

# Staff Report – Plan Commission

<b>Docket #:</b>	PC2025-076 Atkins-Johnson Zone Map Change	<b>Hearing Date:</b>	December 8, 2025
<b>Address:</b>	NW Corner of W Smokey Row Rd. and S Honey Creek Rd.		
<b>Applicant:</b>	Grand Communities LLC by Brian J. Tuohy, Attorney, 9294 N. Meridian St., Indianapolis, IN 46260		
<b>Owner:</b>	Randal Adkins and Terry Johnson, 3701 N. Smokey Row Rd., Bargersville, IN 46106		
<b>Staff Contact:</b>	Gabe Nelson, <a href="mailto:nelsong@greenwood.in.gov">nelsong@greenwood.in.gov</a> , 317.887.5230		

**Request:**

The purpose of this request is to rezone approximately 32.96 acres from its existing zoning of Agriculture (AG) to Residential Medium (RM) to allow for a new detached single-family residential development.

**Location:**

The subject property is located on the northwest corner of the W Smokey Row Rd. and S Honey Creek Rd. intersection.

Parcel ID # 41-04-13-044-038.000-040 legally described as per the attached legal description in Exhibit C.

**Existing & Surrounding Land Use:**

The property is zoned Agriculture (AG), and the land is currently vacant.

- North: Agriculture (AG), Vacant land
- South: Agriculture (AG)/Residential Medium (RM), Vacant land/Single-family residential
- East: Johnson County Zoning Single-Family Dwelling Residential (SR)/Agriculture (AG), Single family-residential/Agriculture
- West: Residential Large (RL), Single-family residential

See Attached Exhibit B – Existing Zoning Map

**Ordinance References:**

- Resolution No. 24-11, Greenwood Comprehensive Plans
- Ord. No. 20-29 UDO

**Statutory Criteria:**

Plan Commission and the legislative body shall pay reasonable regard to:

- The comprehensive plan;
- Current conditions and the character of current structures and uses in each district;
- The most desirable use for which the land in each district is adapted;
- The conservation of property values throughout the jurisdiction; and
- Responsible development and growth.

**Comments and Petitioner’s Findings of Fact:**

The Petitioner desires to rezone approximately 32.96 acres from its existing zoning of Agriculture (AG) to Residential Medium (RM) to allow for a new detached single-family residential development with related infrastructure.

The following represents the petitioner’s findings and the staff’s comments on those findings.

**The Comprehensive Plan**

The petitioner has indicated that this request complies with the Comprehensive Plan in the following way(s):

*The Future Land Use Map within the Comprehensive Plan recommends the Mixed Density Residential land use classification for the Site. Single-family dwellings are included as a recommended use within such classification. The proposed single-family residential neighborhood is consistent with the Comprehensive Plan recommendation for the Site.*

Staff Comment: Staff agrees with petitioner's statement. The request aligns with the Comprehensive Plan which envisions residential neighborhood of various types and densities in this area. The broader neighborhood is successfully introducing a variety of housing types and densities. While this particular RM zoning is introducing a larger lot, traditional subdivision, differing housing options (alley-loaded housing, attached multifamily, and proposed paired housing options) are within .5 mi proximity to achieve the Comprehensive Plans aspirations for "Mixed Residential".

**Current conditions and the character of current structures and uses in each district;**

The petitioner has indicated that this request complies with the current conditions and the character of current structures and uses in each district in the following way(s):

*Parcels to the northwest, west and southwest are zoned residential and/or improved with residential uses. The proposed rezoning and residential uses are consistent and compatible with nearby residential uses.*

Staff Comment: Staff agrees with petitioner's statement. The area exhibits a transitioning pattern from agricultural land to residential neighborhoods. The proposed rezoning is consistent with the surrounding character.

**The most desirable use for which the land in each district is adapted;**

The petitioner has indicated that:

*The proposed rezoning is consistent with the Future Land Use Map. The proposed residential development is compatible with existing and proposed residential uses near the Site. Additionally, the new residential development will provide a new housing option for the Greenwood community.*

Staff Comment: Staff agrees with petitioner's statement.

**The conservation of property values throughout the jurisdiction; and**

The petitioner has indicated that this request will not negatively affect the property values throughout Greenwood because:

*The proposed residential development will increase the City's tax base and is compatible with both nearby residential uses and the Future Land Use Map.*

Staff Comment: Staff agrees with petitioner's statement. Residential infill in areas planned for growth is expected to maintain or enhance long-term property values.

