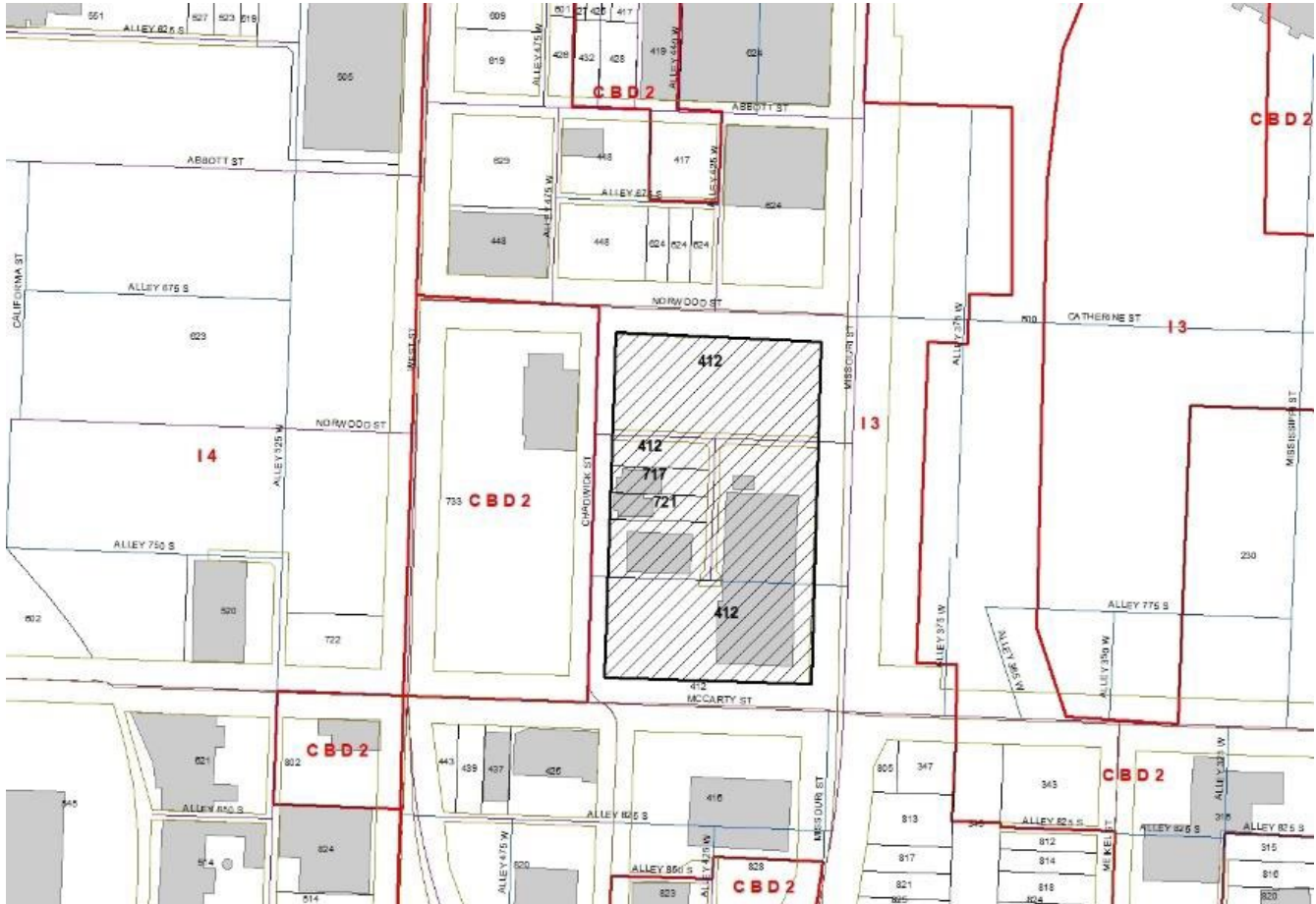
ZONING HISTORY – SITE

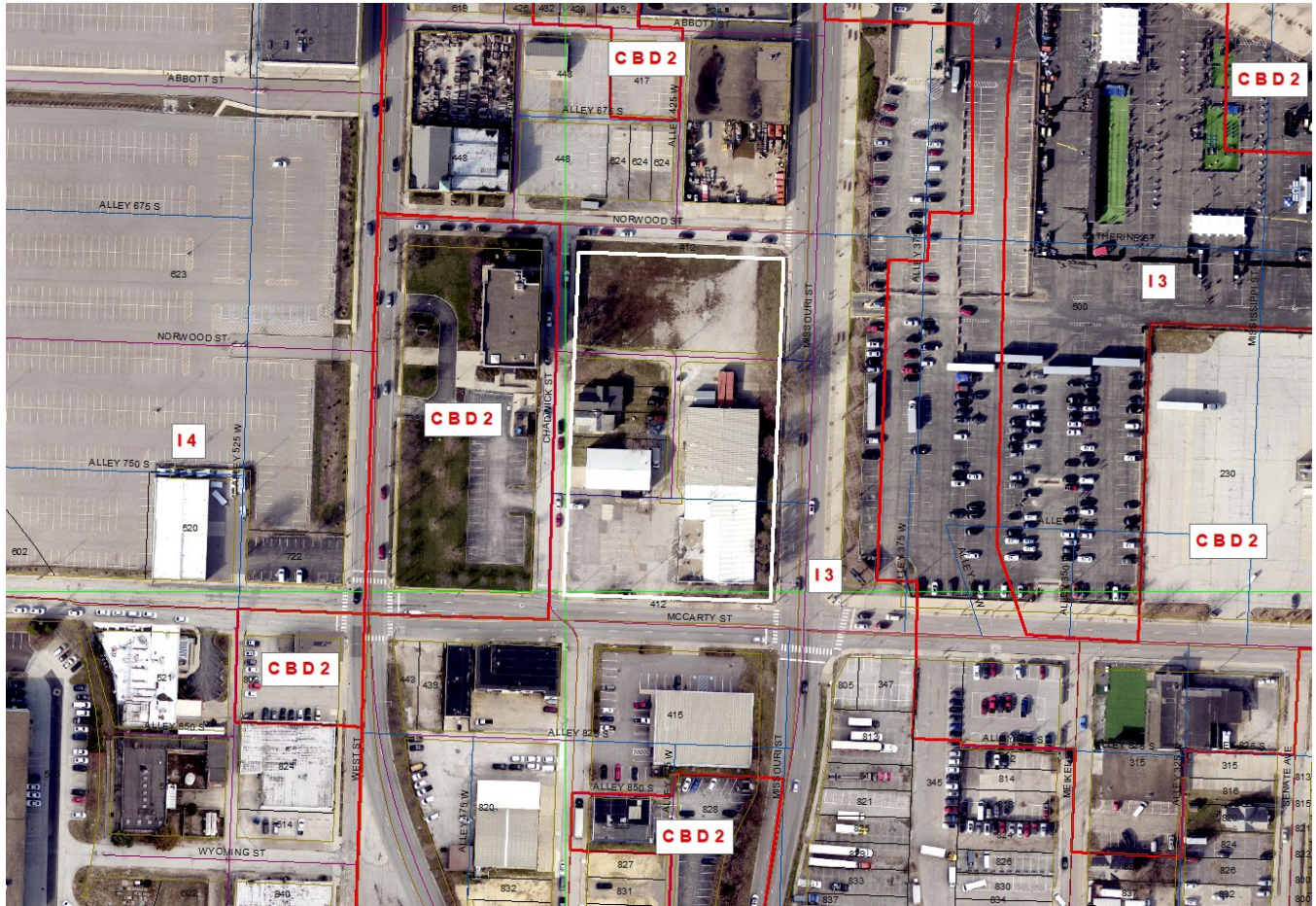
None.

ZONING HISTORY – VICINITY

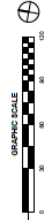
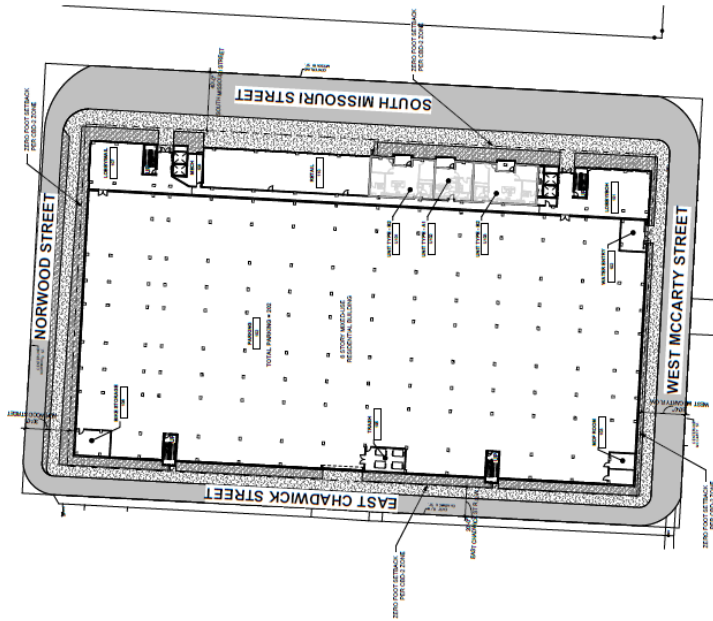
None.

EXHIBITS





PARKING SCHEDULE	
TYPE OF PARKING	SPACES
STREET SIDE	10
TOTAL	10



ARCHITECTURAL SITE PLAN
 03/29/2024

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Views of the site from Missouri Street



Views of the site from Missouri Street (top); and from Norwood Street



Office building west of the subject site (top); view of northern portion of the site and Lucas Oil Stadium across Missouri Street, looking east



Views of existing buildings on the site