

Staff Report – Plan Commission

Docket #:	PC2025-034 Honey Creek Sec 3	Hearing Date:	June 23, 2025
Applicant:	Kevin Sumner, on behalf of Lennar Homes of Indiana, 11555 N. Meridian Street, Suite 400 Carmel, IN 46032		
Owner:	Lennar Homes of Indiana, 11555 N. Meridian Street, Suite 400 Carmel, IN 46032		
Subject Property:	Parcel ID # 41-04-13-031-001.000-040 (northwest of W Smokey Row Rd and Honey Creek Rd)		
Staff Contact:	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 35 of the required 228 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 Large (RL), Single Family Residential (Honey Creek Sec 1)
East:	Residential Large (RL), Single Family and Undeveloped 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 35 street trees to common areas with the **condition that priority tree placement relocates in common areas with trails, 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**

Project Honey Creek Farms 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.

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: Honey Creek Farms, 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 35 of the required 228 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 16% 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.

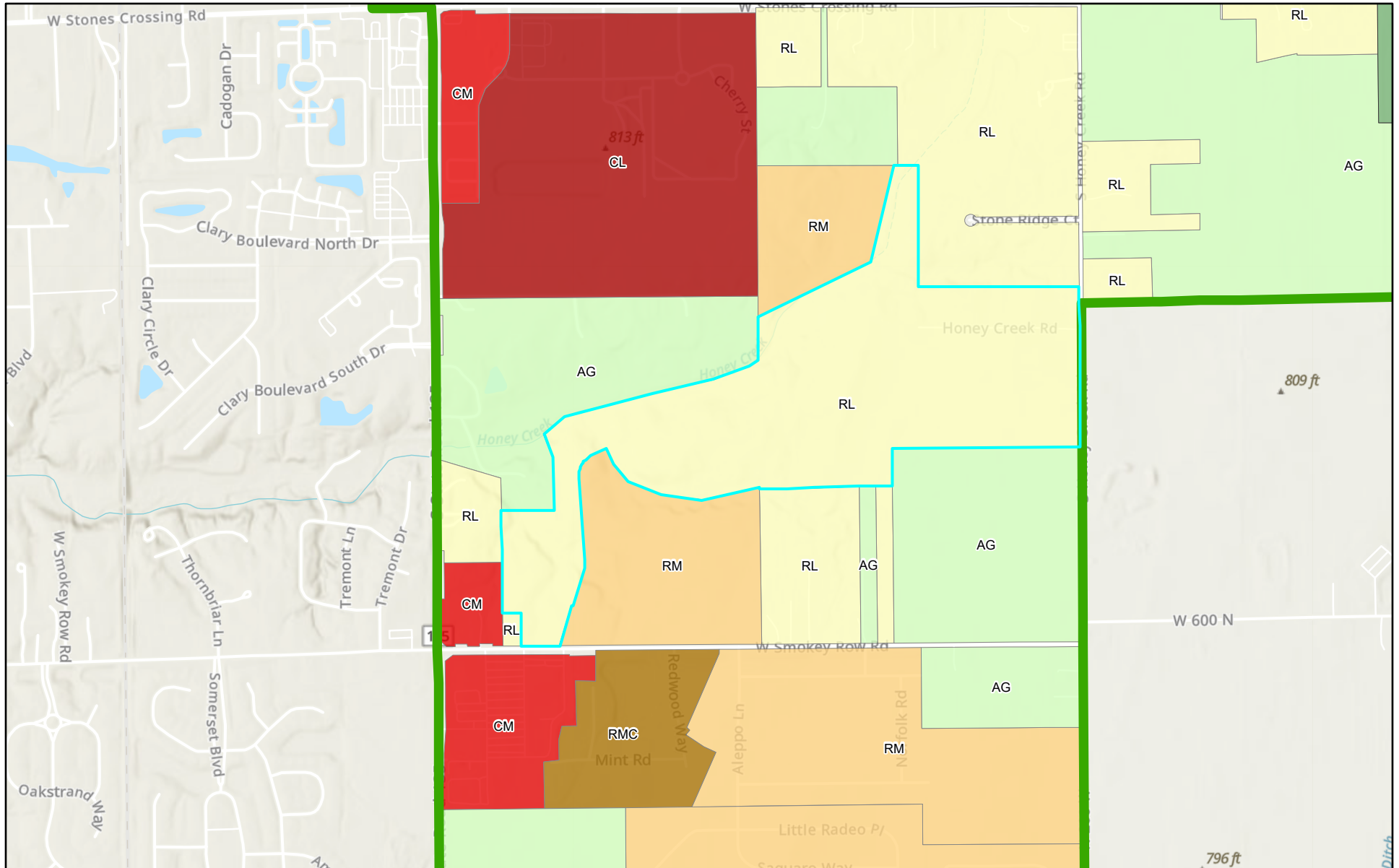
Should you have any further questions or requests for additional information pertaining to this project review, please contact me at 317-846-6611.

