

GREENWOOD COMMON COUNCIL

ORDINANCE NO. 25-27

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP ADOPTED BY
REFERENCE IN UNIFIED DEVELOPMENT ORDINANCE NO. 20-29 (PROPOSED
REZONING OF APPROXIMATELY .80 ACRES LOCATED AT 141 E. COUNTY LINE
ROAD**

WHEREAS, the Greenwood Advisory Plan Commission (hereinafter, "Commission") conducted a public hearing on the petition for the rezoning of approximately .80 acres of land located at 141 E. County Line Road on the southwest corner of E. County Line Road and Sherman Drive within the corporate boundaries of the City of Greenwood, from the current zoning of RM – Residential-Medium Lot Zone to RA– Residential- Attached Single-Family Zone, to allow for an eight unit duplex development;

WHEREAS, the Commission requested, and the Owner agreed to, the following commitments regarding the use and development of said real estate:

1. The development shall be in compliance with building design outlined in the Unified Development Ordinance.
2. A single curb cut on County Line Road shall be utilized for the development.
3. Garages shall not front County Line Road, or Sherman Drive.
4. Multi-Use Trail connecting all the way to Sherman Drive designed and built in accordance with the Greenwood Future Trail Network Map in the Comprehensive Plan.
5. The petitioner shall collaborate with Indianapolis to attempt to establish a safe crossing at the traffic light on County Line Road to connect to the trail on the north side (Greenwood does not have jurisdiction of County Line Road, Indianapolis will have the final determination regarding right-of-way improvements for pedestrians).

WHEREAS, the Commission, after paying reasonable regard to: 1) the Greenwood Comprehensive Plan, 2) the current conditions and the character of the current structures and uses in each district, 3) the most desirable use for which the land in each district is adapted, 4) the conservation of property values throughout the jurisdiction, and 5) responsible development and growth, made a **favorable recommendation (4-1)** regarding said changes in the zone map and certified the same to the Greenwood Common Council;

WHEREAS, the Greenwood Common Council has given notice of its intention to consider this matter;

WHEREAS, the Greenwood Common Council has considered the recommendation of the Commission and paid reasonable regard to items 1 through 5 referred to above.

NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF GREENWOOD, INDIANA, THAT:

Section 1. The Official Zoning Map referred to in Ordinance No. 20-29, Section 2, is amended to rezone the real estate described and shown below, from RM – Residential-Medium Lot Zone to RA – Residential-Attached Single-Family Zone:

Lots Number 1 and 2 in the McCrary Subdivision as recorded in Plat Book 4, page 72, File Number 23688-230, Instrument Number 5968 in the Office of the Recorder of Johnson County, Indiana

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Section 2. The real estate shall be developed and used in conformance with the commitments set forth in the second “Whereas clause” above.

Section 3. The Greenwood Plan Commission is hereby authorized to make the above described changes to the official zoning map of the City of Greenwood.

Section 4. This Ordinance shall have no effect as to changing any other provision of Ordinance No. 20-29, as amended, other than the Official Zoning Map referred to in Section 2 of said Ordinance.

Section 5. This Ordinance shall be in full force and effect from and after its passage, approval and publication according to law, and after the above-described commitments are made by the owner and recorded in the chain of title of the above described real estate in the office of the Recorder of Johnson County, Indiana.

Passed by the Common Council of the City of Greenwood, Indiana, this 20th day of October, 2025.

Michael Campbell, President
Greenwood Common Council

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ATTEST:

I hereby certify that the foregoing within and attached ordinance was duly passed by the Common Council of the City of Greenwood, Indiana, at a meeting thereof held on the 20th day of October, 2025, by the following vote:

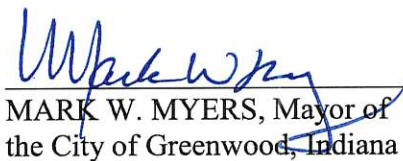
AYE: NAY:

Michael Campbell	☒	☐
Linda S. Gibson	☒	☐
Ezra J. Hill	☒	☐
J. David Hopper	☒	☐
Erin Kasch	☒	☐
David Lekse	☒	☐
Teri Manship	☒	☐
Steve Moan	☒	☐
Michael Williams	<u>Absent</u> ☐	☐

The foregoing within and attached ordinance passed by the Common Council of the City of Greenwood, Indiana, on the 20th day of October, 2025, is presented by me this 20th day of October, 2025, at 8:00 o'clock PM.m., to the Mayor of the City of Greenwood, Indiana.


