

**PC2023-010 US 31 and Worthsville Primary Plat**

**Members Present:** Planning Director Gabriel Nelson, , Greenwood Fire Marshal Tracy Rumble, Sanitation Terry Houston, City Planner Nicki Mueller, City Planner Bric Butler, Senior Planner Kevin Tolloty, and Stormwater Chris Jones.

**Petitioners:** Shaun [shaun@unicorp.com](mailto:shaun@unicorp.com), Mike Timko [Mike.Timko@kimley-horn.com](mailto:Mike.Timko@kimley-horn.com)

Mike Timko discussed the changes to the primary plat. There was a rezone petition running concurrently to the primary plat. The design is still consistent, but notable comments were addressed. Most of the concerns were for public roads, traffic stacking, and public road dead end.

Mark St. John, Engineering Division, stated that most of the comments were addressed. Mr. St. John was still concerned about Independence Drive. Mr. Timko agreed that he could work on that access drive.

Paul Peoni, Engineering Division, asked about sanitary sewer. Mr. Timko explained that the sanitary sewer should be on the west side of the ROW of Worthsville Road. Mr. Peoni expressed his concerns about the development infrastructure. Mr. St. John discussed the bridge and box culvert.

Gabriel Nelson, Planning Division, stated they will need to see 6-foot sidewalks, and Pushville Trail needs to match the existing trail. This is scheduled to appear at Plan Commission. Mr. Nelson expressed his concern about not having the approval from other offices.

Chris Jones, Stormwater, discussed the ditches. Mr. Jones reminded petitioner to get the Johnson County Drainage Board approval.

Tracy Rumble, Greenwood Fire Department, discussed the access to the restaurant. Mr. Rumble expressed his concerns about access if there was an emergency. Mr. Timko explained that the lots weren't locked in place.

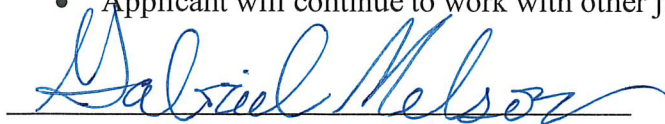
Mr. Nelson asked about traffic mitigation. Mr. Nelson did suggest access easements on the secondary plat.

The lots can't be parceled off as developable before the plat is completed.

Motion by Mr. Rumble to approve with staff comments as addressed, seconded by Mr. Jones. All ayes. **MOTION CARRIES.**