Sincerely,



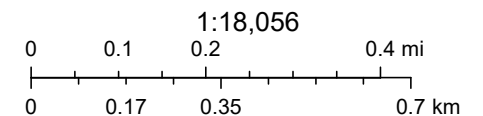
Kevin Sumner, P.S.
Sr. Project Manager

Greenwood Zoning



May 5, 2025

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

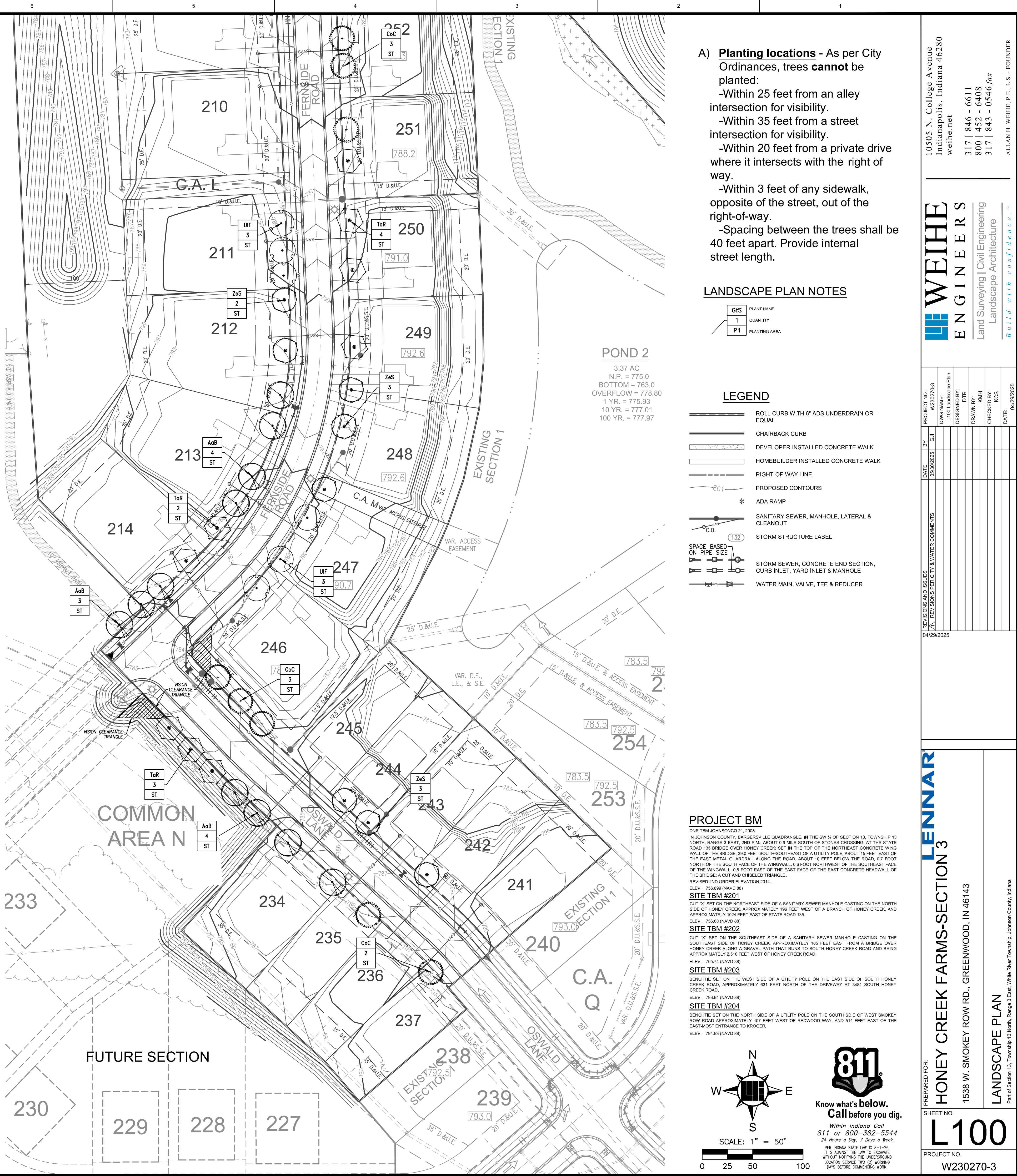


Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

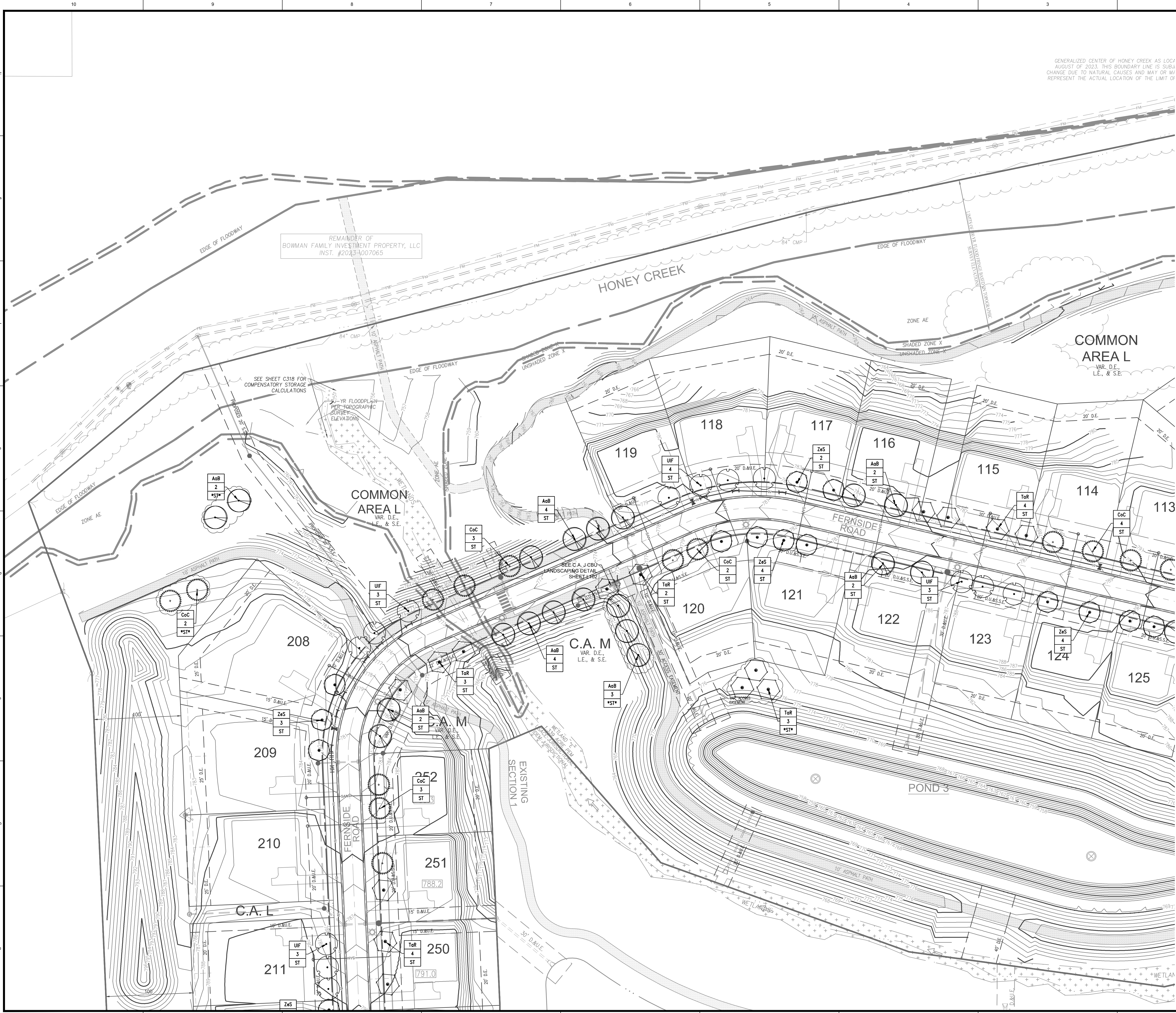
LOCATION: H:\2020\W230270\Section 3\Engineering\Design\Layout\L100 Landscape Plan.dwg
DATE/TIME: June 06, 2025 - 2:13pm
PLOTED BY: weih

