

STAFF REPORT

**Department of Metropolitan Development
Division of Planning
Current Planning Section**

Case Number: 2023-CAP-866 / 2023-CVR-866
Address: 3502 North Shadeland Avenue (Approximate Addresses)
Location: Warren Township, Council District #13 (#9 Beginning 2024)
Zoning: C-S
Petitioner: 3500 Shadeland, LLC, by Russell L. Brown
Request: Modification of Site Plan, Plan of Operation and Commitments related to 2021-ZON-010 / 2021-VAR-002, 2007-ZON-841 / 2007-VAR-841 and 2014-MOD-008 to provide for a revised site plan for a home repair/improvement contractor consisting of two phases with Phase I to include an approximately 16,500 square foot building with approximately 20 Parking Spaces and Phase II to include a second building of approximately 22,000 additional square feet of space, approximately 37 parking spaces as well as a gravel fleet parking and outdoor storage area located on the north portion of the property with three sided structures, and a modification of Commitment #3 to allow for compliance with the site plan submitted with this petition in two development phases.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 15,000-square foot building with a five-foot north side setback (minimum 10-foot setback required).

A timely automatic continuance request was filed by a registered neighborhood organization **continuing this petition from the January 11, 2024 hearing, to the February 15, 2024 hearing.** This would require acknowledgement from the Hearing Examiner.

MI
