

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

October 9, 2025

Case Number: 2025-CZN-832 / 2025-CVR-832 (Amended)

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 and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a large mixed-use building type (small mixed-use building type permitted), with the front building line in excess of ten feet along 46th Street (front building line range of zero-foot to 10 feet required), a 24-foot-wide driveway width along 46th Street (maximum 16-foot-wide driveway width permitted), a commercial building line of 60% of the frontage along 46th Street (minimum 80% required), zero-foot transitional yard to the east (either a minimum 15-foot transitional yard, or an opaque wall, berm, fence, or dense (at least 75% opacity) vegetative screen of at least six feet tall required), no primary entrances along 46th Street (minimum one primary entry features for every 50 feet required), a surface parking lot with a 15-foot east side yard setback (minimum 25-foot setback required), structured parking of 100% of street wall at first level of the building along Carvel Avenue (maximum 30% of street wall permitted).

Current Land Use: Single-family dwellings / Commercial buildings

Staff Recommendations: To be determined.

Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This petition was continued 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 petition was amended, legal notices were mailed, and the request was published for the September 25, 2025 hearing date. However, at the September 11, 2025 hearing the petitioner requested and was granted a continuance for cause from the September 11, 2025 hearing to the October 9, 2025 hearing to allow them additional time to work with a registered neighborhood organization.



Department of Metropolitan Development
Division of Planning
Current Planning

Because the amended petition was published for the September 25, 2025 hearing date, it needed to remain on the agenda where the Hearing Examiner acknowledged the previously granted continuance to the October 9, 2025 hearing.

Staff will be requesting a **continuance for cause from the October 9, 2025 hearing to the November 13, 2025 hearing** to provide additional time for a traffic study to be completed. Depending on feedback from the petitioner, the proposed hearing date may be subject to change at the hearing.

STAFF RECOMMENDATION

Staff recommendation to be determined.

PETITION OVERVIEW

This petition will be continued to the November 13, 2025 hearing unless determined otherwise at the hearing.