

Staff Report – Plan Commission

Docket #:	PC2023-026	Hearing Date:	May 22, 2023
Address:	SW corner of Sayre Dr. & Emerson Ave. (parcel 41-02-28-041-057.000-026)		
Applicant:	David Clapper for Emerson & Sayre LLC		
Owner:	Emerson & Sayre LLC		
Staff Contact:	Gabe Nelson, nelsong@greenwood.in.gov , 317.887.5230		

Request:

The Real Estate consists of approximately two (2) acres and is currently zoned Industrial Large (IL). The Petitioner is requesting to re-zone the entire parcel to Interstate Commercial (IC) proposing the development of a medical office and potentially additional commercial and office space.

Location:

The subject property (parcel 41-02-28-041-057.000-026) is located at the southwest corner of the intersection of Sayre Drive and N. Emerson Avenue.

See Attached Vicinity Map – Exhibit A and Legal Description – Exhibit C

Existing & Surrounding Land Use:

The property is zoned Industrial, Large (IL), and the land is currently undeveloped, platted land.

- North: Industrial, Large (IL), Kids Kingdom Early Learning Center
- South: Industrial, Large (IL), Red Dot Storage and Residential Multi-Unit Complex (RMC), future apartments
- East: Industrial, Large (IL), Franciscan Health
- West: Industrial, Large (IL), Various Commercial/Industrial

See Attached Zoning Map – Exhibit B

Ordinance References:

- Resolution No. 07-12, Greenwood Comprehensive Plans
- Ord. No. 20-29 UDO
- UDO Sec. 10-03-06, Landscaping and Buffering
- UDO Sec. 10-03-14, Building Design Standards

Statutory Criteria:

Plan Commission and the legislative body shall pay reasonable regard to:

- The comprehensive plan;
- Current conditions and the character of current structures and uses in each district;
- The most desirable use for which the land in each district is adapted;
- The conservation of property values throughout the jurisdiction; and
- Responsible development and growth.

Comments and Petitioner’s Findings of Fact:

The Petitioner desires to rezone approximately two (2) acres of land to IC – Interstate Commercial in order to develop a medical office. The petitioner is also planning to subdivide this parcel in the future to allow for an additional multi-tenant commercial building.

The following represents the petitioner’s findings and the staff’s comments on those findings.

The Comprehensive Plan

The petitioner has indicated that this request complies with the Comprehensive Plan in the following way(s), "According to the Future Growth and Redevelopment Plan from the 2012 Comprehensive Plan the area along Emerson Avenue is designated as airport transition and life sciences. The rezoning request from IL to IC, Interstate Commercial, is consistent and supported by the Future Growth and Redevelopment Plan from the 2012 Comprehensive Plan."

Current conditions and the character of current structures and uses in each district;

The petitioner has indicated that this request complies with the current conditions and the character of current structures and uses in each district in the following way(s), "The property at 560 N Emerson Ave, directly to the north, is occupied by Kids Kingdom, the property at 584 N Emerson Ave is occupied by Shaub CPA Group, and Accupay. The property at 600 N Emerson Ave is occupied by Williams, Barrett & Wilkowski, Attorneys. To the east, across Emerson Ave, the properties are occupied by James Hernandez Attorney at Law and several Franciscan Alliance buildings. All these previously mentioned uses are zoned IL and have been developed with a variance. To the south is a self-storage facility and further south is a proposed apartment complex. To the west is Greenwood Industrial Airpark."

The most desirable use for which the land in each district is adapted;

The petitioner has indicated that, "The most desirable use for the land in this district would be consistent with the existing development along Emerson Avenue in the immediate area, office, medical office or supporting retail of the surrounding area."

The conservation of property values throughout the jurisdiction; and

The petitioner has indicated that this request will not negatively affect the property values throughout Greenwood because, "The buyer plans on developing the property with a medical office use that is constant with St. Francis medical arts buildings across Emerson Avenue. The proposed development as an orthodontic practice would be a complimentary use to the special use, professional office and medical arts development in the immediate area and would also serve the surrounding residences in this area of Greenwood."

Responsible development and growth.

