

# Staff Report – Plan Commission

<b>Docket #:</b>	PC2024-038 Honey Creek Sec 1	<b>Hearing Date:</b>	May 12, 2025
<b>Applicant:</b>	Kevin Sumner, on behalf of Lennar Homes of Indiana, 11555 N. Meridian Street, Suite 400 Carmel, IN 46032		
<b>Owner:</b>	Lennar Homes of Indiana, 11555 N. Meridian Street, Suite 400 Carmel, IN 46032		
<b>Subject Property:</b>	Parcel ID # 41-04-13-031-001.000-040 (land just west of 1482 W Smokey Row Rd)		
<b>Staff Contact:</b>	Gabe Nelson, nelsong@greenwood.in.gov, 317.887.5230		

**Request:**

Lennar Homes is requesting the following landscape waivers from the Unified Development Ordinance:

1. Section 10-03-06 (H) Streetscaping, to relocate 29 of the required 144 street trees to common areas.

**Location:**

The subject property is located northwest of W Smokey Row Rd and Honey Creek Rd (Parcel ID # 41-04-13-031-001.000-040)

**Existing & Surrounding Land Use:**

Existing:	Residential Large (RL)
North:	Residential Large (RL), Undeveloped Land
South:	Residential Multi-Unit Complex (RMC), Multi-Family (Redwood)
East:	Residential Large (RL), Single Family
West:	Residential Large (RL), Single Family

**Recommendations:**

1. Staff **recommends approval** of a waiver of 10-03-06 (H) Streetscaping, to relocate 29 street trees to common areas with the **condition that priority tree placement relocates in common areas with trails.**

**Attachments:**

Waiver Request  
Zoning Map  
Petitioner Findings of Fact  
Site/Landscape Plan



City of Greenwood Plan Commission

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

Project Honey Creek Farms Section 1

Docket \_\_\_\_\_

### 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.

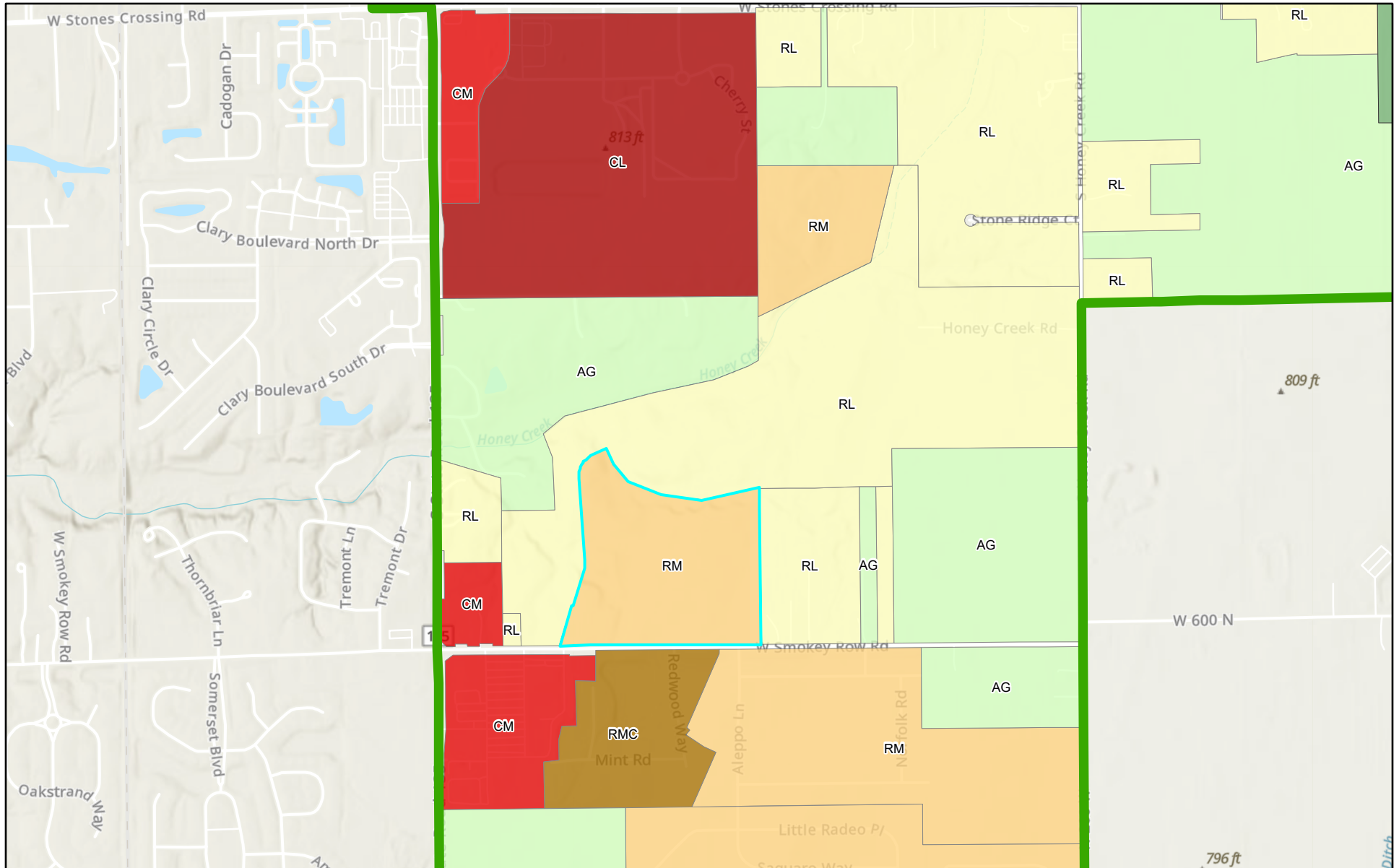
I respectfully request consideration by the Greenwood Plan Commission to waive the requirements established by the following Section(s) of the Greenwood Municipal Code for the Subdivision Control Ordinance, Site Development, Zoning Ordinance as it relates to parking requirements, and Landscaping requirements 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- 3.6.H : Streetscaping: as it relates to the location of street trees that are required to be every 40' on center
2. Section 10- \_\_\_\_\_ :
3. Section 10- \_\_\_\_\_ :
4. Section 10- \_\_\_\_\_ :

