



**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

**March 26, 2026**

**Case Number:** 2026-MOD-001  
**Property Address:** 7536 South Emerson Avenue  
**Location:** Perry Township, Council District # 24  
**Petitioner:** HSL Emerson LLC, by Joseph D. Calderon  
**Request:** Modification of the site plan and Development Statement related to 2023-ZON-050 to remove age restriction of head of household (head of household being at least 55 years of age); allow multi-family units within five buildings (multi-family units limited to a single building); remove all references to Lot A; provide for a clubhouse and pool as a permitted accessory use; reduce accessory use setback along southern property line to 10 feet (accessory use setback along southern property line required 20 feet); provide for no less than 200 parking spaces (no less than 130 parking spaces allowed); provide for required bicycle parking spaces; and amend site plan in accordance with the amended Development Statement.  
**Staff Reviewer:** Kathleen Blackham, Senior Planner

**PETITION HISTORY**

A timely automatic continuance has been filed by a registered neighborhood organization that would **continue this petition from the March 26, 2026 hearing, to the April 23, 2026 hearing**. This would require acknowledgement from the Hearing Examiner.