

Staff Report – Plan Commission

Docket #:	PC2023-061	Hearing Date:	December 11, 2023
Address:	1120 N SR 135		
Applicant:	Bill Terry, Weihe Engineers		
Owner:	Rob Warstler, FTMT LLC		
Staff Contact:	Gabe Nelson, nelsong@greenwood.in.gov, 317.887.5230		

Request:

7Brew requests landscape waivers from Sec 10-03-06 G - Foundation Plantings: A planting strip with a minimum width of ten feet (10') along the full-length of the foundation facing a street. Petitioner requests to place the required foundation plantings elsewhere on site.

Location:

1120 N SR 135. Located on the northwest corner of SR 135 and Meridian Meadows Rd.

Existing & Surrounding Land Use:

The Site: CM (Commercial Medium)

North: CM (Commercial Medium)

West: CM (Commercial Medium)

South: CM (Commercial Medium)

East: CM (Commercial Medium)

Recommendations:

Staff **recommends approval** of this petition

Attachments:

Waiver request

Landscaping Site Plan

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

Project 7 Brew

Docket PC2023-061

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:

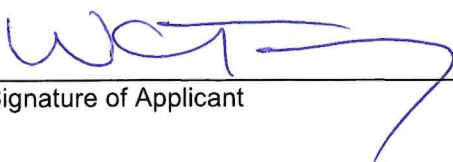
- (1) The approval of the waiver request will not be detrimental to the public safety, health, and welfare, or injurious to property within a reasonable proximity to the subject property involved in the waiver request.
- (2) The strict application of the applicable ordinance standard will result in practical 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: F. 5. G. Foundation Plantings. Required plantings are placed elsewhere onsite.
2. Section 10- _____: _____
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.



Signature of Applicant



November 8th, 2023

City of Greenwood Planning
300 South Madison Ave
Greenwood, Indiana 46142
Attn: Nicki Mueller

RE: **Attachment P: Landscape Waiver Request - Section 10-03-06G**

- (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.

Response: There will be no concerns to the public's safety, as the shrubs that could not be planted within the 10' foundation planting requirement, will be placed elsewhere onsite.

- (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.

Response: With such a small lot (20,000 SF) and the landscaping ordinance to adhere to, much of the open space is with a tree or a shrub. 7 Brew is a double lane drive thru with minimal foundation planting area.

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

Response: No, still a 5 foot strip along the southern edge of the building.

- (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.

Response: Several design versions of the site were done. Due to the onsite constraints from setbacks to minimum impervious of the lot, final layout was the best option to maximize the zoning ordinance requirements to meet.

