



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

March 13, 2025

Case Number: 2025-CAP-804 / 2025-CVR-804
Property Address: 324 West Morris Street and 325 Wilkins Street (Approximate Addresses)
Location: Center Township, Council District #18
Petitioner: Kaur Properties, LLC, by Adam DeHart
Current Zoning: C-S

Request: Modification of commitments and site plan related to 2019-CZN-827, to provide for revised building footprint, indoor and outdoor amenities, minor site revisions, pedestrian access revisions, and a revised shared parking lot.

Variance of Development Standard of the Consolidated Zoning and Subdivision Ordinance to provide for a zero-foot front setback from Wilkins Street, with no landscaping (10-foot front setback required, minimum six-foot landscaping along the entire frontage required and one tree per 35 feet of street frontage required), no landscaping along Missouri Street (minimum six-foot landscaping along the entire frontage required and one tree per 35 feet of street frontage required), no interior landscaping within the parking area (minimum landscaping consisting of 6% land area within parking area required), a zero-foot south side yard setback (10-foot side yard setback required), and the installation of landscaping within the right-of-way (not permitted).

Current Land Use: Gas Station, Convenience Store, and Undeveloped

Staff Recommendations: To be determined.

Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This petition was continued for cause from the February 20, 2025 hearing to the March 13, 2025 hearing at the request of the petitioner to allow staff additional time to review new information submitted to the case file.

Staff is requesting a **continuance for cause from the March 13, 2025 hearing to the April 10, 2025 hearing** to allow the petitioner additional time to submit staff's request for new information regarding the Green Factor and building elevations. The request will be with notice if the petition is amended. The petitioner has agreed to staff's continuance request.

STAFF RECOMMENDATION

Staff recommendation to be determined.



PETITION OVERVIEW

This petition is to be continued to the April 10, 2025 hearing.