

Staff Report – Plan Commission

Docket #:	PC2023-056 Honey Creek Zone Map Change	Hearing Date:	October 23, 2023
Address:	NE Corner Honey Creek Road and Smokey Row Road, Greenwood		
Applicant:	Lennar Homes of Indiana, Brian Tuohy, 50 S. Meridian Street, Ste. 700, Indianapolis		
Owner:	Bowman Family Investment Property LLC, 6755 S. Gray Road, Indianapolis		
Staff Contact:	Gabe Nelson, nelsong@greenwood.in.gov , 317.887.5230		

Request:

The purpose of this request is to rezone approximately 245 acres from its existing zoning of Agricultural (AG) to Residential Medium (RM) and Residential Large (RL) to allow for an up to 380 lot single family home residential development.

Location:

The subject property is located across 245 acres west of Honey Creek Road and north of Smokey Row Road. Parcel ID # 41-04-13-013-019.002-040, 41-04-13-014-007.000-040, 41-04-13-032-002.000-040, 41-04-13-033-032.000-040, 41-04-13-033-033.000-040, 41-04-13-041-019.004-040, 41-04-13-042-019.003-040, and 41-04-13-044-019.000-040. Legally described as per the attached legal description in Exhibit E.

Existing & Surrounding Land Use:

The property is zoned Agriculture and the land is currently used for agricultural purposes

- North: Residential Large (RL)/Planned Unit Development (PUD)
Large Lot Residential/Center Grove Park PUD
- South: Residential Multi-Unit Complex (RMC)/Residential Medium (RM)/Agriculture (AG)
Redwood Apartments/Lone Pine Farms/Agriculture
- East: R-2 Single Family (Johnson Co.)
Large Lot Residential/Agriculture
- West: Residential Large (RL)/Commercial Medium (CM)/Agriculture (AG)
Large Lot Residential

See Attached Exhibit B – Existing Zoning Map

Ordinance References:

- Resolution No. 07-12, 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 approximately 245.09 acre site is located between State Road 135 and Honey Creek Road north of Smokey Row Road (the "Site"). Petitioner proposes to develop detached single-family residences on the Site. To provide for such development, respectfully requests the following: that the northern approximately 24.35 acres of the Site be rezoned to the RM district; that the centrally located approximately 172.74 acres be rezoned to the RL district; and that the southern approximately 48 acres be rezoned to the RM district.

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):

For the land located between State Road 135 and Honey Creek Road, the Future Land Use Map adopted December 17, 2012 recommends Single-family Residential for the east side near Honey Creek Road and Mixed-Use land uses for west side near State Road 135. The proposed rezoning will allow for single-family residential uses on the site, which is compatible with the Comprehensive Plan for the east portion of the Site. Petitioner is not proposing single-family residences directly adjacent to State Road 135. Additionally, Petitioner proposes a mix of lot sizes of the single-family residential lots to provide various housing options.

Staff Comment: Staff generally agrees with petitioner's statement. This project is primarily located in the single family district of the Proposed Land Use Map, but also covers a portion of the future mixed use district. Although this project does not include any non-residential uses, it does leave the portion along State Road 135 open for non-residential uses.

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):

Certain land north of the Site is zoned residential and/or improved with residential uses. Additionally, land to the east and south of the site is zoned residential and/or improved with residential uses. The proposed rezoning and residential uses are consistent and compatible with nearby residential uses. Additionally, existing and/or future commercial uses in the area will serve the proposed residences.

Staff Comment: This proposed development is in line with the surrounding area. The entire development is bordered by large lot residential with the exception of Lone Pine Farms and Redwood Apartments to the south, which is a developing medium lot size residential subdivision.

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

The petitioner has indicated that:

The proposed rezoning is consistent with the 2012 Future Land Use Map. The proposed residential development is compatible with the existing residential development near the Site. The mix of lot sizes within the development will provide various housing options for the Greenwood Community.

Staff Comment: Staff generally agrees with petitioner's statement. This project is primarily located in the single family district of the Proposed Land Use Map, but also covers a portion of the future mixed use district. Although this project does not include any non-residential uses, it does leave the portion along State Road 135 open for non-residential uses.

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 residential development will increase the City's tax base and is compatible with both nearby residential uses and the 2012 Future Land Use Map. Additionally, the mix of lot sizes within the development will provide various housing options for the Greenwood Community.

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:

The request will allow for residential development on a currently agricultural site and such residential development is compatible with nearby residential uses. The location of the site is also near existing/future commercial uses, which will serve the proposed residences.

Staff Comment: Staff agrees with petitioner's statement. The Future Land Use Map calls single family residential and mixed use developments in this area. As this project falls into both districts, it only covers the single family residential aspect. The project does leave ample room along State Road 135 for commercial or multi-family development, but that development would fall upon other builders and not part of this proposed development.