**Responsible development and growth.**

The petitioner has indicated that this request is considered responsible development and growth because:

*The request will allow for residential development on a currently agricultural site, which is compatible with nearby residential uses and consistent with the Comprehensive Plan recommendation for the Site. Additionally, the southeast portion of the site will be reserved for potential future right-of-way improvements by the City of Greenwood.*

Staff Comment: Staff agrees with petitioner's statement.

**Recommendation:**

The 2024 Comprehensive Plan supports Mixed Density Residential development in this area and identifies this corridor as appropriate for continued residential growth

Staff recommends a **favorable recommendation** of this petition with the following conditions:

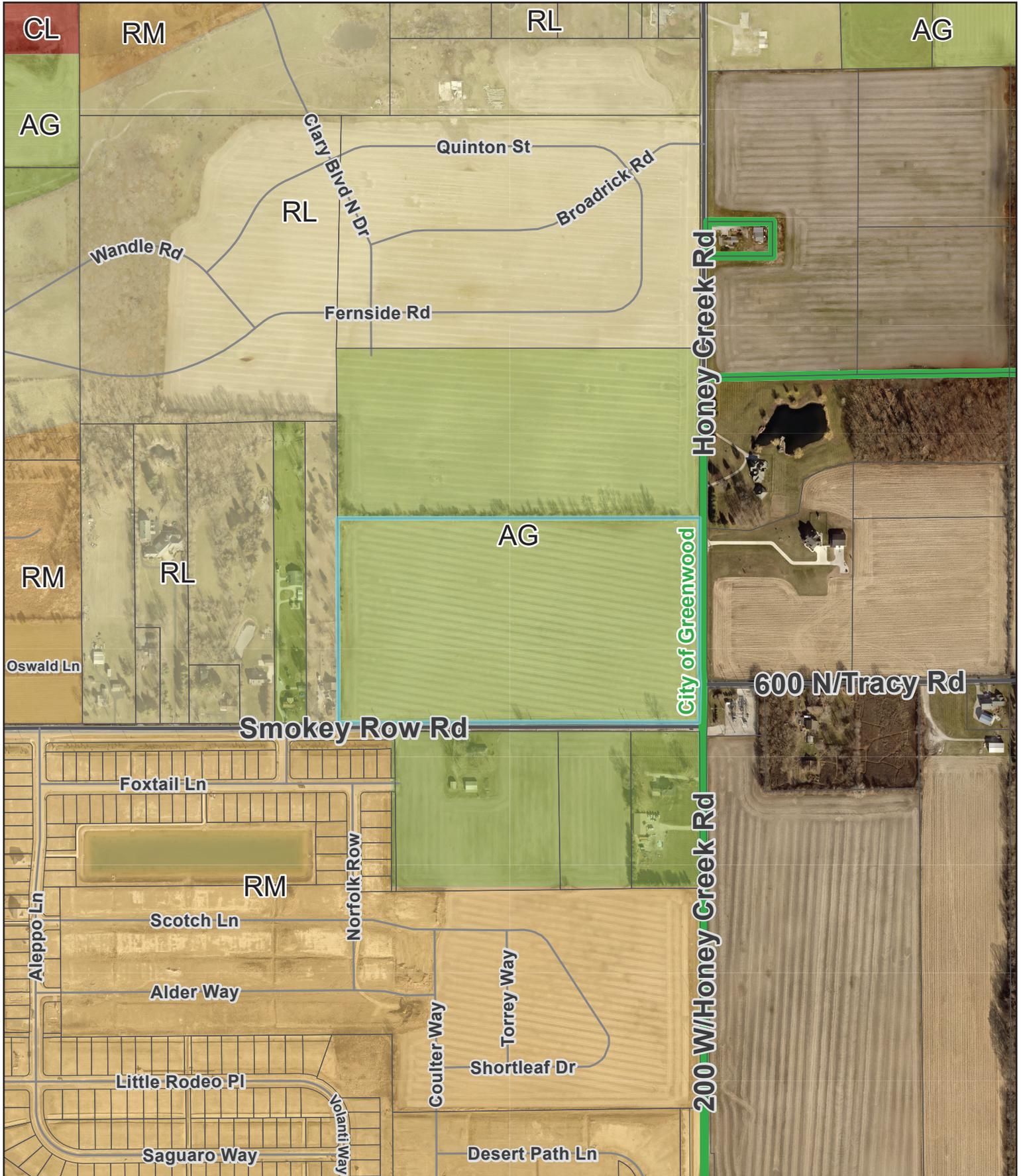
1. The development shall comply with all applicable building design, landscaping, buffering, and subdivision standards outlined in the Unified Development Ordinance (UDO).
2. Trails shall be designed and constructed in accordance with the Greenwood Future Trail Network Map and applicable trail standards in the Comprehensive Plan and UDO.
3. A traffic impact study (TIS) shall be completed. Scope TIS parameters with the Engineering Division.
4. Work with engineering and planning staff to determine a restrictive donation amount, based upon TIS, for the proposed future roundabouts at Honey Creek Rd/ Smokey Row Road/ Tracy Road and Honey Creek Road/ Whiteland Road.
5. Roadway improvements along the entire Honey Creek Road frontage for this project, including roadway widening to 12'-0" lanes (both sides), mill & 1 1/2" overlay of entire roadway across entire frontage along with acceleration/ deceleration lanes and passing blister. Proper right-of-way dedication, including the depiction of the proposed roundabout or intersection realignments at Honey Creek Road/ Smokey Row Road/ Tracy Road, to be shown on plans. Improvements/ alignment shall be completed in coordination with the engineering division.
6. Any recommendations or improvements identified by the TIS shall be coordinated with the engineering division.

