

City of Greenwood Technical Review Committee
Wednesday, April 16, 2025

PC2025-021 Primary Replat Block B South Park Business

Members Present: Planning Director Gabriel Nelson, City Planner Alyssa Liebman, City Planner Nicki Mueller, City Planner Kevin Tolloty, City Engineer Jim Peck, City Engineering Paul Peoni, City Engineering John Grimes, Stormwater Chris Jones, Fire Marshal Tracy Rumble, Community Relations Ty Hayden, Sanitation Superintendent Randy Weathers

Petitioners: venus@npesindy.com, donna@npesindy.com

Donna Smithers described the primary replat of Block B to create three new lots. Lot 8 & 9 had previously submitted commercial site plans.

Paul Peoni, Engineering Division, had no comment.

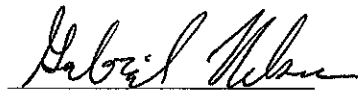
Chris Jones, Stormwater, had no comment.

Randy Weathers, Sanitation, had no comment.

Tracy Rumble, Greenwood Fire Department, had no comment.

Gabriel Nelson, Planning Division, April 28th is the public hearing.

Motion by Chris Jones, seconded by Jim Peck. All ayes. MOTION CARRIES that the Plat and/or Plans have been prepared in accordance with the terms of the SUBDIVISION CONTROL, STORMWATER DRAINAGE AND ZONING ORDINANCES.



Chairman

INDEX OF DRAWINGS

SHEET NUMBER	SHEET DESCRIPTION
1	TITLE SHEET
2	ORIGINAL PLAT BLOCK B
3	BLOCK B AS CURRENTLY PLATTED
4	PRIMARY PLAT

SITE NARRATIVE

THIS PRIMARY PLAT OF BLOCK B SOUTH PARK BUSINESS CENTER REPRESENTS THE ORIGINAL PLAT OF BLOCK B RECORDED IN 1990. THE ORIGINAL PLAT BLOCK B IS DEPICTED ON SHEET 2 OF THIS DOCUMENT. THE ORIGINAL PLAT LISTED BLOCK B AS CONTAINING 17.588 ACRES WITH A MAXIMUM OF 6 LOTS. THROUGH THE YEARS BLOCK B HAS BEEN PLATTED INTO SEVERAL LOTS EXCEEDING 6 LOTS. BLOCK B AS CURRENTLY PLATTED IS DEPICTED ON SHEET 3 OF THIS DOCUMENT, SHOWING ALL PLATTED LOTS, WITH A CURRENT TOTAL OF 10 LOTS. SHEET 4 LABELED PRIMARY PLAT OF THIS DOCUMENT SHOWS THE PROPOSED CONFIGURATION OF BLOCK B, WITH THE INTENT OF RE-PLATTING THE LOTS OWNED BY PHOENIX SOUTH PARK LLC, BEING LOT 3 OF SECTION 4 BLOCK B SOUTH PARK BUSINESS CENTER, AND REMAINDER LOT 4, BLOCK B OF THE AMENDED PLAT-AS-BUILT BUILDING NO. 1 OF LOT 4A. THE REMAINDER LOT 4, IS SHOWN AS TWO PARCELS ON THE PLAT, BUT WAS ASSIGNED ONE PARCEL NUMBER WITH THE JOHNSON COUNTY ASSESSORS OFFICE. THE PROPOSED LOTS AS SHOWN ON SHEET 4, PRIMARY PLAT HAVE BEEN NUMBERED 8, 9 AND 10. THE INTENT OF THIS PLAT IS TO SHOW THE OVERALL BLOCK, CURRENT AND PROPOSED PLATTING.

SITE DESCRIPTION

BLOCK B OF SOUTH PARK BUSINESS CENTER, RECORDED AS PLAT BOOK C PAGES 454, A THROUGH J, IN THE OFFICE OF THE JOHNSON COUNTY RECORDER, ALSO BEING A PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 4 EAST, PLEASANT TOWNSHIP, JOHNSON COUNTY, INDIANA, CONTAINING 17.58 ACRES.