The petitioner has indicated that this request is considered responsible development and growth because: "This zoning change will allow development of the site that is consistent with the uses along Emerson Avenue between County Line Road and Main Street."

Recommendation:

Staff is **favorable** of this petition. An analysis of the area shows that existing land uses, and the overall character of the surrounding properties are commercial in nature. Although zoned IL, the surrounding properties consist of uses such as a kid's early learning center with an outdoor playground, a law office, commercial storage units, a vacuum cleaner store, and Franciscan Health Community Relations. Staff feels that the proposed use as a commercial dentist office and a speculative commercial space would be responsible land use in this area.

Staff recommends the following commitments:

1. The development shall be in compliance with Unified Development Ordinance as amended. Compliance with this condition must be met before a Land Alteration Permit is released.
2. Any infrastructure improvements will be performed in accordance with the Technical Review Committee.

Attachments:

Exhibit A – Vicinity Map

Exhibit B – Existing Zoning Map

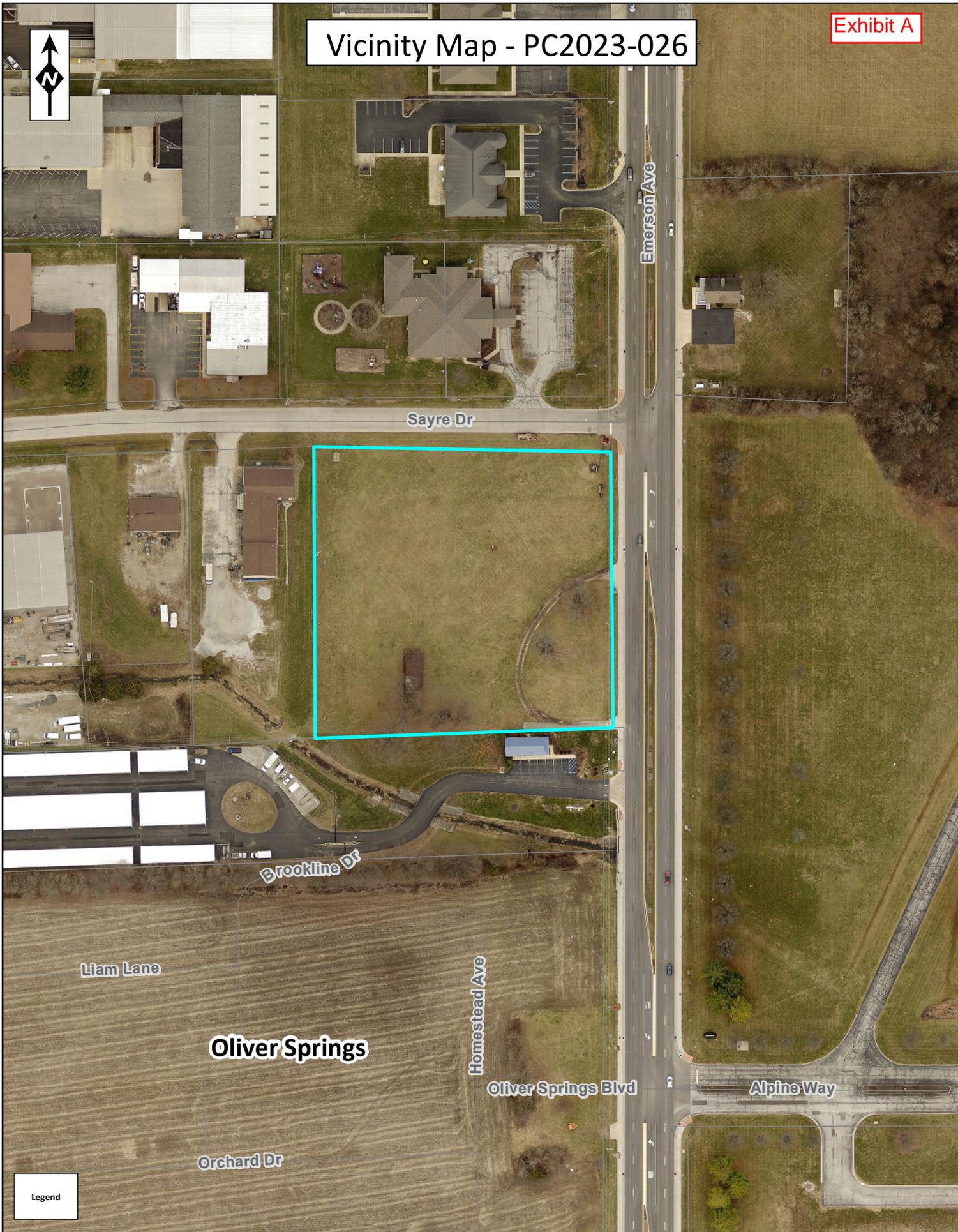
Exhibit C – Legal Description

Exhibit D – Greenwood Comprehensive Plan Proposed Land Use

Exhibit E – Greenwood Comprehensive Plan Current Land Use

Vicinity Map - PC2023-026

Exhibit A



Legend

1 inch = 150 feet

Zoning Map - PC2023-026



AC

IC

Greenwood Springs Blvd

Sayre Ct

Emerson Ave

Sayre Dr



IL

Liam Lane

Oliver's Pass

RMC

Homestead Ave

Orchard Dr

Alpine Way

Legend

Zone

- AC - Airport
- AG - Agriculture
- CL - Commercial Large
- CM - Commercial Medium
- CS - Commercial Small
- IC - Interstate Commercial
- IL - Industrial Large
- IM - Industrial Medium
- OT - Old Town
- OTR - Old Town Residential
- OS - Open Space
- PUD - Planned Unit Development
- RL - Residential Large Lot
- RM - Residential Medium Lot
- RA - Residential Attached Single-Family
- RMC - Residential Multi-Unit Complex
- RMH - Residential Mobile Home

