

PC2024-022 Panda Express Primary Plat

Present: Planning Director Gabriel Nelson, City Planner Kevin Tolloty, City Planner Nicki Mueller, City Engineer Mark St. John, City Engineering Paul Peoni, Building Commissioner Kenneth Seal, Sanitation Terry Houston, Stormwater Chris Jones, Fire Marshal Tracy Rumble, JCREMC Caleb Drake and Recording Secretary Stevie Jarrett

Petitioner: Lannie Cowden lannie.cowden@hva.cc

Lannie Cowden presented this project.

Gabriel Nelson, Planning Division, explained that there is a timeline for the primary plat submittal. Mr. Nelson stated that staff has not seen final plans or comments addressed. He doesn't believe they will be able to give a favorable recommendation at this meeting.

Paul Peoni, Engineering Division, asked about utilities. Duke Energy is working to show a schematic of the relocation. The easement would stay the same width. Ms. Cowden stated that they have been in talk with JC Penney's and Panda Express to work with the logistics of the replat. Mr. Peoni expressed concerns for the curb cut.

Mr. Nelson stated that planning staff has already sent comments.

Chris Jones, Stormwater, stated that stormwater will need an O&M manual.

Terry Houston, Sanitation, had no comments. The sewer line is private.

Tracy Rumble, Greenwood Sanitation, stated that this will be a loss of about 100 parking space. He stated that the mall will regret this at the holiday season. Mr. Nelson noted that we should not plan our parking for one day or week of the entire year.

Kenneth Seal, Building Division, asked about the double doors and if they would have emergency sensors. Mr. Seal stated that they just don't want anything permanently closed off.

Petitioner discussed the timeline of the next steps. Mr. Nelson explained that the variance request will appear at BZA on Monday, June 24. Mr. Nelson explained how to request a continuance.

Ms. Cowden asked if there is a preferred location for the sidewalk connections. Mr. Nelson explained that the City is committed to making the city more walkable. The mall is a place of redevelopment.

Mr. Nelson moved to provide an unfavorable recommendation as the primary plat is not compliant with the subdivision control ordinance portion of Greenwood's Unified Development Ordinance as the plan set submitted is inadequate and no drainage report calcs have been submitted, and adequate review times need to be addressed, seconded by Mr. Jones. All ayes.

MOTION CARRIES.



Chairman

Staff comments will need to be addressed before returning to the Tech Review Committee.

