
Request for Rezoning for Approval of the Center Grove Park PUD 3111 S. SR 135, Greenwood, IN

Petitioner: Lennar Homes of Indiana, LLC
Docket No. PC2024-060

Tuohy Bailey & Moore LLP
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Stones Crossing Rd

Bank

Flats at Stones Crossing

VisionQuest

**Stones Crossing
Health Pavilion**

SITE

90 ac ±

Honey Creek Neighborhood

SR 135

Honey Creek Rd

**Future
School Site**

Smokey Row Rd



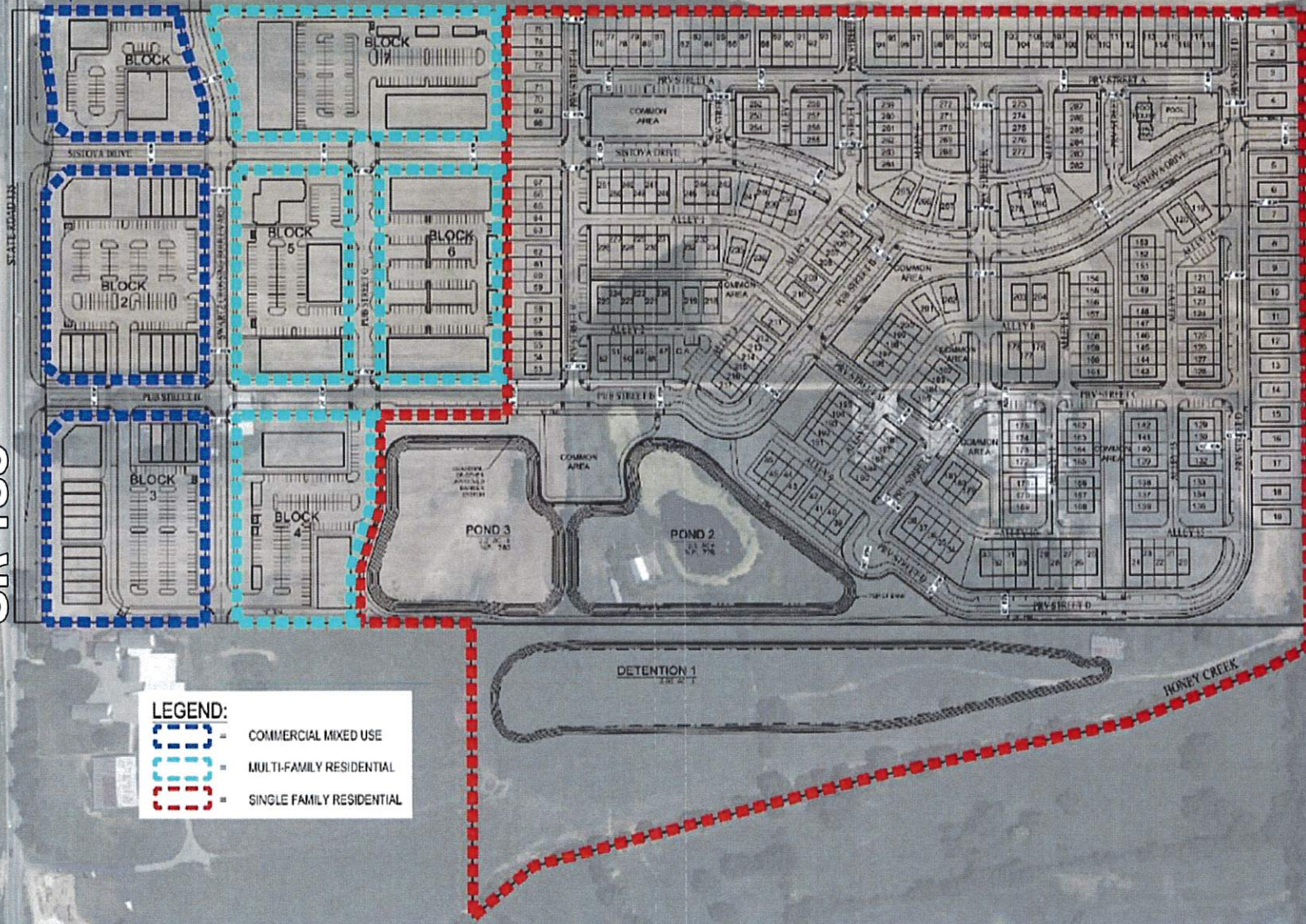
Proposed Plan

COMMERCIAL

MULTI-FAMILY

SINGLE-FAMILY

SR 135



LEGEND:

- COMMERCIAL MIXED USE
- MULTI-FAMILY RESIDENTIAL
- SINGLE FAMILY RESIDENTIAL

2023 Approved PUD	Proposed PUD
Acreage 77.54 acres ±	Acreage 90.47 acres ±
Commercial Mixed-Use 150,000 sf of Commercial, Office, Retail	Commercial Mixed-Use 150,000 sf of Commercial, Office, Retail
Multi-Family Vertical 250 Apartments 3- to 4-Story Buildings	Multi-Family 250 Apartments 3- to 4-Story Buildings
Multi-Family Cottage/ Single-Family Rental 325 Single-Family Attached & Detached Residences	Single-Family 290 Single-Family Attached & Detached Residences

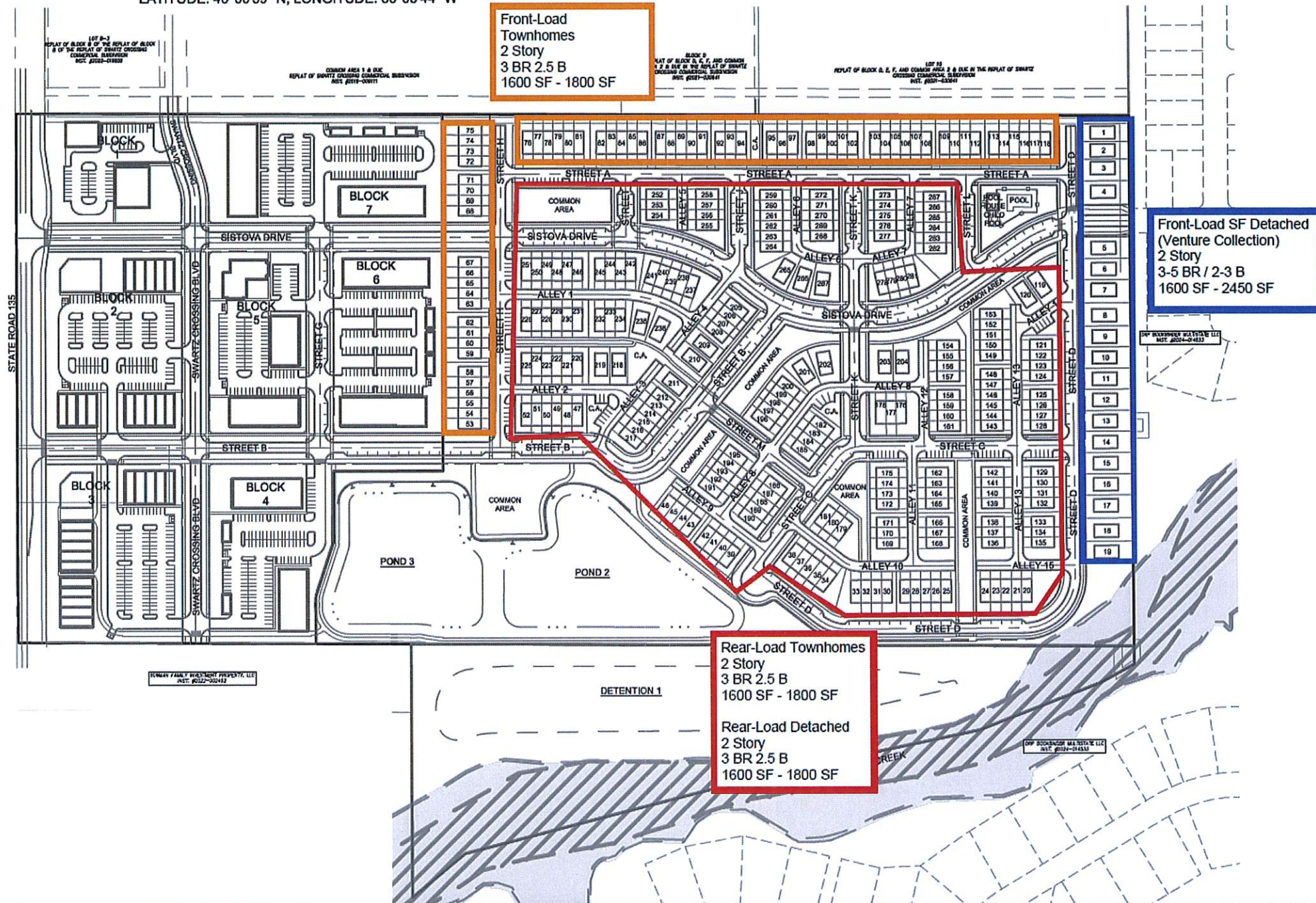
LATITUDE: 40°00'59" N, LONGITUDE: 86°03'44" W