**Attachments:**

- Exhibit A – Aerial Map
- Exhibit B – Existing Zoning Map
- Exhibit C – Legal Description
- Exhibit D – Future Land Use Map, Future Thoroughfare Map and Intersection Improvements, Future Trail Network Map
- Exhibit E – Preliminary Site Plan



# Existing Zoning Map



- |                         |                            |                                |   |
|-------------------------|----------------------------|--------------------------------|---|
| Greenwood City Boundary | CS - Commercial Small      | OTR - Old Town Residential     | RA - Residential Attached Single-Family |
| AC - Airport            | IC - Interstate Commercial | OS - Open Space                | RMC - Residential Multi-Unit Complex    |
| AG - Agriculture        | IL - Industrial Large      | PUD - Planned Unit Development | RMH - Residential Mobile Home           |
| CL - Commercial Large   | IM - Industrial Medium     | RL - Residential Large Lot     |   |
| CM - Commercial Medium  | OT - Old Town              | RM - Residential Medium Lot    |   |



Date: November 4, 2025  
 Description: West Smokey Row Rd. & Honey Creek Rd.  
 32.911 acres  
 Location: City of Greenwood,  
 Johnson County, Indiana



Situated in the Southeast Quarter of Section 13, Township 13 North, Range 3 East of the First Principal Meridian, located in the City of Greenwood, Johnson County, Indiana and being a 32.96 acre tract conveyed to Randal S. Adkins and Terry Johnson as recorded in Instrument Number 2022-001688 of the Johnson County Recorder's Office, and being further described as follows:

Beginning at the Northeast corner of a 5.00 Acre tract conveyed to Jeff and Melissa Truelove as recorded in Instrument Number 2022-025998, being at the centerline intersection of W Smokey Row Road (C.R. 600 N) and Honey Creek Road (C.R. 200 W), and also being the Southeast corner of said Section 13 and the **True Point of Beginning**;

thence, from the **True Point of Beginning**, and with the South line of said Section 13, and with the North lines of said 5.00 acre tract, a 10.00 acre tract conveyed to Grace Apostolic Tabernacle of Greenwood, Inc. as recorded in Instrument Number 2002-025206, and an 11.43 acre tract conveyed to Crosspointe Community Church, Inc. as recorded in Instrument Number 2021-014189, South 89° 49' 14" West, 1578.22 feet to the Southeast corner of a 4.18 acre tract conveyed to David and Diane Curin as recorded in Instrument Number 2023-014306;

thence, departing said South line of Section 13 and with the East line of said 4.18 acre tract, North 00° 14' 03" West, 906.82 feet to the Southwest corner of a 25.657 acre tract conveyed to Center Grove Community School Corporation, Johnson County, Indiana as recorded in Instrument Number 2023-019194;

thence, departing said 4.18 acre tract, and with the South line of said 25.657 acre tract, North 89° 49' 14" East, 1583.58 feet to the West line of a 14.408 acre tract conveyed to Robert and Nancy E. Poole as recorded in Instrument Number 2020-028863, and the West line of Section 18, Township 13 North, Range 4 East;

thence, departing said 25.657 acre tract, and with the West lines of said Section 18, said 14.408 acre tract, an 11.439 acre tract conveyed to Douglas M. and Jamie M. Boyce as recorded in Instrument Number 2017-002667, and a 1.4 acre tract conveyed to Johnson County Rural Electric Membership Company as recorded in Instrument Number 2025-002339, South 00° 06' 15" West, 906.83 feet to the **True Point of Beginning**, containing 32.911 acres of land, more or less, and being subject to all easements and rights-of-way of record.