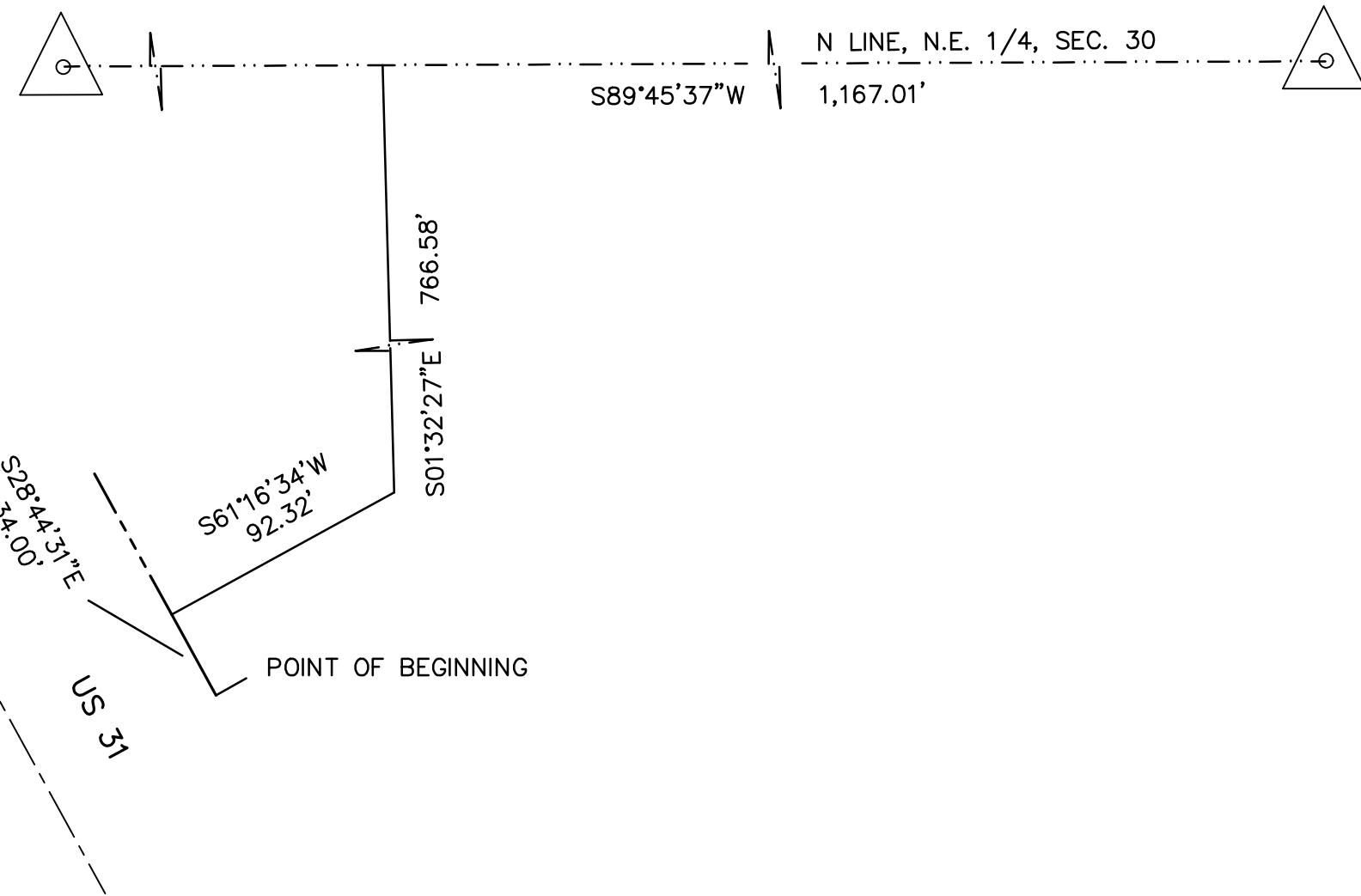
PRIMARY PLAT - GREENWOOD PARK
CITY OF GREENWOOD - JOHNSON COUNTY - INDIANA

PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 4 EAST

POINT OF COMMENCEMENT
NE CORNER, N.E. 1/4,
SEC. 30-14-4
HARRISON MARKER FND

NW CORNER, N.E. 1/4,
SEC. 30-14-4
HARRISON MARKER FND

COUNTY LINE ROAD



LAND DESCRIPTION INSTRUMENT No. 2021- 000685

PARCEL I (Fee)

A part of the Northeast Quarter of Section 30, Township 14 North, Range 4 East, Johnson County, Indiana, described as follows:

Commencing at the northeast corner of said quarter section; thence South 89 degrees 45 minutes 37 seconds West 1167.47 feet along the north line of said quarter section; thence South 01 degree 32 minutes 27 seconds East 766.58 feet; thence South 61 degrees 16 minutes 34 seconds West 92.32 feet to the northeastern boundary of U.S. Route 31; thence South 28 degrees 44 minutes 31 seconds East 34.00 feet along said northeastern boundary to the point of beginning; thence North 61 degrees 116 minutes 34 seconds East 146.64 feet to a point on a curve; thence Southeasterly 114.17 feet along an arc to the left and having a radius of 618.62 feet and subtended by a long chord having a bearing of South 23 degrees 27 minutes 17 seconds East and a length of 114.01 feet to a point of tangency; thence South 28 degrees 44 minutes 31 seconds East 39.89 feet to a point of curvature; thence Southeasterly 110.36 feet along an arc to the right and having a radius of 318.00 feet and subtended by a long chord having bearing of South 18 degrees 48 minutes 00 seconds East and a length of 109.81 feet; thence South 87 degrees 47 minutes 23 seconds East 474.33 feet; thence South 63 degrees 47 minutes 23 seconds East 243.00 feet; thence South 18 degrees 47 minutes 23 seconds East 170.00 feet; thence South 26 degrees 12 minutes 37 seconds West 344.00 feet; thence South 63 degrees 47 minutes 23 seconds East 95.00 feet; thence South 26 degrees 12 minutes 37 seconds West 445.75 feet to a point on a curve; thence Northwesterly 13.70 feet along an arc to the right and having a radius of 22.00 feet and subtended by a long chord having a bearing of North 46 degrees 34 minutes 56 seconds West and a length of 13.48 feet; thence North 28 degrees 44 minutes 31 seconds West 156.68 feet to a point of curvature; thence Northwesterly 97.18 feet along an arc to the right and having a radius of 282.00 feet and subtended by a long chord having a bearing of North 18 degrees 52 minutes 10 seconds West and a length of 96.70 feet to a point of tangency; thence North 08 degrees 59 minutes 49 seconds West 171.19 feet to a point of curvature; thence Northwesterly 84.19 feet along an arc to the left and having a radius of 268.00 feet and subtended by a long chord having a bearing of North 17 degrees 59 minutes 47 seconds West and a length of 83.84 feet; thence South 61 degrees 15 minutes 23 seconds West 128.05 feet to the northeastern boundary of U. S. Route 31; thence North 28 degrees 44 minutes 31 seconds West 477.43 feet along said northeastern boundary; thence North 01 degree 43 minutes 06 seconds West 152.63 feet to a point of curvature; thence Northwesterly 138.91 feet along an arc to the left and having a radius of 282.00 feet and subtended by a long chord having a bearing of North 15 degrees 13 minutes 49 seconds West and a length of 131.78 feet to a point of tangency; thence North 28 degrees 44 minutes 31 seconds West 39.89 feet to a point of curvature; thence Northwesterly 87.80 feet along an arc to the right and having a radius of 654.62 feet and subtended by a long chord having a bearing of North 24 degrees 53 minutes 58 seconds West and a length of 87.74 feet; thence South 61 degrees 16 minutes 34 seconds West 106.02 feet to the northeastern boundary of U.S. Route 31; thence North 28 degrees 44 minutes 31 seconds West 26.00 feet along said northeastern boundary to the point of beginning and containing 10.5932 acres, more or less.

