

PC2024-066 Pleasant Run Business Park Primary Plat

Present: Planning Director Gabriel Nelson, City Planner Alyssa Liebman, City Planner Nicki Mueller, City Planner Kevin Tolloty, City Engineer Jim Peck, City Engineering Paul Peoni, City Engineering John Grimes, Stormwater Chris Jones, Fire Chief Jayme Washel, Fire Marshal Tracy Rumble, Fire Marshal Ryan Angrick, Capital Project Manager Kevin Steinmetz, CDS Office Manager Hannah Hamilton, Community Relations Ty Hayden, Recording Secretary Stevie Jarrett, Deputy Mayor Terry McLaughlin, Sanitation Superintendent Randy Weathers, JCREMC Caleb Drake, Greenwood Fire Department Admin Stephanie Phelan

Petitioners: Joe Heck jheck@projectsplus.org, jsmith@projectsplus.org, JFritz@ctcconstruction.com

Joe Heck stated this is a two lot commercial subdivision. Sanitary sewer will be brought across from the east. There will be dry ponds for detention as this located near the airport.

Gabriel Nelson, Planning Division, stated the public notices have been completed. This is schedule for January 13 meeting. Mr. Nelson will be out of office for this meeting. Staff is expecting members of the community to attend. The outside review fees were sent yesterday. It will need to be paid before Monday. Final primary plat revisions need to be received by tomorrow. Agenda will be sent out on Thursday. Mr. Nelson encouraged Mr. Heck to look into the local floodplain ordinance. Stormwater detention can't be in the stormwater hazard area.

Jim Peck, Engineering Division, had no comments.

Paul Peoni, Engineering Division, discussed installing curb alongside Airport Parkway. The secondary plans will need to note the guardrail. Sidewalks need to tie into existing sidewalks. Mr. Heck explained the outflow is flat so there will be a channel on the underdrain. Mr. Peoni stated they will need an easement from the City to go east for sanitation.

Mr. Peoni and Mr. Heck discussed the buffer yard. The curbing along Spring Drive will tie into Airport Parkway. There was discussion about excavation within the floodplain. Mr. Heck explained building a berm at top of pond and get it above the FEMA 100-Year floodplain. The plan is to develop Lot 1 this year (2025) and Lot 2 next year (2026). Mr. Nelson stated they will need to look into this a little bit more.

Mr. Peoni about the crossing. Mr. Heck stated this is the future connection for Creekside. Lot 2 would be dependent on the connection to Airport Parkway. There was discussion about the connection and ROW.

The current layout for Lot 2 is just conceptual. Mr. Heck explained they might flip it.

Chris Jones, Stormwater, stated Spring Drive should discharge to the Basin 1. Dry detention should be constructed with water fowl deterrence. Stormwater will need O&M manual. Mr. Heck asked Mr. Jones to send him those comments. There was discussion about the connection to

City of Greenwood Technical Review Committee
Wednesday, January 8, 2025

Wheatcraft Way. Mr. Jones stated this is just his suggestion. Mr. Heck asked Mr. Jones about the legal drain. Mr. Jones stated it is a County drain.

Randy Weathers, Sanitation, stated there is a manhole just north of Lot 1. Mr. Heck stated there is no easy way to get to the manhole without tearing the parking lot up.

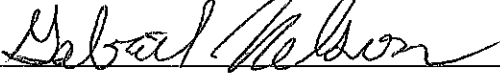
Tracy Rumble, Greenwood Fire Department, asked about the connection to Spring Drive. This will be built with Lot 1.

Kenneth Seal, Building Division, asked about future traffic control at County Line Road. Mr. Heck stated there would be a traffic study for the subdivision.

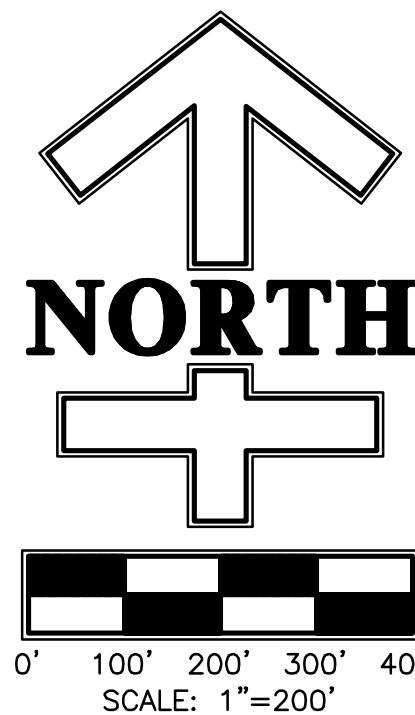
The stop light would be the decision of Indianapolis. Mr. Peck stated there is plenty of spacing, but City of Indianapolis will not allow it.