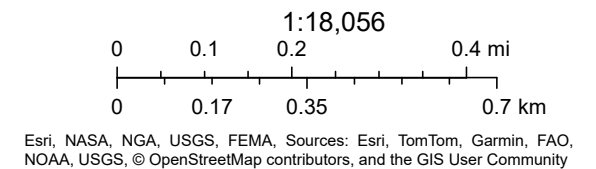
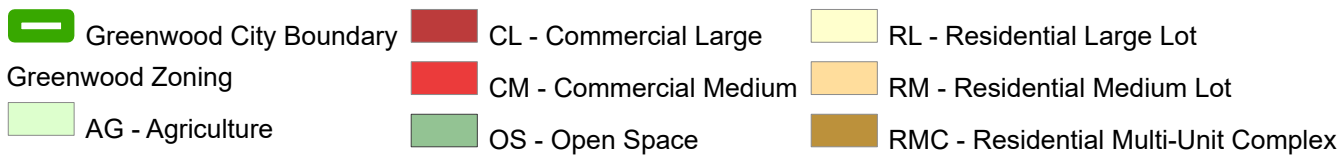
I submit that this request is not in conflict with the Plan Commission's guidelines for review of waiver requests outlined above.

  
\_\_\_\_\_  
Signature of Applicant

# Greenwood Zoning



May 5, 2025



April 18, 2025

City of Greenwood  
300 South Madison Avenue  
Greenwood, IN 46142

RE: Honey Creek Farms, Section 1

On behalf of the developer, Lennar Homes of Indiana, LLC, below is a Landscape Waiver Request we would like to be considered for this project:

1. **Article 3.6.H. Streetscaping** | as it relates to the location of the street trees that are required to be every 40' on center.

**Request:** We request the ability to relocate 29 of the required 144 street trees to common areas and buffer yards around the project based upon staff direction and review. The approximate percentage of relocated street trees would be 20% of the required plantings, subject to staff approval.

**Justification for request:** Due to driveways and utility locations, we cannot fit all street trees next to the street. We plan to plant the same number of trees required by the ordinance, put as many as possible along the streets, and then add the leftover number of trees to common areas.

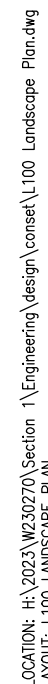
Should you have any further questions or requests for additional information pertaining to this project review, please contact me at 317-846-6611.

