



**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

February 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**

A timely **automatic continuance request** was filed by a registered neighborhood organization, **continuing this petition from the February 27, 2025 hearing to the March 27, 2025 hearing**. This would require acknowledgement from the Hearing Examiner.

**STAFF RECOMMENDATION**

Staff recommendation to be determined.

**PETITION OVERVIEW**

This petition is to be continued to the March 27, 2025 hearing.