Motion by Mr. Peoni, seconded by Mr. Rumble. All ayes. MOTION CARRIES. That the Plat and/or Plans have been prepared in accordance with the terms of the SUBDIVISION CONTROL, STORMWATER DRAINAGE AND ZONING ORDINANCES. **With the following standard conditions:**

- All staff comments are addressed.



Chairman



PHONE SERVICE
AT&T COMMUNICATION
5858 N. COLLEGE AVE.
INDIANAPOLIS, IN 46220
SAM GARDNER
317-610-5469
SG999N@ATT.COM

ELECTRIC SERVICE
DUKE ENERGY
2515 NORTH MORTON STREET
FRANKLIN, IN 46131
JESSICA TURNER
(812) 662-2007
JESSICA.TURNER3@DUKE-ENERGY.COM

GAS SERVICE
CENTERPOINT ENERGY
 600 INDUSTRIAL DR.
 FRANKLIN, IN 46131
 KIMBERLY BURTON-KELLY
 KIM.KELLY@CENTERPOINTENERGY.COM
 (317) 736-2915

SANITARY SEWER SERVICE
GREENWOOD SANITATION
DEPARTMENT OF PUBLIC WORKS
367 S. WASHINGTON ST.
GREENWOOD, IN 46143
RANDY WEATHERS
WEATHER@GREENWOOD.IN.GOV
(317) 888-1254

WATER SERVICE
INDIANA-AMERICAN WATER COMPANY
153 N. EMERSON AVE.
GREENWOOD, IN 46143
TRACY S. WHITE
TRACY.S.WHITE@AMWATER.COM
(317) 885-2426

STORM SEWER SERVICE
STORMWATER SUPERINTENDENT
CITY OF GREENWOOD
367 S. WASHINGTON ST.
GREENWOOD, IN 46143
CHRIS JONES
MJONES@GREENWOOD.IN.GOV.
(317) 887-4711

FIRE DEPARTMENT SERVICE
GREENWOOD FIRE DEPARTMENT
155 E. MAIN ST.
GREENWOOD, IN 46143
TRACY RUMBLE
GFDCODEENFORCEMENT@GREENWOOD.IN.GOV
(317) 882-2599

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN,
JOHNSON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE ALONG THE NORTH LINE THEREOF NORTH 87 DEGREES 53 MINUTES 05 SECONDS EAST (BEARING BASED ON STATE PLANE COORDINATES) 1598.21 FEET; THENCE ALONG THE NORTHERLY PROLONGATION OF THE WEST LINE OF THE PLAT OF INDIANA-AMERICAN OFFICE PARK SECTION ONE RECORDED IN BOOK 67, PAGE 381, 1598.21 FEET TO POINT A; THENCE FROM POINT A TO POINT B BY CURVE (1) COURSE SOUTH AND THE WEST LINE OF INSTRUMENT NUMBER 2016-030033 AS RECORDED IN THE OFFICE OF SAID RECORDER SOUTH 00 DEGREES 05 MINUTES 29 SECONDS WEST 1756.29 FEET TO THE SOUTHWEST CORNER OF SAID INSTRUMENT NUMBER 2016-030033; THENCE FROM SAID SOUTHWEST CORNER OF SAID INSTRUMENT NUMBER 2016-030033 TO THE POINT OF BEGINNING OF THIS DESCRIBED TRACT; THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 88 DEGREES 03 MINUTES 53 SECONDS EAST 314.21 FEET TO THE NORTHWEST CORNER OF THE PLAT OF LASER & LIGHT SURVEY CENTER RECORDS INSTRUMENT NUMBER 2016-035634; THE OFFICE OF SAID RECORDER, THE FOLLOWING: (1) COURSE SOUTH 88 DEGREES 03 ALONG THE WEST AND OUTLINE LINES THEREOF; (2) THENCE SOUTH 00 DEGREES 05 MINUTES 22 SECONDS WEST 108.00 FEET; (3) THENCE NORTH 88 DEGREES 03 MINUTES 54 SECONDS EAST 208.00 FEET TO THE WEST LINE OF DEDICATION OF PUBLIC RIGHT-OF-WAY RECORDED IN BOOK 267, PAGE 395 IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID WEST LINE AND THE WEST LINE OF DEDICATION OF PUBLIC RIGHT-OF-WAY RECORDED IN BOOK 267, PAGE 395 TO THE INTERSECTION OF SAID WEST LINE WITH THE LEE PARK OPEN DITCH, THE NEXT FOUR (4) COURSES ARE ALONG SAID CENTERLINE; 1) THENCE SOUTH 87 DEGREES 18 MINUTES 40 SECONDS WEST 177.51 FEET; 2) THENCE SOUTH 73 DEGREES 40 MINUTES 43 SECONDS WEST 116.21 FEET; 3) THENCE SOUTH 80 DEGREES 34 MINUTES 47 SECONDS WEST 112.47 FEET; 4) THENCE SOUTH 64 DEGREES 51 MINUTES 13 SECONDS WEST 112.47 FEET; 5) THENCE SOUTH 64 DEGREES 51 MINUTES 13 SECONDS WEST 112.47 FEET TO THE SOUTHWEST CORNER OF THE PLAT OF COLONIAL SPRINGS SECOND SECTION RECORDED IN PLAT BOOK 8, PAGE 31 IN THE OFFICE OF SAID RECORDER; THENCE ALONG THE EAST LINE THEREOF NORTH 01 DEGREE 26 MINUTES 26 SECONDS WEST 886.79 FEET TO THE POINT OF BEGINNING CONTAINING 9.423 ACRES MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS.

