

# Staff Report – Plan Commission

|                          |                                                                                                             |                      |               |
|--------------------------|-------------------------------------------------------------------------------------------------------------|----------------------|---------------|
| <b>Docket #:</b>         | PC2024-051 Grand Vista Sec 3                                                                                | <b>Hearing Date:</b> | June 23, 2025 |
| <b>Applicant:</b>        | Kevin Sumner, on behalf of Lennar Homes of Indiana,<br>11555 N. Meridian Street, Suite 400 Carmel, IN 46032 |                      |               |
| <b>Owner:</b>            | Lennar Homes of Indiana,<br>11555 N. Meridian Street, Suite 400 Carmel, IN 46032                            |                      |               |
| <b>Subject Property:</b> | Parcel IDs # 41-05-11-011-001.000-052, 41-05-12-023-009.000-062, 41-05-11-011-003.000-052                   |                      |               |
| <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 11 of the required 277 street trees to common areas.

**Location:**

The subject property is located northwest of Worthsville Rd and Griffith Rd (Parcel IDs # 41-05-11-011-001.000-052, 41-05-12-023-009.000-062, 41-05-11-011-003.000-052)

**Existing & Surrounding Land Use:**

Existing: Residential Medium (RM) and Residential Attached (RA)  
North: Agricultural (AG), Undeveloped Land and Industrial Large (IL), QCD Warehouse  
South: Residential Medium (RM) and Residential Attached (RA)  
East: Agricultural (Johnson County AG), Farmland  
West: Industrial Large (IL), Amazon

**Recommendations:**

1. Staff **recommends approval** of a waiver of 10-03-06 (H) Streetscaping, to relocate 11 street trees to common areas with the **condition that priority tree placement relocates in common areas with trails (Common Area K), placing the trees near the trail alignment.**

**Attachments:**

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

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

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Project Grand Vista Section 3

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.

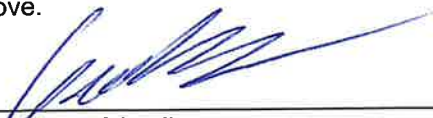
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**Attach a separate sheet** that thoroughly itemizes, explains, and justifies how each Waiver Request meets the Waiver Guidelines outlined above.

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

June 6, 2025

City of Greenwood  
300 South Madison Avenue  
Greenwood, IN 46142

RE: Grand Vista, Section 3

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 11 of the required 277 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 4% of the required plantings, subject to staff approval.