RM

Silver Maple Ct

Maple Ct

RA

CM

Sierra Dr

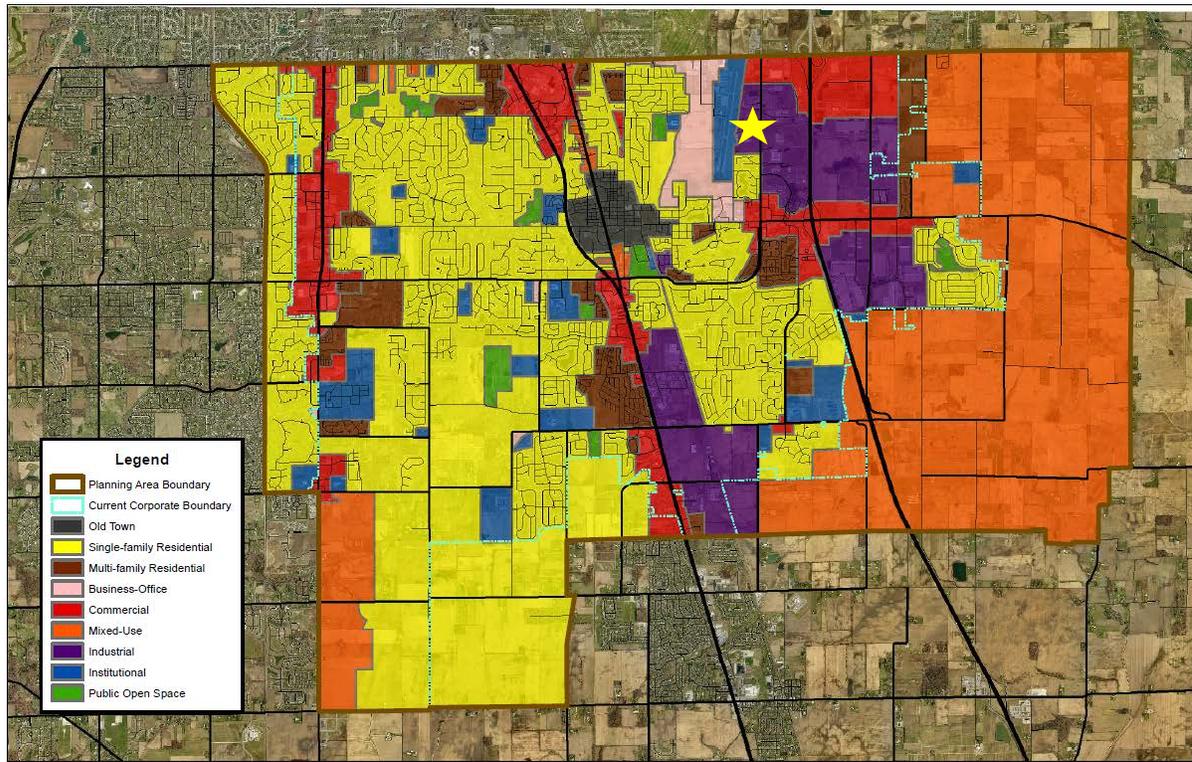
1 inch = 300 feet

Legal Description

Lot 1 of Greenwood Industrial Airpark, First Section, as recorded in Plat Cabinet "B", pages 681 and 682, in the Office of the Recorder, Johnson County, Indiana.

Exhibit D – Greenwood Comprehensive Plan Proposed Land Use