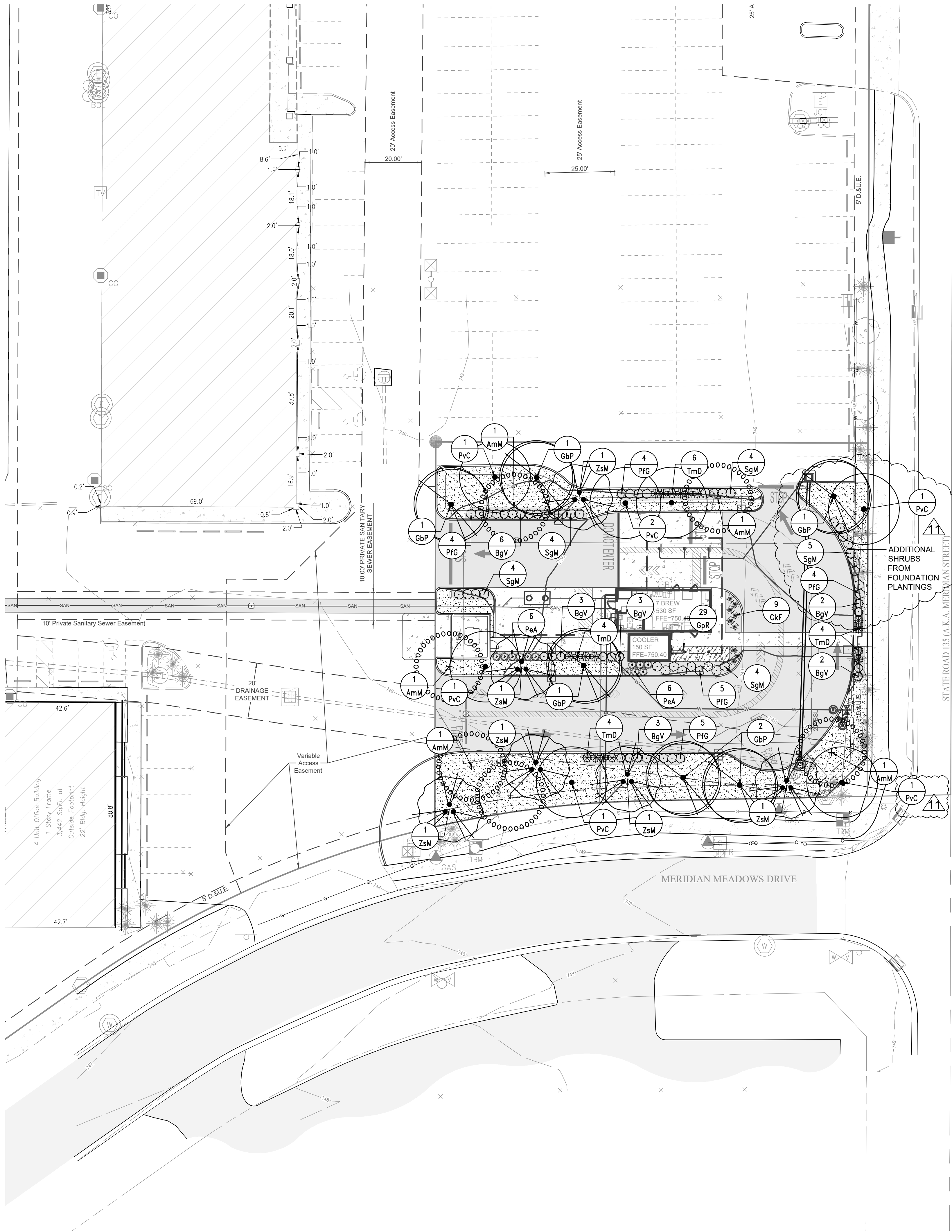
- (5) The waiver request is necessary and represents a minimal deviation from explicit ordinance standards.

Response: There is still a 5 foot strip along the southern building and 5 foot is taken away from the location of the canopy. Those plantings will be dispersed along SR 135.



A handwritten signature in black ink, appearing to read "W C T" followed by a long, sweeping horizontal line that ends in a small hook.

Bill Terry
Senior Project Manager



GREENWOOD - LANDSCAPE ORDINANCE REQUIREMENTS		
REQUIREMENT:	REQUIRED:	PROVIDED:
10.03.06 FOUNDATION PLANTING PLANT NON TURFF GRASS IN A PLANTING STRIP (WIDTH OF 10') ALONG THE FULL LENGTH OF THE FOUNDATION FACING A STREET.	10' WIDTH PLANTINGS	6'-10' WIDTH PLANTINGS (REQUIRES VARIANCE)
10.03.06 PARKING LOT PLANTING ISLAND REQUIRED EVERY 14 PARKING SPACES. ISLAND MUST BE AT LEAST 10' WIDTH AND 180SF AREA. 1 TREE IN EVERY ISLAND 5' WIDTH OF CONTINUOUS SHRUBS AT THE PERIMETER OF THE PARKING LOT. 1 TREE AND 3 SHRUBS PER 35' OF LINEAL FEET OF PLANTING	4 PARKING SPACES NO ISLAND REQUIRED PLANTINGS ALONG DRIVE THRU LANES (684LF) 20 TREES & 59 SHRUBS	
10.03.06 STREETSCAPING PLANTING 1 TREE PER 40' ALONG FRONTAGE	110' ALONG SR135 2.75 TREE 155' MEADOWS DR 3.87 TREES	SR135 2 TREES (REPLACE EXISTING) MEADOW DR 3 TREES
10.03.06 BUFFERING PLANTING N/A		