Basis of Bearings: NAD83(2011) Indiana State Plane Coordinates, East Zone.

**The above description was prepared for reference use only and is not intended to be used for transfer.**

FIGURE 5.1: FUTURE LAND USE MAP

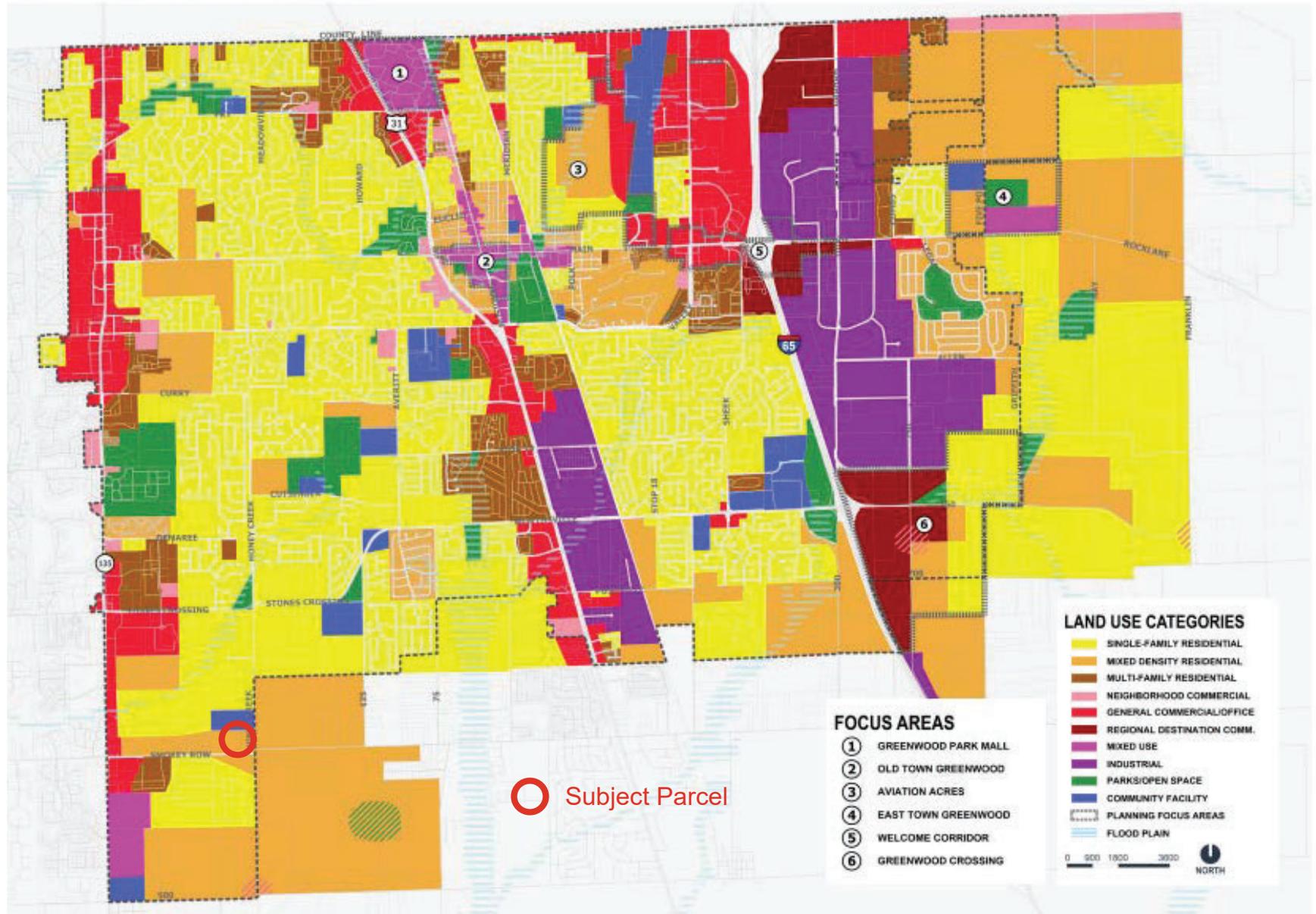