**With the following standard conditions:**

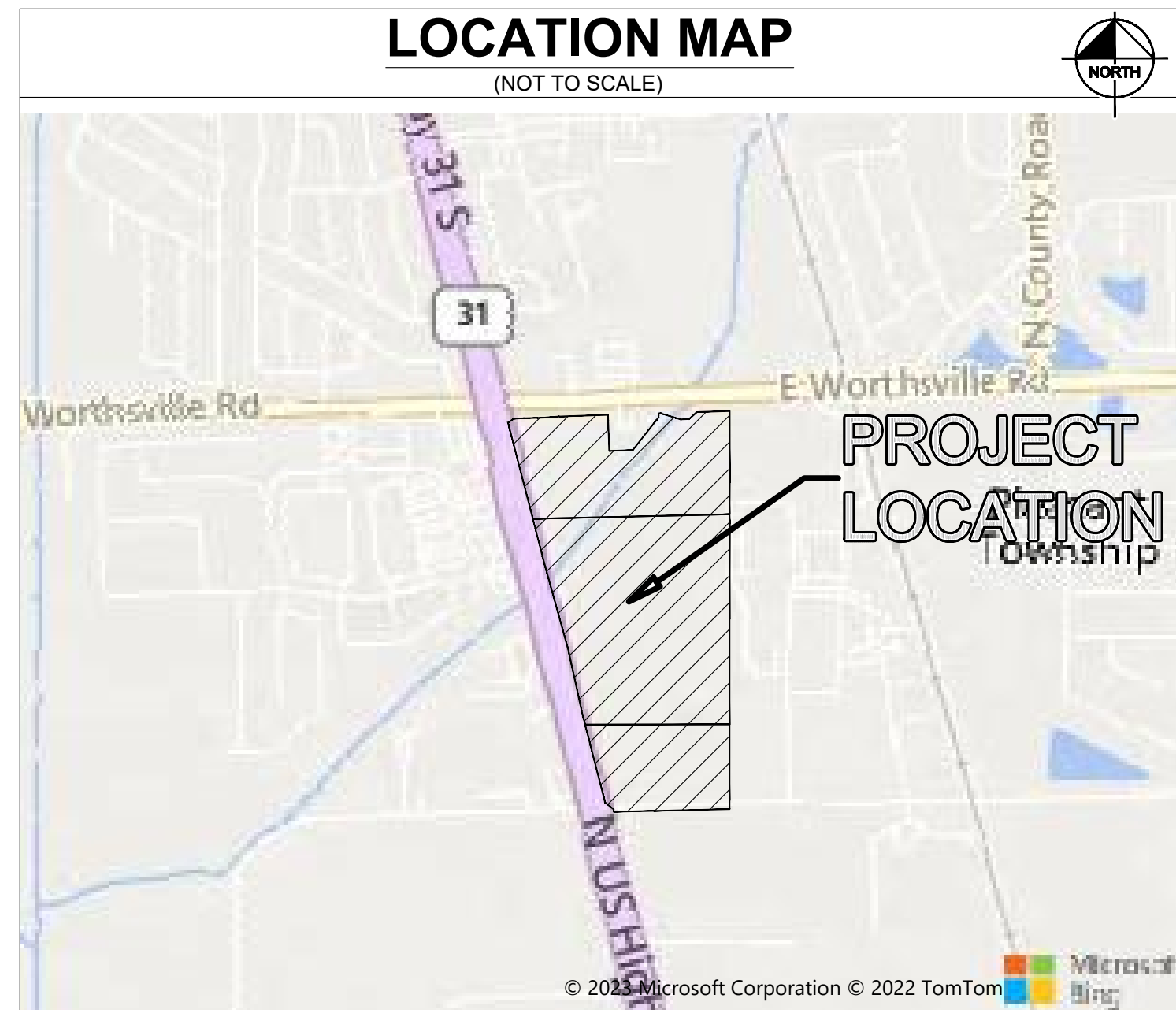
- All staff comments are addressed
- Applicant will continue to work with other jurisdictions (USACE, DNR, JCDB)



Chairman



PRIMARY PLAT  
WORTHSVILLE DEVELOPMENT  
US-31 & WORTHSVILLE RD  
GREENWOOD, IN 46143



## PROJECT NARRATIVE

A PLAT FOR THE CONSTRUCTION OF ANTICIPATED 8 MIXED USE, AND 4 TO 6 COMMERCIAL BUILDINGS, TOTALING APPROX. 182,000 SQ. FT. ON 66.64 AC. COVENANTS, RESTRICTIONS, AND BYLAWS IF ANY WILL BE RECORDED AT A LATER DATE WITH THE FINAL PLAT. MULTI-FAMILY IMPROVEMENTS SHOWN WILL BE COMPLETED AS PART OF A COMMERCIAL SITE PLAN APPLICATION, EXCEPT THOSE LABELED AS FUTURE. CONSTRUCTION IS ANTICIPATED TO START 08/2023 AND FINISH 08/2026. PHASE 1 CONSISTS OF BLOCKS A AND B WITH CONSTRUCTION ANTICIPATED TO START 08/2023 FINISH 08/2024. PHASE 2 CONSISTS OF LOT 1 WITH CONSTRUCTION ANTICIPATED TO START 08/2023 AND FINISH 08/2025. PHASE 3 CONSISTS OF BLOCK C AND IS ANTICIPATED TO START 08/2024 AND FINISH 08/2026. BLOCK D IS FOR AN ANTICIPATED FUTURE ENDRESS+HAUSER EXPANSION

UTILITY CONTACTS			
UTILITY	COMPANY	CONTACT	PHONE NO.
ELECTRIC	JCREMC	GABRIEL GAYNOR	
GAS	CENTERPOINT ENERGY	KIM KELLY	(317) 691-5649
SANITARY SEWER	GREENWOOD SANITATION	KEITH MEIER	(317) 888-1254
STORM SEWER	GREENWOOD STORMWATER UTILITY	CHRIS JONES	(317) 887-4711
TELEPHONE	AT&T	SAM GARDNER	(317) 832-9581
WATER	INDIANA AMERICAN WATER	MIGUEL MORALES	(317) 893-3562
FIRE DEPARTMENT	GREENWOOD FIRE DEPARTMENT	TRACY RUMBLE	(317) 882-2599