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.	65	X		50'T x 35'W	
CoC	CELTIS OCCIDENTALIS 'CHICAGOLAND'	CHICAGOLAND COMMON HACKBERRY	2" cal.	48	X		55'T x 50'W	
UIF	ULMUS x 'FRONTIER'	FRONTIER ELM	2" cal.	26	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.	51	X		80'T x 55'W	

STREET TREE REQUIREMENTS			
ST	STREET NAME, LINEAR FEET	REQUIRED:	PROVIDED:
	QUINTON STREET, 1090 LINEAR FEET	27	23
	FERNSIDE ROAD, 4683 LINEAR FEET	117	100
	OSWALD LANE, 873 LINEAR FEET	22	15
	WANDLE ROAD, 2494 LINEAR FEET	62	55
ST	COMMON AREAS "L" & "M"	-	35
	TOTALS:	228	228



LOCATION: IN 20230270-3 Section 3 (Engineering) (Design) (Landscape) (Plan) (Map)
DATE/TIME: June 06, 2025 - 2:14pm
PLOT BY: weih



GENERALIZED CENTER OF HONEY CREEK AS LOCATED AUGUST OF 2023. THIS BOUNDARY LINE IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF

- 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

QIS	PLANT NAME
1	QUANTITY
P1	PLANTING AREA

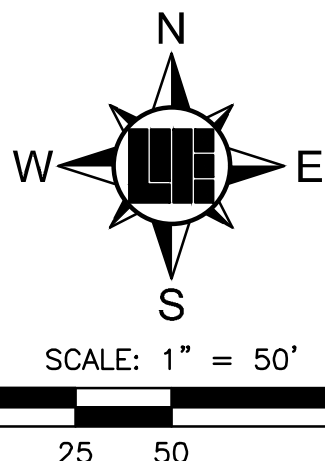
LEGEND

- ROLL CURB WITH 6" ADS UNDERDRAIN OR EQUAL
- CHAIRBACK CURB
- DEVELOPER INSTALLED CONCRETE WALK
- HOMEBUILDER INSTALLED CONCRETE WALK
- RIGHT-OF-WAY LINE
- PROPOSED CONTOURS
- ADA RAMP
- SANITARY SEWER, MANHOLE, LATERAL & CLEANOUT
- STORM STRUCTURE LABEL
- SPACE BASED ON PIPE SIZE
- STORM SEWER, CONCRETE END SECTION, CURB INLET, YARD INLET & MANHOLE
- WATER MAIN, VALVE, TEE & REDUCER