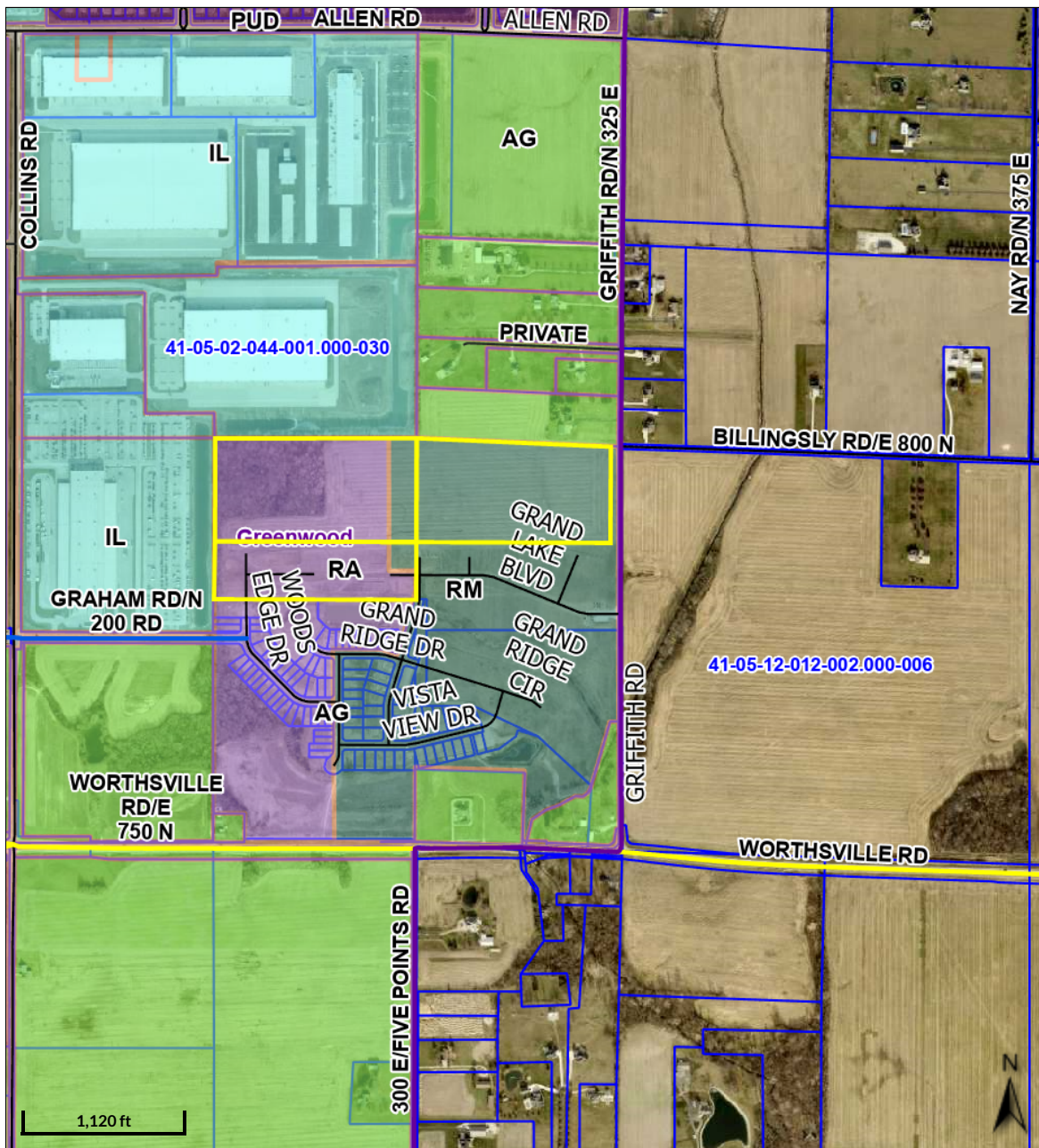
**Justification for request:** Due to driveways and utility locations, we cannot fit all street trees next to the street. We plan to plant the same number of trees required by the ordinance, put as many as possible along the streets, and then add the leftover number of trees to common areas.