1173 AIRPORT PARKWAY LLC
1257 AIRPORT PARKWAY STE A
GREENWOOD, IN 46143

1173 AIRPORT PARKWAY LLC
415 S FRANKLIN RD
INDIANAPOLIS, IN 46239

BOHANNAN JOYCE & PAUL
481 SPRING DR
GREENWOOD, IN 46143

BOWLING JOSEPH F
3635 TALLWOOD LANE
GREENWOOD, IN 46143

BROUGHTON LYDIA A
483 SPRING DR
GREENWOOD, IN 46143

CASH CHARLIE C & SHARON J
464 CHARLIE C DR
GREENWOOD, IN 46143

CITY OF GREENWOOD
300 S MADISON AVE
GREENWOOD, IN 46142

DANEHY ALLAN R II & SHELLEY L
87 SAYRE DR
GREENWOOD, IN 46143

DURPHY BRETT & WANICKI
TIFFANY
475 SAYRE DR
GREENWOOD, IN 46143

DURPHY BRETT & WANICKI
TIFFANY
475 SAYRE DR
GREENWOOD, IN 46143

ENGLAND MICHAEL A & GWENDOLYN
487 SAYRE DR
GREENWOOD, IN 46143

GORDON LORI
471 SPRING DR
GREENWOOD, IN 46143

GRAHAM SUSAN
465 SPRING DR
GREENWOOD, IN 46143

GREENWOOD BOARD OF AVIATION
COMMISSIONERS
300 S MADISON AVE
GREENWOOD, IN 46142

GREENWOOD INDUSTRIAL AIR PARK
1736 PATHWAY
GREENWOOD, IN 46143

GREENWOOD INDUSTRIAL AIR-PARK
INC
1257 AIRPORT PARKWAY STE A
GREENWOOD, IN 46143

GREENWOOD PRACTICE LLC
875 AIRPORT PKWY
GREENWOOD, IN 46143

HAMPTON EDITH REVOCABLE TRUST
2305 SMITH RD
WEISDALE, IL 32195

HARRIS PATRICIA L
487 SAYRE DR
GREENWOOD, IN 46143

HARTLEY ANDREA ELAINE
489 AUTUMN LN
GREENWOOD, IN 46143

HIBBS GEORGE H
415 AUTUMN LN
GREENWOOD, IN 46143

HOME SFR BORROWER U LLC
810 7TH AVE 24 FLOOR
NEW YORK, NY 10282

INABNITT MICHAEL G & CAROL L
488 AUTUMN LN
GREENWOOD, IN 46143

JUSTUS MARCIA A
1015 MIKES WAY
GREENWOOD, IN 46143

KNAPP BRANDON
459 AUTUMN LN
GREENWOOD, IN 46143

LAKE ROSEMARY
484 AUTUMN LN
GREENWOOD, IN 46143

LLSC PROPERTIES LLC
5121 E COUNTRILING RD STE G
GREENWOOD, IN 46143

LYONS KATHY
493 SAYRE DR
GREENWOOD, IN 46143

MYERS MARK LEE & REBECCA A
481 SAYRE DR
GREENWOOD, IN 46143

NOLTE JOHN A & MAXINE A
465 AUTUMN LN
GREENWOOD, IN 46143

PAVAN DAVID
1033 MIKES WAY
GREENWOOD, IN 46143

PERO CHARLES W & TINA M
484 SAYRE DR
GREENWOOD, IN 46143

REID PAULA E
477 SPRING DR
GREENWOOD, IN 46143

RICKLEY MCKENZIE L
478 AUTUMN LN