SEE SHEET L100 FOR PLANTING SCHEDULE

PROJECT BM

DNR TBM JOHNSONCO 21.2008
IN JOHNSON COUNTY, BARGERSVILLE QUADRANGLE, IN THE SW 1/4 OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 3 EAST, 2ND PM, ABOUT 0.6 MILE SOUTH OF STONES CROSSING, AT THE SOUTHEAST CORNER OF HONEY CREEK, APPROXIMATELY 190 FEET EAST FROM A BRIDGE OVER HONEY CREEK, APPROXIMATELY 190 FEET WEST OF A BRANCH OF HONEY CREEK, AND APPROXIMATELY 100 FEET EAST OF STATE ROAD 135.
ELEV. 756.88 (NAVD 88)
SITE TBM #201
CUT "X" SET ON THE NORTHEAST SIDE OF A SANITARY SEWER MANHOLE CASTING ON THE NORTH SIDE OF HONEY CREEK, APPROXIMATELY 190 FEET EAST FROM A BRIDGE OVER HONEY CREEK, APPROXIMATELY 190 FEET WEST OF A BRANCH OF HONEY CREEK, AND APPROXIMATELY 100 FEET EAST OF STATE ROAD 135.
ELEV. 756.88 (NAVD 88)
SITE TBM #202
CUT "X" SET ON THE SOUTHEAST SIDE OF A SANITARY SEWER MANHOLE CASTING ON THE SOUTHEAST SIDE OF HONEY CREEK, APPROXIMATELY 190 FEET EAST FROM A BRIDGE OVER HONEY CREEK, APPROXIMATELY 190 FEET WEST OF A BRANCH OF HONEY CREEK, AND APPROXIMATELY 100 FEET EAST OF STATE ROAD 135.
ELEV. 756.88 (NAVD 88)
SITE TBM #203
BENCHMARK SET ON THE WEST SIDE OF A UTILITY POLE ON THE EAST SIDE OF SOUTH HONEY CREEK ROAD, APPROXIMATELY 631 FEET NORTH OF THE DRIVEWAY AT 3481 SOUTH HONEY CREEK ROAD.
ELEV. 753.94 (NAVD 88)
SITE TBM #204
BENCHMARK SET ON THE NORTH SIDE OF A UTILITY POLE ON THE SOUTH SIDE OF WEST SMOKEY ROW ROAD APPROXIMATELY 407 FEET WEST OF REDWOOD WAY, AND 514 FEET EAST OF THE EAST-MOST ENTRANCE TO KROGER.
ELEV. 754.93 (NAVD 88)