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

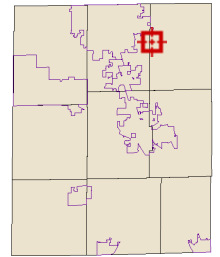
Sincerely,



Kevin Sumner, P.S.  
Sr. Project Manager



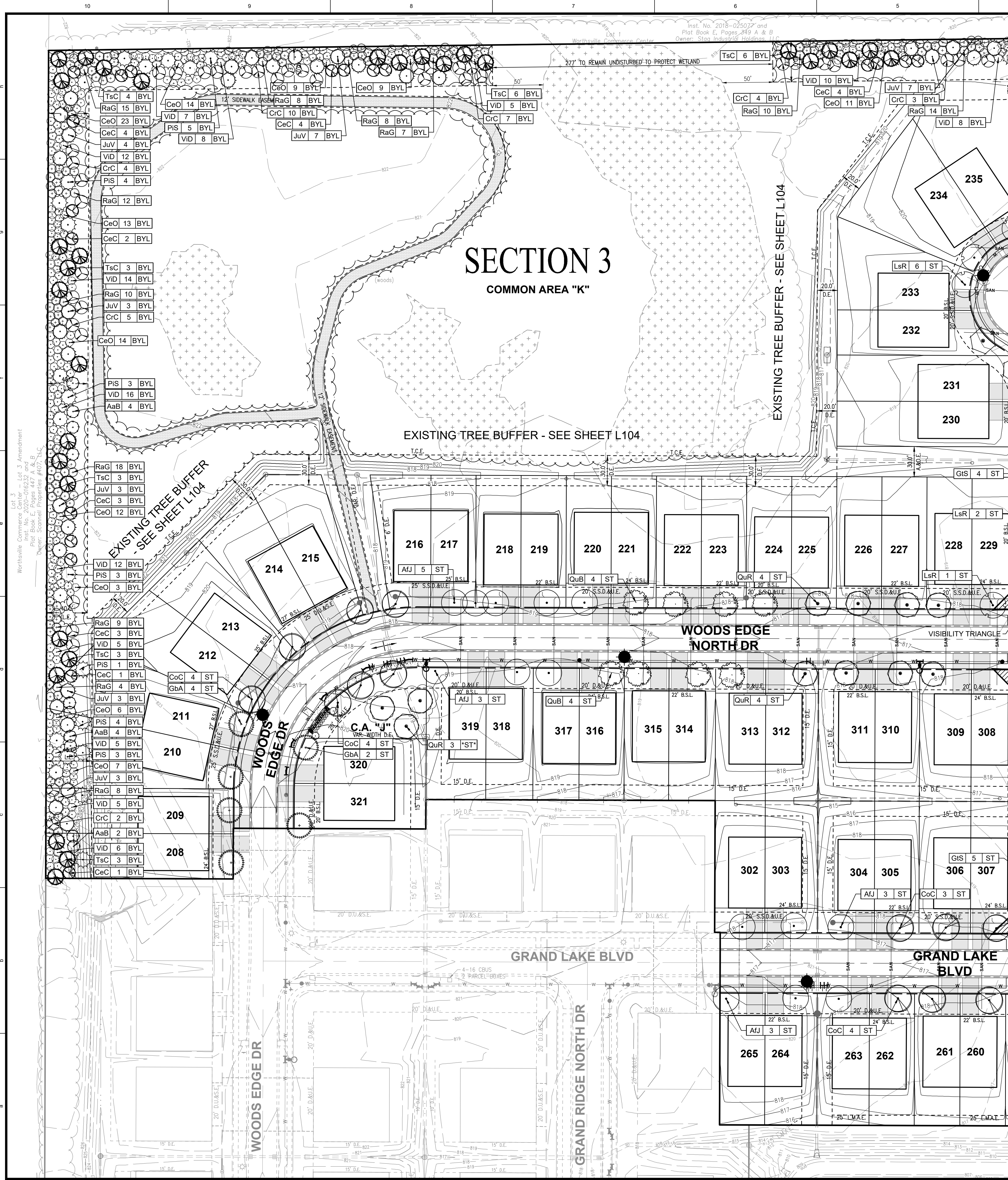
#### Overview



#### Legend

- Cities
- Parcels
- Roads**
  - ACCESS RAMP
  - HIGHWAY
  - INTERSTATE
  - LOCAL
  - MAJOR ARTERIAL
  - MAJOR COLLECTOR
  - MINOR ARTERIAL
  - MINOR COLLECTOR
  - PRIVATE ROAD
- Greenwood Zoning**
  - AC
  - AG
  - CL
  - CM
  - CS
  - IC
  - IL
  - IM
  - OT
  - OTR
  - PA
  - PUD
  - RA
  - RL
  - RM
  - RMC
  - RMH
  - UNKNOWN

**DISCLAIMER:** Johnson County maintains this World Wide Web site to enhance public access to information. This site is continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. Johnson County makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user. The material on this site comes from a variety of sources. We do not control or guarantee the accuracy, relevance, timeliness or completeness of any outside information. Further, the inclusion of pointers to particular items is not intended to reflect their importance nor is it an endorsement of any of the views expressed or products or services offered. Maps and data are provided for informational purposes only.



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| LANDSCAPE ORDINANCE REQUIREMENTS                                                                                                            |                                                                                    |                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-----------------------------------------------------------|
| REQUIREMENT:                                                                                                                                | REQUIRED:                                                                          | PROVIDED:                                                 |
| BY SEC. 10-03-06 I LANDSCAPE BUFFERING<br>SMALL BUFFERYARD: 3 CANOPY OR EVERGREEN TREES, 2 ORNAMENTAL TREES, 10 SHRUBS PER 100 LINEAR FEET  | GRIFFITH ROAD, SMALL BUFFERYARD: 802 LF; 24 TREES, 16 ORNAMENTALS, 80 SHRUBS       | GRIFFITH ROAD: 24 TREES, 16 ORNAMENTALS, 80 SHRUBS        |
| BYL SEC. 10-03-06 I LANDSCAPE BUFFERING<br>LARGE BUFFERYARD: 5 CANOPY OR EVERGREEN TREES, 4 ORNAMENTAL TREES, 20 SHRUBS PER 100 LINEAR FEET | ABUTTING IL ZONING: 2150 LF; 108 SHADE/EVERGREEN TREES, 86 ORNAMENTALS, 430 SHRUBS | ABUTTING IL ZONING: 108 TREES, 86 ORNAMENTALS, 430 SHRUBS |

