

STAFF REPORT

REGIONAL CENTER HEARING EXAMINER - HIGH IMPACT CASE

Case Number	2026-REG-044
Address (approx.)	2955 North Meridian Street
Location	Center Township, Council District # 12
Petitioner	Stock Yards Bank and Trust Co., by Megan Short
Zoning	C-S (RC) (TOD)
Request	Regional Center Approval to provide for a one-story bank branch, with associated surface parking, landscaping, and pedestrian connections to Meridian Street and 29 th Street.

GENERAL INFORMATION

Existing Zoning	C-S (RC) (TOD)	
Existing Land Use	Undeveloped; site part of an office development	
Urban Design Guidelines District Typology	Urban Core	
Center Township Plan	Core Mixed-Use / RedLine and BlueLine Transit-Oriented Strategic Development Plans	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: C-S (RC) (TOD)	Commercial office
	South: C-1 (RC) (TOD) / PK-1 (RC) (TOD)	Commercial office / public park
	East: C-S (RC) (TOD)	Surface parking lot for office
	West: C-S (RC) (TOD)	Commercial offices
Thoroughfare Plan		
Meridian Street	Primary arterial	50-foot right-of-way existing and 90-foot proposed
29 th Street	Primary arterial	50-foot right-of-way existing and 78-foot proposed
Site Plan – Submittal Date	File-dated July 9, 2026	
Elevations - Submittal Date	File-dated July 9, 2026	
Hearing Date	August 13, 2026	

CONTINUANCE REQUEST

A registered neighborhood organization has submitted a timely automatic continuance that would continue this petition to the September 10, 2026, hearing. A staff report will be available prior to that hearing.