PROJECT TEAM				
ROLE	COMPANY	ADDRESS	PHONE NUMBER	CONTACT
DEVELOPER/OWNER	UNICORP NATIONAL DEVELOPMENTS	7940 VIA DELLAGIO WAY, STE. 200, ORLANDO, FL 32819	(321) 945-4505	JAY ADAMS
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	250 E. 96TH ST., STE 580, INDIANAPOLIS, IN 46240	(317) 218-9560	MIKE TIMKO
LAND SURVEYOR	V3 COMPANIES		(317) 753-7944	BRIAN L. HAGGARD, PS



Owner Name	Adjoining Property Owners	Owner Address	Owner City, St Zip
CITY OF GREENWOOD	300 S MAINSTON RD 300 S MAINSTON RD 300 S MAINSTON RD		GREENWOOD, IN 46142
CITY OF GREENWOOD INC 84 PROPERTIES LLC	1005 ROUTE 519 1005 ROUTE 519		GREENWOOD, IN 46150
STYLL ACQU LLC	407A COLUMBUS AVENUE	10350 OUNGER PARK PL STE 100	GREENWOOD, IN 46142
HOUGH BART & BUCHANAN VANDERWATER BARRETT TRAMER INSURANCE	400 PULSWORTH RD 579 PULSWORTH RD		GREENWOOD, IN 46143
HENDERSON JONATHAN HENDERSON JONATHAN	543 PULSWORTH RD		GREENWOOD, IN 46143
NICHOLS GARY & JUDY A TRUSTEE OF THE GARY F NICHOLS TRUST DTD 4/27/72 & NICHOLS GARY & JUDY A TRUSTEE OF THE GARY F NICHOLS TRUST DTD 4/27/72	2275 SOWNET DR		FRANKLIN, IN 46131
SUMNER-EDWARDS COMMERCIAL CORPORATE ADMIN INC WOOD KENNY & STELLER	PO BOX 1001 1001 W 700 N		GREENWOOD, IN 46142
SEYMAL JOAN (JEN) & SETHAL CRAWFORD (JEN) & SETHAL CRAWFORD (JEN)	11849 N GREENWOOD RD 315 HWY 115 S 315 HWY 115 S		GREENWOOD, IN 46157
SHV REAL ESTATE 42 LLC SHV REAL ESTATE 42 LLC	2084 E 475 S 2084 E 475 S		GREENWOOD, IN 46142
FOURTEENTH FORTY TWO LLC FOURTEENTH FORTY TWO LLC	3000 IMPERIAL TRAIL, TREASURY		MORGANTOWN, IN 46160
C M 1830 LLC WILLIAM HORN	2415 S AUSTIN VISTA 890 E STATE RD 41 511 PULSWORTH RD	13022 NORTHWESTERN HWY MARTINVILLE, IN 46151	GREENWOOD, IN 46143
MILLER MARY INVESTMENTS LLC FULLER HOWARD H	6075 W 525 WASHINGTON ST 525 W 525 WASHINGTON ST		GREENWOOD, IN 46143
WILLER MILAN & LORETTA THE CHANGING CHAIRS INC	2415 AUSTIN VISTA 2415 AUSTIN VISTA		MARTINVILLE, IN 46151
MADDER MARY ANN & WALTER FARM TRUST ENHEDRES - HAUSER (USA) AUTOMATION INC	366 COUNTRY CLUB LN 366 COUNTRY CLUB LN		GREENWOOD, IN 46157
SPEDY WAY INC PATTON DANIEL W	368 CHRYSTEN CT 368 CHRYSTEN CT		COLUMBUS, IN 47203
PAULSON DANIEL W PATTON DANIEL W	200 S 312 E 200 S 312 E	4126 GLENDALE PKWY GREENWOOD, IN 46142	COLUMBUS, IN 47203
ARLUND PHOTOGRAPHY LLC ARLUND PHOTOGRAPHY LLC	2005 STATE ST STE 103 STE 103 2005 STATE ST STE 103 STE 103		GREENWOOD, IN 46142
TSAMMAS JAMES P & AMY B BIRCH AETION PHOTOGRAPHY LLC	7807 JUNIPER LN C/O DONATO PIZZERIA LLC	915 TAYLOR STATION DR	AVON, IN 46123
INTERMAG INVESTMENTS LTD ENHEDRES - HAUSER INC & ENHEDRES (USA) AUTOMATION TECHNOLOGY INC	2500 ENDLESS PLACE		COLUMBUS, IN 47230
ENHEDRES - HAUSER (USA) AUTOMATION TECHNOLOGY INC ENHEDRES - HAUSER (USA) AUTOMATION TECHNOLOGY INC			GREENWOOD, IN 46143
HAUSER FLOWITE AC INC (DIVISION USA) CITY OF GREENWOOD INCORPORATED	2346 ENHEDRES PL 1035 ROUTE 519		GREENWOOD, IN 46142
84 PROPERTIES LLC CITY OF GREENWOOD	300 S MAINSTON RD 300 S MAINSTON RD		GREENWOOD, IN 46142
CITY OF GREENWOOD CITY OF GREENWOOD	300 S MAINSTON RD 300 S MAINSTON RD		GREENWOOD, IN 46142
SEYMAL CRAWFORD (JEN) & SETHAL CRAWFORD (JEN) & SETHAL CRAWFORD (JEN) & SETHAL CRAWFORD (JEN)	300 S MAINSTON RD 300 S MAINSTON RD		GREENWOOD, IN 46142
C M 1830 STEPHEN C L DAVIS MICHAEL	11849 N GREENWOOD RD 315 HWY 115 S	34 700 N	GREENWOOD, IN 46157
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MILLER FARM INVESTMENTS LLC CITY OF GREENWOOD	5485 STATE ST RD 44 300 S MAINSTON RD		GREENWOOD, IN 46142
SPEDY WAY INC MARTIN STEPHEN	366 COUNTRY CLUB LN 637 PULSWORTH RD		GREENWOOD, IN 46143
SPUR JERRY A & BECKIE A & JANA WEAKE VILLAGE BIBLE CHURCH INC	906 N IN DALTON, PENNSYLVANIA C/O KEN STATE 48	955 MONTAGUE DR	GREENWOOD, IN 46143
MILLER FARM INVESTMENTS LLC TRILLY AUTOMOTIVE INC	2005 STATE ST STE 103 2005 STATE ST STE 103	PO BOX 567	MORGANTOWN, IN 46160
SEYMAL CRAWFORD (JEN) & SETHAL CRAWFORD (JEN) & SETHAL CRAWFORD (JEN) & SETHAL CRAWFORD (JEN)	THE BROSKE CO PROPERTY TAX 7TH FLOOR 11849 N GREENWOOD RD	1014 VINIE DR	CINCINNATI, OH 45202
GREEN ASSEMBLY OF GOD NEW LEVY LUTHERAN CHURCH ROOGER L			GREENWOOD, IN 46142