| STREET TREE REQUIREMENTS              |                        |           |
|---------------------------------------|------------------------|-----------|
| STREET NAME, LINEAR FEET              | REQUIRED:              | PROVIDED: |
| WOODS EDGE DRIVE, 909 LINEAR FEET     | 46 STREET TREES        | 40        |
| OAK RIDGE COURT, 868 LINEAR FEET      | 44 STREET TREES        | 30        |
| GRAND LAKE BOULEVARD, 509 LINEAR FEET | 26 STREET TREES        | 21        |
| GRAND LAKE CIRCLE, 248 LINEAR FEET    | 13 STREET TREES        | 23        |
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| VISTA RIDGE NORTH, 2111 LINEAR FEET   | 106 STREET TREES       | 108       |
| GRIFFITH ROAD, 802 LINEAR FEET        | 20 STREET TREES        | 20        |
| COMMON AREAS "F" & "H"                | 0 STREET TREES         | 11        |
| TOTALS:                               | 277 TOTAL STREET TREES | 277       |

LANDSCAPE PLAN NOTES

[VcC 2 | PLP]

PLANT NAME QUANTITY KEY

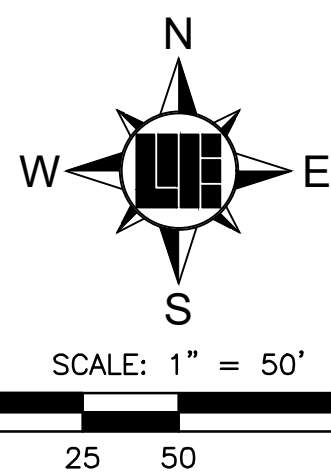
LANDSCAPE LEGEND

MULCHED LANDSCAPE BEDS

- 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.