PARCEL II (Easement Parcel)

Non-Exclusive Easements for the benefit of Parcel 1 as contained in Restatement of Operating Agreement, recorded January 30, 1981 in Miscellaneous Record 54, page 109, as amended by First Amendment to Operating Agreement recorded April 24, 1981 as Instrument No. 2813, Book 54, page 275, and further amended by Second Amendment to Restatement of Operating Agreement, recorded November 20, 2009 as document 2009-026582.

SURVEYOR'S NOTES

Bearings and distances shown hereon are based upon the Greenwood Park Mall Subdivision Plat recorded as Instrument number 2000000565in Plat Cabinet D, page 264 in the Office of the Recorder in Johnson County, Indiana.

The site is Zoned CL "Commercial Large" under the Jurisdiction of Greenwood, Indiana per the online GIS map for Johnson County, Indiana.

Flood Insurance Rate Map for Johnson County, Indiana having Community-Panel Number 18081C0038E (effective date January 29, 2021) of the National Flood Insurance Program indicates this site to be within Unshaded Zone "X" (areas determined to be outside the 0.2% annual chance flood).

I affirm, under penalties for perjury, that I have taken reasonable care to reduce each Social Security number in this document, unless required by law.
Evan J. Evans

AMERICAN
STRUCTUREPOINT
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www.structurepoint.com

Prepared By:
Evan J. Evans

3/21/2024

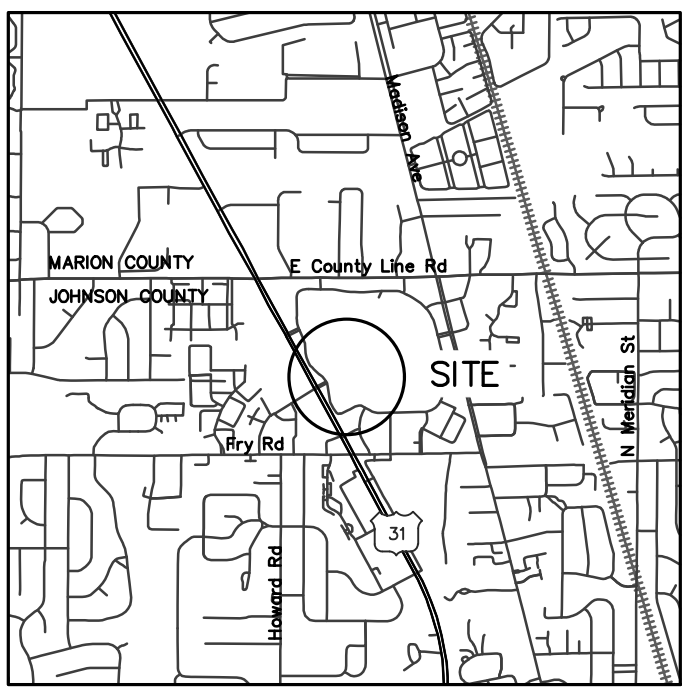
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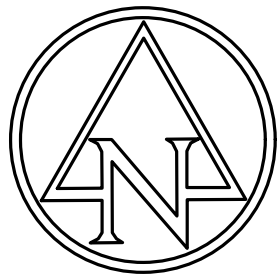
OF 2

