

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

November 13, 2025

Case Number: 2025-ZON-062 (Amended) / 2025-VAR-007

Property Address: 5709 Five Points Road and 7340 East Edgewood Avenue

Location: Franklin Township, Council District #25

Petitioner: Grand Communities, LLC, by Brian J. Tuohy

Request: Rezoning of 64.64 acres from the D-A (FF) district to the D-4 (FF) district to provide for residential development.

Variance of Development Standards of the of the Consolidated Zoning and Subdivision Ordinance to provide for reduced lot width of 68 feet and lot area of 8,500 square feet for duplexes (90-foot lot width and 10,000-square foot lot area required), 56% reduced open space (65% required), and to provide for three monument signs (maximum of two monument signs for each residential community permitted).

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued this petition from the from the July 10, 2025 hearing, to the August 14, 2025 hearing, to provide additional time for further discussions and submittal of the Traffic Impact Study (TIS).

The Hearing Examiner continued this petition from the August 14, 2025 hearing, to the September 11, 2025 hearing, to provide additional time for continued discussions with the petitioner and their representative, along with submittable and review of the TIS.

The Hearing Examiner continued this petition from the September 11, 2025 hearing, to the October 9, 2025 hearing, to provide additional time to amend the request and provide new notice.

The Hearing Examiner continued this petition from the October 9, 2025 hearing to the November 13, 2025 hearing, at the request of staff to provide additional time for the TIS to be submitted and reviewed.

A timely **automatic continuance** has been filed by a registered neighborhood organization continuing this petition **from the November 13, 2025 hearing, to the December 11, 2025 hearing**. This will require acknowledgement by the Hearing Examiner.