GREENWOOD, IN 46143

SF7 LLC
8070 CASTLETON RD
INDIANAPOLIS, IN 46250

SIMPSON JEAN M
470 SPRING DR
GREENWOOD, IN 46143

SMITH TIFFANY ROBYN
463 SAYRE DR
GREENWOOD, IN 46143

STOUT JEFFERY M & ANNE E
482 AUTUMN LN
GREENWOOD, IN 46143

TURNER ANDREW & JULIANNE M
495 AUTUMN LN
GREENWOOD, IN 46143

STOP 11 RD.

SHERMAN DR.

EMERSON AVE.

INTERSTATE 66

ASBNOTION AVE.

CUMBS RD.

COUNTY LINE RD.

U.S. 31

WILSON AVE.

31

MAIN ST.

CO. RD. 950 N.

EMERSON AVE.

INTERSTATE 66

GRAMMAR RD.

GRAMMAR RD.

CUMBS RD.

CUMBS RD.

NORTH

SITE

THE PROPOSED SITE IS TO ESTABLISH 2 LOTS. PROPOSED STARTING DATE OF CONSTRUCTION IS SPRING 2025 AND COMPLETION IN FALL 2027.

NOTE: BUILDING SETBACK LINES ARE TO BE BE
ESTABLISHED IN ACCORDANCE WITH MOST
CURRENT GREENWOOD'S ZONING ORDINANCE.

(CURRENT 2024 ZONING ORDINANCE)	
ZONING	AC (AIRPORT COMMERCE)
SETBACK STANDARDS	
FRONT	15'
SIDE	15'
REAR	15'

THIS LOT LIES PARTIALLY IN FLOOD HAZARD ZONE X (AREA OUTSIDE
500 YR. FLOODPLAIN), SHADED ZONE X (500 YR. FLOODPLAIN),
AND ZONE AE (100 YR. FLOODPLAIN) AS SCALE FROM THE FLOOD
INSURANCE RATE MAP (FIRM) FOR JOHNSON COUNTY, INDIANA,
COMMUNITY NAME, 18081C0038E AND 18081C0039E, DATED
JANUARY 29, 2021

SITE ELEVATIONS ARE BASED ON GPS GEOID "G2012bu7" USING A PROJECTION OF "INDIANA EAST" AND DATUM NAD83 NO TRANS.

ONSITE BENCHMARK - ELEVATION 815.33 (NAVD 1983)
TOP OF MANHOLE LOCATED IN THE WALK APPROXIMATELY 36' EAST
OF THE CENTERLINE OF AIRPORT PARKWAY AND 67' NORTH OF
THE CENTERLINE OF JACKSON DRIVE

STATE PLANE COORDINATES - E ZONE
N.-1596247.69 E.-208010.50

SUBMISSION: AIRPORT PARKWAY INDUSTRIAL

APPLICANT/ 1173 AIRPORT PARKWAY LLC
OWNER: 1715 S. FRANKLIN RD.
INDIANAPOLIS, IN 46239
(317) 782-8300
JOEL FRITZ, JFRITZ@CTCCONSTRUCTION.COM

ENGINEER/ PROJECTS PLUS
SURVEYOR: 1257 AIRPORT PARKWAY, SUITE "A"
GREENWOOD, INDIANA 46012
PHONE NO. (317) 882-5003
JEFFERY K. SMITH P.E. #60019419
JEFFREY D. KNARL L.S. #200100069

ZONING: "AC" AIRPORT COMMERCE

TOTAL ACREAGE: 9.423 AC.