Jeannine Myers, Clerk

The foregoing within and attached ordinance passed by the Common Council of the City of Greenwood, Indiana, on the 20th day of October, 2025, is approved by me this 20th day of October, 2025, at 8:40 o'clock PM.m.


MARK W. MYERS, Mayor of
the City of Greenwood, Indiana



MEMORANDUM OF CERTIFICATION

TO: Greenwood Common Council
FROM: Gabriel Nelson, Planning Director
DATE: October 17, 2025
RE: PC2025-062 141 E. County Line Road, Zone Map Change

Subject: Request for Rezoning of 0.8 Acres

Praveen Rajanahalli has requested an annexation of 0.8 acres of real estate currently zoned RM (Residential Medium). The petitioner seeks to rezone the property to Residential Attached (RA under the City of Greenwood zoning classification.

The subject properties are located southwest of County Line Road and Sherman Drive. Parcel 41-02-29-011-013.000-026 (with an address of 141 E County Line Rd) and Parcel 41-02-29-011-014.000-026.

At the public hearing held on October 13, 2025, the Greenwood Advisory Plan Commission reviewed the petition and granted a favorable recommendation to the Common Council. The motion was passed unanimously with a vote of 5-1.

This recommendation includes conditions as outlined in the attached Staff Report:

1. The development shall be in compliance with building design standards outlined in the Unified Development Ordinance.
2. A single curb cut on County Line Road shall be utilized for the development.
3. Garages shall not front County Line Road, or Sherman Drive.
4. Multi-use Trail connecting all the way to Sherman Dr designed and built in accordance with the Greenwood Future Trail Network Map in the Comprehensive Plan.
5. The petitioner shall collaborate with Indianapolis to attempt to establish a safe crossing at the traffic light on County Line Road to connect to the trail on the north side (Greenwood does not have jurisdiction of County Line Road, Indianapolis will have the final determination regarding right-of-way improvements for pedestrians).

For your review, a copy of the Staff Report, as presented to the Plan Commission, is attached to this memorandum.

Thank you for your attention to this matter.

Cc: Mayor
City Attorney
Clerk
PC File



PLANNING DIVISION

300 South Madison Avenue | Greenwood, IN 46142 | 317.881.8698

Staff Report – Plan Commission

Docket #:	PC20245-062 Zone Map Change	Hearing Date:	October 13, 2025
Subject Property:	141 E County Line Rd, Greenwood, IN, 46143		
Applicant:	Praveen Rajanahalli, 7113 Bellini Ln, Indianapolis, IN, 46259		
Owner:	Praveen Rajanahalli, 7113 Bellini Ln, Indianapolis, IN, 46259		
Staff Contact:	Kevin Tolloty, tolloty@greenwood.in.gov , 317.887.5616		

Request:

The purpose of this request is to rezone approximately 0.8 acres from its existing zoning of Residential Medium (RM) to Residential Attached Single-Family (RA) to allow for a new duplex housing.

Location:

The subject properties are located southwest of County Line Road and Sherman Drive. Parcel 41-02-29-011-013.000-026 (with an address of 141 E County Line Rd) and Parcel 41-02-29-011-014.000-026 are legally described as per attached legal description in Exhibit C.

Existing & Surrounding Land Use:

Existing: Residential Medium (RM), Single Family Residential/Undeveloped
 North: Special Use (Indianapolis SU1), Religious Assembly
 South: Residential Medium (RM), Single Family (Meadow Glen)
 East: Residential Attached Single-Family (RA), Duplex (Twin Oaks)
 West: Residential Medium (RM), Single Family (McCrary)

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 two 0.4 acre parcels (for a total of 0.8 acres) from Residential Medium (RM) to Residential Attached Single-Family (RA) to allow for new duplex housing.

