



Advisory Plan Commission

Date: Wednesday, November 13, 2024

Time: 7:00PM

**Place: Council Chambers
Greenwood City Center Building
300 South Madison Avenue
Greenwood, IN 46142**

Doors open at 6:45PM

This meeting will also be available via Zoom; if you desire to attend virtually, click “Join Zoom Meeting” below.

For assistance with or connecting to this meeting, please contact the After Hours IT Department Support Line at 317-868-0025.

MEETING AGENDA

- I. Call to Order**
- II. Approval of Minutes**
 - A. Meeting Minutes from October 28, 2024
- III. Special Requests/Continuances**
 - B. **PC2024-035 Walker Commons North - Primary Plat Plat** petitioner, Neil Goradia, on behalf of Apollo Developers will be formally requesting a continuance.
 - C. **PC2024-036 Walker Commons Southeast – Primary Plat** petitioner, Neil Goradia, on behalf of Apollo Developers will be formally requesting a continuance.
 - D. **PC2024-047 Walker Commons Southwest – Primary Plat** petitioner, Neil Goradia, on behalf of Apollo Developers will be formally requesting a continuance.
 - E. **PC2024-060 Center Grove Zone Map Change** Greenwood Planning Staff, Gabriel Nelson, on behalf of the Technical Review Committee, will be formally requesting a continuance.
- IV. Findings of Fact**
 - None.
- V. Old Business**

- A. [PC2024-035 Walker Commons North - Primary Plat](#), petitioner, Neil Goradia, on behalf of Apollo Developers, requests Primary Plat approval for approximately 40 acres located at 1468 W. Main Street
- B. [PC2024-036 Walker Commons Southeast – Primary Plat](#), petitioner, Neil Goradia, on behalf of Apollo Developers, requests Primary Plat approval for approximately 43.74 acres located at 1275 & 1287 W. Main Street

VI. Old Business from the Floor

None.

VII. New Business

- A. [PC2024-047 Walker Commons Southwest – Primary Plat](#), petitioner, Neil Goradia, on behalf of Apollo Developers, requests Primary Plat approval for approximately 29 acres located approximately 0.25 miles east of State Road 135, on the south side of W. Main Street
- B. [PC2024-052 Jiffy Lube – Landscape Waiver](#), petitioner, Andrew Barkocy, on behalf of Jiffy Lube, requests a waiver from Section 10-03-06 (G) Foundation Plantings, Commercial Properties under 25,000 sf of GFA, for the parcel located at 532 N. State Road 135, for the south and east façades
- C. [PC2024-060 Center Grove Zone Map Change](#), petitioner, Tony Bagato, on behalf of Lennar Homes of Indiana LLC, requests a zone map change for approximately 90.7 acres, located at 3111 S State Road 135. The current zoning district is AG (Agriculture) and Commercial Large (CL) and the proposed zoning is PUD (Planned Unit Development) to allow for a mixed-use development consisting of three distinct areas: Commercial Mixed-Use, Multi-Family Residential, and Single-Family Residential.

VIII. New Business from the Floor

IX. Announcements

X. Adjournment

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Meeting ID: 880 0854 5027

Passcode: 1234

Members of the public wishing to observe the meeting may do so using the link provided on the website for this meeting. Public attendees will be muted and will have video disabled. Public comment will be handled according to

procedures to be announced by the presiding officer. In the event of an excessive number of participants or unforeseen technical or practical issues, the meeting may be terminated and restarted.

Next Meeting Date: Monday, November 25, 2024 at 7:00PM

In accordance with the American with Disabilities Act, the City of Greenwood is required to provide reasonable accommodations to persons with disabilities wishing to attend public meetings. Accommodations are available upon request to persons with disabilities who require alternately formatted materials, auxiliary aids, or reasonable modifications to policies and procedures to ensure effective communication and access to the public meetings. If you require accommodation to attend the meeting, please contact the Public Access ADA Coordinator, at 300 S. Madison Avenue, Greenwood, Indiana 46142, Tel: (317) 887-5000, Fax: (317) 887-5616, or contact Telecommunications Relay Services (TRS) at 711 to relay your request. Please allow at least two business days to arrange for accommodations.