

Staff Report – Plan Commission

Docket #:	PC2025-081 Church Property Zone Map Change	Hearing Date:	December 8, 2025
Address:	1225 W Smokey Row Rd., Greenwood, IN 46143		
Applicant:	J. Greg Allen & Associates Inc., John Cunningham, 1146 Emerson Ave., Greenwood, IN 46143		
Owner:	Crosspoint Community Church Inc., 1222 Demaree Rd., Greenwood, IN 46143 Grace Apostolic Tabernacle of Greenwood Inc., 2133 Dakota Dr., Franklin, IN 46131		
Staff Contact:	Gabe Nelson, nelsong@greenwood.in.gov , 317.887.5230		

Request:

The purpose of this request is to rezone approximately 16.43 acres from its existing zoning of Agriculture (AG) to Residential Medium (RM) and Residential Attached Single-Family (RA), for the purpose of constructing a new residential development containing a mix of attached and detached maintenance free patio homes.

Location:

The two subject properties are located on the south side of W Smokey Row Rd., and approximately 300 feet west of S Honey Creek Rd.

Parcel ID #: 41-04-24-011-003.000-040 and 41-04-24-011-002.000-040 legally described as per the attached legal description in Exhibit C.

Existing & Surrounding Land Use:

The property is zoned Agriculture, and the land is currently a single-family house surrounded by vacant land.

- North: Agriculture (AG), Vacant land
- South: Residential Medium (RM), Single-family residential
- East: Agriculture (AG), Single-family residential
- West: Residential Medium (RM), 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 16.43 acres from its existing zoning of Agriculture (AG) to Residential Medium (RM) and Residential Attached Single-Family (RA), for the purpose of constructing a new residential development of 69 lots with a mix of attached and detached maintenance free patio homes.

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 residential lot development proposed is for single-family residential purposes consistent with the Comprehensive Plan.

Staff Comment: Staff agrees with petitioner's statement. The Future Land Use Map from the 2024 Comprehensive Plan depicts mixed density residential in this area, which complies with the proposed zoning designations. The introduction of attached and detached maintenance-free patio homes successfully contributes to the broader neighborhood's diverse housing options, achieving the Comprehensive Plan 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):

The property is currently undeveloped farm ground with a single-family home. The development will create lots for homes consistent with the approved zoning district. The development will be consistent with other residential developments in the area.

Staff Comment: Staff agrees with petitioner's statement. The surrounding area contains a mix of RM-zoned neighborhoods, single-family residences, and agricultural parcels transitioning to residential use. The proposal is consistent with the development pattern in the area.

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

The petitioner has indicated that:

Single-family residential use is the most appropriate use for this property given its location and surrounding growth and development.

Staff Comment: Staff agrees with petitioner's statement. The site is positioned between existing residential subdivisions and emerging development areas, making residential use a compatible and appropriate extension of nearby neighborhoods.

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 use has reasonable density and a mixture of home styles that will not have an adverse affect on property values.

Staff Comment: Staff agrees with petitioner's statement. The proposed development is similar in character to nearby homes and subdivisions and is not expected to negatively affect surrounding property values.

Responsible development and growth.

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

The project will have a density of 4.2 units per acre. It is in the path of growth and housing demand in Greenwood and its mixture of products will accommodate a variety of buyers including seniors and empty nesters seeking to downsize.

Staff Comment: Staff agrees with petitioners statement. Staff supports the introduction of new housing types to provide diverse options in this developing portion of Greenwood.

Recommendation:

Based on the statutory criteria, existing development patterns, and consistency with surrounding land uses, Staff recommends a **favorable** recommendation of this petition, however, we cannot proceed without the necessary legal descriptions for the zoned areas. This information is essential for accurate mapping and legal compliance. We look forward to receiving these details to continue with the evaluation. Our recommendation comes with the following recommended conditions:

1. The development shall comply with all applicable building design, buffering, landscaping, open space, and subdivision standards in the Unified Development Ordinance (UDO).
2. Trails and/or multi-use paths shall be designed and constructed in accordance with the Greenwood Future Trail Network Map, the Comprehensive Plan, and applicable UDO standards.
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 Smokey Row Road frontage to be completed for this project per the typical county road option #1 detail 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

