

Staff Report – Plan Commission

Docket #:	PC2023-052	Hearing Date:	September 11, 2023
Address:	850 W Stop 18 Rd		
Applicant:	City of Greenwood		
Owner:	City of Greenwood		
Staff Contact:	Gabe Nelson, nelsong@greenwood.in.gov, 317.887.5230		

Request:

Freedom Park Pickleball Complex requests a waiver of Section 10-03-06 J1a (Parking Lot Landscaping: Off-Street Parking Islands) and Section 10-03-06 J2a, J2b (Parking Lot Landscaping: Perimeter Parking Lot Landscaping) to relocate the required landscaping elsewhere on the site.

Location:

850 W Stop 18 Rd

Existing & Surrounding Land Use:

The Site: PA (Public Amenities)

North: PA (Public Amenities)

West: RM (Residential Medium)

South: PA (Public Amenities)

East: PA (Public Amenities)

Recommendation:

Staff **recommends approval** of this petition. Staff finds that the relocated parking island trees and perimeter parking lot landscaping is sufficiently placed elsewhere on site, near the parking lot.

Attachments:

Waiver request

Attachment P: Subdivision, Site Development, Parking and or Landscape Waiver Request

Project Freedom Park Pickleball Complex

Docket PC2023-052

Waivers from these Regulations.

Where the Plan Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or the purposes and intent of these regulations may be served to a greater extent by an alternative proposal, it may approve waivers to these subdivision, site development, and or parking regulations so that substantial justice may be done and the public interest secured, provided that such waivers shall not have the effect of nullifying the intent and purpose of these regulations. Such waivers may be granted upon written request of the applicant stating the reasons for each waiver and may be waived by two-thirds (2/3) of the regular membership of the Plan Commission. (Sec. 10-501: Subdivision Control); (Sec. 10-460: Site Development); (Sec. 10-103: Parking); (Sec. 10-472: Landscape)

The Plan Commission may, in its discretion, authorize and approve waivers from the requirements and standards of these regulations upon finding that the following five criteria have been justified:

- (1) The approval of the waiver request will not be detrimental to the public safety, health, and welfare, or injurious to property within a reasonable proximity to the subject property involved in the waiver request.
- (2) The strict application of the applicable ordinance standard will result in practical difficulties in the development due to the particular physical surroundings, unique constraints, or topographical conditions of the subject property. These conditions will not substantially alter the character of the subject district or neighborhood.
- (3) The practical difficulties were not self-imposed and cannot be overcome by reasonable design alternatives. Financial hardship does not constitute grounds for a waiver.
- (4) The waiver request is necessary and represents a minimal deviation from explicit ordinance standards.

Attach a separate sheet that thoroughly itemizes, explains, and justifies how each Waiver Request meets the Waiver Guidelines outlined above.

I respectfully request consideration by the Greenwood Plan Commission to waive the requirements established by the following Section(s) of the Greenwood Municipal Code for the Subdivision Control Ordinance, Site Development, Zoning Ordinance as it relates to parking requirements, and Landscaping requirements for the City of Greenwood: (Staff can assist) **NOTE: Do not use this form if requesting a Waiver from the Stormwater Drainage and Sediment Control Ordinance. Contact the City Engineering Department to discuss drainage waiver requests.**

1. Section 10- 03-06: J1a - Parking Lot Landscaping: Off Street Parking Islands
2. Section 10- 03-06 J2a, J2b - Parking Lot Landscaping: Perimeter Parking Lot Landscaping
3. Section 10- _____: _____
4. Section 10- _____: _____

I submit that this request is not in conflict with the Plan Commission's guidelines for review of waiver requests outlined above.

City of Greenwood
Signature of Applicant

Freedom Park—Pickleball Complex

Waiver Request

Section 10-03-06: J1a parking lot landscape, interior island (w/ tree) every 14 parking spots

- (1) The approval of the waiver request will not be detrimental to the public safety, health, and welfare, or injurious to property within a reasonable proximity to the subject property involved in the waiver request

The proposed parking lot expansion is approximately 350 LF to the nearest property boundary. Due to the proximity and setting of the parking lot within a City Park, it is the opinion of the Greenwood Parks Department that the omission of parking lot islands/trees will not negatively impact public health and/or safety. Freedom Park host over 200 species of large and small canopy trees, with the anticipation of future planting initiatives.

- (2) The strict application of the applicable ordinance standard will result in practical difficulties in the development due to the particular physical surroundings, unique constraints, or topographical conditions of the subject property.

The implementation of Parking Lot Islands with landscape/tree planting will be obstacles for current and future surveillance of the property. The Greenwood Parks Department relies on passive surveillance and surveillance cameras to provide a clear/unobstructed view of all facilities for public safety of the Pickleball players and all park patrons, who may play in the evening.