PRIMARY PLAT
PLAN COMMISSION APPROVAL DATE: 00.00.2024

SOUTH PARK, GREENWOOD, INDIANA 46143
PRIMARY PLAT PETITION-PC2025-0000

RE-PLAT BLOCK B
SOUTH PARK BUSINESS CENTER

PLAT BOOK C PAGES 454 A thru J

Part of the N.W.1/4, Section 34, T14N, R2E

Pleasant Township, City of Greendwood, Johnson County, Indiana

PREPARED FOR

Phoenix South Park, LLC
586 South State Road 135
Suite 9
Greenwood, Indiana 46142

SAMS REAL ESTATE BUSINESS TRUST
PARCEL #
41-02-34-022-037.000-025
1101 WINDHORST WAY
ZONING: IC

UNIT #1
OWNER OF RECORD
CHURCH OF GOD
PARCEL #
41-02-34-023-001.002-025
ADDRESS:
1150 SOUTH PARK DRIVE, UNIT
2

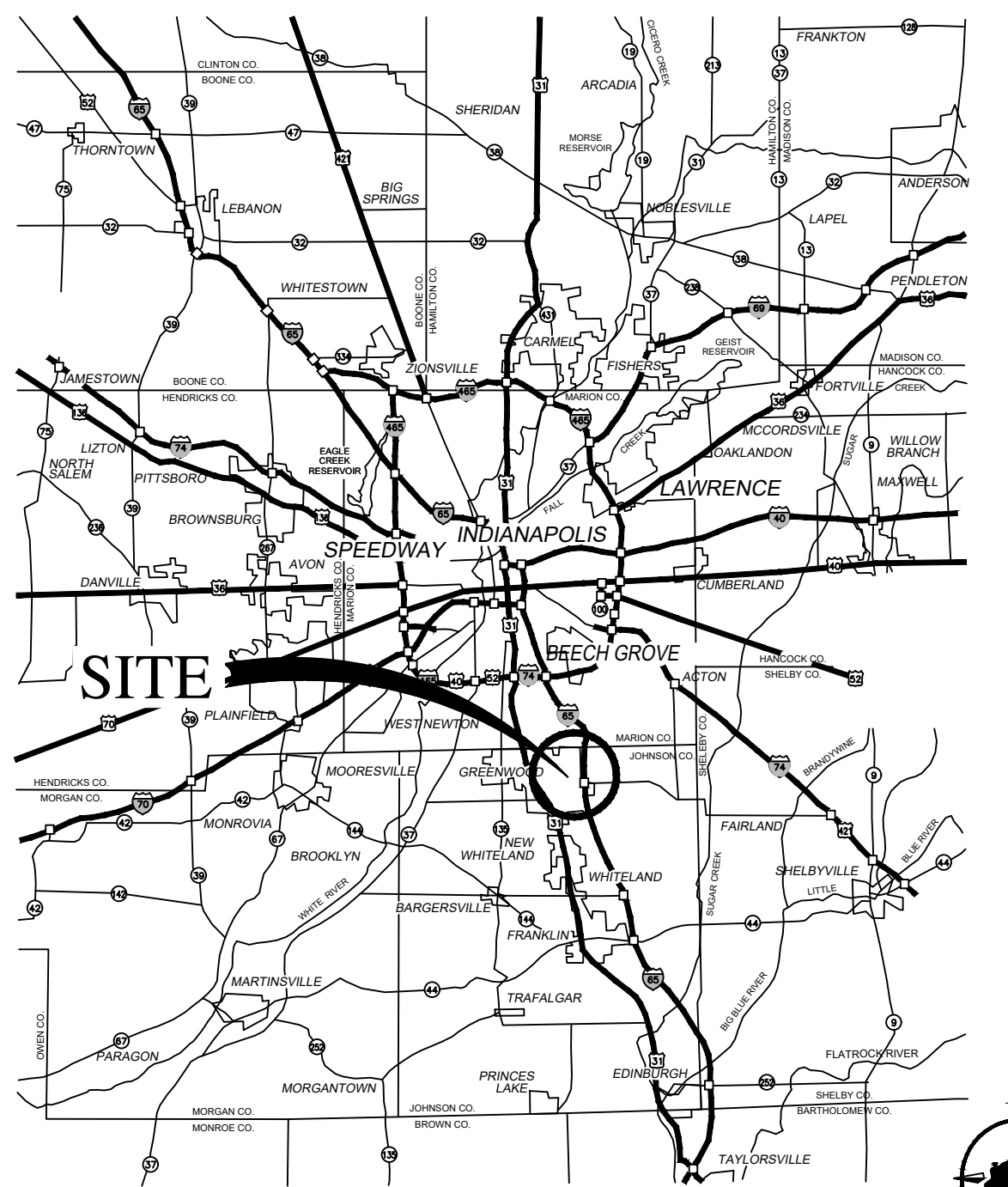
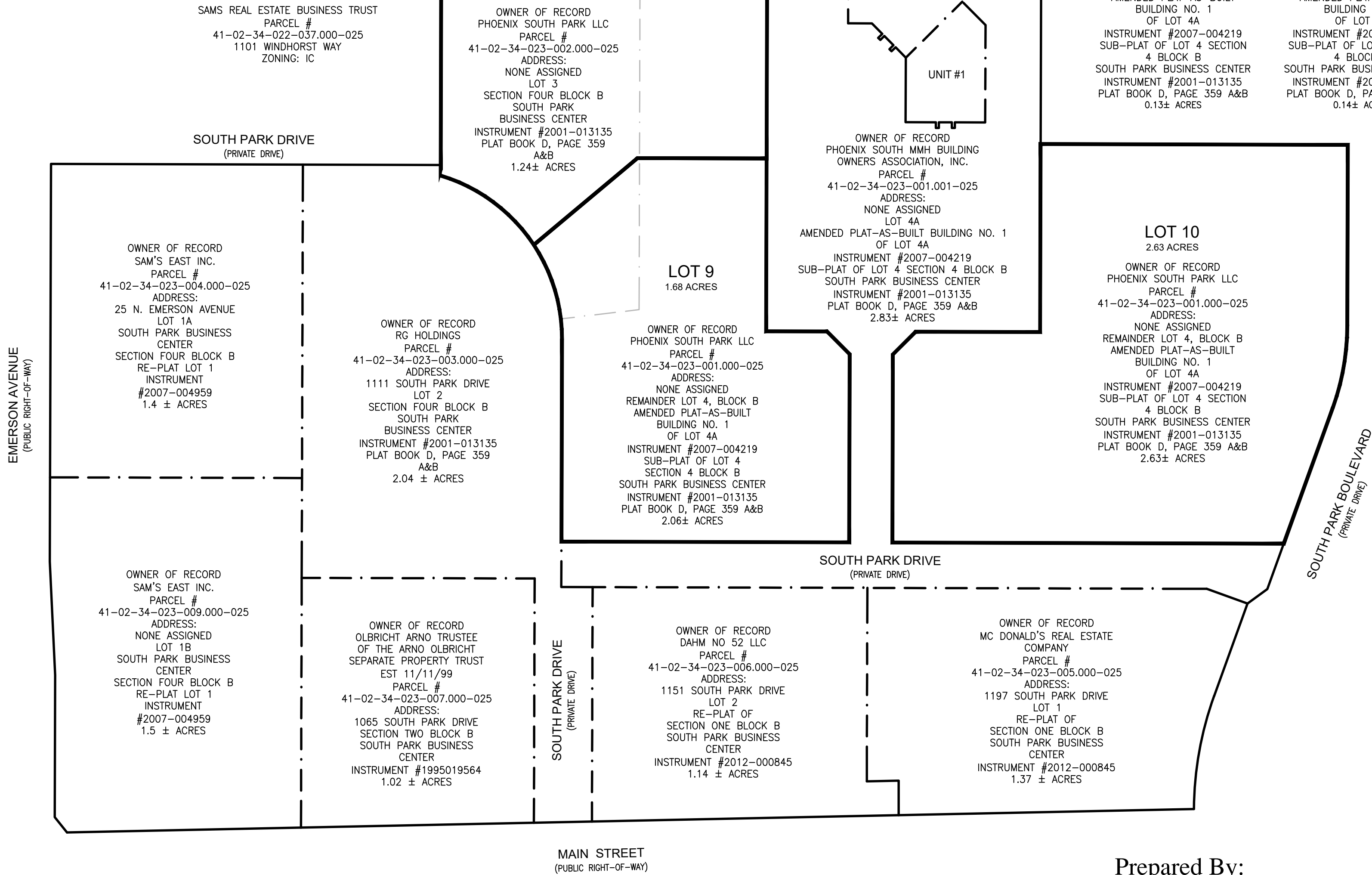
UNIT #2
OWNER OF RECORD
REFUGE INC.
PARCEL #
41-02-34-023-001.003-025
ADDRESS:
1150 SOUTH PARK DRIVE, UNIT
2

UNIT #1
AMENDED PLAT-AS-BUILT
BUILDING NO. 1
OF LOT 4A
INSTRUMENT #2007-004219
SUB-PLAT OF LOT 4 SECTION
4 BLOCK B
SOUTH PARK BUSINESS CENTER
INSTRUMENT #2001-013135
PLAT BOOK D, PAGE 359 A&B
0.13± ACRES