Aerial Map

Exhibit A



 Greenwood City Boundary



Existing Zoning Map

Exhibit B



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	RM - Residential Medium Lot
CM - Commercial Medium	OT - Old Town		



Date: February 3, 2026

Description: Proposed RM Zoning

Location: 1225 W. Smokey Row Road
City of Greenwood, Johnson County, Indiana



Situated in the Northeast Quarter of the Northeast quarter of Section 24, Township 13 North, Range 3 East of the Second Principal Meridian, located in the City of Greenwood, Johnson County, Indiana and being part of a 10.00 acre tract conveyed to Grace Apostolic Tabernacle of Greenwood, Inc. as recorded in Instrument Number 2002-025206 and part of an 11.43 acre tract conveyed to Crosspointe Community Church, Inc. as recorded in Instrument Number 2021-014189 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 the centerline intersection of W. Smokey Row Road (C.R. 600 N) and Honey Creek Road (C.R. 200 W), and also being the Northeast corner of the Northeast Quarter of said Section 24; thence, with the North line of said Section 24, and the common line of said 5.00 acre, 10 acre, and 11.43 acre tracts, South 89° 49' 14" West, 1343.82 feet to the Northeast corner of Lot C.A. A of Lone Pine Farms, Section 1, as recorded in Instrument Number 2023-008681; thence, departing the North line of said Section 24, and with the East line of said Lot C.A. A and the existing East right-of-way line of Foxtail Lane (60' R/W), South 00° 04' 08" East, 285.00 feet to the Northeast corner of Lot C.A. F of said Lone Pine Farms, Section 1 and the **True Point of Beginning**;

thence, from the **True Point of Beginning**, and through said 10.00 acre and 11.43 acre tracts, the sixteen following courses:

- 1) North 89° 49' 14" East, 0.06 feet;
- 2) with a curve to the left, having a central angle of 15° 33' 49", a radius of 180.00 feet, an arc length of 48.89 feet, and a chord bearing North 82° 02' 20" East, 48.74 feet;
- 3) with a curve to the right, having a central angle of 15° 33' 49", a radius of 120.00 feet, an arc length of 32.60 feet, and a chord bearing North 82° 02' 20" East, 32.50 feet;
- 4) North 89° 49' 14" East, 49.50 feet;
- 5) with a curve to the right, having a central angle of 90° 00' 00", a radius of 25.00 feet, an arc length of 39.27 feet, and a chord bearing South 45° 10' 46" East, 35.36 feet;
- 6) North 89° 49' 13" East, 60.00 feet;
- 7) with a curve to the right, having a central angle of 89° 59' 57", a radius of 25.00 feet, an arc length of 39.27 feet, and a chord bearing North 44° 49' 16" East, 35.36 feet;
- 8) North 89° 49' 14" East, 502.57 feet;
- 9) South 00° 02' 05" West, 249.73 feet;
- 10) with a curve to the right, having a central angle of 03° 51' 18", a radius of 120.00 feet, an arc length of 8.07 feet, and a chord bearing South 87° 53' 35" West, 8.07 feet;
- 11) South 89° 49' 14" West, 467.33 feet;

- 12) with a curve to the right, having a central angle of $72^\circ 53' 43''$, a radius of 25.00 feet, an arc length of 31.81 feet, and a chord bearing North $53^\circ 43' 54''$ West, 29.70 feet;
- 13) with a curve to the left, having a central angle of $32^\circ 34' 31''$, a radius of 60.00 feet, an arc length of 34.11 feet, and a chord bearing North $33^\circ 34' 18''$ West, 33.66 feet;
- 14) with a curve to the right, having a central angle of $49^\circ 40' 47''$, a radius of 25.00 feet, an arc length of 21.68 feet, and a chord bearing North $25^\circ 01' 09''$ West, 21.00 feet;
- 15) North $00^\circ 10' 46''$ West, 6.95 feet;
- 16) South $89^\circ 49' 14''$ West, 215.37 feet to the East line of said Lot C.A. F;

thence, with the East line of said Lot C.A. F, North $00^\circ 04' 08''$ West, 167.24 feet to the **True Point of Beginning**, containing 3.826 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 (1301).

