



**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

January 23, 2025

**Case Number:** 2024-ZON-131  
**Property Address:** 5820 South Emerson Avenue  
**Location:** Perry Township, Council District #24  
**Petitioner:** IN Indianapolis Emerson LLC, by Joseph D. Calderon  
**Current Zoning:** C-1, C-3, and D-A  
**Request:** Rezoning of 21.33 acres from the C-1, C-3 and D-A districts to the D-5II district to provide for townhome and duplex development  
**Current Land Use:** Undeveloped  
**Staff Reviewer:** Kathleen Blackham, Senior Planner

**PETITION HISTORY**

The Hearing Examiner continued this petition from the December 12, 2024 hearing, to the January 9, 2025 hearing, and to the January 23, 2025 hearing, at staff's request, to provide time for the petitioner's representative to submit additional information requested by staff.

A timely automatic continuance was filed by a registered neighborhood organization **continuing this petition from the January 23, 2025 hearing, to the February 27, 2025 hearing.** This would require acknowledgement from the Hearing Examiner.