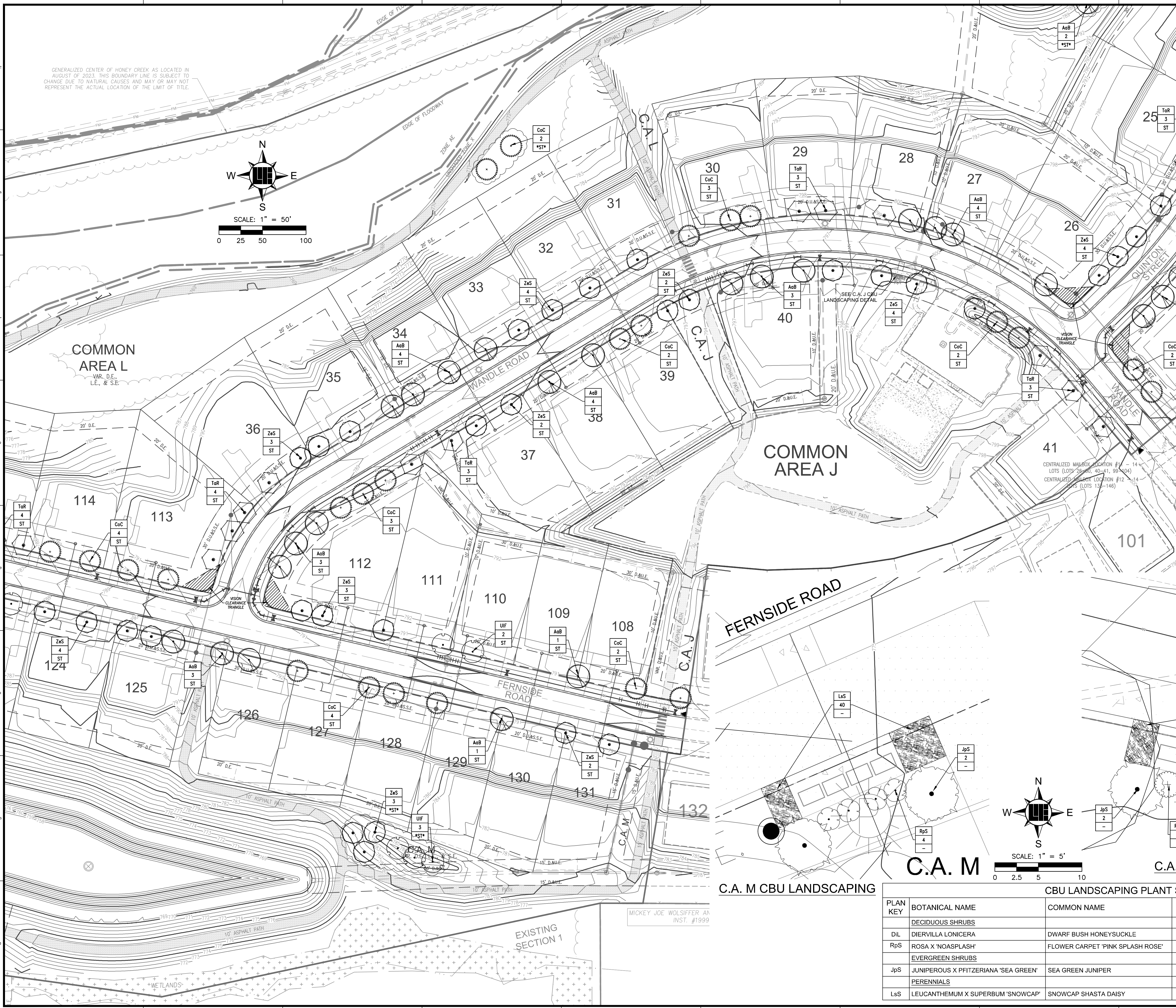


WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
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PROJECT NO:	W230270-3
BY:	CJ
DATE:	05/06/2025
REVISIONS AND ISSUES:	
REVISIONS PER CITY & WATER COMMENTS:	
DWG NAME:	L100 Landscape Plan
DESIGNED BY:	DTR
DRAWN BY:	KMH
CHECKED BY:	KCS
DATE:	04/29/2025

LENNAR
HONEY CREEK FARMS-SECTION 3
1538 W. SMOKEY ROW RD., GREENWOOD, IN 46143
LANDSCAPE PLAN
Part of Section 13, Township 13 North, Range 3 East, White River Township, Johnson County, Indiana
SHEET NO. **L101**
PROJECT NO. **W230270-3**

LOCATION: 15, 2023 W230270-3 Section 3, Engineering/Design/Construction/L100 Landscape Plan, 100
DATE/TIME: June 06, 2025 - 2:14pm
PLOT BY: weih



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

LANDSCAPE PLAN NOTES

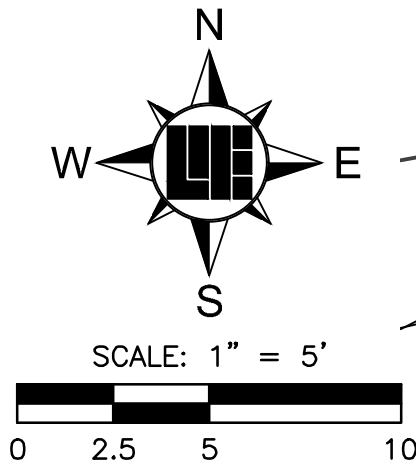
QIS	PLANT NAME
1	QUANTITY
P1	PLANTING AREA

LEGEND

- ROLL CURB WITH 6" ADS UNDERDRAIN OR EQUAL
- CHAIRBACK CURB
- DEVELOPER INSTALLED CONCRETE WALK
- HOMEBUILDER INSTALLED CONCRETE WALK
- RIGHT-OF-WAY LINE
- PROPOSED CONTOURS
- ADA RAMP
- SANITARY SEWER, MANHOLE, LATERAL & CLEANOUT
- STORM STRUCTURE LABEL
- SPACE BASED ON PIPE SIZE
- STORM SEWER, CONCRETE END SECTION, CURB INLET, YARD INLET & MANHOLE
- WATER MAIN, VALVE, TEE & REDUCER

