



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

November 21, 2024

Case Number: 2024-ZON-038
Property Address: 2602 North Harding Street
Location: Center Township, Council District #12
Petitioner: Earl Dixon
Current Zoning: D-5
Request: Rezoning of 0.152-acre from the D-5 district to the MU-2 district to provide for a community kitchen.
Current Land Use: Commercial Use
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued this petition from the October 24, 2024 hearing, to the November 21, 2024 hearing, at the request of staff to provide time for discussions with the petitioner.

Additional information from the petitioner and further research resulted in discovery of a previous variance (66-V2-142) that permitted use of this site for a carry out barbeque restaurant, along with construction of the existing building.

Subsequent discussions between staff and the petitioner resulted in an agreement to **withdraw this rezoning request and transfer the fees to file for a variance of use** that would allow a similar use as a community kitchen. It is staff's understanding that no retail sales would occur.