



Department of Metropolitan Development  
Division of Planning  
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

**August 14, 2025**

**Case Number:** 2025-CZN-832 / 2025-CVR-832

**Property Address:** 1140 East 46th Street, 4644, 4646, 4648, 4710, and 4716 Carvel Avenue  
(Approximate Addresses)

**Location:** Washington Township, Council District #7

**Petitioner:** Arrow Street Development, LLC, by Joseph D. Calderon

**Current Zoning:** D-5 (W-1), D-P (W-1), and I-3 (W-1)

**Request:** Rezoning of 3.65 acres, from the D-5 (W-1), D-P (W-1), and I-3 (W-1) districts to the MU-2 (W-1) district to provide for a mixed-use development consisting of multi-family dwellings, commercial uses, a parking garage, and resident amenities.  
  
Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a medium mixed-use building type (small mixed-use building type permitted).

**Current Land Use:** Single-family dwellings / Commercial buildings

**Staff Recommendations:** To be determined.

**Staff Reviewer:** Marleny Iraheta, Senior Planner

**PETITION HISTORY**

Staff is requesting a **continuance for cause from the August 14, 2025 hearing to the September 11, 2025 hearing** to allow the petitioner additional time to address multiple concerns brought up by staff or amend the request to include variances. The amendment would require new notice.

**STAFF RECOMMENDATION**

Staff recommendation to be determined.

**PETITION OVERVIEW**

This petition is to be continued to the September 11, 2025 hearing.