PLANT SCHEDULE

| PLAN KEY               | BOTANICAL NAME                             | COMMON NAME                           | SIZE      | QTY. | B&B | CONT. | MATURE SIZE | SPECIAL INSTRUCTIONS |
|------------------------|--------------------------------------------|---------------------------------------|-----------|------|-----|-------|-------------|----------------------|
| CANOPY DECIDUOUS TREES |                                            |                                       |           |      |     |       |             |                      |
| AfJ                    | ACER FREEMANII 'JEFFERSRED'                | AUTUMN BLAZE FREEMAN MAPLE            | 2.5" cal. | 48   | X   |       | 50'T x 35'W |                      |
| CoC                    | CELTIS OCCIDENTALIS 'CHICAGOLAND'          | CHICAGOLAND COMMON HACKBERRY          | 2.5" cal. | 39   | X   |       | 55'T x 50'W |                      |
| GbA                    | GINKGO BILOBA 'AUTUMN GOLD'                | AUTUMN GOLD GINKGO                    | 2.5" cal. | 42   | X   |       | 50'T x 30'W | MALE ONLY            |
| GIS                    | GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'    | SKYLINE HONEYLOCUST                   | 2.5" cal. | 38   | X   |       | 45'T x 35'W | MALE ONLY            |
| LsR                    | LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'      | FRUITLESS SWEET GUM                   | 2.5" cal. | 41   | X   |       | 80'T x 70'W | FRUITLESS VAR.       |
| QuB                    | QUERCUS BICOLOR                            | SWAMP WHITE OAK                       | 2.5" cal. | 32   | X   |       | 75'T x 75'W |                      |
| QuR                    | QUERCUS RUBRA                              | RED OAK                               | 2.5" cal. | 40   | X   |       | 75'T x 75'W |                      |
| ORNAMENTAL TREES       |                                            |                                       |           |      |     |       |             |                      |
| CeC                    | CERCIS CANADENSIS                          | EASTERN REDBUD                        | 6' ht.    | 10   | X   |       | 30'T x 35'W | MULTI-STEM           |
| CrC                    | CRATAEGUS CRUSGALLI CAR. INERMIS           | THORNLESS COCKSPUR HAWTHORN           | 1.5" cal. | 6    | X   |       | 30'T x 35'W |                      |
| EVERGREEN TREES        |                                            |                                       |           |      |     |       |             |                      |
| PiO                    | PICEA OMORIKA                              | SERBIAN SPRUCE                        | 6' ht.    | 7    | X   |       | 60'T x 25'W |                      |
| DECIDUOUS SHRUBS       |                                            |                                       |           |      |     |       |             |                      |
| AfM                    | ARONIA MELANOCARPA                         | BLACK CHOKEBERRY                      | #3        | 14   |     | X     | 6'T x 6'W   |                      |
| CoS                    | CORNUS SERICEA                             | REDDISHER DOGWOOD                     | #3        | 9    |     | X     | 10'T x 10'W |                      |
| VIN                    | VIBURNUM PLICATUM TOMENTOSUM 'NEWZAM'      | NEWPORT VIBURNUM                      | #3        | 7    |     | X     | 5'T x 6'W   |                      |
| EVERGREEN SHRUBS       |                                            |                                       |           |      |     |       |             |                      |
| JpS                    | JUNIPEROUS X PFITZERIANA 'SEA GREEN'       | SEA GREEN JUNIPER                     | #3        | 48   |     | X     | 6'T x 8'W   |                      |
| EVERGREEN TREES        |                                            |                                       |           |      |     |       |             |                      |
| JuV                    | JUNIPERUS VIRGINIANA                       | EASTERN RED CEDAR                     | 6' ht.    | 36   | X   |       | 60'T x 25'W |                      |
| PIS                    | PINUS STROBUS                              | WHITE PINE                            | 6' ht.    | 35   | X   |       | 80'T x 40'W |                      |
| TsC                    | TSUGA CANADENSIS                           | EASTERN HEMLOCK                       | 6' ht.    | 38   | X   |       | 70'T x 35'W |                      |
| ORNAMENTAL TREES       |                                            |                                       |           |      |     |       |             |                      |
| AaB                    | AMELANCHIER GRANDIFLORA 'AUTUM BRILLIANCE' | AUTUMN BRILLIANCE APPLE SERVICE BERRY | 6' ht.    | 34   | X   |       | 25'T x 25'W | MULTI-STEM           |
| CeC                    | CERCIS CANADENSIS                          | EASTERN REDBUD                        | 6' ht.    | 25   | X   |       | 30'T x 35'W | MULTI-STEM           |
| CrC                    | CRATAEGUS CRUSGALLI CAR. INERMIS           | THORNLESS COCKSPUR HAWTHORN           | 1.5" cal. | 31   | X   |       | 30'T x 35'W |                      |
| DECIDUOUS SHRUBS       |                                            |                                       |           |      |     |       |             |                      |
| CeO                    | CEPHALANTHUS OCCIDENTALIS                  | COMMON BUTTONBUSH                     | #3        | 150  |     | X     | 12'T x 8'W  |                      |
| RaG                    | RHUS AROMATICA 'GROW-LOW'                  | GRO-LOW FRAGRANT SUMAC                | #3        | 140  |     | X     | 2'T x 8'W   |                      |
| VID                    | VIBURNUM DENTATUM                          | ARROWWOOD VIBURNUM                    | #3        | 149  |     | X     | 10'T x 10'W |                      |



10505 N. College Avenue  
Indianapolis, Indiana 46280  
weihe.net  
317 | 846 - 6611  
800 | 452 - 6408  
317 | 843 - 0546 fax

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

PROJECT NO. W240630-3  
DATE 12/18/2024  
BY DMV  
REVISIONS PER CITY COMMENTS 01/29/2025  
REVISIONS PER COMMONWEALTH COMMENTS 01/29/2025  
REVISIONS PER INDIANA STATE DEPT OF TRANSPORTATION COMMENTS 03/07/2025  
REVISIONS PER CITY COMMENTS 03/17/2025  
REVISIONS PER LANDSCAPE ARCHITECT COMMENTS 04/11/2025  
DESIGNED BY DMV  
DRAWN BY DMV  
CHECKED BY KCS  
DATE 03/19/2025