SEE SHEET L100 FOR PLANTING SCHEDULE

C.A. M CBU LANDSCAPING



C.A. J CBU LANDSCAPING

CBU LANDSCAPING PLANT SCHEDULE

PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	B&B	CONT.	MATURE SIZE	SPECIAL NOTES
DECIDUOUS SHRUBS								
DiL	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	#3	4		X	3'T x 4'W	
RpS	ROSA X 'NOASPLASH'	FLOWER CARPET 'PINK SPLASH ROSE'	#3	5		X	3'T x 4'W	
EVERGREEN SHRUBS								
JpS	JUNIPEROUS X PFITZERIANA 'SEA GREEN'	SEA GREEN JUNIPER	#7	4		X	6'T x 8'W	
PERENNIALS								
LsS	LEUCANTHEMUM X SUPERBUM 'SNOWCAP'	SNOWCAP SHASTA DAISY	#1	30		X	1.5'T x 1'W	12" O.C.

WEIHE

ENGINEERS

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

Land Surveying | Civil Engineering
Landscape Architecture

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

REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
REVISIONS PER CITY & WATER COMMENTS	05/06/2025	GJ	W230270-3
			DWG NAME
			L100 Landscape Plan
			DESIGNED BY
			DTR
			DRAWN BY
			KMH
			CHECKED BY
			KCS
			DATE
			04/29/2025

LENNAR

HONEY CREEK FARMS-SECTION 3

1538 W. SMOKEY ROW RD., GREENWOOD, IN 46143

LANDSCAPE PLAN

PREPARED FOR:

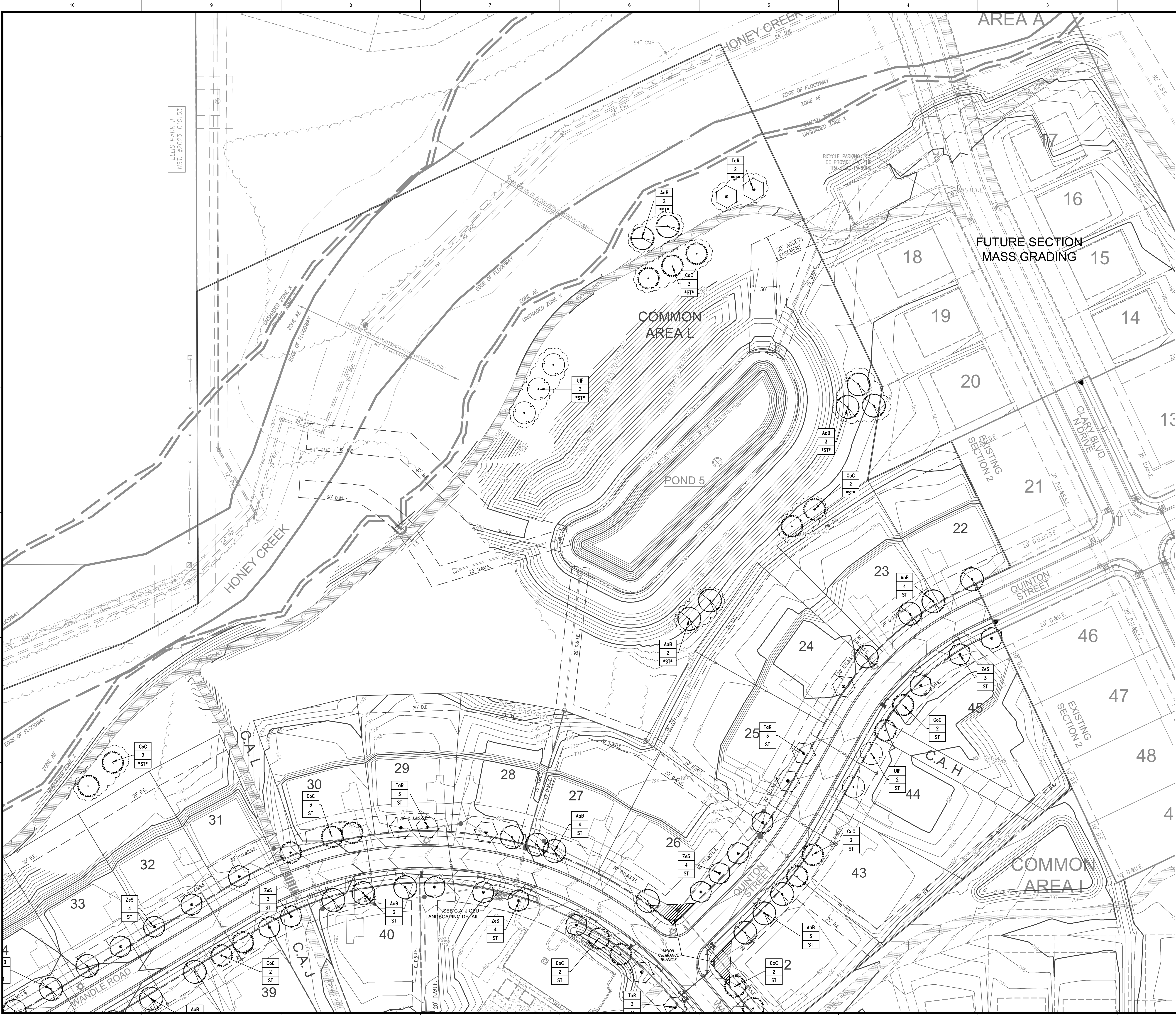
SHEET NO.