Sincerely,



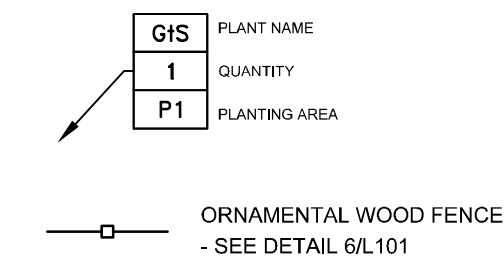
Kevin Sumner, P.S.  
Sr. Project Manager



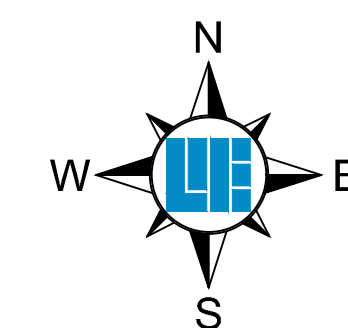


STREET TREE REQUIREMENTS			
ST	STREET NAME, LINEAR FEET	REQUIRED:	PROVIDED:
	PUTNEY LANE, 1192 LINEAR FEET	60	50
	REDWOOD WAY, 713 LINEAR FEET	36	35
	OSWALD LANE, 953 LINEAR FEET	48	30
	SMOKEY ROW ROAD BUFFERYARD	-	21
*ST*	COMMON AREAS "S" & "Q"	-	8
	TOTALS:	144	144

- LANDSCAPE PLAN NOTES



PLANT SCHEDULE							
PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	B&B	CONT.	MATURE SIZE
	<u>CANOPY DECIDUOUS TREES</u>						
AaB	ACER FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE FREEMAN MAPLE	2" cal.	28	X		50'T x 35'W
CoC	CELTIS OCCIDENTALIS 'CHICAGOLAND'	CHICAGOLAND COMMON HACKBERRY	2" cal.	30	X		55'T x 50'W
UIF	ULMUS x 'FRONTIER'	FRONTIER ELM	2" cal.	30	X		55'T x 40'W
TaR	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	2" cal.	30	X		75'T x 55'W
ZeS	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" cal.	23	X		80'T x 55'W
	<u>ORNAMENTAL TREES</u>						
CeC	CERCIS CANADENSIS	EASTERN REDBUD	2" cal.	8	X		30'T x 35'W
CrC	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWKTHORN	2" cal.	10	X		30'T x 35'W
	<u>EVERGREEN TREES</u>						
PIA	PICEA ABIES	NORWAY SPRUCE	8" ht.	26	X		60'T x 30'W
PIS	PINUS STROBUS	WHITE PINE	8" ht.	16	X		80'T x 40'W
	<u>DECIDUOUS SHRUBS</u>						
AmM	ARONIA MELANOCARPA 'MORTON'	IROQUOIS BEAUTY BLACK CHOKEBERRY	#3	25		X	3'T x 5'W
DI_L	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	#3	30		X	3'T x 4'W
SmK	SYRINGA PATULA 'MISS KIM'	MISS KIM DWARF LILAC	#7	22		X	8'T x 7'W
	<u>EVERGREEN SHRUBS</u>						
JpS	JUNIPEROUS X PFITZERIANA 'SEA GREEN'	SEA GREEN JUNIPER	#7	12		X	6'T x 8'W



**811**

**Know what's below.  
Call before you dig.**

*Within Indiana Call  
811 or 800-382-5544  
24 Hours a Day, 7 Days a Week.*

PER INDIANA STATE LAW IC 8-1-26,  
IT IS AGAINST THE LAW TO EXCAVATE  
WITHOUT NOTIFYING THE UNDERGROUND  
LOCATION SERVICE TWO (2) WORKING  
DAYS BEFORE COMMENCING WORK.

10505 N. College Avenue  
Indianapolis, Indiana 46280  
weihe.net

317 | 846 - 6611  
800 | 452 - 6408  
317 | 843 - 0546 *fax*

ALLAN H. WEIHE, P.E., I.S. - FOUNDER

**WEIHE**  
**ENGINEERS**  
Land Surveying | Civil Engineering  
Landscape Architecture

[illegible]

REPAIRED FOR: **HONEY CREEK FARMS-SECTION 1**  
1538 W. SMOKEY ROW RD., GREENWOOD, IN 46143  
**LANDSCAPE PLAN**  
Date of Section: 12/2014    Township: 43 North    Range: 3 East    White Star Township    Johnson County, Indiana

SHEET NO.  
**L100**

PROJECT NO.  
**W230270-1**