Recommendation:

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

Conditions:

1. The development shall be in compliance with Unified Development Ordinance as amended. Compliance with this condition must be met before a Land Alteration Permit is released.
2. Any infrastructure improvements will be performed in accordance with the Technical Review Committee.
3. A traffic study shall be required.
4. Trails shall be designed and built in accordance with the Greenwood Future Land Use Map, including internal trail connections between the Honey Creek Road Trail and the Honey Creek Trail.
5. A trailhead shall be provided near the Honey Creek Trail.
6. Petitioner shall provide right-of-way connectivity to adjacent undeveloped or underdeveloped properties.

Attachments:

Exhibit A – Aerial Map

Exhibit B – Existing Zoning Map

Exhibit C – Conceptual Lot Layout/Zoning Color

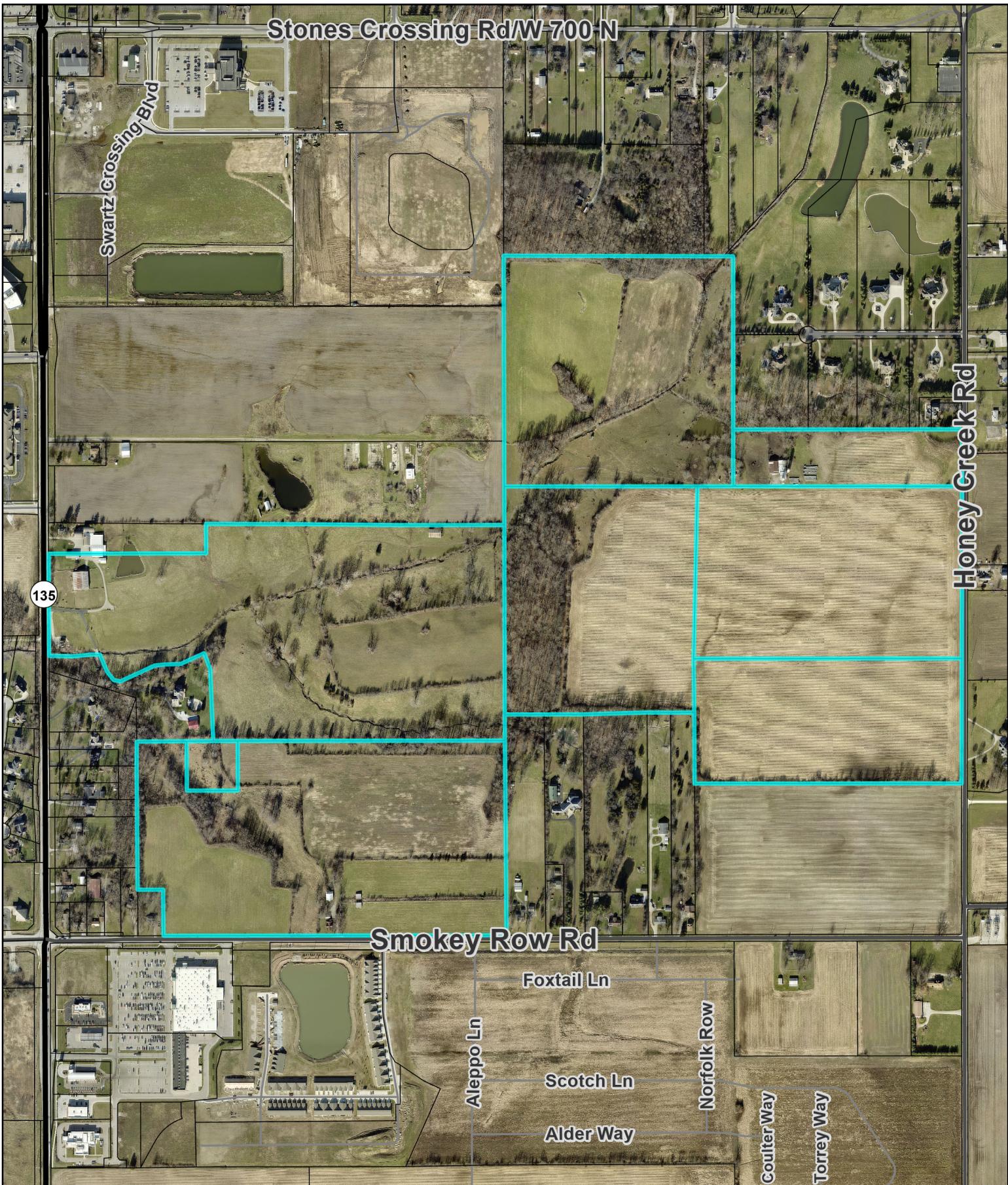
Exhibit D – Legal Description

Exhibit E – Proposed (Future) Land Use Map

Exhibit F – Survey Description

Aerial Map

Exhibit A