PROJECT NO.

L102

W230270-3

LOCATION: IN 20250220 Section 3 (Engineering) (Landscape) (L100)
DATE/TIME: June 06, 2025 - 2:15pm
PLOT BY: weih



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

QIS	PLANT NAME
1	QUANTITY
P1	PLANTING AREA

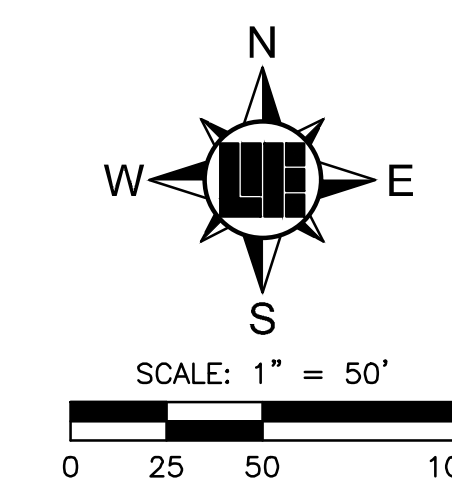
LEGEND

- ROLL CURB WITH 6" ADS UNDERDRAIN OR EQUAL
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SEE SHEET L100 FOR PLANTING SCHEDULE

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REVISED 2ND ORDER ELEVATION 2014.
ELEV. 756.89 (NAVD 88)
SITE TBM #201
CUT "X" SET ON THE NORTHEAST SIDE OF A SANITARY SEWER MANHOLE CASTING ON THE NORTH SIDE OF HONEY CREEK, APPROXIMATELY 190 FEET EAST FROM A BRIDGE OVER HONEY CREEK, APPROXIMATELY 190 FEET WEST OF A BRANCH OF HONEY CREEK, AND APPROXIMATELY 100 FEET EAST OF STATE ROAD 135.
ELEV. 756.88 (NAVD 88)
SITE TBM #202
CUT "X" SET ON THE SOUTHEAST SIDE OF A SANITARY SEWER MANHOLE CASTING ON THE SOUTHWEST SIDE OF HONEY CREEK, APPROXIMATELY 190 FEET EAST FROM A BRIDGE OVER HONEY CREEK, APPROXIMATELY 190 FEET WEST OF A BRANCH OF HONEY CREEK, AND APPROXIMATELY 2.5 TO 3 FEET WEST OF HONEY CREEK ROAD.
ELEV. 756.74 (NAVD 88)
SITE TBM #203
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ELEV. 754.93 (NAVD 88)



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WEIHE

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PROJECT NO.: W230270-3
DWG NAME: L100 Landscape Plan
DESIGNED BY: DTR
DRAWN BY: KMH
CHECKED BY: KCS
DATE: 04/29/2025

REVISIONS AND ISSUES
A: REVISIONS PER CITY & WATER COMMENTS
04/29/2025

LENNAR

HONEY CREEK FARMS-SECTION 3

1538 W. SMOKEY ROW 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.

L103

W230270-3