

STAFF REPORT

Department of Metropolitan Development
Division of Planning
Current Planning Section

Case Number: 2023-ZON-119
Address: 7725 Kentucky Avenue (*Approximate Address*)
Location: Decatur Township, Council District #20 (#21 Beginning 2024)
Petitioner: Lennar Homes of Indiana, LLC, by Brian J. Tuohy
Request: Rezoning of 60.22 acres from the C-4 and C-S districts to the D-4 district to provide for single-family residential development.

The Hearing Examiner continued this petition from the January 11, 2024 hearing, to the January 25, 2024 hearing, and the February 15, 2024 hearing to provide time for discussions regarding the need for a Traffic Impact Study (TIS). Because the Indiana Department of Transportation (INDOT) has jurisdiction of Kentucky Avenue in this area, the decision would be made by that office.

The petitioner's representative, the neighborhood organization and staff are requesting a **continuance from the February 15, 2024 hearing, to the February 29, 2024 hearing**, to provide time for further discussions. Staff has not received an update regarding the need for a TIS as determined by INDOT. Staff will be prepared to move forward on February 29, 2024, regardless of whether a response for INDOT is received.

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