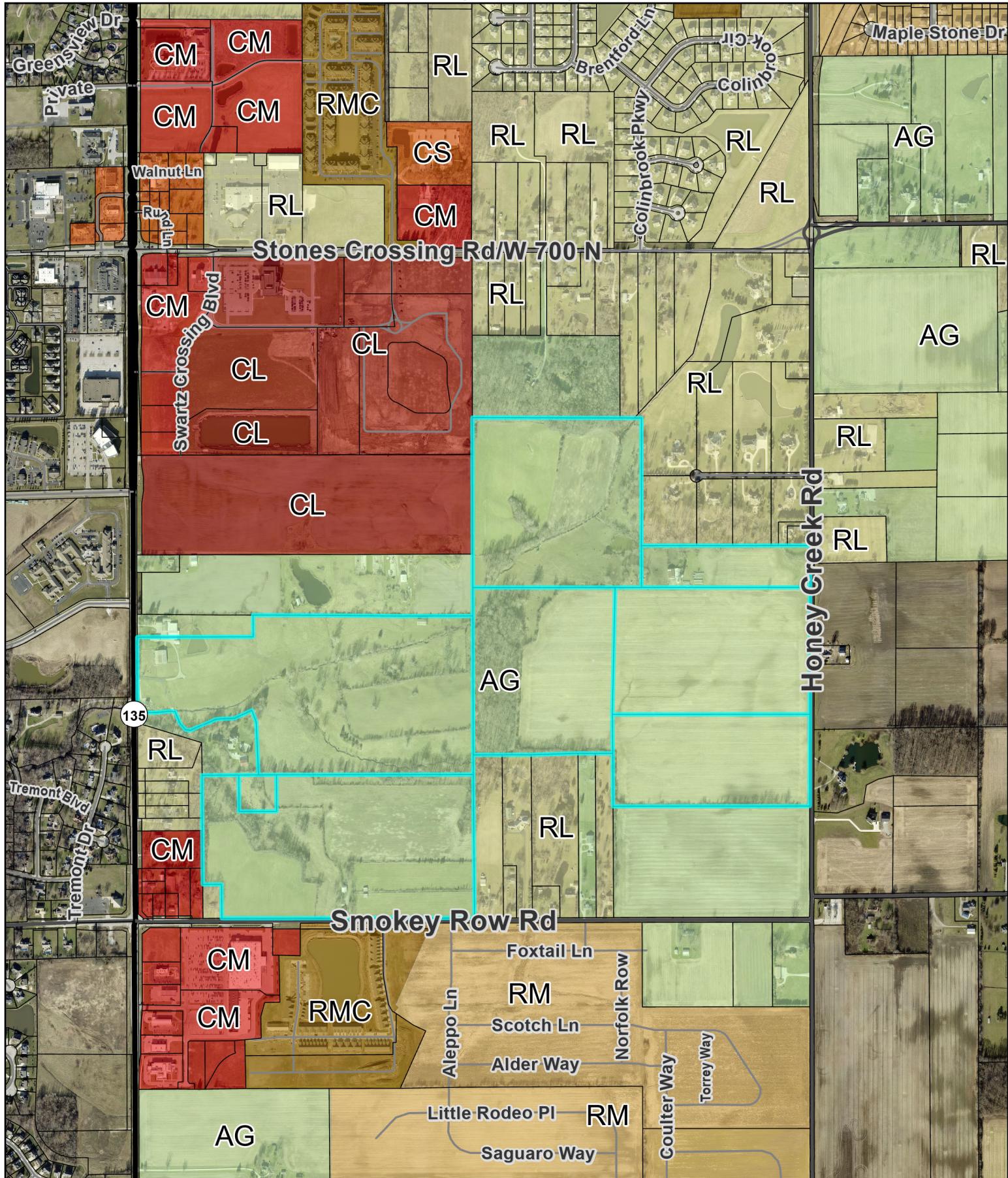


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Existing Zoning Map

Exhibit B



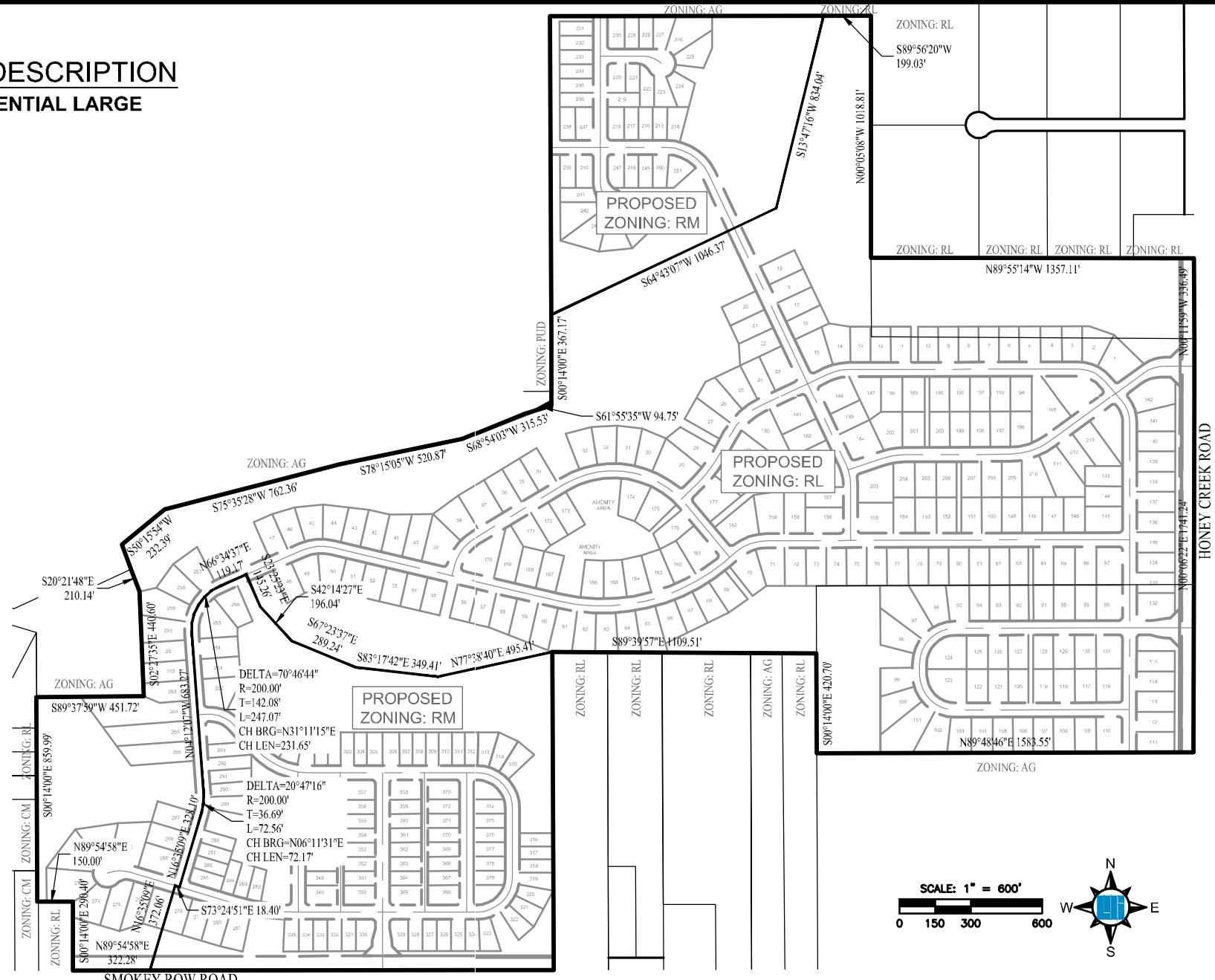
AC - Airport	IC - Interstate Commercial	OS - Open Space
AG - Agriculture	IL - Industrial Large	PUD - Planned Unit Development
CL - Commercial Large	IM - Industrial Medium	RL - Residential Large Lot
CM - Commercial Medium	OT - Old Town	RM - Residential Medium Lot
CS - Commercial Small	OTR - Old Town Residential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

