



**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

**December 12, 2024**

**Case Number:** 2024-ZON-073 and 2024-ZON-073B  
**Property Address:** 2155 Kessler Boulevard West Drive  
**Location:** Washington Township, Council District #2  
**Petitioner:** Broadmoor Investments, LLC, by Russell L. Brown  
**Current Zoning:** SU-34  
**Request:** Rezoning of 6.01 acres from the SU-34 (FF) district to the D-4 (FF) district to provide for residential uses.  
Rezoning of 7.68 acres from the SU-34 district to the D-5II district to provide for residential uses.  
**Current Land Use:** Country Club  
**Staff Reviewer:** Kathleen Blackham, Senior Planner

**PETITION HISTORY**

The Hearing Examiner acknowledged automatic continuances filed by a City-County Councilor that continued these petitions from the July 25, 2024 hearing, to the August 29, 2024 hearing, and filed by the petitioner's representative that continued these petitions from the August 29, 2024 hearing, to the September 26, 2024 hearing.

The Hearing Examiner continued these petitions from the September 6, 2024 hearing, to the December 12, 2024 hearing at the request of staff. After learning of updated information related to site access, the Department of Public Works requested a Traffic Impact Study (TIS). The TIS was submitted on November 25, 2024. Staff is requesting a **continuance from the December 12, 2024 hearing, to the January 9, 2025 hearing**, to provide time to review the study and provide comments.