WILLIAM G. SCHMIDT, R.L.A. No. 20000099  
REGISTERED LANDSCAPE ARCHITECT  
INDIANA  
No. 20000009  
STATE OF INDIANA

**LENNAR**

PREPARED FOR:  
**GRAND VISTA SECTION 3**  
WORTHVILLE ROAD & GRIFFITH ROAD,  
GREENWOOD, IN 46143  
**LANDSCAPE PLAN**  
SHEET NO. **L100**  
PROJECT NO. **W240630-3**



LANDSCAPE ORDINANCE REQUIREMENTS

## STREET TREE REQUIREMENTS

A) **Planting locations** - As per City Ordinances, trees **cannot** be planted:

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- Within 35 feet from a street intersection for visibility.
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**LENNAR**



PREPARED FOR:  
**GRAND VISTA SECTION 3**  
WORTHSVILLE ROAD & GRIFFITH ROAD,  
GREENWOOD, IN 46143

---

**LANDSCAPE PLAN**

SHEET NO.  
**L101**

PROJECT NO.  
**W240630-3**

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

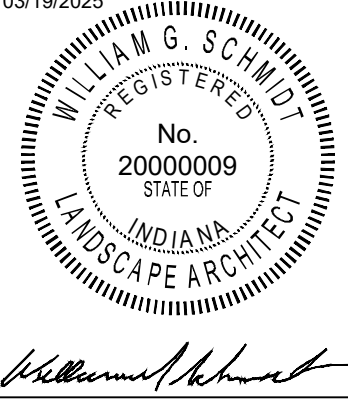
**WEIHE**  
**ENGINEERS**

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Land Surveying | Civil Engineering  
Landscape Architecture