FIGURE 6.1: FUTURE THOROUGHFARE MAP AND INTERSECTION IMPROVEMENTS

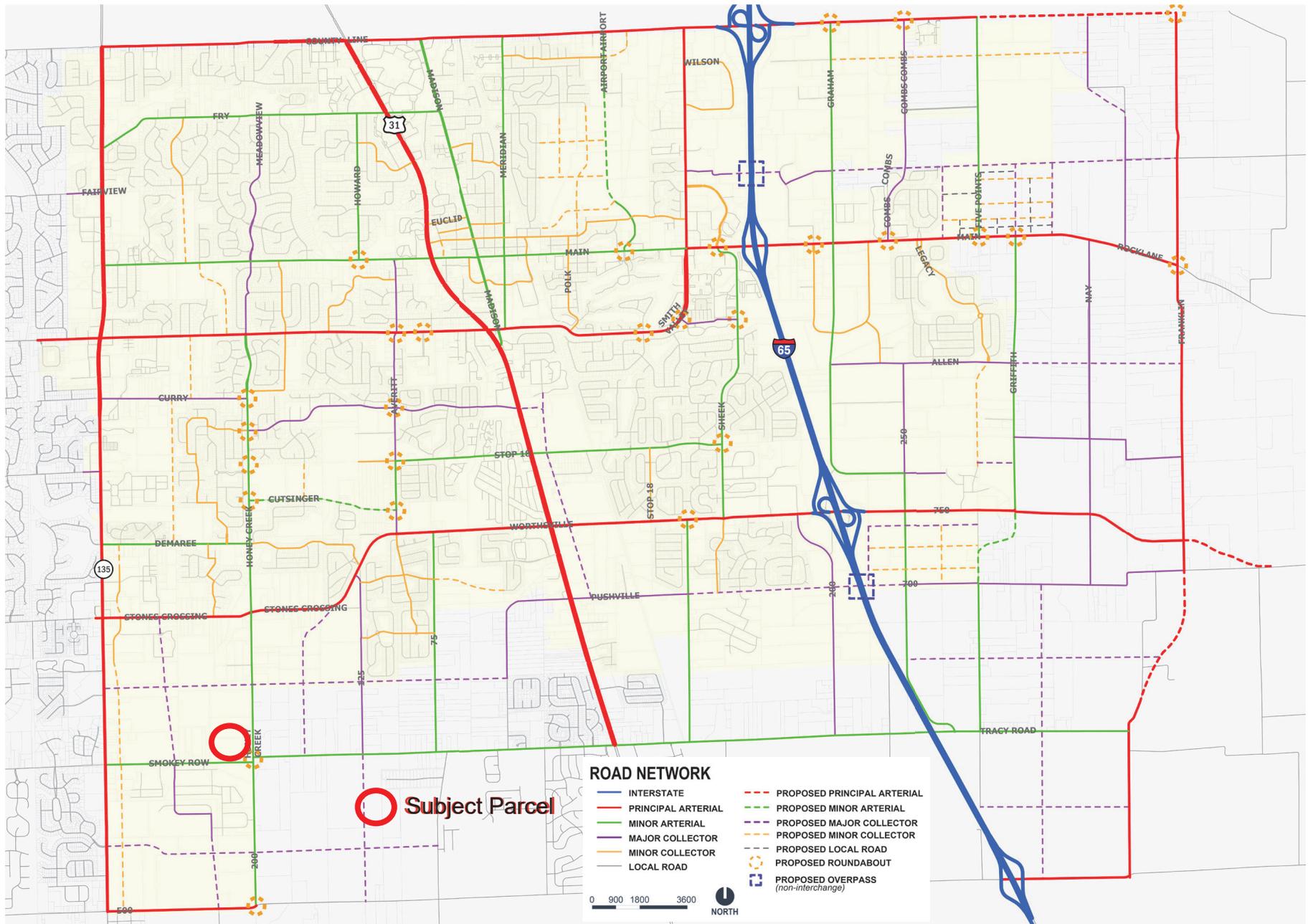
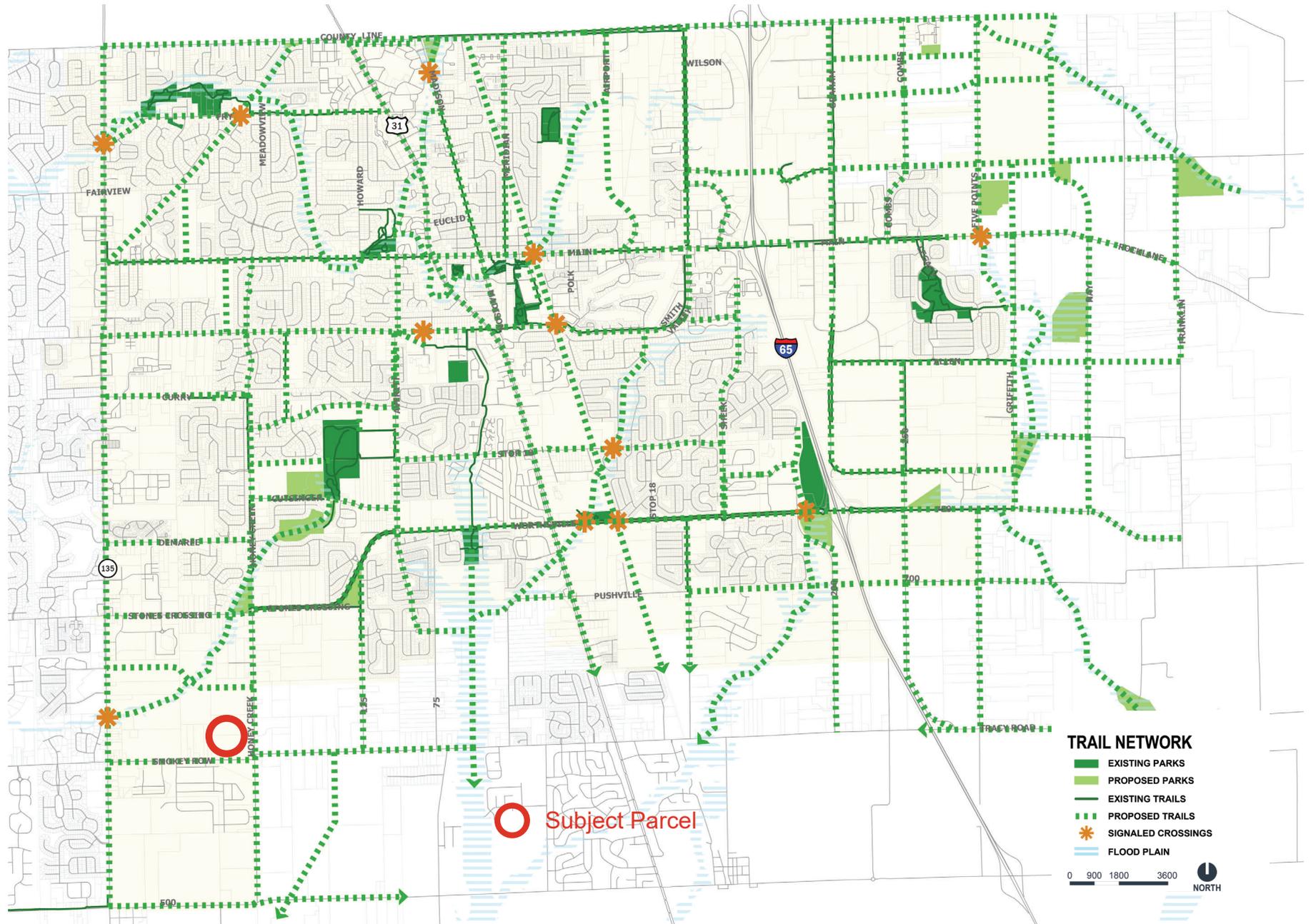