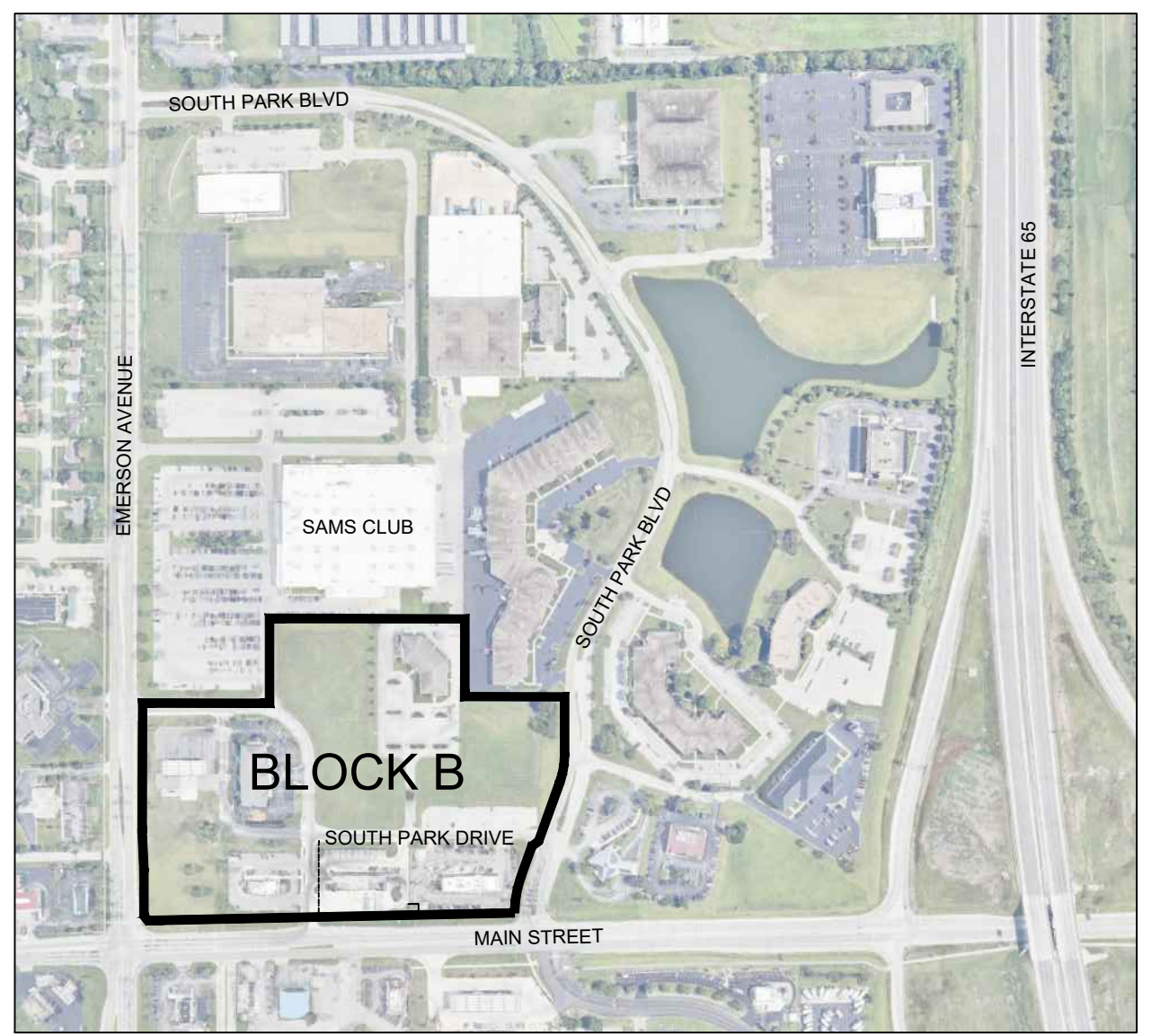
UNIT #2
AMENDED PLAT-AS-BUILT
BUILDING NO. 1
OF LOT 4A
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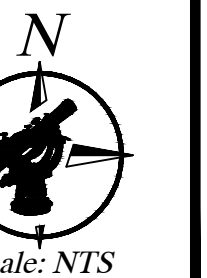
Site Layout



