



Advisory Plan Commission

Date: Monday, February 13

Time: 7:00PM

Place: Council Chambers
Greenwood City Center Building
300 South Madison Avenue
Greenwood, IN 46142

Doors open at 6:45PM

This meeting will also be available via Zoom; if you desire to attend virtually, click “Join Zoom Meeting” below.

For assistance with or connecting to this meeting, please contact the After Hours IT Department Support Line at 317-868-0025.

MEETING AGENDA

- I. Call to Order**
- II. Approval of Minutes**
 - A. Meeting Minutes from January 23, 2022
- III. Special Requests/Continuances**

None.
- IV. Old Business**

None.
- V. Old Business from the Floor**

None.
- VI. New Business - staff reports are linked to each docket**
 - A. [PC2022-078, 079](#) Chase Bank Landscape Waivers – JP Morgan Chase requests waivers from the following:

1. Sec 10-03-06(G) Foundation Plantings- requesting to provide perimeter planting around a majority of the building, with areas less than 10' where 10' is required.
 2. Sec 10-03-06(J2d) Perimeter Parking Lot Landscaping- requesting a 9 to 9.5' buffer area perimeter area when abutting a Primary or Secondary Arterial, where 15' is required.
 3. Sec 10-03-06(J2e) Perimeter Parking Lot Landscaping- requesting to relocate a portion of the Drive Aisle Perimeter Parking Lot plantings elsewhere on site.
- B. [PC2022-086, 087 Oliver Springs Landscape Waivers](#) –India Olson requests waivers from the following:
1. Sec 10-03-06(G) Foundation Plantings- requesting to eliminate the 5' foundation planting along the foundation facing a street where garage doors are present.
 2. Sec 10-03-06 (I) Buffering- requesting small buffer yard to the north where a large buffer yard is required, a small buffer yard to the west where a large buffer yard is required, and a large buffer yard to the south where a small buffer yard is required.
 3. Sec 10-03-02(E) Parking Spacing Dimension- requesting 9' width for ninety-degree parking spaces, where 10' is required.
- C. [PC2022-101, 102 Harmony of Greenwood Waivers](#) – Bruce Hedrick requests waivers from the following:
1. Sec 10-03-02(E) Parking Spacing Dimension- requesting 9' width for ninety-degree parking spaces, where 10' is required and 9'-5" width for sixty-degree parking spaces, where 10'-5" is required.
 2. Sec 10-06-09 Sidewalks- requesting the elimination of a portion of sidewalk along Wheatcraft Way, where sidewalks are required.
 3. Sec 10-03-02(D) Minimum Parking Standards- requesting to provide 180 parking spaces, where 194 parking spaces are required.
- D. [PC2022-100 Vista Hills Primary Plat](#) - Primary Plat for approximately 1.17 acres located at 398 S Emerson Ave. Petitioner is Hills Acres LLC.
- E. [PC2023-007 Center Grove PUD Zone Map Change](#) – Advenir Oakley Capital LLC requests a zone map change for approximately 77.17 acres. The current zoning district is AG (Agriculture) and Commercial Large (CL) and the proposed zoning is PUD (Planned Unit Development) to allow for a mixed-use development consisting of three distinct areas: Commercial Mixed-Use, Multi-Family (Vertical), and Multi-Family (Cottage).

VII. New Business from the Floor

None.

VIII. Announcements

None.

IX. Adjournment

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Meeting ID: 811 2428 9503

Passcode: 1234

Members of the public wishing to observe the meeting may do so using the link provided on the website for this meeting. Public attendees will be muted and will have video disabled. Public comment will be handled according to procedures to be announced by the presiding officer. In the event of an excessive number of participants or unforeseen technical or practical issues, the meeting may be terminated and restarted.

Next Meeting Date: Monday, February 27, 2023 at 7:00PM

In accordance with the American with Disabilities Act, the City of Greenwood is required to provide reasonable accommodations to persons with disabilities wishing to attend public meetings. Accommodations are available upon request to persons with disabilities who require alternately formatted materials, auxiliary aids, or reasonable modifications to policies and procedures to ensure effective communication and access to the public meetings. If you require accommodation to attend the meeting, please contact Mark St. John Public Access ADA Coordinator, at 300 S. Madison Avenue, Greenwood, Indiana 46142, Tel: (317) 887-5000, Fax: (317) 887-5616, or contact Telecommunications Relay Services (TRS) at 711 to relay your request. Please allow at least two business days to arrange for accommodations.