Front-Load
Townhomes
2 Story
3 BR 2.5 B
1600 SF - 1800 SF

Front-Load SF Detached
(Venture Collection)
2 Story
3-5 BR / 2-3 B
1600 SF - 2450 SF

Rear-Load Townhomes
2 Story
3 BR 2.5 B
1600 SF - 1800 SF

Rear-Load Detached
2 Story
3 BR 2.5 B
1600 SF - 1800 SF



Single – Family Detached (Rear Load):



Single – Family Detached (Front Load):



Single-Family Attached:



El – Everything Included

- 9' Ceiling – Main Floor
- Hard Floors & Stain Resistant Carpet
- Wood Windowsills
- LED Lights
- Energy Efficient



LENNAR®

El – Everything Included

- **Stainless Steel Appliances**
- **42" Decorative Cabinets**
- **Decorative Countertops**
- **Kitchen Island & Chrome Fixtures**



LENNAR®

Multi-Family– Precedent Imagery



Commercial– Precedent Imagery



Commercial– Precedent Imagery



Statutory Criteria for Zoning Change

Criterion 1: The Comprehensive Plan.

Meets Criterion 1: Staff agrees the rezoning request complies with the Comprehensive Plan. *Staff Report, p. 2.*

Criterion 2: Current conditions and the character of the current structures and uses in each district.

Meets Criterion 2: Staff agrees with Petitioner's statement that the request complies with the current conditions and the character of current structures and uses in each district. *Staff Report, p. 3.*

Criterion 3: The most desirable use for which the land in each district is adapted.

Meets Criterion 3: Per the Comprehensive Plan, master planned communities are the most desirable land use along the SR 135 commercial corridor. *Staff Report, p. 3.*

Criterion 4: The conservation of property values throughout the jurisdiction.

Meets Criterion 4: Staff agrees with Petitioner's indication that the request will not negatively affect property values. *Staff Report, p. 3.*

Criterion 5: Responsible development and growth.

Meets Criterion 5: The proposed development is responsibly growing the City of Greenwood. *Staff Report, p. 3.*

Staff Recommendation

Staff recommends a favorable recommendation with the following conditions:

AGREED

AGREED

AGREED

AGREED

AGREED

1. Street improvements shall be completed in collaboration with the City Engineer.
2. Trails shall be incorporated in the Common Areas.
3. Site design elements such as sidewalk connectivity, street crossings, elements of street design (turn lanes, traffic calming), lighting, and landscaping shall be reviewed and worked through with the Master Plan submittal.
4. Petitioner and Staff will work through/agree upon design as well as traffic calming measures for Public Streets.
5. Planning Staff shall review all ground signs prior to placement.

Plan Commission Recommendation

At its meeting on December 9, 2024, the Plan Commission voted unanimously to make a favorable recommendation to the Council.