



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

November 20, 2025

Case Number: 2025-ZON-075 / 2025-VAR-005 (Amended)
Property Address: 5416 North College Avenue (Approximate Address)
Location: Washington Township, Council District #7
Petitioner: Firkins, LLC, by Joseph D. Calderon
Current Zoning: D-3 (TOD) and C-3 (TOD)
Request: Rezoning of 0.22-acre from the D-3 (TOD) and C-3 (TOD) districts to the MU-2 (TOD) district to provide for a mixed-use development.
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a small mixed-use building, with zero-foot side and transitional yard setbacks, zero open space, zero-foot rear transitional yard, a 48-foot tall building without street frontage landscaping, with a 40-foot street frontage (minimum five-foot side yard and 15-foot transitional yard setbacks required, minimum 5%, or 50 square feet per unit of open space required, minimum of 15-foot landscape buffer, or a six-foot-tall opaque wall, berm, fence or dense vegetative screen required, 35-foot maximum transitional building height, street frontage landscaping required, 50-foot street frontage required).
Current Land Use: Commercial Building
Staff Recommendations: To be determined.
Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This petition was automatically continued from the July 24, 2025 hearing to the August 28, 2025 hearing at the request of a Registered Neighborhood Organization.

This petition was continued for cause from the August 28, 2025 hearing to the October 9, 2025 hearing at the request of the petitioner to allow additional time to amend the request and provide new notice.

This petition was continued for cause from the October 9, 2025 hearing to the November 20, 2025 hearing at the request of the petitioner to allow additional time to amend the request and provide new notice.

The petitioner notified staff that they will be requesting an additional **continuance for cause request** at the November 20, 2025 hearing. The petitioner did not provide the intended continuance date, but staff notified them that this will be the last continuance request that staff would support. Therefore, the date selected should be one that allows them the sufficient time to meet the filing and mailing deadlines.



Department of Metropolitan Development
Division of Planning
Current Planning

STAFF RECOMMENDATION

Staff recommendation to be determined.

PETITION OVERVIEW

This petition is to be continued at the November 20, 2025 hearing.