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Sheet List Table	
Sheet Number	Sheet Title
1	TITLE SHEET
2	EXISTING SITE CONDITIONS
3	PROPOSED SITE CONDITIONS
4	PROPOSED SITE PLAN

# BENCHMARKS

SITE BENCHMARKS:  
(LOCATIONS SHOWN ON SURVEY)

SBM #1 3/4" IRON ROD IN CONCRETE, NORTHEAST CORNER OF QUARTER SECTION  
ELEVATION=810.14'

SBM #2 MAG SPIKE "V3 COMPANIES #0092", SOUTHEAST CORNER OF QUARTER SECTION

SBM #3 RAILROAD SPIKE, SOUTHWEST CORNER OF QUARTER SECTION  
ELEVATION=796.14'

SBM #4 HARRISON MONUMENT, NORTHWEST CORNER OF QUARTER SECTION  
ELEVATION=807.80'

SBM #5 5/8" REBAR, SOUTH CORNERS OF PUMP STATION PARCEL

SBM #6 CONCRETE MONUMENTS WITH IRON RODS, WEST CORNERS OF LOT 2

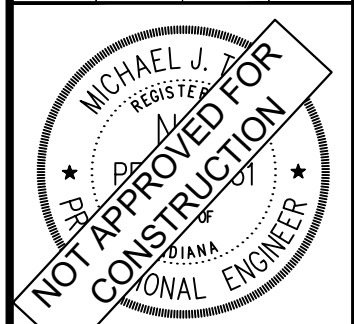
DEVELOPMENT STANDARDS			
(CURRENT 2022 ZONING STANDARDS)			
EXISTING ZONING	IL (INDUSTRIAL - LARGE FORMAT)		
PROPOSED ZONING	CL - COMMERCIAL LARGER		
	CM - COMMERCIAL - MEDIUM		
	IL - (INDUSTRIAL - LARGE FORMAT)		
	CL	CM	IL
SETBACK STANDARDS			
FRONT	40'	20'	60'
SIDE	40'	20'	40'
REAR	40'	30'	60'
BUILDING HEIGHT STANDARDS			
MINIMUM	N/A	N/A	N/A
MAXIMUM	60'	45'	80'
MISCELLANEOUS STANDARDS			
PARKING REQUIRED	VARIABLE BY USE	VARIABLE BY USE	VARIABLE BY USE
IMPERVIOUS LOT COVERAGE	80% MAX	70% MAX	80%
MIN. RESIDENTIAL UNIT SIZE	600 SQ. FT.	600 SQ. FT.	N/A

EXISTING ZONING	
SUBJECT LAND	IL
ADJACENT LAND	
NORTH	IL
SOUTH	IM
EAST	IL
WEST	CM & CL


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**Kimley»»Horn**  
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SCALE:	AS NOTED
DESIGNED BY:	BJK
DRAWN BY:	BJK
CHECKED BY:	MJT



Mural J. W. A.



UNICORP  
NATIONAL DEVELOPMENTS, INC.