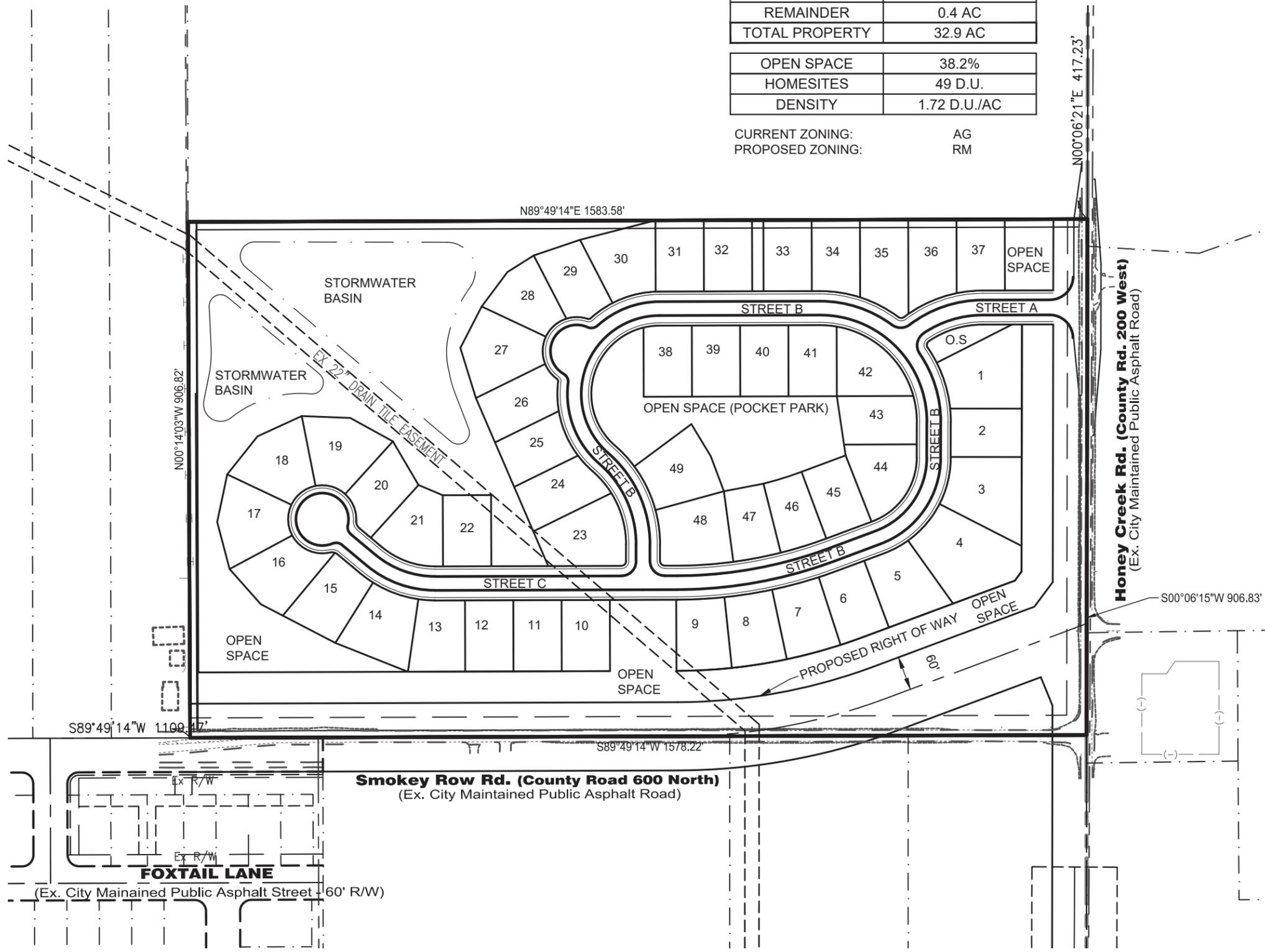
FIGURE 7.1: FUTURE TRAIL NETWORK MAP



### LAND SUMMARY

LOTS	13.6 AC
PROP R/W	4.0 AC
OPEN SPACE (O.S)	10.9 AC
ROUNDABOUT DEDICATION	4.0 AC
REMAINDER	0.4 AC
TOTAL PROPERTY	32.9 AC
OPEN SPACE	38.2%
HOMESITES	49 D.U.
DENSITY	1.72 D.U./AC

CURRENT ZONING: AG  
 PROPOSED ZONING: RM



www.bayerbecker.com  
 1060 North Capitol Ave, Suite 15  
 Indianapolis, IN 46204 - 317.207.1979

**ADKINS - JOHNSON**  
 SECTION 15, TOWN 13 NORTH, RANGE 4 EAST  
 CITY OF GREENWOOD  
 JOHNSON COUNTY, INDIANA  
 Preliminary REZONE SITE PLAN

Drawing:	24-0276 RZ
Scale:	1" = 200'
Drawn by:	MM
Checked By:	AJW
Issue Date:	11-05-25