RMC - Residential Multi-Unit Complex
RMH - Residential Mobile Home



LEGAL DESCRIPTION
RL - RESIDENTIAL LARGE

SEE SHEET 2 OF 2



WEIHE
E N G I N E E R S

10505 N. College Avenue
Indianapolis, Indiana 46280
weihc.net
317 | 846 - 6611

HONEY CREEK FARMS

SHEET 1 OF 2

RL ZONING EXHIBIT

DATE: September 21, 2023

LEGAL DESCRIPTION

RL - RESIDENTIAL LARGE

PART OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION SOUTH 00 DEGREES 06 MINUTES 22 SECONDS WEST (BEARINGS ARE BASED ON THE INDIANA COORDINATE SYSTEM, EAST ZONE (NAD83(2011))) 1741.24 FEET TO A POINT BEING 906.84 FEET NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER, SAID POINT BEING MARKED BY A SET MAG NAIL IN A WASHER STAMPED "WEIHE ENGR. 0012" (HEREINAFTER "SET MAG NAIL"); THENCE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SOUTH 89 DEGREES 48 MINUTES 46 SECONDS WEST 1583.55 FEET TO A POINT BEING 1109.46 FEET EAST OF THE WEST LINE OF SAID QUARTER AS MEASURED PARALLEL WITH SAID SOUTH LINE, SAID POINT BEING MARKED BY A SET FIVE-EIGHTHS-INCH DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "WEIHE ENGR. 0012" (HEREINAFTER "SET REBAR"); THENCE PARALLEL WITH THE WEST LINE OF SAID QUARTER NORTH 00 DEGREES 14 MINUTES 00 SECONDS WEST 420.70 FEET TO A SET REBAR ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID QUARTER; THENCE ALONG SAID SOUTH LINE NORTH 89 DEGREES 39 MINUTES 57 SECONDS WEST 1109.51 FEET TO A SET REBAR ON THE WEST LINE OF SAID QUARTER; THENCE SOUTH 77 DEGREES 38 MINUTES 40 SECONDS WEST 495.41 FEET; THENCE NORTH 83 DEGREES 17 MINUTES 42 SECONDS WEST 349.41 FEET; THENCE NORTH 67 DEGREES 23 MINUTES 37 SECONDS WEST 289.24 FEET; THENCE NORTH 42 DEGREES 14 MINUTES 27 SECONDS WEST 196.04 FEET; THENCE NORTH 23 DEGREES 25 MINUTES 23 SECONDS WEST 145.26 FEET; THENCE SOUTH 66 DEGREES 34 MINUTES 37 SECONDS WEST 119.17 FEET TO THE POINT A CURVATURE OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 247.07 FEET AND BEING SUBTENDED BY A LONG CHORD BEARING SOUTH 31 DEGREES 11 MINUTES 15 SECONDS WEST 231.65 FEET; THENCE SOUTH 04 DEGREES 12 MINUTES 07 SECONDS EAST 683.27 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 72.56 FEET AND BEING SUBTENDED BY A LONG CHORD BEARING SOUTH 06 DEGREES 11 MINUTES 31 SECONDS WEST 72.17 FEET; THENCE SOUTH 16 DEGREES 35 MINUTES 09 SECONDS WEST 328.10 FEET; THENCE NORTH 73 DEGREES 24 MINUTES 51 SECONDS WEST 18.40 FEET; THENCE SOUTH 16 DEGREES 35 MINUTES 09 SECONDS WEST 372.06 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE ALONG THE SOUTH LINE OF SAID QUARTER SOUTH 89 DEGREES 54 MINUTES 58 SECONDS WEST 322.28 FEET TO A SET MAG NAIL; THENCE PARALLEL WITH THE EAST LINE OF SAID QUARTER NORTH 00 DEGREES 14 MINUTES 00 SECONDS WEST 290.40 FEET TO A SET REBAR; THENCE PARALLEL WITH SAID SOUTH LINE SOUTH 89 DEGREES 54 MINUTES 58 SECONDS WEST 150.00 FEET TO A SET REBAR; THENCE PARALLEL WITH SAID EAST LINE NORTH 00 DEGREES 14 MINUTES 00 SECONDS WEST 859.99 FEET TO A POINT ON THE EXTENSION OF THE SOUTH LINE OF THE PONDER TRACT AS DESCRIBED IN INSTRUMENT NUMBER 2017-008219 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE ALONG SAID SOUTH LINE AND THE EXTENSION THEREOF NORTH 89

DEGREES 37 MINUTES 59 SECONDS EAST PASSING THROUGH A REBAR WITH A PINK CAP STAMPED "NPES 20100076" (HEREINAFTER "NORTHPOINTE REBAR") AT 0.93 FEET, A TOTAL DISTANCE OF 451.72 FEET TO A NORTHPOINTE REBAR; THENCE NORTH 02 DEGREES 27 MINUTES 35 SECONDS WEST 440.60 FEET TO A NORTHPOINTE REBAR; THENCE NORTH 20 DEGREES 21 MINUTES 48 SECONDS WEST 99.48 FEET TO A FENCE CORNER POST; THENCE NORTH 20 DEGREES 21 MINUTES 48 SECONDS WEST, PASSING THROUGH A SET REBAR AT 90.00 FEET, A TOTAL DISTANCE OF 110.66 FEET TO THE CENTER OF HONEY CREEK; THENCE ALONG THE CENTER OF HONEY CREEK THE FOLLOWING FIVE (5) COURSES:

- 1) NORTH 50 DEGREES 15 MINUTES 54 SECONDS EAST 232.39 FEET;
- 2) NORTH 75 DEGREES 35 MINUTES 28 SECONDS EAST 762.36 FEET;
- 3) NORTH 78 DEGREES 15 MINUTES 05 SECONDS EAST 520.87 FEET;
- 4) NORTH 68 DEGREES 54 MINUTES 03 SECONDS EAST 315.53 FEET;
- 5) NORTH 61 DEGREES 55 MINUTES 35 SECONDS EAST 94.75 FEET TO THE EAST LINE OF THE SAID SOUTHWEST QUARTER;

THENCE ALONG SAID EAST LINE AND THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION NORTH 00 DEGREES 14 MINUTES 00 SECONDS WEST, PASSING THROUGH A SET REBAR AT 44.09 FEET, A TOTAL DISTANCE OF 367.17 FEET; THENCE NORTH 64 DEGREES 43 MINUTES 07 SECONDS EAST 1046.37 FEET; THENCE NORTH 13 DEGREES 47 MINUTES 16 SECONDS EAST 834.04 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 56 MINUTES 20 SECONDS EAST 199.03 FEET TO A SET REBAR AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER SOUTH 00 DEGREES 05 MINUTES 08 SECONDS EAST 1018.81 FEET TO THE SOUTHWEST CORNER OF STONE RIDGE SUBDIVISION PER THE PLAT THEREOF RECORDED IN PLAT BOOK D, PAGES 102A AND 102B IN SAID RECORDER'S OFFICE, SAID CORNER BEING MARKED BY A SET REBAR; THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION AND THE EXTENSION THEREOF SOUTH 89 DEGREES 55 MINUTES 14 SECONDS EAST 1357.11 FEET TO A SET MAG NAIL ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 11 MINUTES 59 SECONDS EAST 336.49 FEET TO THE POINT OF BEGINNING, CONTAINING 172.74 ACRES, MORE OR LESS.