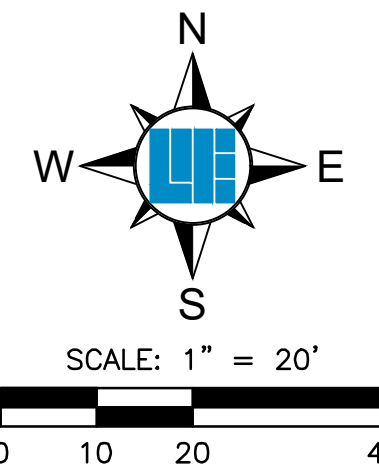
PLANT SCHEDULE									
PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	B&B	CONT.	MATURE SIZE	SPECIAL INSTRUCTIONS	% GENUS
CANOPY DECIDUOUS TREES									
AmM	ACER MIYABEI 'MORTON'	STATE STREET MAPLE	2" cal.	6	X		50'T x 35'W		26%
GbP	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2" cal.	6	X		50'T x 25'W	MALE ONLY	26%
PvC	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKEBERRY	2" cal.	7	X		25'T x 25'W		22%
ZsM	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO ZELKOVA	2" cal.	6	X		50'T x 20'W		26%
DECIDUOUS SHRUBS									
PFG	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	#3	22		X	2'T x 6'W		25%
SgM	SPIRAEA X 'GOLD MOUND'	GOLD MOUND SPIREA	#3	21		X	4'T x 5'W		22%
EVERGREEN SHRUBS									
BgV	BUXUS X KOREANA 'GREEN VELVET'	GREEN VELVET BOXWOOD	#3	19	X		3'T x 3'W		27%
TmD	TAXUS MEDIA 'DENSIFORMIS'	DENSIFORM YEW	#5	18	X		3'T x 4'W		25%
ORNAMENTAL GRASSES									
CkF	CALAMAGROSTIS X ACUTIFLORA 'KARL FORSTER'	KARL FORESTER FEATHERED REED GRASS	#3	9		X	4'T x 2'W	24" O.C.	
PeA	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#3	12		X	2.5'T x 5'W	36" O.C.	
PERENNIALS									
GpR	GERANIUM PHAEUM 'RAVEN'	RAVEN DUSKY GERANIUM	#1	29		X	2.5'T x 1.5'W	24" O.C.	

LANDSCAPE PLAN NOTES

1. PERMIT SET
2. MOVED STRUCTURE 03
3. ADDED HDS XC-3
4. DOWN SIZED STR 101
5. REVISED GRADING: STORM SEWER AND DISTURBANCE
6. REMOVED ON-SITE HDS: ADJUSTED STORM & GRADINGS
7. ADDED WATER METER AND C&G KEY CORRECTIONS
8. ADDED GREASE TRAP
9. CITY COMMENT REVISIONS
10. CITY COMMENTS
11. CITY COMMENTS

LANDSCAPE LEGEND

MULCHED LANDSCAPE BEDS
SEED / SOD



WEIHE ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

Build with confidence.

PROJECT NO.: W230095
DWG NAME: W230095 C&G landscape
DESIGNED BY: DEO
DRAWN BY: JM
CHECKED BY: BT
DATE: 04/05/2023

DARRELL A. EDWARDS
REGISTERED PROFESSIONAL ENGINEER
No. 890047
STATE OF INDIANA

DARRELL ALAN EDWARDS P.E. 890047

BID SET

7 BREW
1140 N SR 135, GREENWOOD, IN 46142

LANDSCAPE PLAN

SECTION 14, TOWNSHIP 14 NORTH, RANGE 3 EAST, PLEASANT TOWNSHIP, JOHNSON COUNTY, INDIANA

PREPARED FOR:
SHEET NO.:
PROJECT NO.: W230095

C6.0