



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

April 24, 2025

Case Number: 2025-MOD-004

Property Address: 9100 and 93402 East 21st Street

Location: Warren Township, Council District # 14

Petitioner: VAF Lawrence, LLC, by Jamilah Mintze

Request: Modification of Commitments related to 99-Z-39 to terminate all commitments, which related to: 1. the requirement of a boulevard entrance to be developed from 21st Street and taper into a single roadway approximately 100 feet north of the right-of-way of 21st Street, 2. the requirement of a landscape plan to be submitted for approval by the Administrator and to the Far Eastside Neighborhood Association, 3. the prohibition of pole signs, off-site advertising signs, and wireless communication facilities, 4. that requirement that office buildings shall appear to be residential and no taller than two stories in height, 5. that the owner shall use best efforts to reduce light pollution onto adjacent properties, 6. that 75% of the structures shall feature brick exteriors or exterior finish insulation system and no vinyl exterior shall be used as the primary exterior material, and, 7. that the petitioner shall dedicate 60 feet of right-of-way north of the centerline of 21st Street.

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

A timely automatic continuance has been filed by a registered neighborhood organization that **continues this petition from the April 24, 2025 hearing, to the May 29, 2025 hearing.** This will require acknowledgement from the Hearing Examiner.