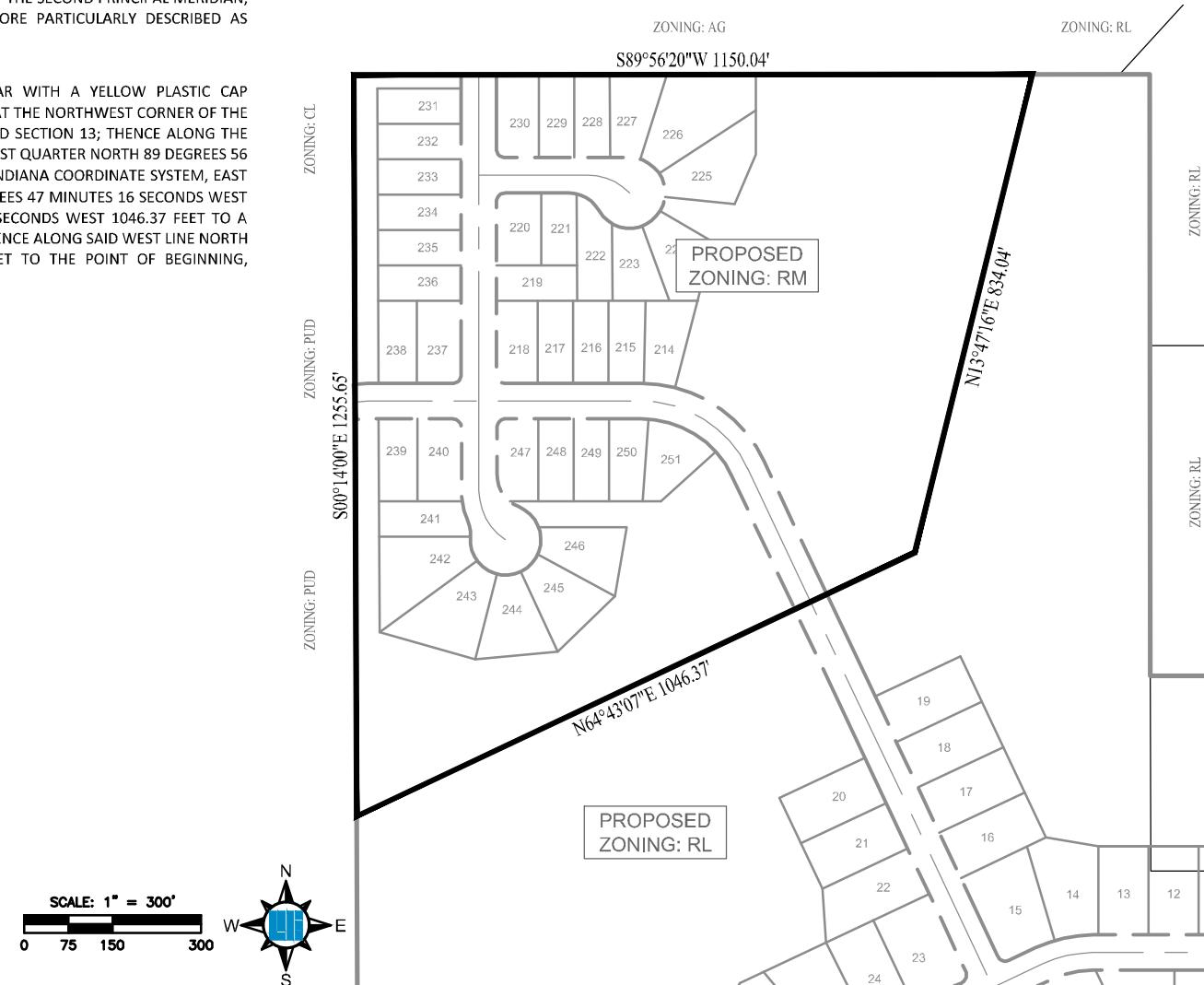
LEGAL DESCRIPTION

RM - RESIDENTIAL MEDIUM

PROPOSED RM NORTH

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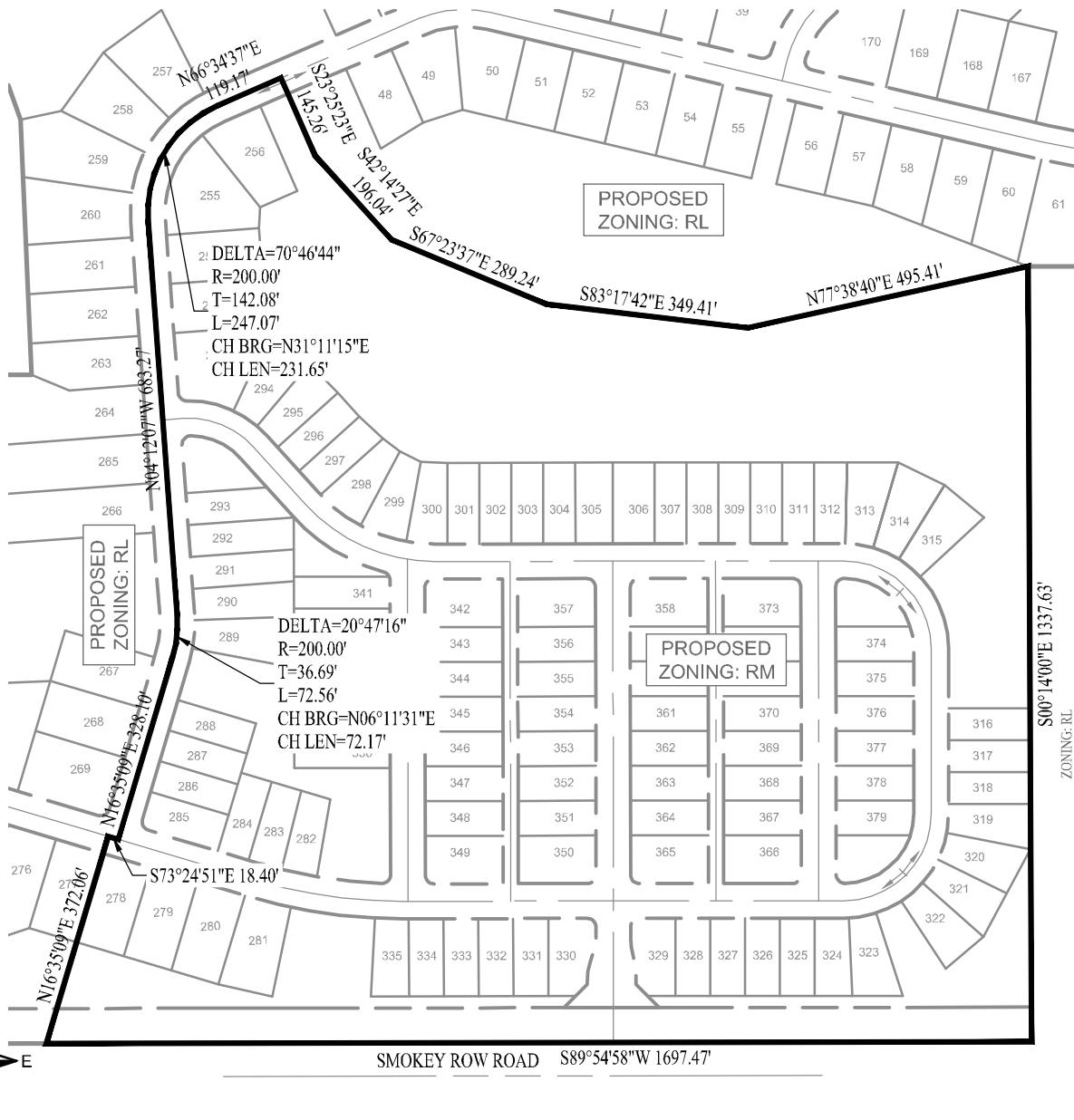
LEGAL DESCRIPTION

