



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

December 12, 2024

Case Number: 2024-CZN-845 / 2024-CVR-845

Property Address: 5022 Rockville Road (Approximate Address)

Location: Wayne Township, Council District #16

Petitioner: Cultivar Properties, LLC., By David Gilman

Current Zoning: C-3 (FF) and C-5 (FF)
Rezoning of 3.03 acres from the C-3 (FF) and C-5 (FF) districts to the I-1 (FF) classification to provide for light industrial uses.

Request: Variance of Development Standards of Consolidate Zoning and Subdivision Ordinance to provide for a 15-foot east side transitional yard setback (minimum 50-foot side transitional yard setback required) and a 10-foot north rear yard setback (minimum 30-foot rear yard setback required).

Current Land Use: Undeveloped

Staff Recommendations: To be determined.

Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This petition will need to be **continued for cause from the December 12, 2024 hearing to the January 9, 2025 hearing** to allow staff additional time to review a revised site plan submitted December 3, 2024.

STAFF RECOMMENDATION

Staff recommendation to be determined.

PETITION OVERVIEW

This petition is to be continued to the January 9, 2025 hearing.