Location Map



Area Map



City of Greenwood Planning 300 S. Madison Avenue Greenwood, Indiana 46142 317.887.5230 Gabriel Nelson Planning Director	City of Greenwood Engineering 300 S. Madison Avenue Greenwood, Indiana 46142 317.887.5230 Mark St.John City Engineer	City of Greenwood Building Commissioner 300 S. Madison Avenue Greenwood, Indiana 46142 317.887.5230 Kenneth Seal Building Commissioner
City of Greenwood Sanitation 367 S. Washington Street Greenwood, Indiana 46143 317.888.1254 Keith Meier Sanitation Superintendent.	City of Greenwood Stormwater 367 S. Washington Street Greenwood, Indiana 46143 317.887.4711 Chris Jones Stormwater Superintendent	City of Greenwood Streets 367 S. Washington Street Greenwood, Indiana 46143 317.887.5607 Kenny Duncan Street Superintendent
AT&T Distribution 240 North Meridian Street Room 1794 Indianapolis, Indiana 46204 317.265.3050	CenterPoint Energy 1800 W. 26th Street Muncie, Indiana 47302 Jon Eastham 765.287.2119	Crown Castle Communications Fiber Dig Team 1500 Corporate Drive Cannonsburg, PA 15317 888.632.0931 x2
Duke Energy 1000 E. Main Street Plainfield, Indiana 46168 April Edwards 317.838.1564	Everstream LLC (South) Communications Fiber Optic 342 Massachusetts Ave, Suite 203 Indianapolis, Indiana 46204 Ean Elder 317.832.1766	Indiana American Water 153 N. Emerson Avenue Greenwood, Indiana 46143 Ryan Moore 317.885.2404
JOCO REMC P.O. Box 309 Franklin, Indiana 46131 Kevin Shelley 317.736.6174 x7630	Century Link 877.366.8344 x2	METRO Fibernet, LLC 3701 Communications Way Evansville, Indiana 47715 812.213.1050

FLOOD HAZARD STATEMENT

THE SUBJECT PARCEL APPEARS TO BE LOCATED IN ZONE "X" PER THE FLOOD INSURANCE RATE MAP (FIRM) FOR JOHNSON COUNTY, CITY OF GREENWOOD, INDIANA, COMMUNITY PANEL 18081 C 0127 D, EFFECTIVE DATE AUGUST 2, 2007, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION. THE ACCURACY OF ANY FLOOD HAZARD STATEMENT IS SUBJECT TO MAP SCALE UNCERTAINTY.

Prepared By:



Engineering, Land Surveying
Consulting & Inspection

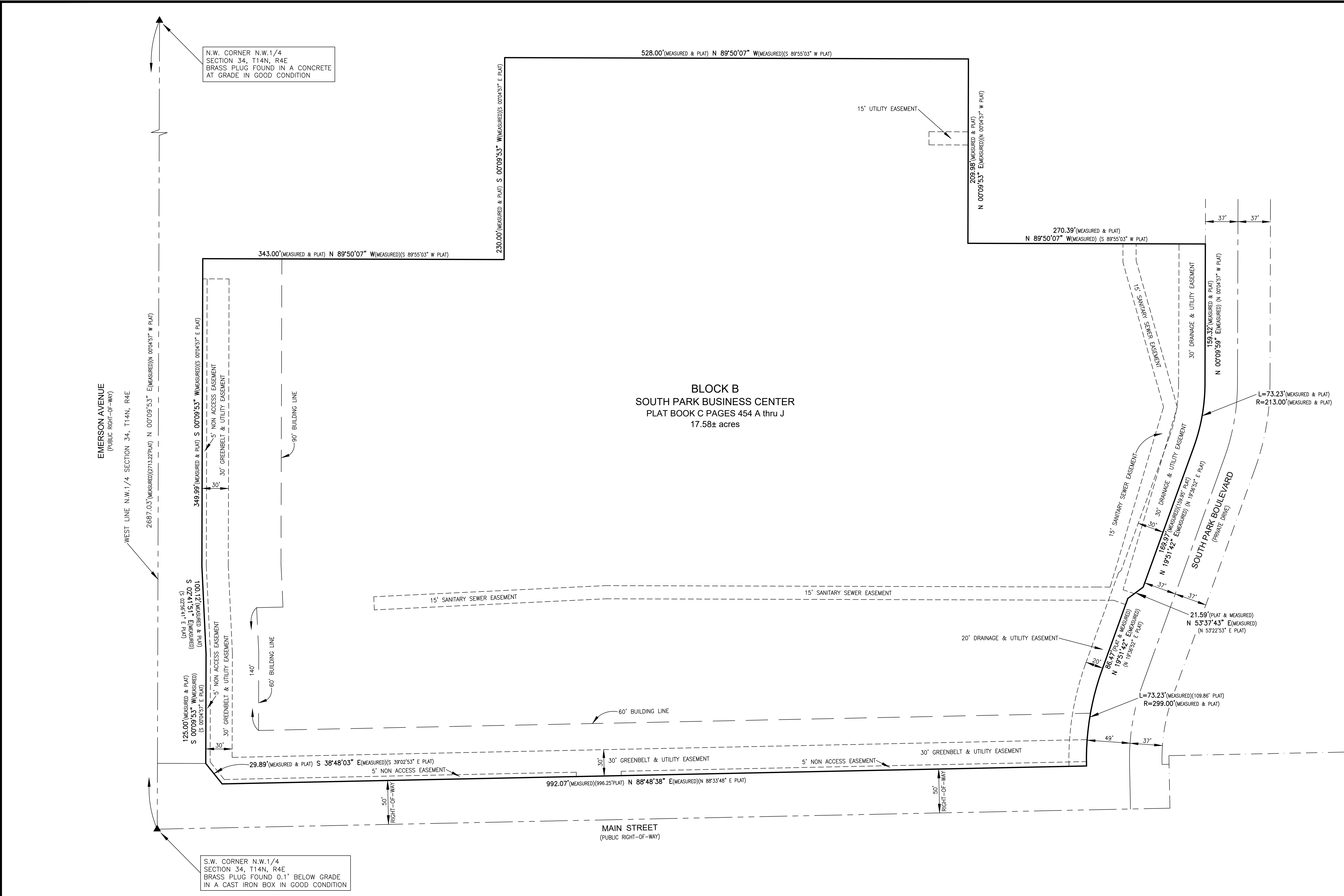
Donna Jo Smithers
Professional Land Surveyor
President / Owner
Venus L.L. Thorne
Professional Engineer
Vice President
Martin K. Spees
Professional Engineer
Vice President

6125 South East Street, Suite "B"
Indianapolis, Indiana 46227-2147
Office - 317.884.3020
www.npsindy.com

CERTIFIED BY:



02.28.2025
Donna Jo Smithers
Professional Surveyor
State of Indiana
Registration Number 20100076



UTILITY STATEMENT: INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED BY THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON. THIS DRAWING/COMPUTER FILE IS THE PROPERTY OF NORTHPOINTE ENGINEERING & SURVEYING INC. (NPES). ANY REPRODUCTION OR REUSE OF THIS DOCUMENT FOR ANY PURPOSE OTHER THAN THE PROJECT FOR WHICH IT WAS ORIGINALLY INTENDED, WITH OR WITHOUT PERMISSION FROM NPES, BY ITS USE AGREES TO INDEMNIFY AND HOLD HARMLESS NORTHPOINTE FROM ANY LOSS, INCLUDING BUT NOT LIMITED TO ATTORNEY FEES, OCCURRING FROM THEIR USE.	 NORTHPOINTE ENGINEERING & SURVEYING, Inc.	Engineering, Land Surveying Consulting & Inspection Donna Jo Smithers Professional Land Surveyor President / Owner Venus L.L. Thorne Professional Engineer Vice President Martin K. Spees Professional Engineer Vice President 6125 South East Street, Suite "B" Indianapolis, Indiana 46227-2147 Office - 317-884-3020 www.npesindy.com	 02.28.25 Seal	 Scale: 1"=50'	PREPARED FOR Phoenix South Park, LLC 586 South State Road 135 Suite 9 Greenwood, Indiana 46142	PROJECT NAME RE-PLAT BLOCK B SOUTH PARK BUSINESS CENTER PLAT BOOK C PAGES 454 A thru J Part of the N.W. 1/4, Section 34, T14N, R2E Pleasant Township, City of Greendwood, Johnson County, Indiana	DATE 02.28.2025
						NPES Job # 25-0039	
		SHEET TITLE ORIGINAL PLATTED BLOCK B				Sheet 2	