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 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.

Staff Comment: The Future Land Use Map in the Comprehensive Plan calls for General Commercial/Office along this portion of County Line Rd. Given the difference between the existing surrounding land uses and the Comprehensive Plan's Future Land Use Map, the RA zoning is an

appropriate less-intensive use in transitioning established residential areas to future commercial areas, supporting transitions described in the Comprehensive Plan. The majority (62.2%) of Greenwood housing units are single family detached dwellings. Multi-family apartment and condominium structures (10 or more units) make up the next largest share of housing (14.7%). All other housing types make up 23.1% of the total. The low percentage of duplexes, fourplexes, and townhomes supports the concept of "missing middle housing". Missing Middle Housing helps to generate the intensity needed to support neighborhood commercial businesses and amenities as noted in Chapter 3 of the Comprehensive Plan.

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):

This is a rapidly developing residential area. The proposed zoning will allow for a new development to occur at a scale that is more appropriate for the need of housing, while aligning with the intent of the (RA) zoning ordinance. The existing homes are remnants of past development patterns that are no longer appropriate for this area.

Staff Comment: The two parcels sit between existing single family residential and duplex residential. It is appropriate to have duplexes next to single family homes and other duplexes.

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

The petitioner has indicated that:

(RA) zoning allows usage of duplex and multi-unit development options and will significantly prioritize more housing opportunities. The proposed development will complement the surrounding neighboring properties and enhance the property value without a negative impact on drainage or other environmental factors.

Staff Comment: Staff generally agrees with petitioner's statement. The RA zone also is one of the few that allows for missing middle types of housing to be developed, which is the type of development preferred by the City. The site will need to go through our development process where staff will evaluate site conditions.

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 development will contribute positively to the neighborhoods appeal and property values. The proposed development will compliment many characteristics of the surrounding properties and will align with the aesthetics of neighboring architecture. This improvement will enhance the property value without disturbing the privacy, views, or utility of neighboring lots. This will enhance positive contributes to neighboring properties while aligning with the intent of the (RA) zoning ordinance.

Staff Comment: Staff agrees with petitioner's statement.

Responsible development and growth.

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

Supporting the rezoning request will optimize the existing space to allow for more owner occupants, prioritizing the need for housing. The design, character, grade, location, and orientation take into consideration of the existing topographic relief of the property. Traffic volume shall conform to the typical traffic counts anticipated with the existing (RM) zoning standards. There are no factors associated with the request that affects the community, as the request does not create safety concerns.

Staff Comment: Staff agrees with petitioner's statement. Utilizing a single access drive instead of individual driveways along County Line Road is a safer option. The minimal number of new homes will

have little to no effect on existing traffic patterns. Additionally, as County Line Road is under the jurisdiction of Indianapolis, any proposed right-of-way changes or improvements will require their approval and review.

Recommendation:

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

Conditions:

1. The development shall be in compliance with building design standards outlined in the Unified Development Ordinance.
2. A single curb cut on County Line Road shall be utilized for the development.
3. Garages shall not front County Line Road, or Sherman Drive.
4. Multi-use Trail connecting all the way to Sherman Dr designed and built in accordance with the Greenwood Future Trail Network Map in the Comprehensive Plan.
5. The petitioner shall collaborate with Indianapolis to attempt to establish a safe crossing at the traffic light on County Line Road to connect to the trail on the north side (Greenwood does not have jurisdiction of County Line Road, Indianapolis will have the final determination regarding right-of-way improvements for pedestrians).