- (3) These conditions will not substantially alter the character of the subject district or neighborhood.

The Parking lot setting is within Freedom Park, which exhibits numerous species of large and small canopy trees, the omission of parking lot islands/trees will not alter the Parks character. Freedom Park host over 200 species of large and small canopy trees, with the anticipation of future planting initiatives. The site is a park, which includes greenspace/park amenities.

- (4) The practical difficulties were not self-imposed and cannot be overcome by reasonable design alternatives. Financial hardship does not constitute grounds for a waiver.

The implementation of parking lot islands (with tree) would create obstructed views. The obstructions would be a detriment to public safety. Proposed parking lot light will be provided, the lighting in conjunction with trees would create unwanted shadowing in a public parking lot.

- (5) The waiver request is necessary and represents a minimal deviation from explicit ordinance standards.

The request is on the basis of public safety. Public safety relates to having clear unobstructed surveillance views of the public Parking lot for Freedom Park and amenities. The site will include additional landscaping elsewhere, and is already mostly a greenspace amenity. Freedom Park host over 200 species of large and small canopy trees, with the anticipation of future planting initiatives.

Freedom Park—Pickleball Complex

Waiver Request

Section 10-03-06J2a, J2b one tree, three shrubs every 35' for parking lot perimeter

- (1) The approval of the waiver request will not be detrimental to the public safety, health, and welfare, or injurious to property within a reasonable proximity to the subject property involved in the waiver request

The proposed parking lot expansion is approximately 350 LF to the nearest property boundary. Due to the proximity and setting of the parking lot within a City Park, it is the opinion of the Greenwood Parks Department that the omission perimeter plantings will not negatively impact public health and/or safety. Freedom Park host over 200 species of large and small canopy trees, with the anticipation of future planting initiatives.

- (2) The strict application of the applicable ordinance standard will result in practical difficulties in the development due to the particular physical surroundings, unique constraints, or topographical conditions of the subject property.

The implementation of perimeter shrubs will impact the visitor experience, especially pickleball players and park patrons who need easy access to the courts or other areas of the park from the parking lot. Additionally, plant material will be obstacles for current and future surveillance of the property. The Greenwood Parks Department relies on passive surveillance and surveillance cameras to provide a clear/unobstructed view of all facilities for public safety.

- (3) These conditions will not substantially alter the character of the subject district or neighborhood.

The Parking lot setting is within Freedom Park, which exhibits numerous species of large and small canopy trees, the omission of perimeter planting shrubs will not alter the Parks character. Freedom Park host over 200 species of large and small canopy trees, with the anticipation of future planting initiatives. The site is a park, which include greenspace.

- (4) The practical difficulties were not self-imposed and cannot be overcome by reasonable design alternatives. Financial hardship does not constitute grounds for a waiver.

The implementation of perimeter planting shrubs would create obstructed views. The obstructions would be a detriment to public safety. A park is a unique greenspace with evening activities that does not fit the mold of a commercial parking lot.

- (5) The waiver request is necessary and represents a minimal deviation from explicit ordinance standards.

The request is on the basis of public safety and the unique land use of a Park. Clear unobstructed surveillance views of the public Parking lot for Freedom Park and amenities. The site will include additional landscaping elsewhere, and is already mostly a greenspace amenity. Freedom Park host over 200 species of large and small canopy trees, with the anticipation of future planting initiatives.

RAINGARDEN PLANT SCHEDULE - BASE BID

	RAINGARDEN MIX A	1,217 sf	
	Carex lurida / Lurid Sedge	1,265	12" oc
	Echinacea purpurea / Purple Coneflower	1,265	12" oc
	Ratibida pinnata / Yellow Coneflower	1,265	12" oc
	RAINGARDEN MIX B	1,400 sf	
	Lobelia siphilitica / Great Lobelia	1,455	12" oc
	Rudbeckia fulgida 'Goldstrum' / Blackeyed Susan	1,455	12" oc
	Sporobolus heterolepis / Prairie Dropseed	1,455	12" oc
	RAINGARDEN MIX C	3,143 sf	
	Carex vulpinoidea / Fox Sedge	3,267	12" oc
	Iris virginica / Blue Flag Iris	3,267	12" oc

