

# Staff Report – Plan Commission

<b>Docket #:</b>	PC2024-039 Honey Creek Sec 2	<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 (northwest of W Smokey Row Rd and Honey Creek 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 23 of the required 198 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), Single Family Residential (Stone Ridge)
South:	Agriculture (AG), Agricultural Land
East:	Single-Family Dwelling Residential District (SR – Johnson County), Single Family and Agricultural Land
West:	Residential Large (RL) and Agriculture (AG), Undeveloped Land

**Recommendations:**

1. Staff **recommends approval** of a waiver of 10-03-06 (H) Streetscaping, to relocate 23 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 2      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

April 18, 2025

City of Greenwood  
300 South Madison Avenue  
Greenwood, IN 46142

RE: Honey Creek Farms, Section 2

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 23 of the required 198 street trees to common areas around the project based upon staff direction and review. The approximate percentage of relocated street trees would be 12% 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.

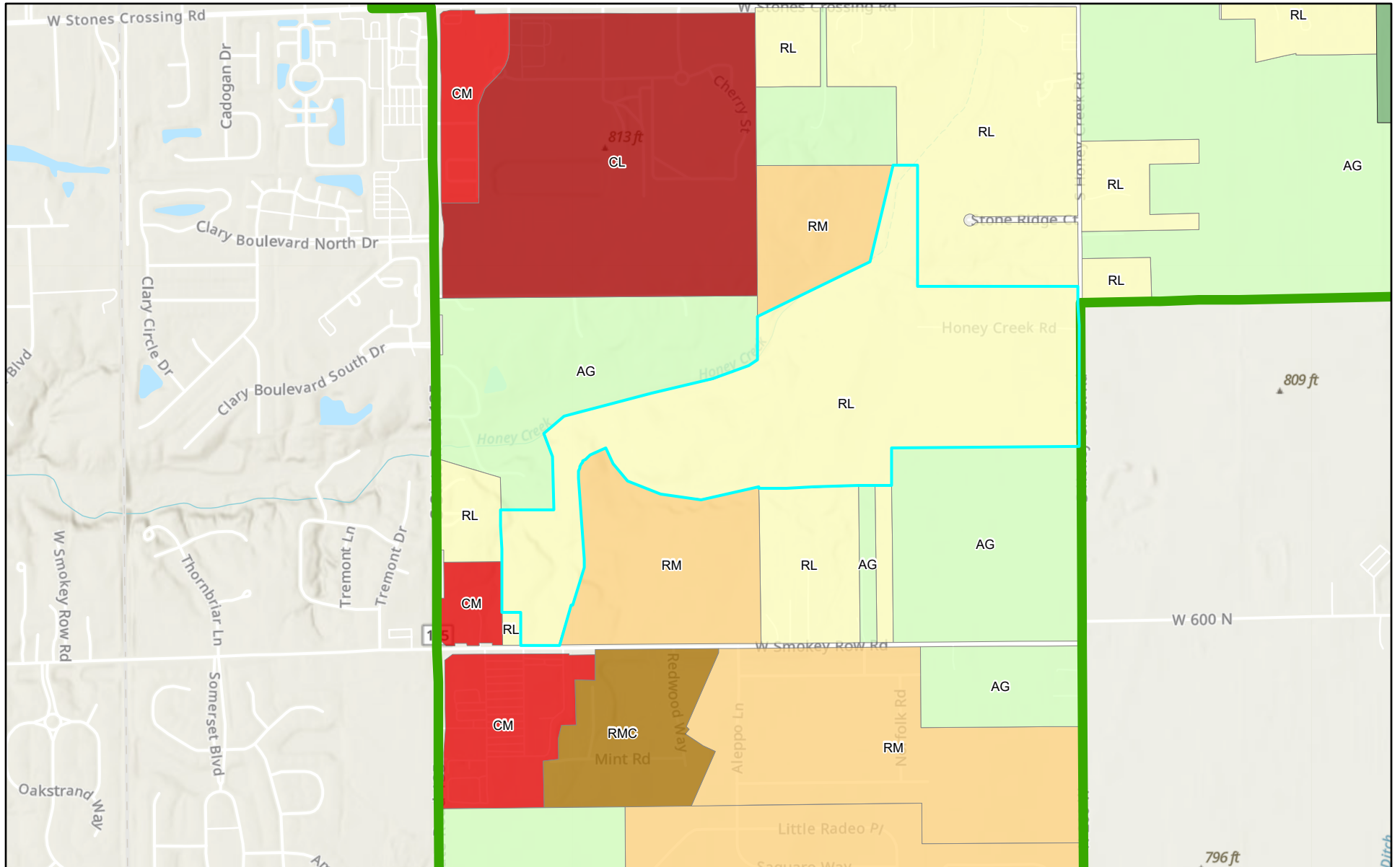
Should you have any further questions or requests for additional information pertaining to this project review, please contact me at 317-846-6611.