Attachments:

Exhibit A – Aerial Map

Exhibit B – Existing Zoning Map

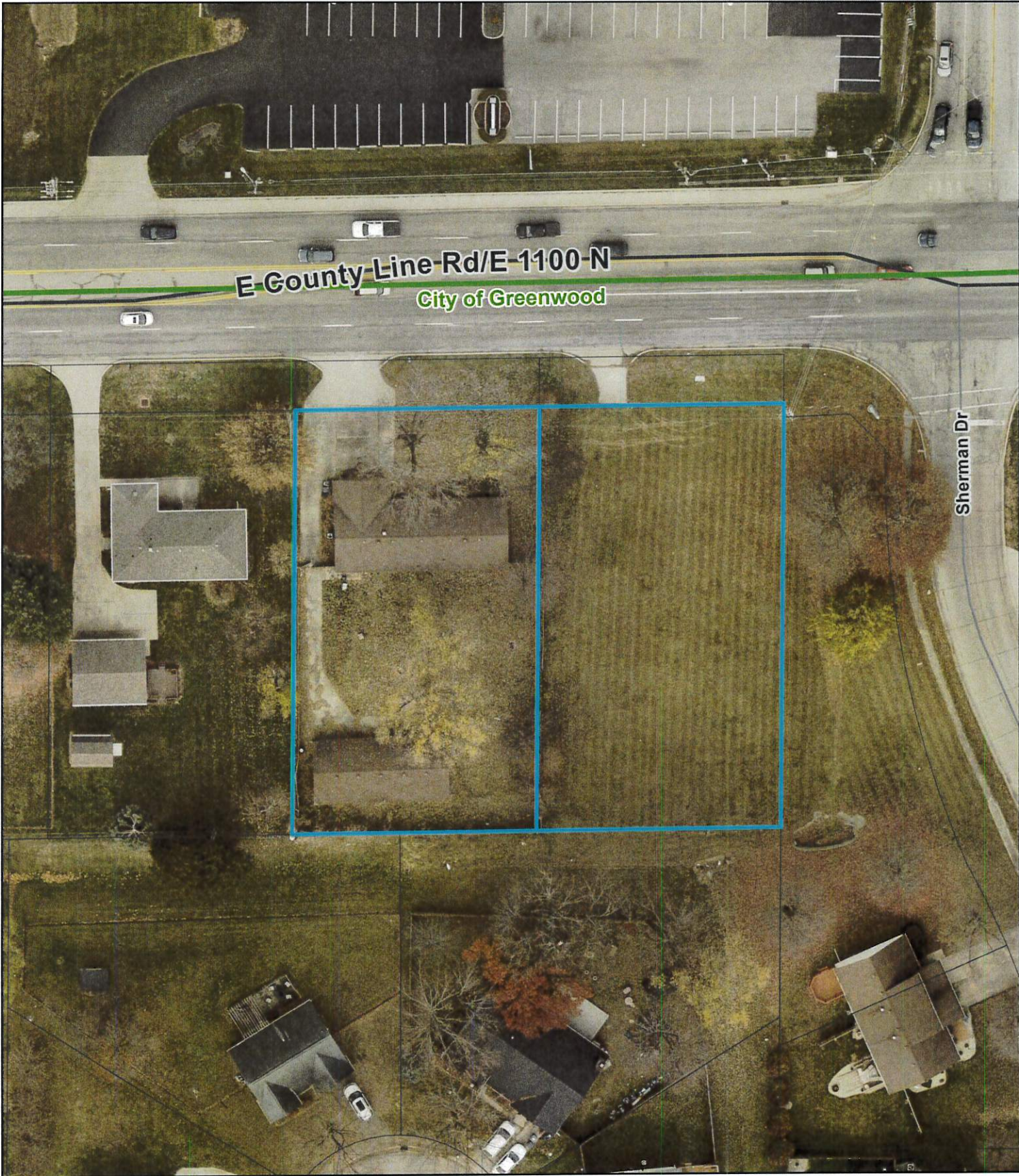
Exhibit C – Proposed (Future) Land Use Map