JOB NO. 2023.01994

Development Standards.	
ZONING CL SETBACK STANDARDS	
Front	40'
Side	40'
Rear	40'



VICINITY MAP
NO SCALE



0' 60' 120'
SCALE: 1"=60'

LEGEND
Survey Monument
#5 Rebar w/ASI cap
unless shown otherwise
R.O.W. Right of Way
Easement Line



Prepared By:
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American Structurepoint
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(317) 547-5580
msmith@structurepoint.com

Evan J. Evans
Professional Surveyor
Indiana No. 910024

OWNER
Penney Property Sub Holdings LLC
Instrument 2021-000685

BLOCK A
9.726 ACRES

OWNER:
PENNEY PROPERTY SUB HOLDINGS LLC
INST. #2021-000685
10.5932 ACRES ±
PARCEL #41-02-30-011-006.000-026

ZONE CL

LOT #1
0.867 ACRES

LOT #7
GREENWOOD PARK MALL
SUBDIVISION
INST. #2000-000565
PLAT BOOK D, PAGE 264
PARCEL #41-02-29-022-008.000-026

ZONE CL

LOT #9
ZONE CL

PLOT SCALE: 1:1 EDIT DATE: 3/19/24 - 11:00 AM EDITED BY: EVANS DRAWING FILE: P:\2023\01994.D. DRAWINGS\SURVEY\PLAT\202301994.SV.2024-03-20.PRIMARY PLATING