Future Land Use Map



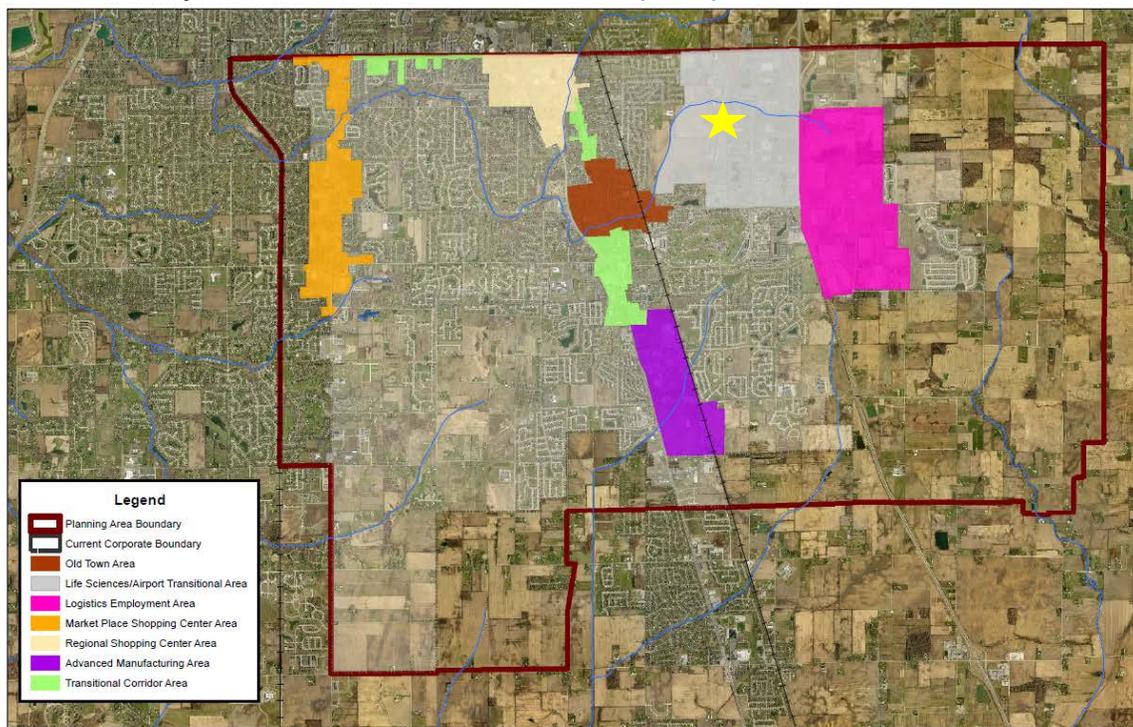
Adopted December 17, 2012 (Resolution Number 12-17)



Greenwood Comprehensive Plan

Exhibit F – Greenwood Comprehensive Plan Current Land Use (2012)

Future Growth and Redevelopment Areas



Adopted December 17, 2012 (Resolution Number 12-17)



Greenwood Comprehensive Plan

★ Approximate Rezone Location