Sincerely,



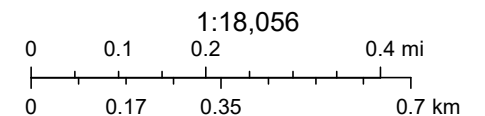
Kevin Sumner, P.S.  
Sr. Project Manager

# Greenwood Zoning



May 5, 2025

- |                         |                                      |                            |
|-------------------------|--------------------------------------|----------------------------|
| Greenwood City Boundary | CL - Commercial Large                | RL - Residential Large Lot |
| CM - Commercial Medium  | RM - Residential Medium Lot          |                            |
| AG - Agriculture        | RMC - Residential Multi-Unit Complex |                            |
| OS - Open Space         |                                      |                            |



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



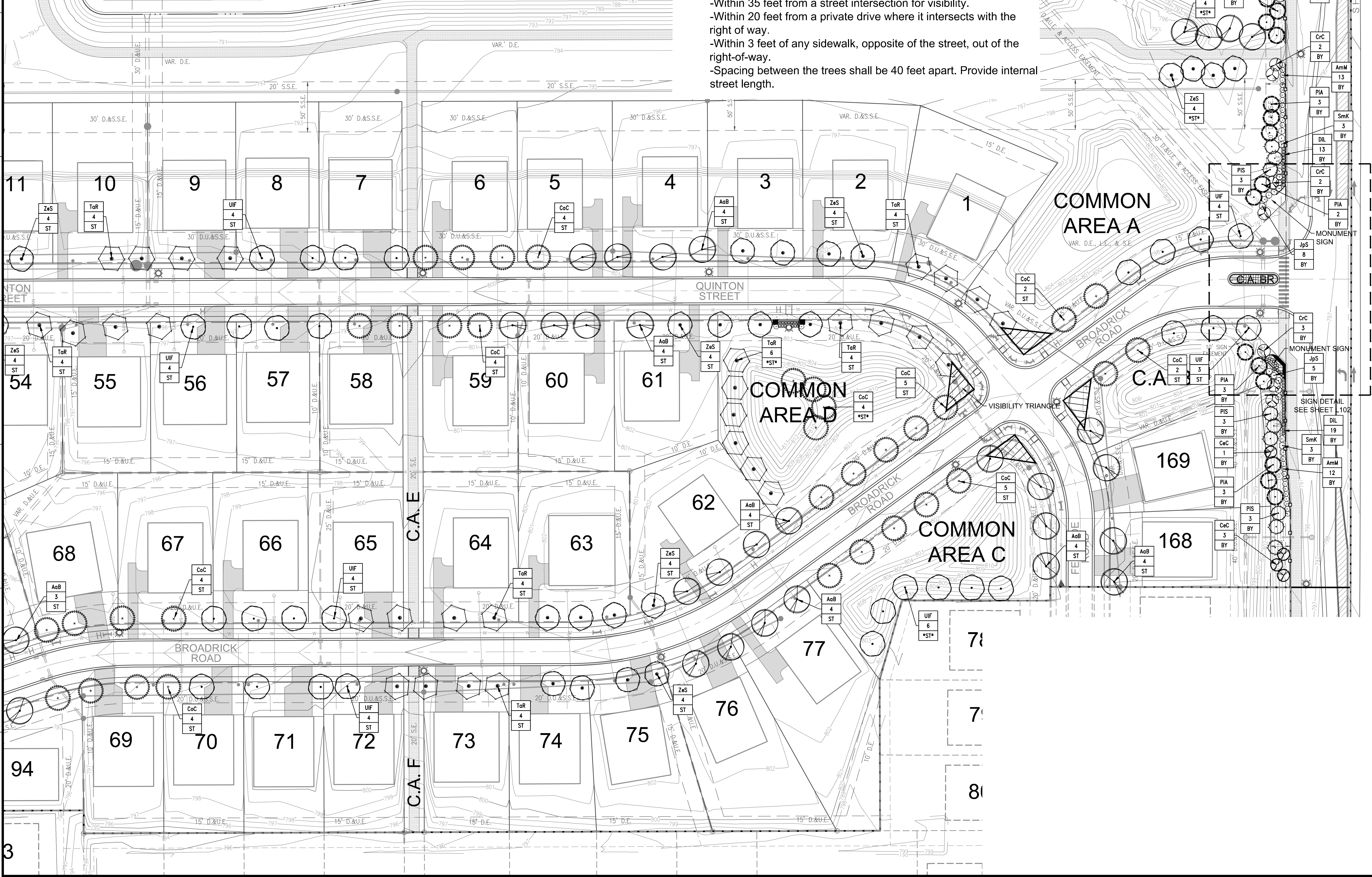
LOCATION: 15, 2023 W230270-2 Section 2 (Engineering/Design/Construction) Landscape Plan, 1:24k  
DATE/TIME: April 18, 2025 - 11:24am  
PROJECT BY: weih