N.W. CORNER N.W.1/4
SECTION 34, T14N, R4E
BRASS PLUG FOUND IN A CONCRETE
AT GRADE IN GOOD CONDITION

S.W. CORNER N.W.1/4
SECTION 34, T14N, R4E
BRASS PLUG FOUND 0.1' BELOW GRADE
IN A CAST IRON BOX IN GOOD CONDITION

EMERSON AVENUE
(PUBLIC RIGHT-OF-WAY)

WEST LINE N.W.1/4 SECTION 34, T14N, R4E

MAIN STREET
(PUBLIC RIGHT-OF-WAY)

SOUTH PARK BOULEVARD
(PRIVATE DRIVE)

SOUTH PARK DRIVE (PRIVATE DRIVE)

SOUTH PARK DRIVE
(PRIVATE DRIVE)

SOUTH PARK DRIVE
(PRIVATE DRIVE)

UTILITY STATEMENT:
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NORTHPOINTE
ENGINEERING & SURVEYING, Inc.

Engineering, Land Surveying
Consulting & Inspection

Donna Jo Smithers
Professional Land Surveyor
President / Owner

Venus L.L. Thorne
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Vice President

Martin K. Spees
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Vice President

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Indianapolis, Indiana 46227-2147
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www.npesindy.com

Donna Jo Smithers
REGISTERED
No. 20100076
STATE OF INDIANA
PROFESSIONAL SURVEYOR

02.28.25

N

0 25' 50' 100'

Bar Scale

Scale: 1"=50'

PREPARED FOR

Phoenix
South Park, LLC
586 South State Road 135
Suite 9
Greenwood, Indiana
46142

PROJECT NAME

RE-PLAT BLOCK B
SOUTH PARK BUSINESS CENTER
PLAT BOOK C PAGES 454 A thru J
Part of the N.W. 1/4, Section 34, T14N, R2E
Pleasant Township, City of Greenwood, Johnson County, Indiana

SHEET TITLE

BLOCK B AS CURRENTLY PLATTED

DATE

02.28.2025

NPES Job # 25-0039

Sheet 3

N.W. CORNER N.W.1/4
SECTION 34, T14N, R4E
BRASS PLUG FOUND IN A CONCRETE
AT GRADE IN GOOD CONDITION

SAMS REAL ESTATE BUSINESS TRUST
C/O WAL-MART STORES INC
PARCEL #41-02-34-022-037.000-025

SAMS REAL ESTATE BUSINESS TRUST
C/O WAL-MART STORES INC
PARCEL #41-02-34-022-037.000-025

UNIT #1
OWNER OF RECORD
CHURCH OF GOD
PARCEL #
41-02-34-023-001.002-025
ADDRESS:
1150 SOUTH PARK DRIVE, UNIT 1
UNIT #1
AMENDED PLAT-AS-BUILT BUILDING NO. 1
OF LOT 4A
INSTRUMENT #2007-004219
SUB-PLAT OF LOT 4 SECTION 4 BLOCK B
SOUTH PARK BUSINESS CENTER
INSTRUMENT #2001-013135
PLAT BOOK D, PAGE 359 A&B
0.13± ACRES

UNIT #2
OWNER OF RECORD
REFUGE INC.
PARCEL #
41-02-34-023-001.003-025
ADDRESS:
1150 SOUTH PARK DRIVE, UNIT 2
UNIT #2
AMENDED PLAT-AS-BUILT BUILDING NO. 1
OF LOT 4A
INSTRUMENT #2007-004219
SUB-PLAT OF LOT 4 SECTION 4 BLOCK B
SOUTH PARK BUSINESS CENTER
INSTRUMENT #2001-013135
PLAT BOOK D, PAGE 359 A&B
0.14± ACRES

OWNER OF RECORD
PHOENIX SOUTH MMH BUILDING
OWNERS ASSOCIATION, INC.
PARCEL #
41-02-34-023-001.001-025
ADDRESS:
NONE ASSIGNED
LOT 4A
AMENDED PLAT-AS-BUILT BUILDING NO. 1
OF LOT 4A
INSTRUMENT #2007-004219
SUB-PLAT OF LOT 4 SECTION 4 BLOCK B
SOUTH PARK BUSINESS CENTER
INSTRUMENT #2001-013135
PLAT BOOK D, PAGE 359 A&B
2.83± ACRES

