



**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

**December 12, 2024**

**Case Number:** 2024-CZN-846 / 2024-CVR-846  
**Property Address:** 1271 South East Street  
**Location:** Center Township, Council District #18  
**Petitioner:** Southeast Neighborhood Development, Inc., by Joshua A. Peters  
**Current Zoning:** D-P  
**Request:** Rezoning of 0.214 acre from the D-P district to the MU-2 district to provide for a mixed-use development.  
Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building encroaching into the clear-sight triangle of South East Street and Orange Street (not permitted), and six surface parking spaces (minimum 11 surface parking spaces required).  
**Current Land Use:** Vacant land  
**Staff Reviewer:** Kathleen Blackham, Senior Planner

**PETITION HISTORY**

Staff is requesting a **continuance from the December 12, 2024 hearing, to the January 9, 2025 hearing**, to provide time for the petitioner's representative to provide amended documents related to the clear sight triangle.