Exhibit D – Proposed Site Plan

Exhibit E – Legal Description

Aerial Map

Exhibit A

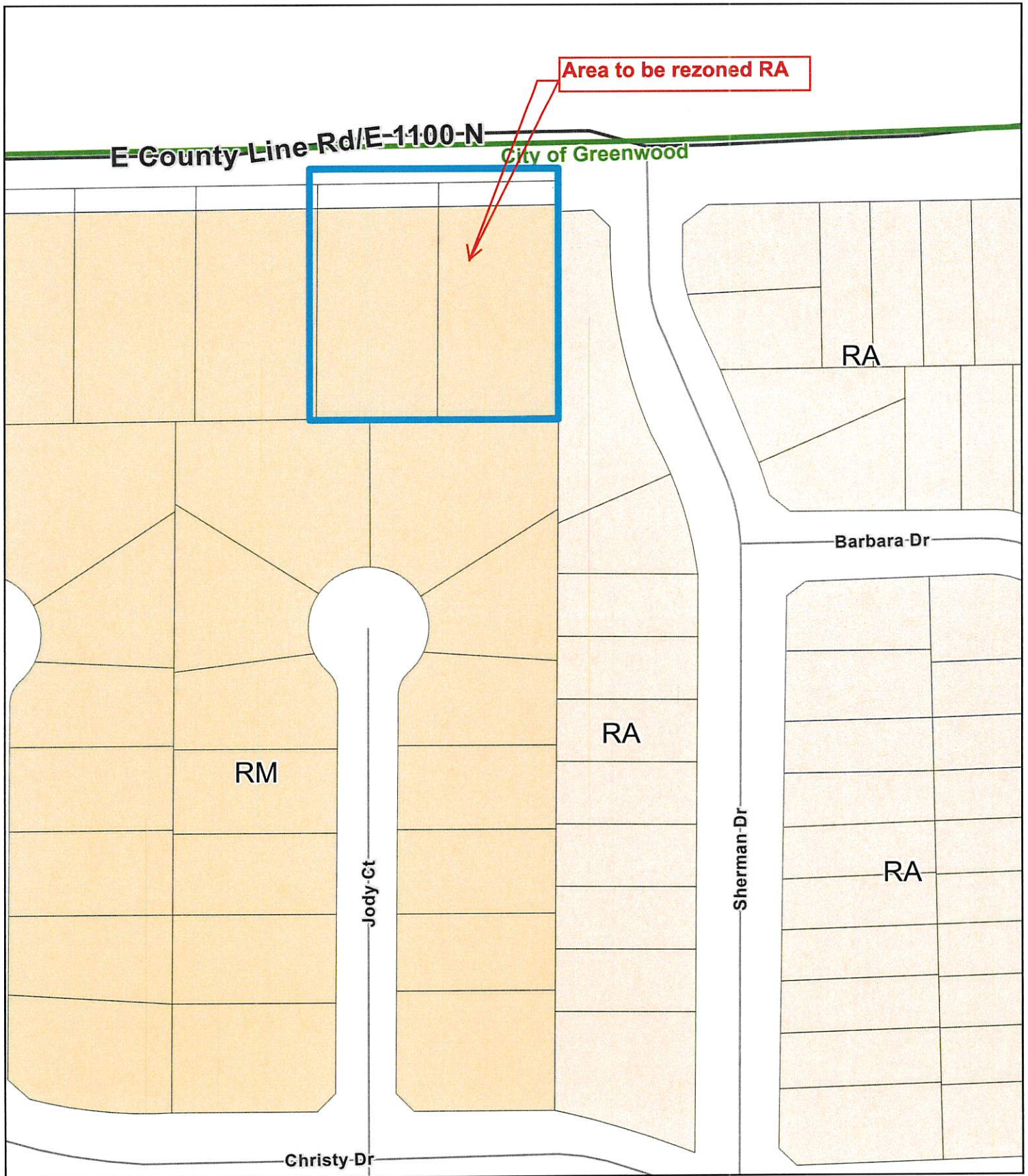


 Greenwood City Boundary



Existing Zoning Map

Exhibit B

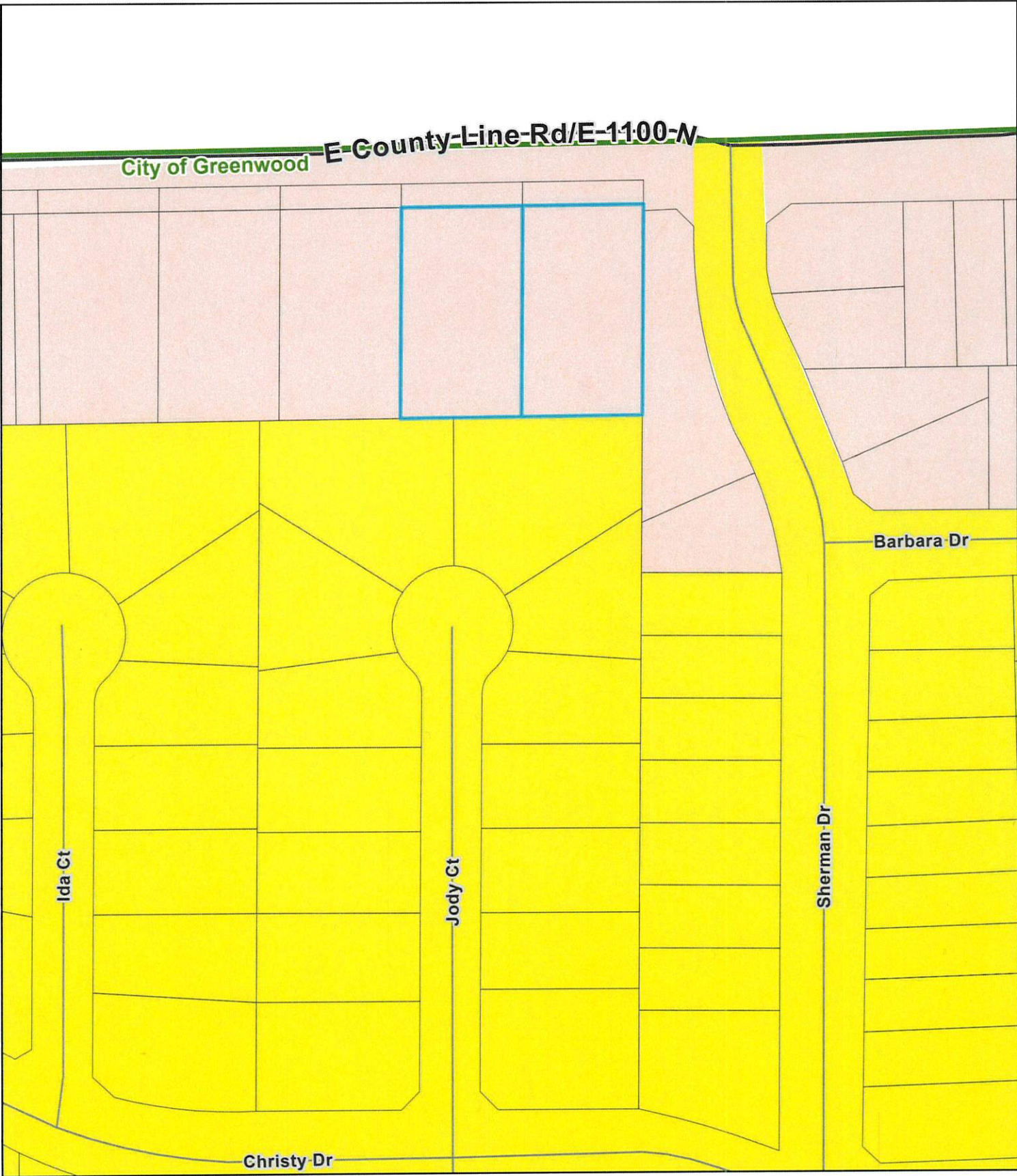


Greenwood City Boundary	CS - Commercial Small	OTR - Old Town Residential	RA - Residential Attached Single-Family
AC - Airport	IC - Interstate Commercial	OS - Open Space	RMC - Residential Multi-Unit Complex
AG - Agriculture	IL - Industrial Large	PUD - Planned Unit Development	RMH - Residential Mobile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



