



**METROPOLITAN DEVELOPMENT COMMISSION**

**January 23, 2025**

**Case Number:** 2024-CZN-843 / 2024-CAP-843 / 2024-CPL-843  
**Property Address:** 6243 East Washington Street (*Approximate Address*)  
**Location:** Warren Township, Council District #14  
**Petitioner:** Tallen Capital Partners, LLC, by Joseph D. Calderon  
Rezoning of 6.91 acres from the C-4 district to the MU-2 district to provide for a mixed-use development.

**Request:** Modification of Commitments related to 2023-PLT-064 to delete Commitment #2(g) and replace with: “Liquor store”, except for a retail store, warehouse store or big box store selling beer, wine and spirits of 10,000 square feet of gross leasable area or larger, including, but not limited to retailers: Bev Mo, Binny’s, Total Wine, etc., will be allowed to operate upon the Property. In addition, any pharmacy and/or grocery store, hybrid market, mass merchandiser and/or big box retailer such as Target, Walmart, Meijer’s, etc., may sell beer, wine and spirits.;

And Modify Commitment 3 to strike: “There shall be a maximum of two (2) drive-through accessory units on Lots which have buildable frontage on East Washington Street.”

Approval of a Subdivision Plat to be known as Amended Irvington Plaza Redevelopment Primary Plat, dividing 15.75 acres into seven lots.

**Staff Reviewer:** Eddie Honea, Interim Current Planning Administrator & Principal Planner II

**CONTINUANCE**

An automatic continuance has been filed by the petitioner, continuing this to the February 27, 2025 hearing of the Hearing Examiner.

[EDH]