



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

April 23, 2026

Case Number: 2025-CZN-865 / 2025-CVR-865

Property Address: 405, 409 and 411 South Shortridge Road

Location: Warren Township, Council District #20

Petitioner: SRMK Realty, LLC, by Justin Kingen

Request: Rezoning of 8.48 acres from C-S to C-S to provide for all C-1 and I-1 uses, truck and trailer parking, auto-related service or repair, outdoor storage of contractor equipment, vehicles awaiting repair, and recreational vehicles.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 140-foot front yard setback (maximum front yard setback of 85 feet permitted), off-street parking areas within the front yard (not permitted), and a ten-foot-tall chain link fence within the side and rear yards (maximum six-foot-tall fence permitted within the side and rear yards).

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued these petitions from the February 26, 2026 hearing, to the March 26, 2026 hearing, at the petitioner's representative request, to provide additional time for continued discussions with the neighborhood organization and staff.

The Hearing Examiner continued these petitions from the March 26, 2026 hearing, to the April 23, 2026 hearing, at the request of staff and the petitioner's representative, to provide time for discussions related to the requests.

Because there are a couple more issues to address, staff is requesting a **continuance from the April 23, 2026 hearing, to the May 14, 2026 hearing**, with notice, if required.