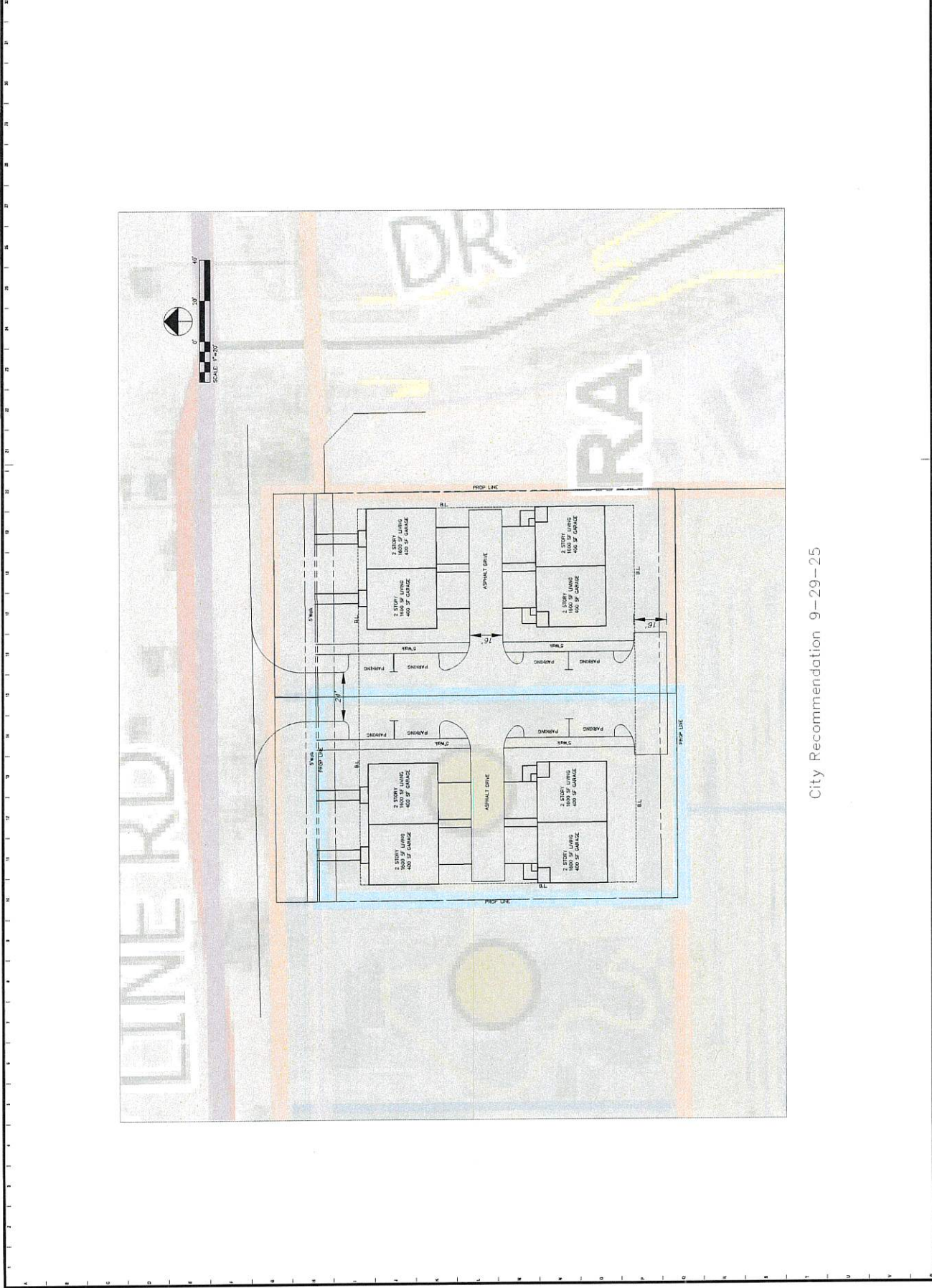
Proposed Land Use Map

Exhibit C



- | | | |
|---------------------------|-----------------|-------------------|
| Greenwood City Boundary | Business-Office | Institutional |
| Old Town | Commercial | Public Open Space |
| Single-family Residential | Mixed-Use | Industrial |
| Multi-family Residential | | |





Legal Description

Lots Number 1 and 2 in the McCrary Subdivision as recorded in Plat Book 4, Page 72, File Number 23688-230, Instrument Number 5968 in the Office of the Recorder of Johnson County, Indiana.

Parcel No. 41-02-29-011-013.000-026 & 41-02-29-011-014.000-026