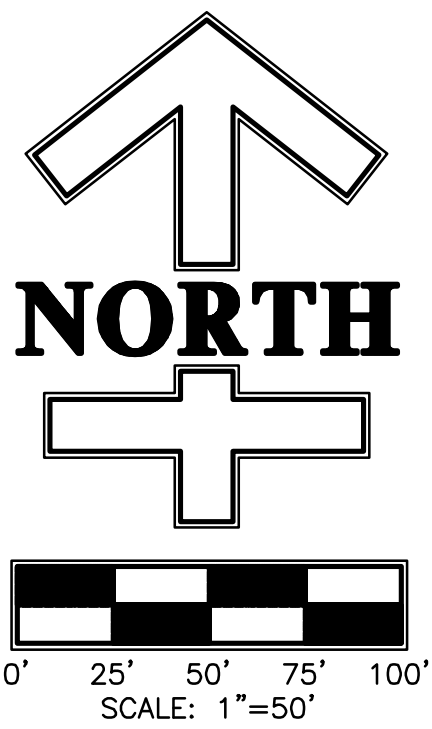
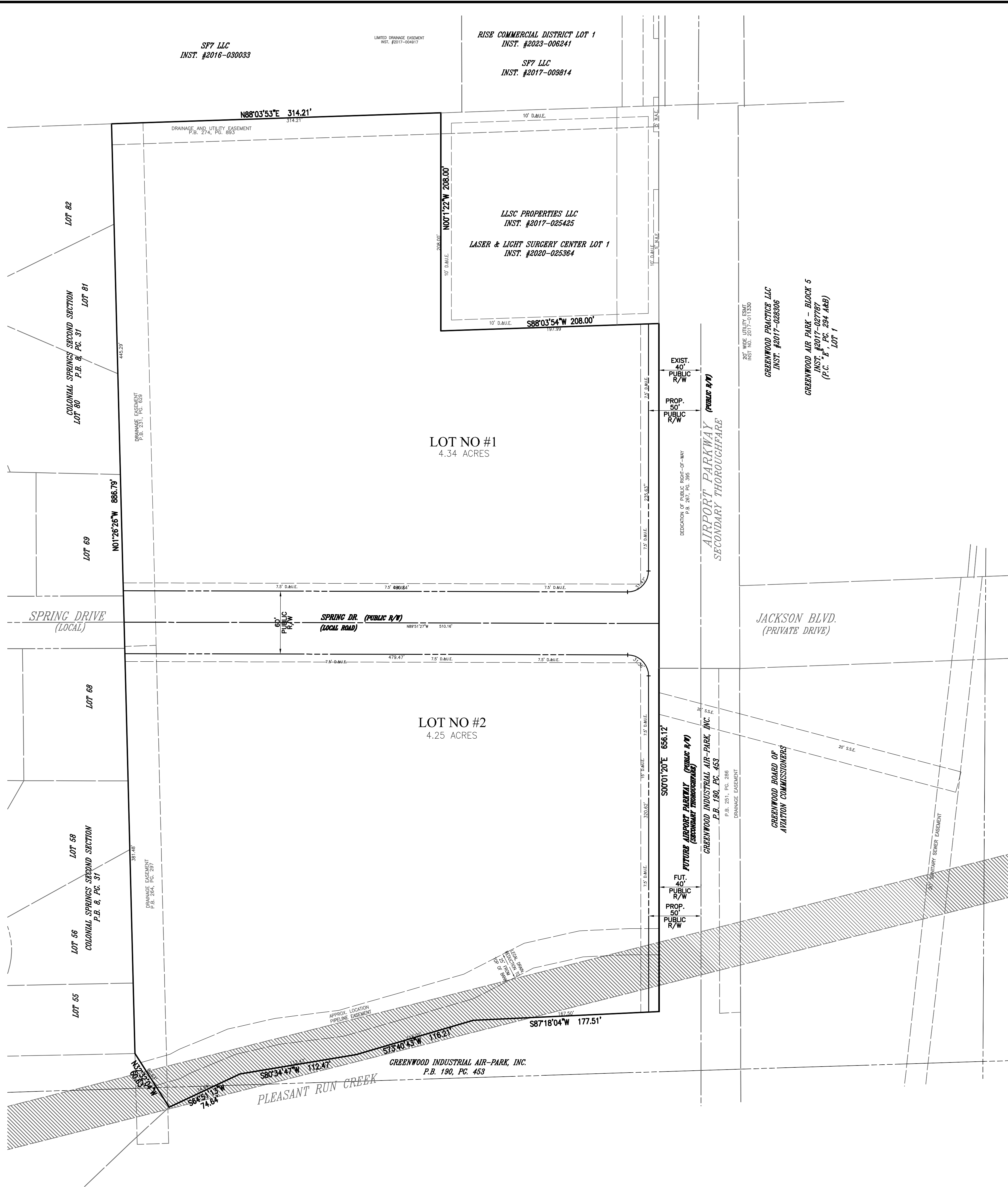
PROP. BUILDINGS: LOT #1 - 35,700 S.F.
(APPROX.) LOT #2 - 37,600 S.F.



