

STAFF REPORT

REGIONAL CENTER HEARING EXAMINER - HIGH IMPACT CASE

Case Number	2026-REG-015
Address (approx.)	412 West McCarty Street, 1717 and 1721 Chadwick Street
Location	Center Township, Council District # 18
Petitioner	TWG 412 McCarty Street, LLC, by Joseph D. Calderon
Zoning	CBD-2 (RC)
Request	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

Existing Zoning	CBD-2 (RC)	
Existing Land Use	Two dwellings and two commercial/industrial structures	
Urban Design Guidelines District Typology	Urban Mixed-Use	
Center Township Plan	Urban Mixed-Use	
Surrounding Context	Zoning	Land Use
	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
Thoroughfare Plan		
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
Site Plan – Submittal Date	File-dated February 19, 2026	
Elevations - Submittal Date	File-dated February 19, 2026	
Hearing Dates	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.