



## METROPOLITAN DEVELOPMENT COMMISSION

July 3, 2024

<b>Case Number:</b>	2024-ZON-042
<b>Property Address:</b>	3404, 3432, 3434, 3438 and 3444 North Illinois Street (Approximate Addresses)
<b>Location:</b>	Center Township, Council District #8
<b>Petitioner:</b>	Redline Holdings XII, LLC, by Emily Duncan and David Kingen
<b>Current Zoning:</b>	Enter Current Zoning District
<b>Request:</b>	Rezoning of 1.12 acres from the D-8 (TOD) and C-4 (TOD) district to the D-9 (TOD) district to provide for multi-family dwelling uses
<b>Current Land Use:</b>	Undeveloped
<b>Staff Recommendations:</b>	To be determined.
<b>Staff Reviewer:</b>	Marleny Iraheta, Senior Planner

## PETITION HISTORY

This petition was scheduled for the May 15, 2024 hearing of the Metropolitan Development Commission by a special request, which was granted by the Hearing Examiner on April 11, 2024.

Staff requested this petition be continued from the May 15, 2024 hearing to the June 26, 2024 hearing to allow sufficient time for the petition to be amended and proper notice to be provided. However, the Metropolitan Development Commission continued it to the July 3, 2024 hearing date.

A site plan submitted to the case file notes that 101 units will be proposed, where a maximum of 50 units are permitted in the D-9 district. Instead, the property would need to be rezoned to the D-10 district that permits 51 units and greater.

Additionally, variances might be required which could be added to the request or requested with a separate petition at a different time.

The petitioner will need to request a **continuance for cause from the July 3, 2024 hearing to the July 17, 2024 hearing** to allow sufficient time for the petition to be amended and proper notice to be provided. Staff has no objection to this continuance request.

## STAFF RECOMMENDATION

To be determined.

## PETITION OVERVIEW

This petition is to be continued to the July 17, 2024 hearing.