



METROPOLITAN DEVELOPMENT COMMISSION

May 15, 2024

Case Number:	2024-ZON-042
Property Address:	3404, 3432, 3434, 3438 and 3444 North Illinois Street (Approximate Addresses)
Location:	Center Township, Council District #8
Petitioner:	Redline Holdings XII, LLC, by Emily Duncan and David Kingen
Current Zoning:	Enter Current Zoning District
Request:	Rezoning of 1.12 acres from the D-8 (TOD) and C-4 (TOD) district to the D-9 (TOD) district to provide for multi-family dwelling uses
Current Land Use:	Undeveloped
Staff Recommendations:	Staff has no recommendation for this request.
Staff Reviewer:	Marleny Iraheta, Senior Planner

PETITION HISTORY

This petition was scheduled for the May 15, 2024 hearing of the Metropolitan Development Commission by a special request, which was granted by the Hearing Examiner on April 11, 2024.

CONTINUANCE REQUEST

Staff recommends this petition be **continued from the May 15, 2024 hearing to the June 26, 2024 hearing** to allow sufficient time for the petition to be amended and proper notice to be provided.

A site plan submitted to the case file notes that 101 units will be proposed, where a maximum of 50 units are permitted in the D-9 district. Instead, the property would need to be rezoned to the D-10 district that permits 51 units and greater.

Additionally, variances might be required which could be added to the request or requested with a separate petition at a different time.

PETITION OVERVIEW

This petition is to be continued to the June 26, 2024 hearing.