



METROPOLITAN DEVELOPMENT COMMISSION

November 21, 2024

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.

Modification of Commitments related to 2023-PLT-064 to delete Commitment #2(g) and replace with: "Liquorstore, except for a locally or nationally recognized chain such as "Big Red Liquors", "Total Wine and More" or "Bev Mo", which contains at least _____ square feet", to delete Commitment 2(u) and replaced with: "Automobile and light vehicle wash, except for a locally or nationally recognized chain, such as "Crew Car Wash", "Prime Car Wash", or "_____", to delete Commitment #2(t) to delete the word "existing" before the words "renewal terms" (original commitment states "Pawn Shop, provided that the existing tenant, EZ Pawn Indiana, Inc. or permitted successors/assigns may complete the term of its lease, including any existing renewal terms").

Request:

Modification of Commitments related to 2023-PLT-064 to delete Commitment #2(g) and replace with: "Liquorstore, except for a locally or nationally recognized chain such as "Big Red Liquors", "Total Wine and More" or "Bev Mo", which contains at least _____ square feet", to delete Commitment 2(u) and replaced with: "Automobile and light vehicle wash, except for a locally or nationally recognized chain, such as "Crew Car Wash", "Prime Car Wash", or "_____", to delete Commitment #2(t) to delete the word "existing" before the words "renewal terms" (original commitment states "Pawn Shop, provided that the existing tenant, EZ Pawn Indiana, Inc. or permitted successors/assigns may complete the term of its lease, including any existing renewal terms").

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

CONTINUANCE

This petition must be continued to allow for the submittal of corrected proposed modified commitments.

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