



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

March 27, 2025

Case Number: 2025-CZN-809 / 2025-CVR-809

Property Address: 8800 East Raymond Street (Approximate Address)

Location: Warren Township, Council District #20

Petitioner: Alexander Construction and Landscape, by David Retherford

Current Zoning: C-5

Request: Rezoning of 4.37 acres from the C-5 district to the I-2 district to provide for a commercial and building contractor's business.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for outdoor storage and operations comprising of 225% of the total gross floor area of enclosed buildings (maximum 25% permitted), to provide for a gravel parking and storage area, (not permitted), with a 52-foot front transitional yard (minimum 100-foot front transitional yard required), with a 15-foot east side transitional yard (minimum 50-foot side transitional yard required), with a 10-foot north rear yard (minimum 30-foot rear yard required), without interior and exterior landscaping (minimum 9% of lot covered with landscaping required), to permit for outdoor loading and unloading of equipment and material 15 feet from a protected district (minimum 500 feet required), and to allow a six-foot tall aluminum fence with masonry columns in the front yard (maximum 3.5-foot tall fence permitted in the front yard).

Current Land Use: Undeveloped

Staff Recommendations: To be determined.

Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This petition was automatically continued from the February 27, 2025 hearing to the March 27, 2025 hearing at the request of a registered neighborhood organization.

The petitioner submitted a written continuance for cause request **continuing this petition from the March 27, 2025 hearing to the April 10, 2025 hearing.**

STAFF RECOMMENDATION

Staff recommendation to be determined.



PETITION OVERVIEW

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