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NOTE: BUILDING SETBACK LINES ARE TO BE ESTABLISHED IN ACCORDANCE WITH MOST CURRENT GREENWOOD'S ZONING ORDINANCE.

DEVELOPMENT STANDARDS	
(CURRENT 2024 ZONING ORDINANCE)	
ZONING	AC (AIRPORT COMMERCE)
SETBACK STANDARDS	
FRONT	15'
SIDE	15'
REAR	15'

SECTION TIES AND STATE PLANE COORDINATES

- REFER TO THE TITLE SHEET (SHEET C101) FOR REFERENCES TO SECTION CORNERS FOR THE SUBJECT TRACT.
- REFER TO THE TITLE SHEET (SHEET C101) FOR REFERENCES TO STATE PLANE COORDINATES FOR THE SUBJECT TRACT.

LEGEND :

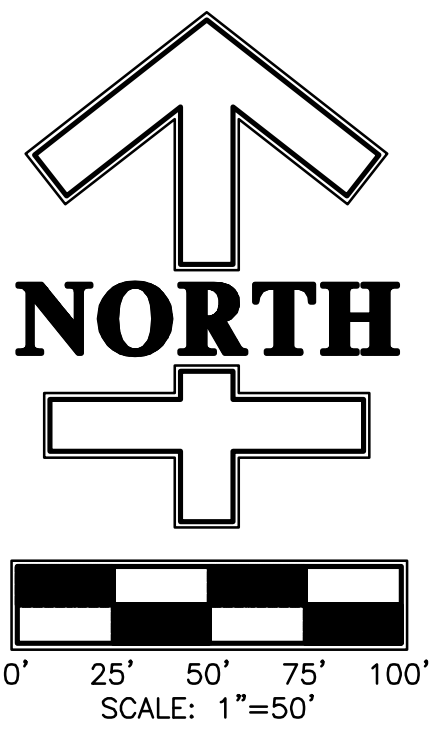
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
R/W	RIGHT-OF-WAY

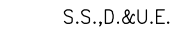










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PROJECT PRIMARY PLAT FOR PLEASANT RUN BUSINESS PARK CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA	SYMBOL A A	SCALE 1"=50'	REVISION REVISED PER GREENWOOD PLANNING COMMENTS REVISED PER GREENWOOD PLANNING COMMENTS	DATE 12/5/24 12/12/24					
TILE PROPOSED SITE CONDITIONS (GEOMETRICS)			JPH JKS JKS						
PROJECTS <i>plus</i> GREENWOOD SURVEYING COMPANY									
SITE ENGINEERING-LAND SURVEYING-CONSTRUCTION LAYOUT 1257 Airport Parkway, Suite A - Greenwood, Indiana 46143 (317)-882-5003									
SEAL JEFFERY K. SMITH REGISTERED No. 19419 STATE OF INDIANA PROFESSIONAL ENGINEER Jeffery K. Smith 12/12/24									
JOB NUMBER 24023 SHEET									
C301									
DATE NOVEMBER 13, 2024									



- ### PROPOSED LEGEND :
- | | |
|---|---|
| <p>S.S.O.D.U.E.</p> <p>D.O.U.E.</p> <p>N.A.E.</p> | <p>SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT</p> <p>DRAINAGE AND UTILITY EASEMENT</p> <p>NO ACCESS EASEMENT</p> |
|  | <p>PROPOSED SANITARY SEWER W/ MANHOLE</p> |
|  | <p>PROPOSED STORM SEWER W/ END SECTION, MANHOLE, DITCH INLET AND CURB INLET</p> <p>PROPOSED WATER LINE W/ VALVE AND FIRE HYDRANT ASSEMBLY</p> |