PLANT SCHEDULE								
PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	B&B	CONT.	MATURE SIZE	SPECIAL INSTRUCTIONS
CANOPY DECIDUOUS TREES								
AaB	ACER FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE FREEMAN MAPLE	2" cal.	39	X		50'T x 35'W	
CoC	CELTIS OCCIDENTALIS 'CHICAGOLAND'	CHICAGOLAND COMMON HACKBERRY	2" cal.	40	X		55'T x 50'W	
UIF	ULMUS x 'FRONTIER'	FRONTIER ELM	2" cal.	37	X		55'T x 40'W	
TaR	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	2" cal.	38	X		75'T x 55'W	
ZeS	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" cal.	34	X		80'T x 55'W	
ORNAMENTAL TREES								
CeC	CERCIS CANADENSIS	EASTERN REDBUD	2" cal.	9	X		30'T x 35'W	MULTISTEM
CrC	CRATAEGUS VIRDIS 'WINTER KING'	WINTER KING HAWKTHORN	2" cal.	11	X		30'T x 35'W	
EVERGREEN TREES								
PIA	PICEA ABIES	NORWAY SPRUCE	8' ht.	19	X		60'T x 30'W	
PIS	PINUS STROBUS	WHITE PINE	8' ht.	14	X		80'T x 40'W	
DECIDUOUS SHRUBS								
AmM	ARONIA MELANOCARPA 'MORTON'	IROQUOIS BEAUTY BLACK CHOKEBERRY	#3	25		X	3'T x 5'W	
DIL	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	#3	32		X	3'T x 4'W	
SmK	SYRINGA PATULA 'MISS KIM'	MISS KIM DWARF LILAC	#7	6		X	8'T x 7'W	
EVERGREEN SHRUBS								
JpS	JUNIPEROUS X PFITZERIANA 'SEA GREEN'	SEA GREEN JUNIPER	#7	13		X	6'T x 8'W	

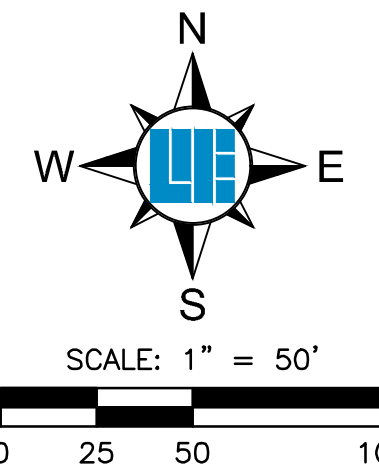
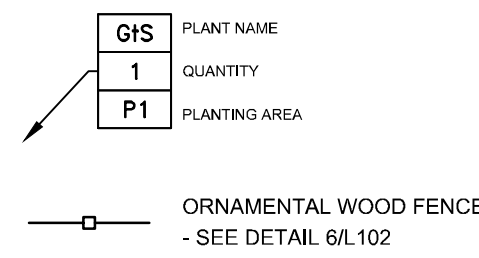
LANDSCAPE ORDINANCE REQUIREMENTS		
REQUIREMENT:	REQUIRED:	PROVIDED:
SEC. 10-03-06 I LANDSCAPE BUFFERING		
BY SMALL BUFFERYARD: 3 CANOPY OR EVERGREEN TREES, 2 ORNAMENTAL TREES, 10 SHRUBS PER 100 LINEAR FEET	SOUTH HONEY CREEK ROAD, SMALL BUFFERYARD: 761 LF; 23 TREES, 15 ORNAMENTALS, 76 SHRUBS	SOUTH HONEY CREEK ROAD: 32 TREES 18 ORNAMENTALS 76 SHRUBS