TITLE SHEET

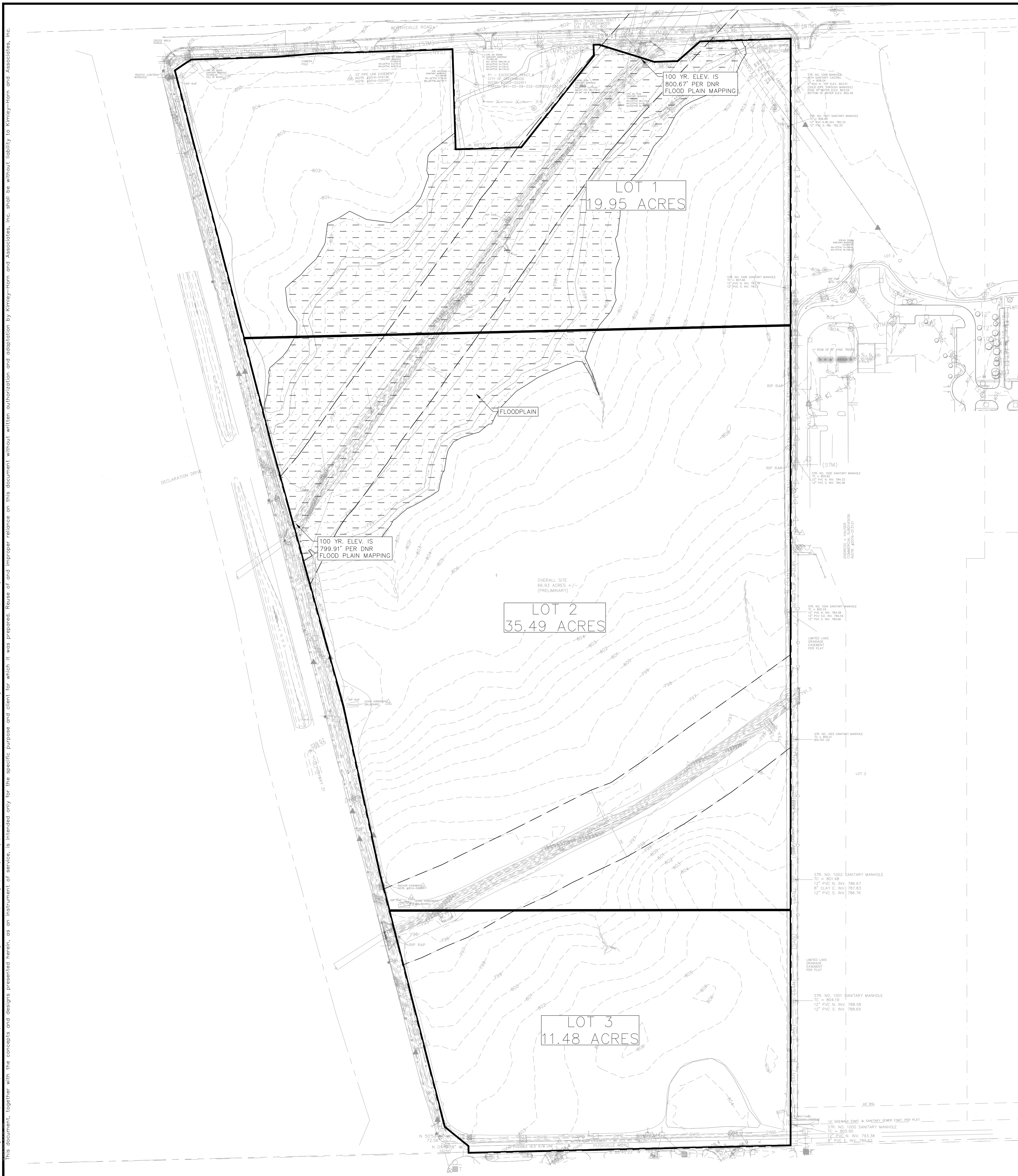
US-31 &  
WORTHVILLE  
PRIMARY PLAT

ORIGINAL ISSUE:  
01/27/2023  
KHA PROJECT NO  
170337001

1



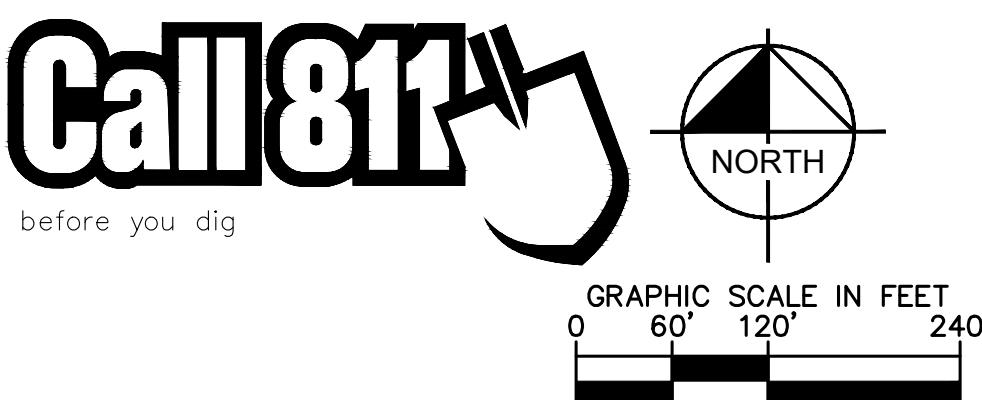
Mar 20, 2023 2:16pm by: Brian Kizer



## EXISTING SITE SUMMARY

PARCEL 1: 19.95 ACRES  
PARCEL 2: 35.49 ACRES  
PARCEL 3: 11.48 ACRES  
TOTAL SITE: 66.93 ACRES

Indiana Utilities Protection Service



DATE OF LAST SURVEY FIELDWORK: 02/07/2023

## LEGAL DESCRIPTION

### LEGAL DESCRIPTIONS

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## BENCHMARKS

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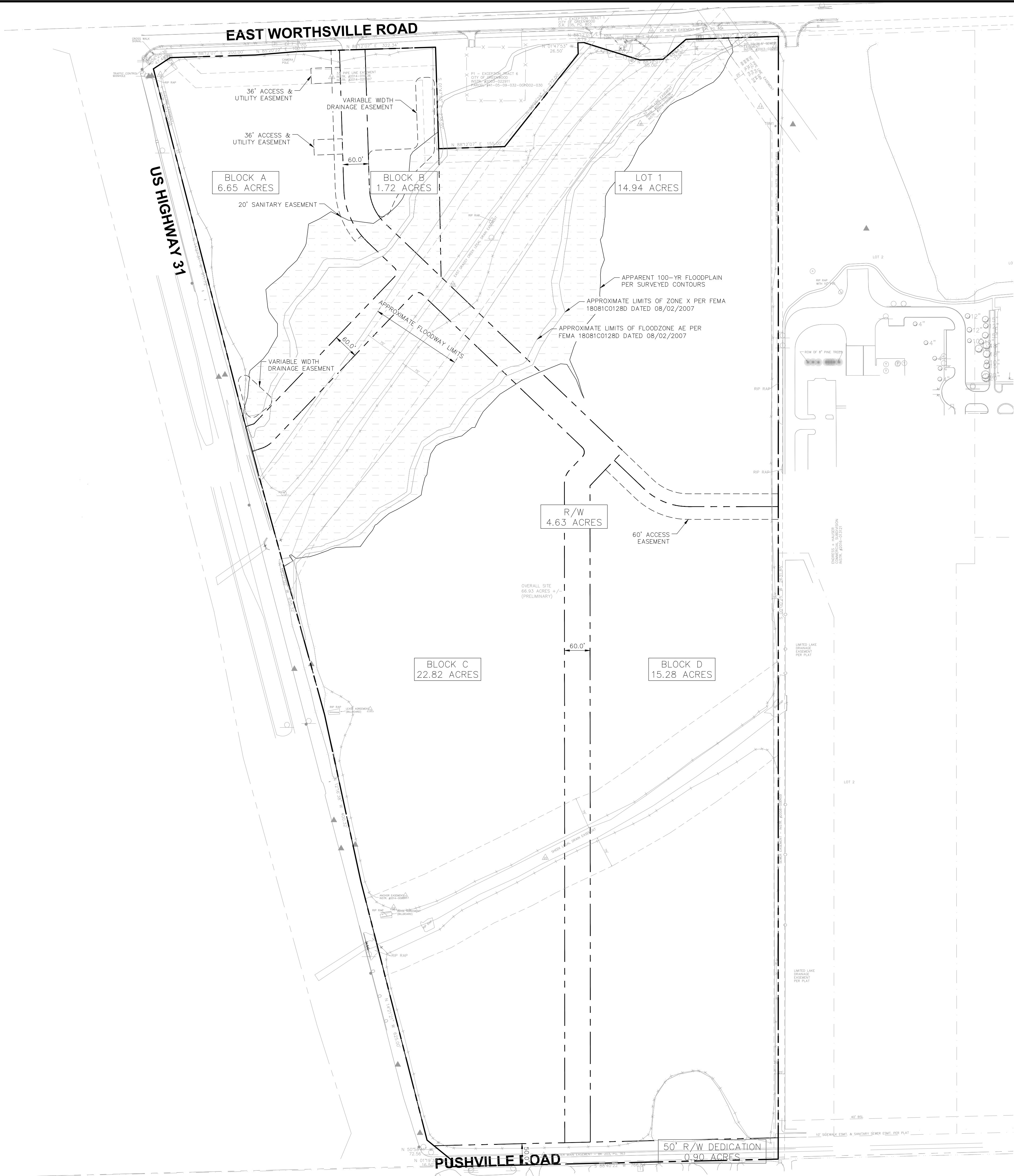