LOT 10
2.63 ACRES
OWNER OF RECORD
PHOENIX SOUTH PARK LLC
PARCEL #
41-02-34-023-001.000-025
ADDRESS:
NONE ASSIGNED
REMAINER LOT 4, BLOCK B
AMENDED PLAT-AS-BUILT BUILDING NO. 1
OF LOT 4A
INSTRUMENT #2007-004219
SUB-PLAT OF LOT 4 SECTION 4 BLOCK B
SOUTH PARK BUSINESS CENTER
INSTRUMENT #2001-013135
PLAT BOOK D, PAGE 359 A&B
2.63± ACRES

OWNER OF RECORD
SAM'S EAST INC.
PARCEL #
41-02-34-023-004.000-025
ADDRESS:
25 N. EMERSON AVENUE
LOT 1B
SOUTH PARK BUSINESS CENTER
RE-PLAT LOT 1
INSTRUMENT #2007-004959
1.4 ± ACRES

OWNER OF RECORD
RG HOLDINGS
PARCEL #
41-02-34-023-003.000-025
ADDRESS:
1111 SOUTH PARK DRIVE
LOT 2
SECTION FOUR BLOCK B
SOUTH PARK
BUSINESS CENTER
INSTRUMENT #2001-013135
PLAT BOOK D, PAGE 359 A&B
2.04 ± ACRES

OWNER OF RECORD
SAM'S EAST INC.
PARCEL #
41-02-34-023-009.000-025
ADDRESS:
NONE ASSIGNED
LOT 1B
SOUTH PARK BUSINESS CENTER
SECTION FOUR BLOCK B
RE-PLAT LOT 1
INSTRUMENT #2007-004959
1.5 ± ACRES

OWNER OF RECORD
OLBRIGHT ARNO TRUSTEE OF THE
ARNO OLBRIGHT SEPARATE PROPERTY
TRUST EST 11/11/99
PARCEL #
41-02-34-023-007.000-025
ADDRESS:
1065 SOUTH PARK DRIVE
SECTION TWO BLOCK B
SOUTH PARK BUSINESS CENTER
INSTRUMENT #1995019564
1.02 ± ACRES

OWNER OF RECORD
DAHM NO 52 LLC
PARCEL #
41-02-34-023-006.000-025
ADDRESS:
1151 SOUTH PARK DRIVE
LOT 2
RE-PLAT OF
SECTION ONE BLOCK B
SOUTH PARK BUSINESS CENTER
INSTRUMENT #2012-000845
1.14 ± ACRES

OWNER OF RECORD
MC DONALD'S REAL ESTATE COMPANY
PARCEL #
41-02-34-023-005.000-025
ADDRESS:
1197 SOUTH PARK DRIVE
LOT 1
RE-PLAT OF
SECTION ONE BLOCK B
SOUTH PARK BUSINESS CENTER
INSTRUMENT #2012-000845
1.37 ± ACRES

EMERSON AVENUE
(PUBLIC RIGHT-OF-WAY)

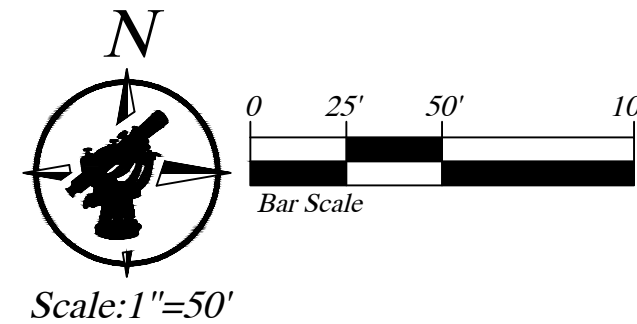
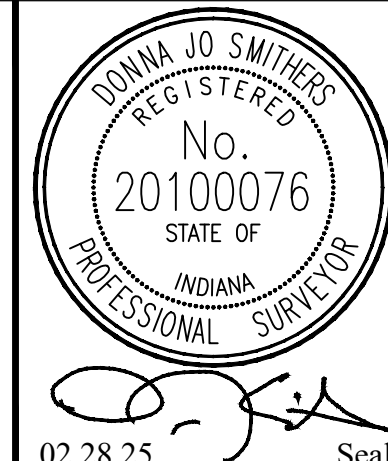
WEST LINE N.W.1/4 SECTION 34, T14N, R4E

MAIN STREET
(PUBLIC RIGHT-OF-WAY)

SOUTH PARK BOULEVARD
(PRIVATE DRIVE)



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Professional Engineer
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Pleasant Township, City of Greenwood, Johnson County, Indiana
SHEET TITLE
PRIMARY PLAT

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4

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