STREET TREE REQUIREMENTS		
STREET NAME, LINEAR FEET	REQUIRED:	PROVIDED:
QUINTON STREET, 1534 LINEAR FEET	77	70
FERNSIDE ROAD, 136 LINEAR FEET	7	8
BROADRICK ROAD, 953 LINEAR FEET	79	70
CLARY BLVD NORTH DRIVE	35	27
SOUTH HONEY CREEK ROAD BUFFERYARD	-	0
COMMON AREAS "A", "C", & "D"	-	24
TOTALS:	198	199

- A) **Planting locations** - As per City Ordinances, trees **cannot** be planted:
- Within 25 feet from an alley intersection for visibility.
  - Within 35 feet from a street intersection for visibility.
  - Within 20 feet from a private drive where it intersects with the right of way.
  - Within 3 feet of any sidewalk, opposite of the street, out of the right-of-way.
  - Spacing between the trees shall be 40 feet apart. Provide internal street length.



LANDSCAPE PLAN NOTES



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

**WEIHE ENGINEERS**  
Land Surveying | Civil Engineering  
Landscape Architecture  
*Build with confidence.*

PROJECT NO:	W230270-2
DWG NAME:	L100 Landscape Plan
DESIGNED BY:	BMW
DRAWN BY:	BMW
CHECKED BY:	KCS
DATE:	04/01/2024

REVISIONS AND ISSUES

DATE	BY	REVISIONS PER CITY & WATER COMMENTS
07/19/2024	BMW	REVISIONS PER CITY & WATER COMMENTS
02/24/2025	GL	REVISIONS PER COMMONWEALTH COMMENTS
03/26/2025	BMW	REVISIONS PER CITY COMMENTS
04/17/2025	BMW	REVISIONS PER CITY COMMENTS