Prior Instrument Reference: Instrument Number 2002-025206, Instrument Number 2021-014189

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

Date: February 3, 2026

Description: Proposed RA Zoning

Location: 1225 W. Smokey Row Road
City of Greenwood, Johnson County, Indiana



Situated in the Northeast Quarter of the Northeast quarter of Section 24, Township 13 North, Range 3 East of the Second Principal Meridian, located in the City of Greenwood, Johnson County, Indiana and being part of a 10.00 acre (less exception) tract conveyed to Grace Apostolic Tabernacle of Greenwood, Inc. as recorded in Instrument Number 2002-025206 and part of an 11.43 acre tract conveyed to Crosspointe Community Church, Inc. as recorded in Instrument Number 2021-014189 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 the Southeast corner of a 32.96 acre tract conveyed to Randal S. Adkins & Terry Johnson as recorded in Instrument Number 2022-001688, also being the centerline intersection of W. Smokey Row Road (C.R. 600 N) and Honey Creek Road (C.R. 200 W), and the Northeast corner of the Northeast Quarter of said Section 24; thence, with the common line of said Section 24 and said 5.00 acre and 32.96 acre tracts, South 89° 49' 14" West, 314.10 feet to the Northwest corner of said 5.00 acre tract, and the **True Point of Beginning**;

thence, from the **True Point of Beginning**, and with the West line of said 5.00 acre tract, South 00° 14' 33" East, 693.49 feet to the North line of a 30.77 acre tract conveyed to BPD Lone Pine Farms, LLC as recorded in Instrument Number 2021-025305;

thence, departing said 5.00 acre tract, and with the North line of said 30.77 acre tract, South 89° 44' 44" West, 1031.83 feet to the East line of Lot C.A. F of Lone Pine Farms, Section 1, as recorded in Instrument Number 2023-008681;

thence, departing said 30.77 acre tract, and with the East line of said Lot C.A. F, North 00° 04' 08" West, 242.60 feet;

thence, departing said lot C.A. F, and through said 10.00 acre and 11.43 acre tracts, the following seventeen courses:

- 1) North 89° 49' 14" East, 215.37 feet;
- 2) South 00° 10' 46" East, 6.95 feet;
- 3) with a curve to the left, having a central angle of 49° 40' 47", a radius of 25.00 feet, an arc length of 21.68 feet, and a chord bearing South 25° 01' 09" East, 21.00 feet;
- 4) curve to the right, having a central angle of 32° 34' 31", a radius of 60.00 feet, an arc length of 34.11 feet, and a chord bearing South 33° 34' 18" East, 33.66 feet;
- 5) with a curve to the left, having a central angle of 72° 53' 43", a radius of 25.00 feet, an arc length of 31.81 feet, and a chord bearing South 53° 43' 54" East, 29.70 feet;
- 6) North 89° 49' 14" East, 467.33 feet;
- 7) with a curve to the left, having a central angle of 03° 51' 18", a radius of 120.00 feet, an arc length of 8.07 feet, and a chord bearing North 87° 53' 35" East, 8.07 feet;
- 8) North 00° 02' 05" East, 249.73 feet;
- 9) South 89° 49' 14" West, 502.57 feet;

- 10) with a curve to the left, having a central angle of $89^\circ 59' 57''$, a radius of 25.00 feet, an arc length of 39.27 feet, and a chord bearing South $44^\circ 49' 16''$ West, 35.36 feet;
- 11) South $89^\circ 49' 13''$ West, 60.00 feet;
- 12) with a curve to the left, having a central angle of $90^\circ 00' 00''$, a radius of 25.00 feet, an arc length of 39.27 feet, and a chord bearing North $45^\circ 10' 46''$ West, 35.36 feet;
- 13) South $89^\circ 49' 14''$ West, 49.50 feet;
- 14) with a curve to the left, having a central angle of $15^\circ 33' 49''$, a radius of 120.00 feet, an arc length of 32.60 feet, and a chord bearing South $82^\circ 02' 20''$ West, 32.50 feet;
- 15) with a curve to the right, having a central angle of $15^\circ 33' 49''$, a radius of 180.00 feet, an arc length of 48.89 feet, and a chord bearing South $82^\circ 02' 20''$ West, 48.74 feet;
- 16) South $89^\circ 49' 14''$ West, 0.06 feet to the Northeast corner of said Lot C.A. F;

thence, departing said Lot C.A. F, and with the existing East right-of-way line of Foxtail Lane (60' R/W) and the East line of Lot C.A. A of said Lone Pine Farms, Section 1, North $00^\circ 04' 08''$ West, 285.00 feet to the common line of said Section 24 and said 32.96 acre tract;

thence, departing lot C.A. A, and with the common line of said Section 24 and said 32.96 acre tract, North $89^\circ 49' 14''$ East, 1029.72 feet to the **True Point of Beginning**, containing 12.600 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 (1301).

