

Staff Report – Plan Commission

Docket #:	PC2024-076	Hearing Date:	March 24, 2025
Address:	Northeast Park - Parcel Number: 41-02-28-032-003.000-026		
Applicant:	City of Greenwood		
Owner:	City of Greenwood		
Staff Contact:	Gabe Nelson, nelsong@greenwood.in.gov, 317.887.5230		

Request:

Northeast Park requests a waiver of 10-03-06 J1a (Parking Lot Landscaping: Off Street Parking Islands) and Section 10-03-06 J2a, J2b (Parking Lot Landscaping: Perimeter Parking Lot Landscaping) due to the required landscaping being located within the other planting areas on the site.

Location:

Northeast Park - Parcel Number: 41-02-28-032-003.000-026

Located on Crestview Drive, Northeast Park covers 19 acres and sits adjacent to Northeast Elementary School.

Existing & Surrounding Land Use:

The Site: OS - Open Space, Park with public amenities

North: RM – Residential Medium, single family homes

West: RM - Residential Medium, single family homes

South: OS – Open Space, Park with public amenities

East: OS – Open Space, Northeast Elementary School/Parking for School

Recommendation:

Staff **recommends approval** of this petition. Staff finds that the parking island trees and perimeter parking lot landscaping is sufficiently placed elsewhere on site, near the parking lot.

Attachments:

- Existing Trees on site near playground
- Site Plan – Map of trees
- Waiver request

Exiting Trees on site near playground





City of Greenwood Plan Commission

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

Project NE Park Parking Lot

Docket PC2024-076

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 : J1a - Parking Lot Landscaping: Off Street Parking Islands
- 2. Section 10- 03-06 : J2a - Parking Lot Landscaping: Perimeter Parking Lot Landscaping
- 3. Section 10- 03-06 : J2b - Parking Lot Landscaping: Perimeter Parking Lot Landscaping
- 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.

City of Greenwood
Signature of Applicant

Northeast Park Parking Lot

Waiver Request

Section 10-03-06: J1a parking lot landscape, interior island (w/ tree) every 14 parking spots

- 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.

The proposed parking lot is approximately 65 LF to the nearest property boundary. Due to the proximity and setting of the parking lot within a City Park, it is the opinion of the Greenwood Parks Department that the omission of parking lot islands/trees will not negatively impact public health and/or safety.

The extents of the proposed parking was restricted in order to maintain and protect two large and healthy existing trees to the west, both of which are of higher environmental value.

Furthermore, with an existing 115 existing trees, the Department anticipates future planting initiatives throughout the park.

- 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.

The implementation of Parking Lot Islands with landscape/tree planting will be obstacles for current and future surveillance of the property. The Greenwood Parks Department relies on passive surveillance and surveillance cameras to provide a clear/unobstructed view of all facilities for public safety.

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

The Parking lot setting is within Northeast Park, which exhibits numerous species of large and small canopy trees, the omission of parking lot islands/trees will not alter the Parks character.

- 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.

The implementation of parking lot islands (with tree) would create obstructed views. The obstructions would be a detriment to public safety. Proposed parking lot light will be provided, the lighting in conjunction with trees would create unwanted shadowing in a public parking lot.

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

The request is on the basis of public safety. Clear unobstructed surveillance views of the public Parking lot for Northeast Park and amenities.

Northeast Park Parking Lot

Waiver Request

Section 10-03-06J2a, J2b one tree, three shrubs every 35' for parking lot perimeter

- 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

The proposed parking lot expansion is approximately 65 LF to the nearest property boundary. Due to the proximity and setting of the parking lot within a City Park, it is the opinion of the Greenwood Parks Department that the omission of perimeter plantings will not negatively impact public health and/or safety. Northeast Park hosts 115 existing trees with the anticipation of future planting initiatives.

- 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.

The implementation of perimeter plant material will be obstacles for current and future surveillance of the property. The Greenwood Parks Department relies on passive surveillance and surveillance cameras to provide a clear/unobstructed view of all facilities for public safety.

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

The Parking lot setting is within Northeast Park, which exhibits numerous species of large and small canopy trees, the omission of perimeter plantings will not alter the Parks character.

- 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.

The implementation of perimeter planting would create obstructed views. The obstructions would be a detriment to public safety.

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

The request is on the basis of public safety. Clear unobstructed surveillance views of the public Parking lot for Northeast Park and amenities