NOTE: ALL PLANTS ARE TO BE 2 1/2" PLUGS
*PLANT PLUGS IN DRIFTS OF 15-20 OF THE SAME SPECIES

PLANT SCHEDULE

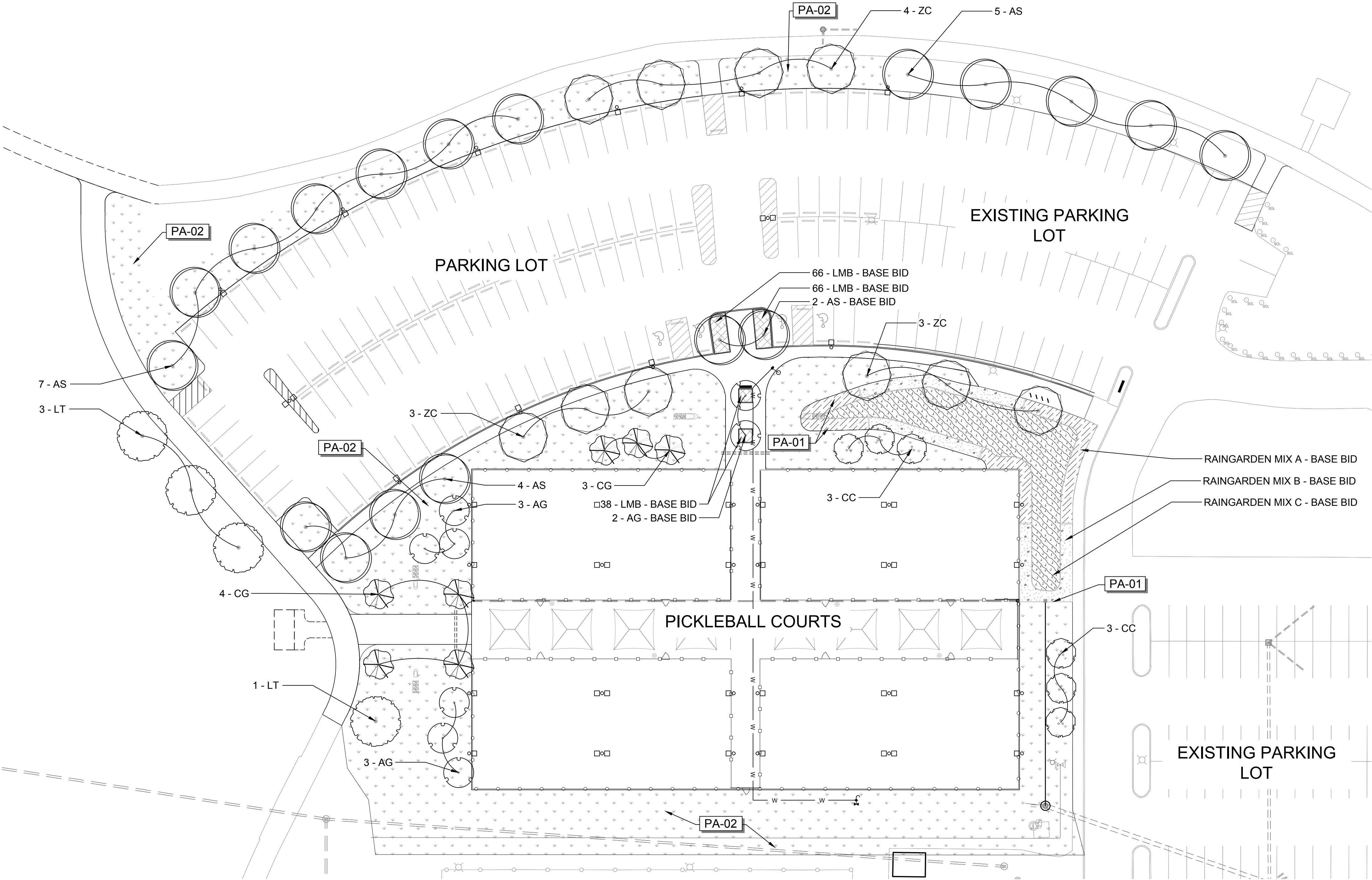
TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
AS	Acer saccharum Sugar Maple	2.5" Cal.	B & B	18
LT	Liriodendron tulipifera Tulip Tree	2.5" Cal.	B & B	4
ZC	Zelkova serrata 'JFS-KW1' City Sprite® Japanese Zelkova	2.5" Cal.	B & B	10
ORNAMENTAL TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
AG	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Apple Serviceberry Multi-Stem	1.5" Cal.	B & B	8
CC	Cercis canadensis Eastern Redbud Multi-Stem	1.5" Cal.	B & B	6
CG	Crataegus crus-galli inermis TM Thornless Cockspur Hawthorn	1.5" Cal.	B & B	7
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	SPACING	
LMB	Liriope muscari 'Big Blue' Big Blue Lilyturf	1 Gal	18" o.c.	170