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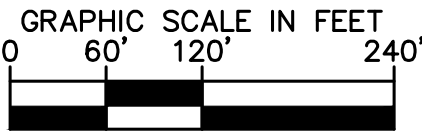
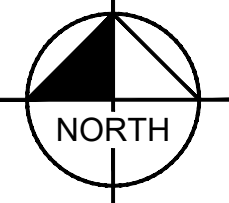
SHEET NUMBER



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Indiana Utilities Protection Service



### PROPOSED SITE SUMMARY

LOT 1: 14.94 ACRES  
BLOCK A: 6.65 ACRES  
BLOCK B: 1.72 ACRES  
BLOCK C: 22.82 ACRES  
BLOCK D: 15.28 ACRES  
R/W: 4.63 ACRES  
TOTAL SITE: 66.03 ACRES  
R/W DEDICATION: 0.90 ACRES

### BENCHMARKS

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SCALE: AS NOTED

DESIGNED BY: BJK

DRAWN BY: BJK

CHECKED BY: MJT



Michael J. West



PROPOSED SITE  
CONDITIONS

US-31 &  
WORTHVILLE  
PRIMARY PLAT

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3

### DEVELOPMENT STANDARDS

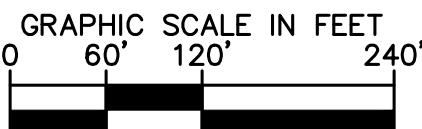
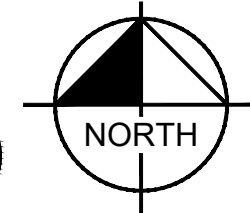
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PROPOSED ZONING	CL - COMMERCIAL LARGER CM - COMMERCIAL - MEDIUM IL - (INDUSTRIAL - LARGE FORMAT)		
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MISCELLANEOUS STANDARDS			
PARKING REQUIRED	VARIABLE BY USE	VARIABLE BY USE	VARIABLE BY USE
IMPERVIOUS LOT COVERAGE	80% MAX	70% MAX	80%
MIN. RESIDENTIAL UNIT SIZE	600 SQ. FT.	600 SQ. FT.	N/A