Prior Instrument Reference: Instrument Number 2002-025206, Instrument Number 2021-014189

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

Exhibit C

LINE TABLE		
Line	Direction	Dist.
L-1	S00°10'46"E	6.95'
L-2	S89°49'13"W	60.00'
L-3	S89°49'14"W	49.50'
L-4	S89°49'14"W	0.06'

CURVE TABLE					
Curve	Delta	Radius	Length	Chord	
C-1	49°40'47"	25.00'	21.68'	S25°01'09"E	21.00
C-2	32°34'31"	60.00'	34.11'	S33°34'18"E	33.66
C-3	72°53'43"	25.00'	31.81'	S53°43'54"E	29.70
C-4	3°51'18"	120.00'	8.07'	N87°53'35"E	8.07'
C-5	89°59'57"	25.00'	39.27'	S44°49'16"W	35.36

CURVE TABLE					
Curve	Delta	Radius	Length	Chord	
C-6	90°00'00"	25.00'	39.27'	N45°10'46"W	35.36'
C-7	15°33'49"	120.00'	32.60'	S82°02'20"W	32.50'
C-8	15°33'49"	180.00'	48.89'	S82°02'20"W	48.74'

Notes:

Notes:

- 2) This exhibit is subject to all easements and rights-of-ways of record.
- 3) All references are to the Johnson County Recorder's Office in Franklin, Indiana, unless noted otherwise.
- 4) This exhibit is for reference purposes only, is not a boundary survey, and is not intended for land transfer.

Randal S. Adkins & Terry Johnson
I.N. 2022-001688
32.96 Ac.
PIDN 41-04-13-044-038.000-040

S89°49'14" W 314.10'

P.O.B.
NE Cor., NE 1/4,
sec. 24, T13N, R3E

W. Smokey Row Rd. (County Road 600 North)
(Ex. City Maintained Public Asphalt Road)

N89°49'14"E 1029.72' S89°49'14"W 1343.82'

Lone Pine Farms
Section 1
I.N. 2023-008681

Lot 1 N00°04'08"W 285.00
Lot C.A.A.

Crosspointe Community Church, Inc.
I.N. 2021-014189
11.43 Ac.
PIDN 41-04-24-011-003.000-040

Grace Apostolic Tabernacle
of Greenwood, Inc.
I.N. 2002-025206
10.00 Ac.
(Except East 5.00 Ac.)
PIDN 41-04-24-011-002.000-040

**Foxtail Ln.
(60' R/W)**

T.P.O.B.
Proposed RM Zone

Lot 147 S00°04'08"E 167.24' S89°49'14"W 502.57'

Lot 146

Lot 145 N89°49'14"E 215.37' S00°02'05"E 249.73'

Lot 144

Lot 143

Lot 142 S89°44'44"W 1031.83'

N00°04'08"W 242.60'

Proposed RM Zone
3.826 ACRES
166682 S.F.

L-3 C-6
C-7 L-2
C-8 C-5
L-4

L-1 C-1
C-2 C-3
C-4

Proposed RA Zone
12.600 ACRES
548844 S.F.

S00°14'33"E 693.49'

BPD Lone Pine Farms, LLC
I.N. 2021-025305
30.77 Ac.
PIDN 41-04-24-012-004.002-040

Lone Pine Farms
Section 2
I.N. 2024-021035
Lot C.A.K

Proposed RA Zone 12.600 ACRES

S00°14'33"E 693.49'

The logo consists of a white 'IN' monogram inside a black circle.

Basis of Bearing:
State Plane NAD83 (2011)



0 100 150

SCALE: 1" = 100'

Honey Creek Rd. (County Rd. 200 West) (Ex. City Maintained Public Asphalt Road)

Crosspointe Community Church, Inc. &
Grace Apostolic Tabernacle of Greenwood, Inc.