PLANTING NOTES

- A. CONTRACTOR RESPONSIBLE FOR EROSION CONTROL IN ALL SEEDED/SODDED AREAS.
- B. PLANT MATERIAL SHALL BE INSTALLED AND MAINTAINED BY A QUALIFIED AND EXPERIENCED LANDSCAPE CONTRACTOR.
- C. LOCATE AND VERIFY ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO STARTING LANDSCAPE WORK.
- D. STAKE AND CONFIRM ALL DIMENSIONS, GRADES, AND PLANT LAYOUT PRIOR TO STARTING WORK. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT IMMEDIATELY.
- E. PROVIDE 3" SHREDDED HARDWOOD MULCH IN ALL PLANTING BEDS AND IN 5' DIA AROUND ALL TREES UNLESS OTHERWISE NOTED. CONTRACTOR SHALL PROVIDE A MULCH RING AROUND ALL EXISTING TREES WITHIN THE LIMIT OF WORK. REMOVE ALL EXISTING GRASS FROM AREA TO BE MULCHED AND PROVIDE A TYPICAL SPADE EDGE.
- F. DO NOT LOCATE PLANTS WITHIN 10' OF UTILITY STRUCTURES, OR WITHIN 5' HORIZONTALLY OF UNDERGROUND UTILITY LINES UNLESS OTHERWISE SHOWN ON THE PLANS. CONSULT WITH LANDSCAPE ARCHITECT IF THESE CONDITIONS EXIST.
- G. PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL AGENCIES ONLY. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN AND SPECIFIED. SUBSTITUTIONS SHALL NOT BE ALLOWED UNLESS SUBMITTED IN WRITING AT LEAST 10 DAYS PRIOR TO BID DATE AND APPROVED VIA ADDENDUM BY LANDSCAPE ARCHITECT.
- H. SEED ALL AREAS DISTURBED BY CONTRACTOR'S OPERATIONS, INCLUDING AREAS BEYOND.
- I. PLANTING BEDS SHALL RECEIVE SPADE EDGE UNLESS OTHERWISE NOTED.
- J. AMEND OR INSTALL TOPSOIL PER SPECIFICATIONS, TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS OR EXTRANEIOUS MATERIALS LARGER THAN 1". VERIFY DEPTH AND QUALITY OF TOPSOIL PRIOR TO PLANT INSTALLATION. LAWN AREAS SHALL HAVE A MIN. OF 4" TOPSOIL, AND PLANTING BEDS A MIN. OF 12". TOPSOIL SHALL BE STOCKPILED AND REUSED ON SITE. WHERE QUANTITIES ARE INSUFFICIENT, TOPSOIL MAY BE IMPORTED FROM OFF SITE.
- K. PROVIDE PRE-EMERGENT HERBICIDE ON PLANTING BEDS AT RATES PER MANUFACTURER'S DIRECTIONS.
- L. TREES SHALL NOT BE STAKED EXCEPT WITH APPROVAL FROM LANDSCAPE ARCHITECT FOR ACCOMMODATION OF ENVIRONMENTAL CONDITIONS.
- M. INSTALL ALL PLANT MATERIAL IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AS REQUIRED BY LOCAL JURISDICTIONS.
- N. PLANT MATERIAL AND WORKMANSHIP SHALL BE WARRANTED FOR A PERIOD OF 1 YEAR FROM SUBSTANTIAL COMPLETION. REPLACE ALL PLANTS MORE THAN 1/4 DEAD AS SOON AS WEATHER CONDITIONS ALLOW THROUGHOUT WARRANTEE PERIOD.

REFERENCE NOTES SCHEDULE

SYMBOL	PLANTING AREA DESCRIPTION	DETAIL
PA-01	SPADE EDGE	4/L3.1
PA-02	LAWN	



405 Massachusetts Avenue
Suite 3B
Indianapolis, IN 46204
T 317.536.6161
hitchcockdesigngroup.com

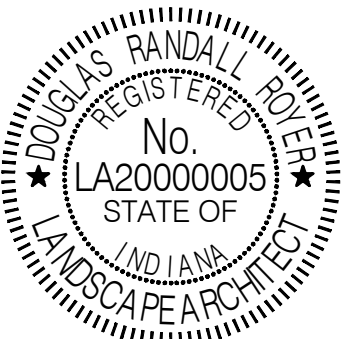
PREPARED FOR
City Of Greenwood

100 Surina Way
Greenwood , IN 46143

PROJECT
Freedom Park
Pickleball
Complex
850 W Stop 18 Road
Greenwood, IN 46143

CONSULTANTS
Electrical Engineer
Guidon
Indianapolis, IN 46202
T 317.800.6388

Civil Engineer
LandWorx Engineering
Indianapolis, IN 46202
T 317.616.0177



100% CONSTRUCTION
DOCUMENTS

ISSUED
June 1, 2023
REVISIONS

No	Date	Issue

CHECKED BY
MT

DRAWN BY
MUA

SHEET TITLE
Overall Planting
Plan

SCALE IN FEET
1" = 30'

0' 15' 30' 90'

NORTH

SHEET NUMBER

L2.0

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