WILLIAM G. SCHMIDT  
REGISTERED  
No. 200000009  
STATE OF INDIANA  
LANDSCAPE ARCHITECT

*William G. Schmidt*  
WILLIAM G. SCHMIDT, R.L.A. No. 200000009

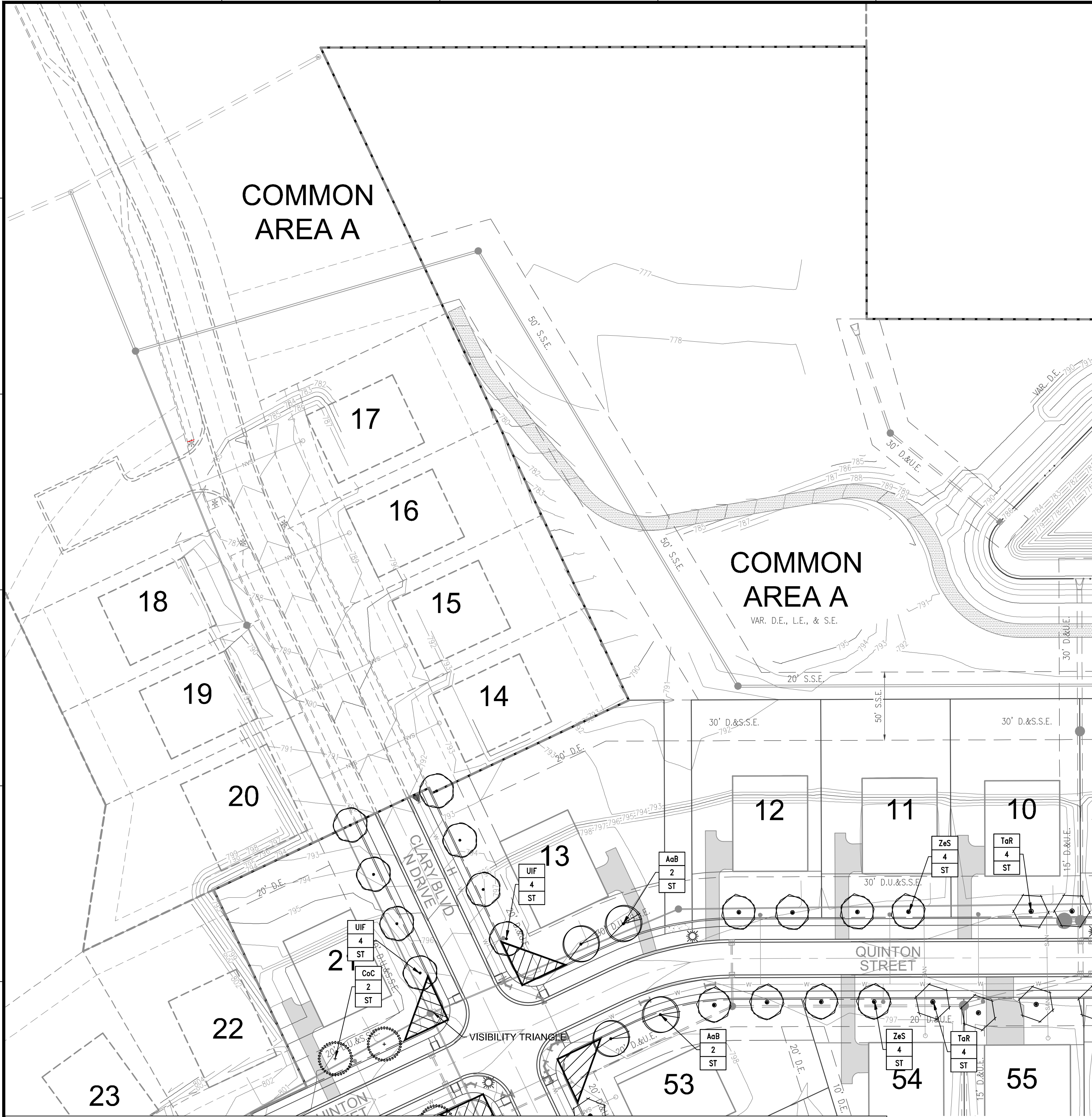
**LENNAR**

PREPARED FOR:  
**HONEY CREEK FARMS-SECTION 2**  
2601 S HONEY CREEK RD, GREENWOOD, IN 46143  
**LANDSCAPE PLAN**  
Part of Section 13, Township 13 North, Range 3 East, White River Township, Johnson County, Indiana

SHEET NO.  
**L100**  
PROJECT NO.  
W230270-2



LOCATION: IN 2023 W230270-2 Section 2 (Engineering) (Design) (Consult) (100) Landscape Plan.swg  
DATE/TIME: April 18, 2025 - 11:24am  
PLOTED BY: weihh



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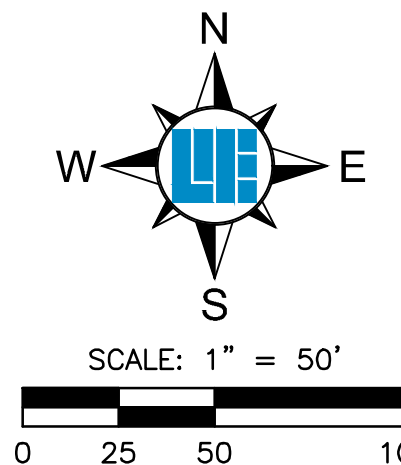
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#### LANDSCAPE PLAN NOTES

GIS	PLANT NAME
1	QUANTITY
P1	PLANTING AREA



LENNAR

HONEY CREEK FARMS-SECTION 2

2601 S HONEY CREEK RD, GREENWOOD, IN 46143

LANDSCAPE PLAN

Part of Section 13, Township 13 North, Range 3 East, White River Township, Johnson County, Indiana

PREPARED FOR:

SHEET NO.

PROJECT NO.

W230270-2

REVISIONS AND ISSUES

DATE	BY	REVISIONS AND ISSUES
07/19/2024	BMW	PROJECT NO. W230270-2
02/24/2025	GIS	DWG NAME L101 Landscape Plan
03/26/2025	BMW	DESIGNER'S TPO
04/17/2025	BMW	DRAWN BY: BMW
		CHECKED BY: KCS
		DATE: 04/01/2024

WILLIAM G. SCHMIDT

REGISTERED

No. 200000009

STATE OF INDIANA

LANDSCAPE ARCHITECT

William G. Schmidt

WILLIAM G. SCHMIDT, R.L.A. NO. 20000009

WEIHE ENGINEERS

Land Surveying | Civil Engineering  
Landscape Architecture

10505 N. College Avenue  
Indianapolis, Indiana 46280  
weihe.net  
317 | 846 - 6611  
800 | 452 - 6408  
317 | 843 - 0546 fax  
ALLAN H. WEIHE, P.E., L.S. - FOUNDER