Drawing name: K:\IND\_LDEV\170337001\uniscorp\_us-31 & worthsville road.greenwood\_in\2 Design\CADD\primary plat\K4-0-PROPOSED SITE PLAN.dwg C4.0 Mar 20, 2023 2:17pm by Brian Kizer  
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Indiana Utilities Protection Service



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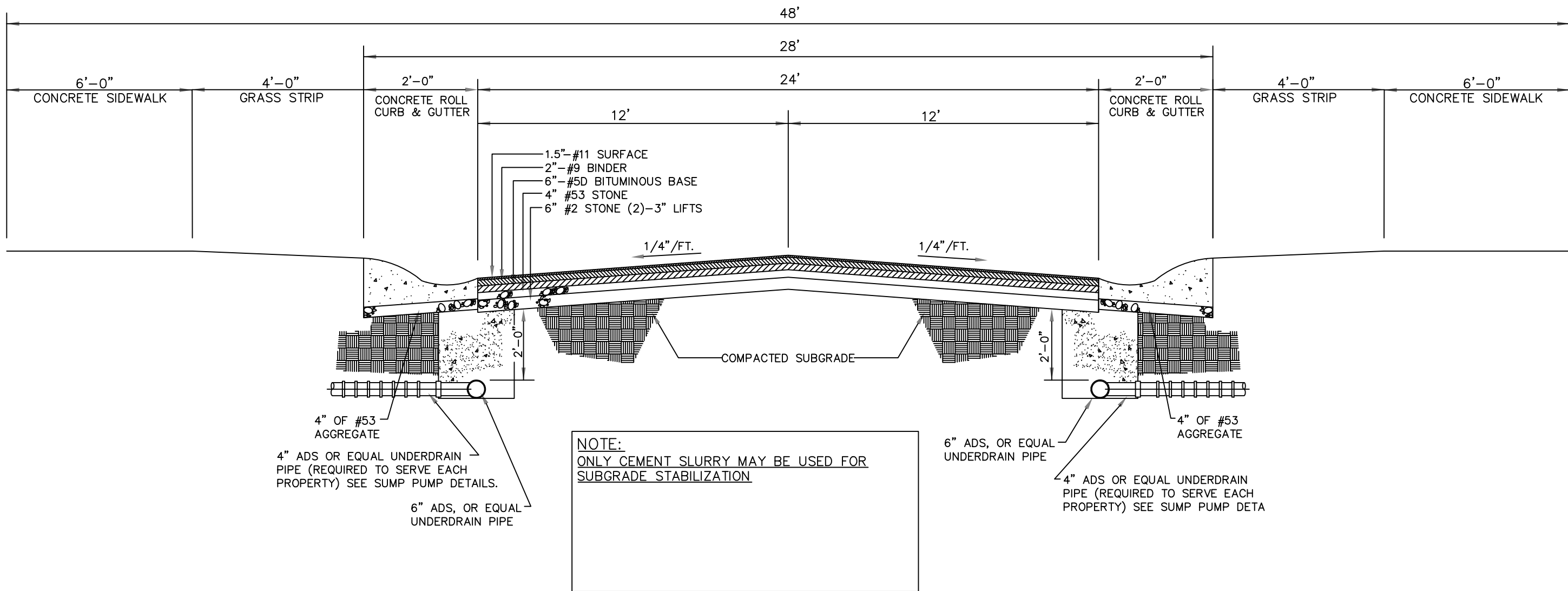
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COMMERCIAL/INDUSTRIAL PAVEMENT CROSS SECTION DETAIL (Curb Section)

NO SCALE

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**Kimley-Horn**

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250 EAST 96TH STREET, SUITE 550,  
INDIANAPOLIS, IN 46240  
WWW.KIMLEY-HORN.COM

SCALE:  
AS NOTED  
DESIGNED BY BJK  
DRAWN BY: BJK  
CHECKED BY: MJT



**UNICORP**  
NATIONAL DEVELOPMENTS, INC.

**PROPOSED SITE PLAN**

**US-31 & WORTHVILLE PRIMARY PLAT**

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