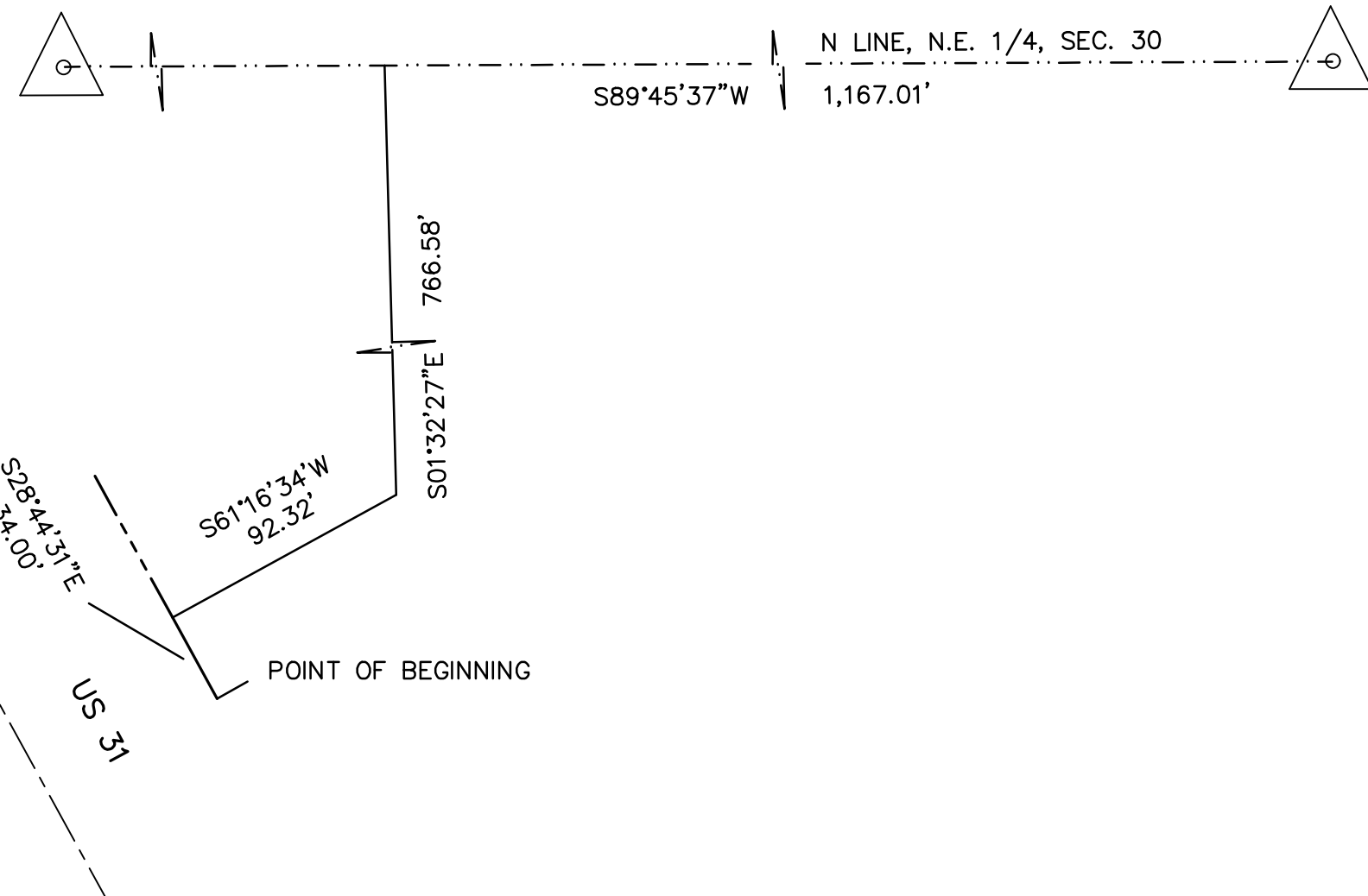
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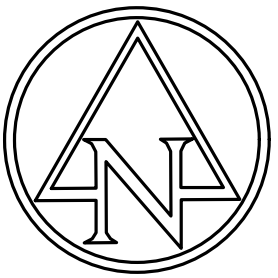
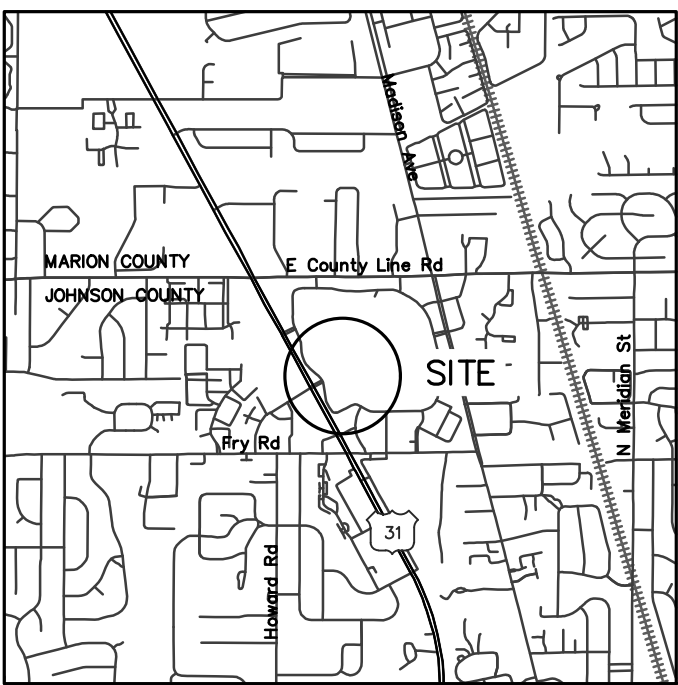
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Evan J. Evans

EXISTING
CONDITIONS

 AMERICAN STRUCTUREPOINT INC. 9025 River Road Suite 200 Indianapolis, Indiana 46240 TEL 317.547.5580 FAX 317.543.0270 www.structurepoint.com	Prepared By: Evan J. Evans 3/22/2024	SHEET NO. 2 OF 2 JOB NO. 2023.01994
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Side	40'
Rear	40'



0' 60' 120'
SCALE: 1"=60'

- LEGEND
- Survey Monument
 - #5 Rebar w/ASI cap unless shown otherwise
 - R.O.W. Right of Way
 - Easement Line



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msmith@structurepoint.com

Evan J. Evans
Professional Surveyor
Indiana No. 910024

OWNER
Penney Property Sub Holdings LLC
Instrument 2021-000685

PLOT SCALE: 1:1 EDIT DATE: 3/19/24 - 11:11 AM EDITED BY: EEVANS DRAWING FILE: P:\2023\01994\0.DRAWINGS\SURVEY\PLAT\202301994.SV 20-EXISTING CONDITIONS.DWG