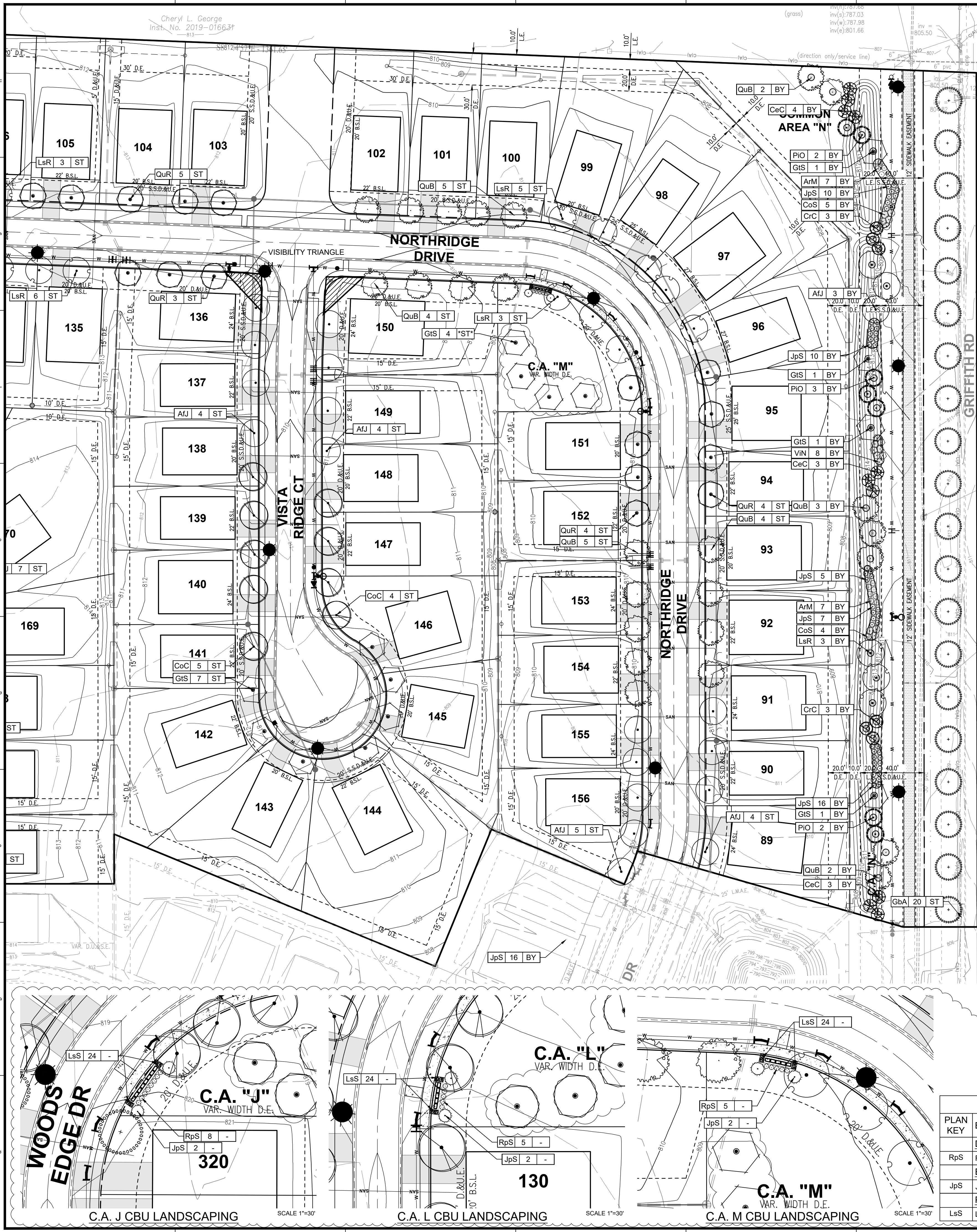
*Build with confidence.*

|                                                    |            |     |                  |
|----------------------------------------------------|------------|-----|------------------|
| REVISIONS AND ISSUES                               | DATE       | BY  | PROJECT NO.      |
| REVISIONS PER COMMENTS                             | 01/28/2025 | AW  | WAB06-3          |
| REVISIONS PER COMMONWEALTH COMMENTS, 01/22/2025    | 01/28/2025 | DTR | DESIGNED BY: KCS |
| REVISIONS PER TRC COMMENTS                         | 02/07/2025 | AW  | DRAWN BY: DMD    |
| REVISIONS PER RMC COMMENTS                         | 03/07/2025 | KAM | DESIGNED BY: KCS |
| REVISIONS PER CITY COMMENTS                        | 06/17/2025 | DTR | DRAWN BY: DMD    |
| REVISED STREET LIGHT, CURB & LANDSCAPING LOCATIONS | 06/17/2025 | DTR | CHECKED BY: KCS  |
|                                                    |            |     | DATE: 06/19/2025 |



WILLIAM G. SCHMIDT, RLA NO. 2000009

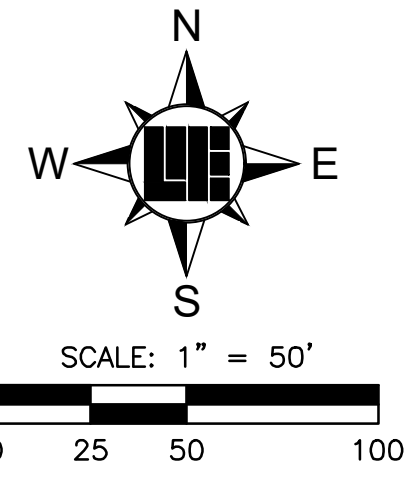
LOCATION: 15, 2024 WOODS EDGE SECTION 320 LANDSCAPE PLANS AND DETAILS  
DATE/TIME: June 11, 2025 1:30pm  
PROJECT BY: redland