1225 W. SMOKEY ROW ROAD
NE 1/4, SECTION 24, TOWN 13N, RANGE 3E, 2ND P.M.
CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA

209 Grandview Drive
Fort Mitchell, KY 41017 - 859.261.1113

www.baychbecker.com
209 Grandview Drive
Bell, KY 41017 - 859.261.1113

W 2
Fort Mitchell

JOHNSON COUNTY, KANSAS
ZONING EXHIBIT

Z

33 EX
'=100'
JWR
CRG
2-3-26

FIGURE 5.1: FUTURE LAND USE MAP

Exhibit D

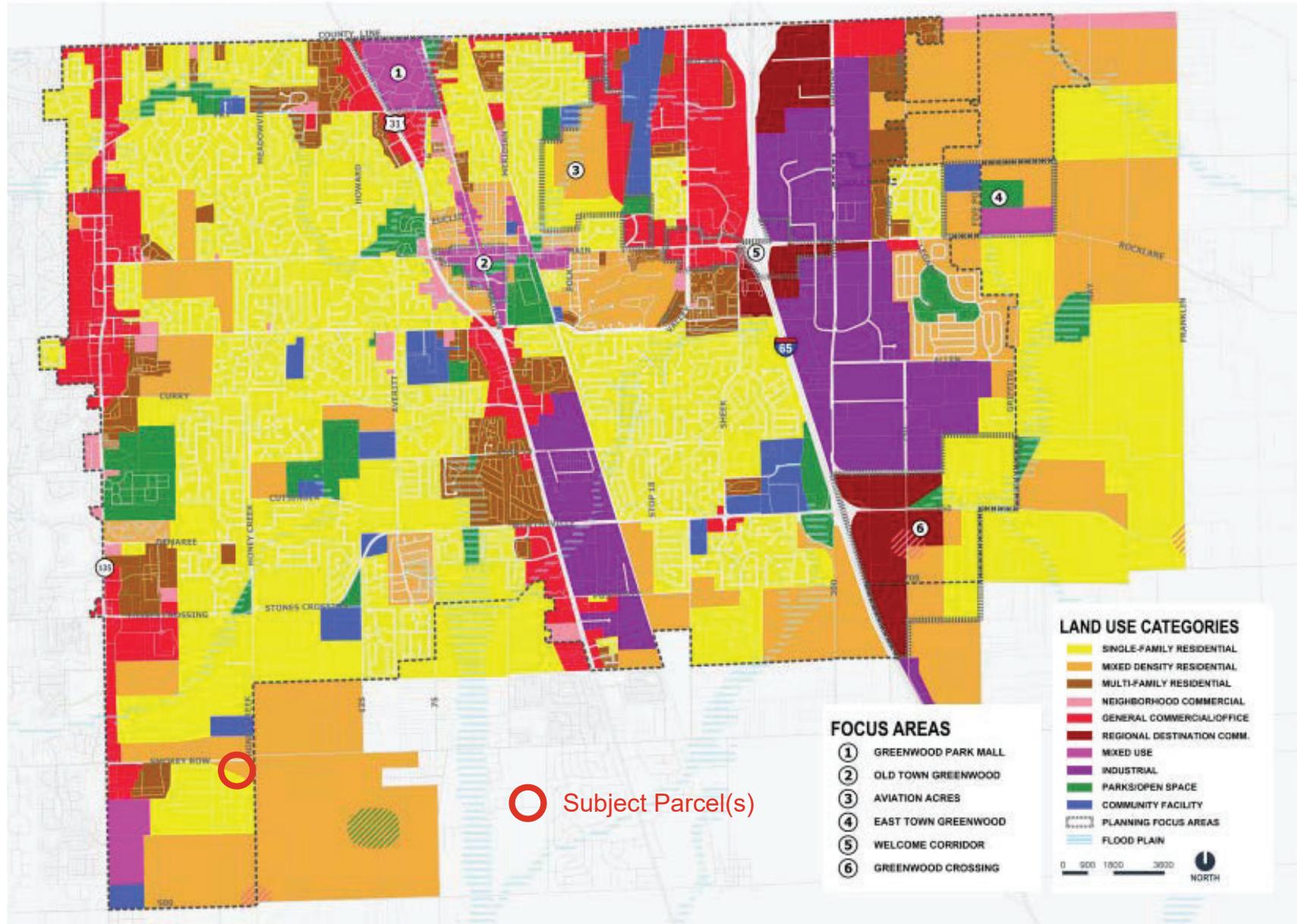


FIGURE 6.1: FUTURE THOROUGHFARE MAP AND INTERSECTION IMPROVEMENTS

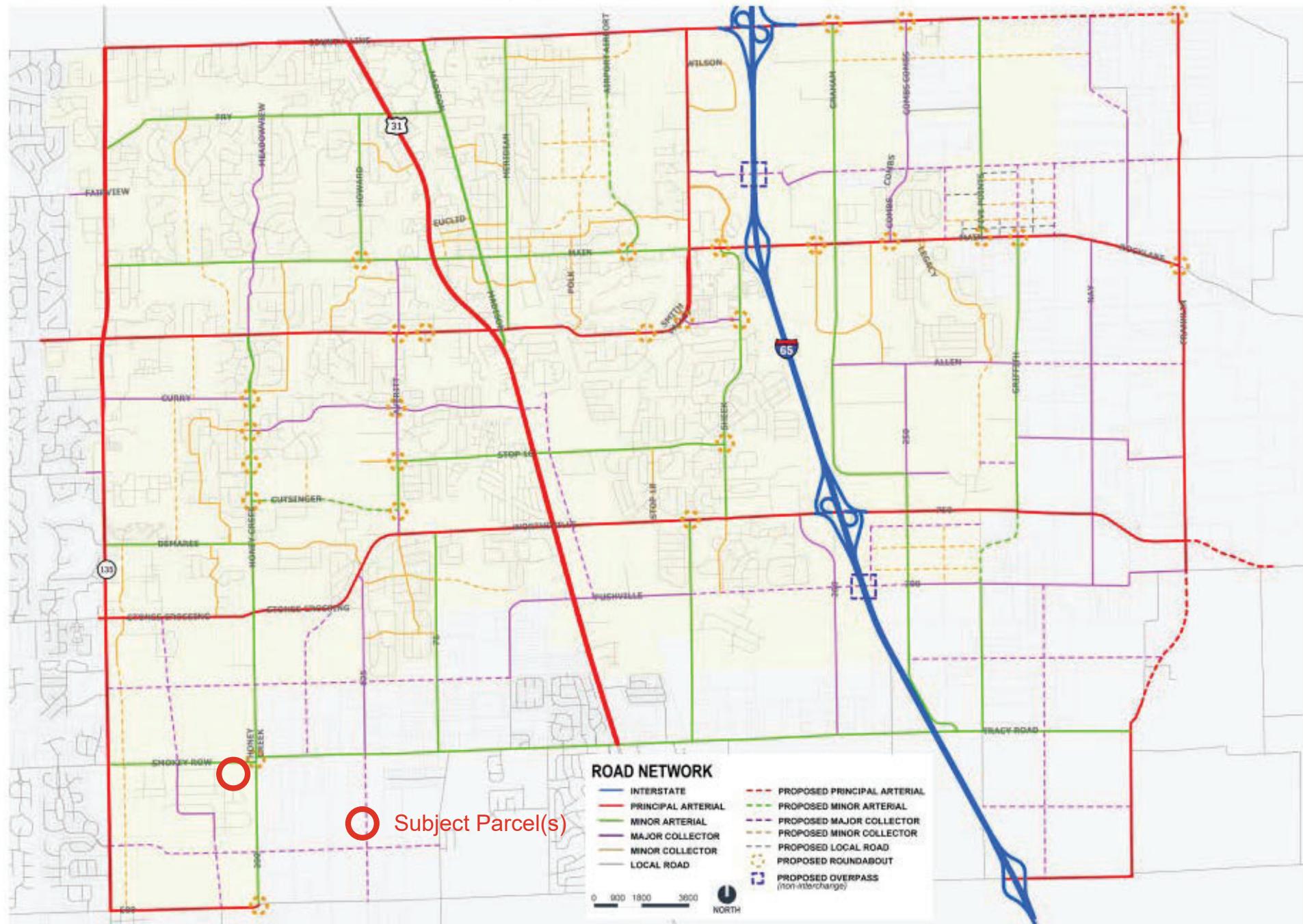


FIGURE 7.1: FUTURE TRAIL NETWORK MAP