- ## EXISTING LEGEND :
- | | |
|---|--|
|  | EXISTING SANITARY SEWER W/ MANHOLE |
|  | EXISTING STORM SEWER W/ END SECTION, MANHOLE, YARD INLET, AND CURB INLET |
|  | EXISTING WATER LINE W/ VALVE AND FIRE HYDRANT ASSEMBLY |
|  | EXISTING OVERHEAD POWER LINE |
|  | EXISTING UTILITY POLE W/ GUYWIRE |
|  | EXISTING TREE/SHRUB ROW |
|  | EXISTING CONTOUR LINE |

SECTION TIES AND STATE PLANE COORDINATES

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2. REFER TO THE TITLE SHEET (SHEET C101) FOR REFERENCES TO STATE PLANE COORDINATES FOR THE SUBJECT TRACT.

FLOOD ZONE DESIGNATION	
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99	100

THIS LOT LIES PARTIALLY IN FLOOD HAZARD ZONE X (AREA OUTSIDE 500 YR. FLOODPLAIN), SHADED ZONE X (500 YR. FLOODPLAIN), AND ZONE AE (100 YR. FLOODPLAIN) AS SCALE FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR JOHNSON COUNTY, INDIANA, COMMUNITY NAME, 18081C0038E AND 18081C0039E, DATED JANUARY 29, 2021

BENCHMARK INFORMATION

SITE ELEVATIONS ARE BASED ON GPS GEOID "G2012bu7" USING A PROJECTION OF "INDIANA EAST" AND DATUM NAD83 NO TRANS.

ONSITE BENCHMARK - ELEVATION 815.33 (NAVD 1983)
TOP OF MANHOLE LOCATED IN THE WALK APPROXIMATELY 36' EAST
OF THE CENTERLINE OF AIRPORT PARKWAY AND 67' NORTH OF
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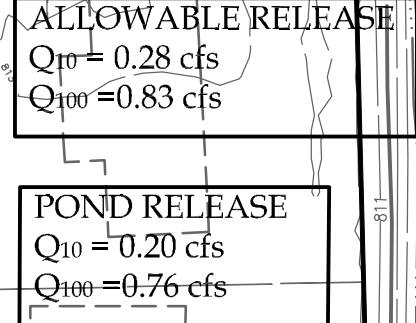
STATE PLANE COORDINATES - E ZONE
N.-1596247.69 E.-208010.50



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<div><div>PROJECTS</div><div>plus</div><div><div>GREENWOOD SURVEYING COMPANY</div></div><div>SITE ENGINEERING—LAND SURVEYING—CONSTRUCTION LAYOUT 1257 Airport Parkway, Suite A — Greenwood, Indiana 46143 (317)—882—5003</div></div>	<div><div>SEAL</div><div><div>JEFFERY K. SMITH</div><div>REGISTERED</div><div>No. 19419</div><div>STATE OF INDIANA</div><div>PROFESSIONAL ENGINEER</div></div><div><div>Jeffery K. Smith</div><div>12/12/24</div></div></div>	JOB NUMBER 24023					SHEET C302		DATE NOVEMBER 13, 2024	
		PROJECT PRIMARY PLAT FOR PLEASANT RUN BUSINESS PARK CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA								
		SCALE 1" = 50'		SYMBOL A		REVISION REVISED PER GREENWOOD PLANNING COMMENTS		DATE 12/5/24		
		DRAWN JPH		CHECKED JKS		CERTIFIED JKS				
		TITLE PROPOSED SITE CONDITIONS (UTILITIES)								



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<div> <div>PROJECT</div> <div>PRIMARY PLAT FOR PLEASANT RUN BUSINESS PARK CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA</div> </div>	SCALE	SYMBOL	REVISION	DATE
	1"=50'			
	DRAWN			
	JPH			
	CHECKED			
<div> <div>TITLE</div> <div>POST-DEVELOPED DRAINAGE BASINS</div> </div>	JKS			
	CERTIFIED			
	JKS			

PROJECTS *plus*

GREENWOOD SURVEYING COMPANY

SITE ENGINEERING-LAND SURVEYING-CONSTRUCTION LAYOUT

1231 Airport Parkway, Suite 100, Greenwood, Indiana 46145

(317)-882-5003

SEAL


JEFFERY K. SMITH

REGISTERED

No. 19419

STATE OF INDIANA

PROFESSIONAL ENGINEER



11/13/24

JOB NUMBER

24023

SHEET

C303

DATE

NOVEMBER 13, 2024