RM - RESIDENTIAL MEDIUM

PROPOSED RM SOUTH

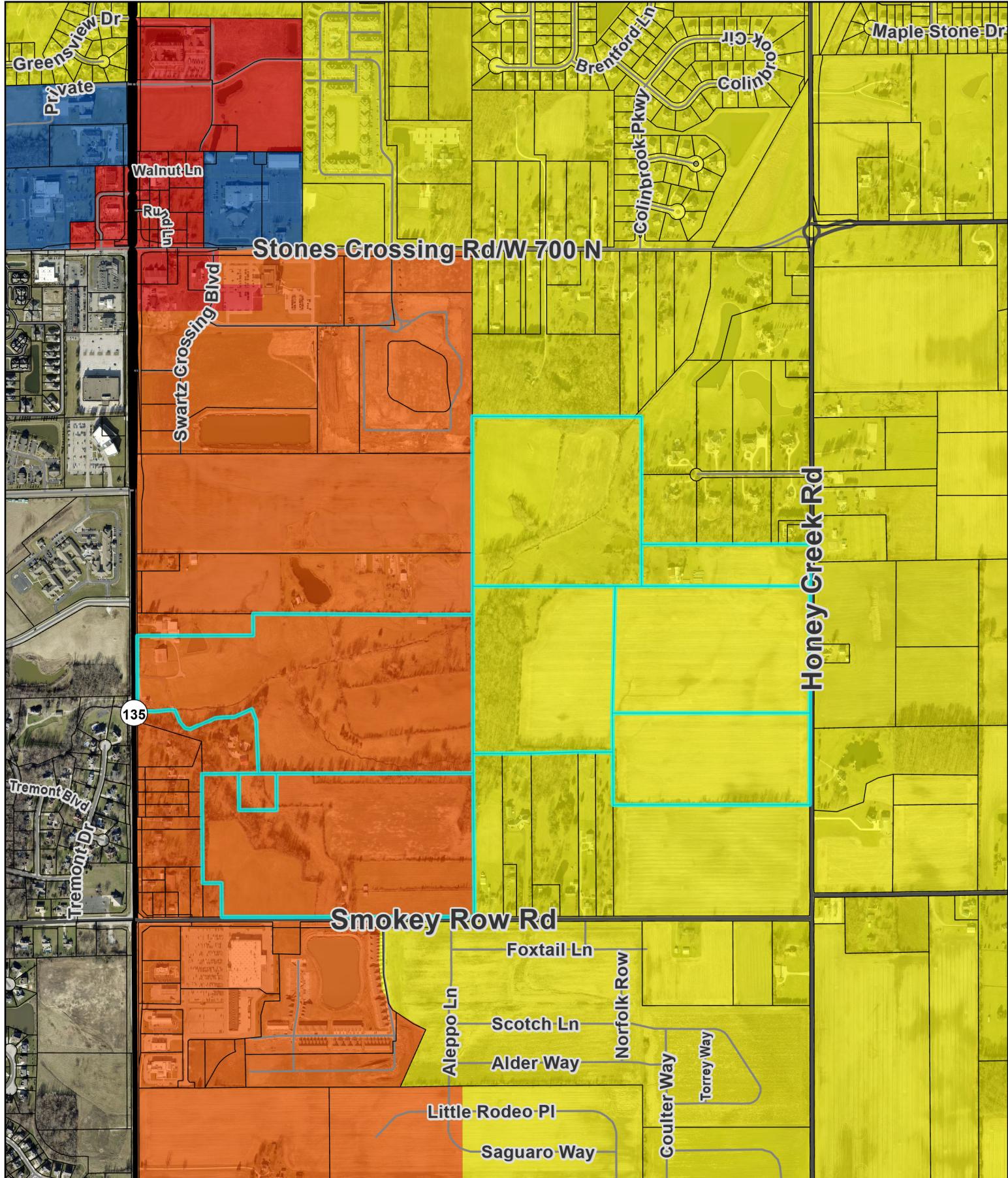
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Proposed Land Use Map

Exhibit E



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



SURVEY DESCRIPTION

PART OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA BEING THAT TRACT OF LAND SHOWN ON A SURVEY CERTIFIED ON SEPTEMBER 8, 2023 BY JOSHUA DAVID WERNER, PROFESSIONAL SURVEYOR NUMBER LS21200020 UNDER WEIHE ENGINEERS INC. PROJECT NUMBER W230270, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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