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LANDSCAPE PLAN NOTES

VcC 2 PLP

LANDSCAPE LEGEND

MULCHED LANDSCAPE BEDS

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PLANT SCHEDULE

| PLAN KEY                      | BOTANICAL NAME                             | COMMON NAME                           | SIZE      | QTY. | B&B | CONT. | MATURE SIZE | SPECIAL INSTRUCTIONS |
|-------------------------------|--------------------------------------------|---------------------------------------|-----------|------|-----|-------|-------------|----------------------|
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| QuR                           | QUERCUS RUBRA                              | RED OAK                               | 2.5" cal. | 40   | X   |       | 75'T x 75'W |                      |
| <b>ORNAMENTAL TREES</b>       |                                            |                                       |           |      |     |       |             |                      |
| CeC                           | CERCIS CANADENSIS                          | EASTERN REDBUD                        | 6' ht.    | 10   | X   |       | 30'T x 35'W | MULTI-STEM           |
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| <b>EVERGREEN TREES</b>        |                                            |                                       |           |      |     |       |             |                      |
| PIO                           | PICEA OMORIKA                              | SERBIAN SPRUCE                        | 6' ht.    | 7    | X   |       | 60'T x 25'W |                      |
| <b>DECIDUOUS SHRUBS</b>       |                                            |                                       |           |      |     |       |             |                      |
| ArM                           | ARONIA MELANOCARPA                         | BLACK CHOKEBERRY                      | #3        | 14   |     | X     | 6'T x 6'W   |                      |
| CoS                           | CORNUS SERICEA                             | REDOSIER DOGWOOD                      | #3        | 9    |     | X     | 10'T x 10'W |                      |
| VIN                           | VIBURNUM PLICATUM TOMENTOSUM 'NEWZAM'      | NEWPORT VIBURNUM                      | #3        | 7    |     | X     | 5'T x 6'W   |                      |
| <b>EVERGREEN SHRUBS</b>       |                                            |                                       |           |      |     |       |             |                      |
| JpS                           | JUNIPERUS X PFITZERIANA 'SEA GREEN'        | SEA GREEN JUNIPER                     | #3        | 48   |     | X     | 6'T x 8'W   |                      |
| <b>EVERGREEN TREES</b>        |                                            |                                       |           |      |     |       |             |                      |
| JuV                           | JUNIPERUS VIRGINIANA                       | EASTERN RED CEDAR                     | 6' ht.    | 36   | X   |       | 60'T x 25'W |                      |
| PIS                           | PINUS STROBUS                              | WHITE PINE                            | 6' ht.    | 35   | X   |       | 80'T x 40'W |                      |
| TsC                           | TSUGA CANADENSIS                           | EASTERN HEMLOCK                       | 6' ht.    | 38   | X   |       | 70'T x 35'W |                      |
| <b>ORNAMENTAL TREES</b>       |                                            |                                       |           |      |     |       |             |                      |
| AaB                           | AMELANCHIER GRANDIFLORA 'AUTUM BRILLIANCE' | AUTUMN BRILLIANCE APPLE SERVICE BERRY | 6' ht.    | 34   | X   |       | 25'T x 25'W | MULTI-STEM           |
| CeC                           | CERCIS CANADENSIS                          | EASTERN REDBUD                        | 6' ht.    | 25   | X   |       | 30'T x 35'W | MULTI-STEM           |
| CrC                           | CRATAEGUS CRUSGALLI CAR. INERMIS           | THORNLESS COCKSPUR HAWTHORN           | 1.5" cal. | 31   | X   |       | 30'T x 35'W |                      |
| <b>DECIDUOUS SHRUBS</b>       |                                            |                                       |           |      |     |       |             |                      |
| CeO                           | CEPHALANTHUS OCCIDENTALIS                  | COMMON BUTTONBUSH                     | #3        | 150  |     | X     | 12'T x 8'W  |                      |
| RaG                           | RHUS AROMATICA 'GROW-LOW'                  | GRO-LOW FRAGRANT SUMAC                | #3        | 140  |     | X     | 2'T x 8'W   |                      |
| VID                           | VIBURNUM DENTATUM                          | ARROWWOOD VIBURNUM                    | #3        | 149  |     | X     | 10'T x 10'W |                      |

CBU LANDSCAPING PLANT SCHEDULE

| PLAN KEY                | BOTANICAL NAME                      | COMMON NAME                      | SIZE | QTY. | B&B | CONT. | MATURE SIZE | SPECIAL INSTRUCTIONS |
|-------------------------|-------------------------------------|----------------------------------|------|------|-----|-------|-------------|----------------------|
| <b>DECIDUOUS SHRUBS</b> |                                     |                                  |      |      |     |       |             |                      |
| RpS                     | ROSA X 'NOASPLASH'                  | FLOWER CARPET 'PINK SPLASH ROSE' | #3   | 18   |     | X     | 3'T x 4'W   |                      |
| <b>EVERGREEN SHRUBS</b> |                                     |                                  |      |      |     |       |             |                      |
| JpS                     | JUNIPERUS X PFITZERIANA 'SEA GREEN' | SEA GREEN JUNIPER                | #3   | 6    |     | X     | 6'T x 8'W   |                      |
| <b>PERENNIALS</b>       |                                     |                                  |      |      |     |       |             |                      |
| LsS                     | LEUCANTHEMUM X SUPERBUM 'SNOWCAP'   | SNOWCAP SHASTA DAISY             | #1   | 72   |     | X     | 1.5'T x 1'W | 12" O.C.             |



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