METROPOLITAN DEVELOPMENT COMMISSION	July 2, 2025

Case Number:	2025-CZN-828 (Amended) / 2025-CVR-828 (2nd Amended)
Property Address:	1927, 1946, and 1950 East 32nd Street, and 3219 Orchard Avenue
Location:	Center Township, Council District # 8
Petitioner:	Universal Church of Truth and First Born, Inc., by Justin Kingen and David Kingen
Request:	Rezoning of 1.02 acres, from the D-5 district to the D-8 district to provide for multi-family dwellings.
	Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a medium apartment building & community center (at 1927 East 32nd Street), within a SU-1 district (not permitted); to allow for a mixed-use, multi-family housing project, community center and religious use (church) to have 38 off-street parking spaces (77 off-street parking spaces required); provide for the construction of five duplexes (floor over floor) with a floor area of 500 square feet (minimum floor area of 660 square feet required); to provide for the construction of duplexes at 1946 East 32nd Street and 3219 Orchard Avenue with a reduced open space (60% open space required for duplexes).
Staff Reviewer:	Kathleen Blackham, Senior Planner

PETITION HISTORY

On May 29, 2025, the Hearing Examiner transferred these petitions to the Metropolitan Development Commission for initial hearing on July 2, 2025, at the request of the petitioner's representative due to deadlines associated with funding for the project.

Following the transfer, the variance request was amended and required new notice. Based on the Affidavit of Notice submitted by the Petitioner's Representative, a three-day waiver for mailing notices for the July 2, 2025 hearing, will need to be requested and approved by the Commission.

The Petitioner's Representative has amended both the rezoning request and the variance request, as noted above, requiring new notice and a **continuance from the July 2, 2025 hearing, to the July 16, 2025 hearing, with notice.**