



Advisory Plan Commission

Date: Monday, November 25, 2024

Time: 7:00 PM

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

Doors open at 6:45 PM

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 November 13, 2024
- III. Special Requests/Continuances
- IV. A. **PC2024-060 Center Grove Zone Map Change**, petitioner, Lennar Homes of Indiana LLC, requests a continuance to 12/09/2024. Staff is supportive of the continuance. Findings of Fact

None.
- V. Old Business
 - A. PC2024-022 Panda Express, petitioner, Lannie Cowden, on behalf of Penney Property Sub Holdings LLC, requests Primary Plat approval for approximately 0.86 acres located at 1285 North U.S. 31, in the southwest corner of the JCPenney parking lot
 - B. **PC2024-060 Center Grove Zone Map Change**, petitioner, 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 PUD 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.

VI. Old Business from the Floor

None.

VII. New Business

- A. [PC2024-022 Panda Express – Landscape Waiver](#), petitioner, Lannie Cowden, on behalf of Penney Property Sub Holdings LLC, requests a waiver from Section 10-06-03 (D) Lot Frontage, to allow a parcel without sufficient street frontage, for the property located at 1251 N. US 31
- B. [PC2024-055 Scottsdale Estates East – Primary Plat](#), petitioner, Lantz McElroy, on behalf of Silverthorne Homes, requests Primary Plat approval for approximately 83 acres located at the northwest corner of Honey Creek Road and Whiteland Road
- C. [PC2024-058 Elmwood Estates II – Primary Plat](#), petitioner, Neil Goradia, on behalf of Apollo Developers, requests Primary Plat approval for approximately 29 acres located at the southern terminus of Schuttler Drive and western terminus of Beverly Place, east of Emerson Avenue
- D. [PC2024-063 The Pines PUD – Text Amendment](#), petitioner, Steve Milbourn, on behalf of The Pines of Greenwood HOA, requests a text amendment to allow certain accessory structures to be permitted

VIII. New Business from the Floor

IX. Announcements

X. Adjournment

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Meeting ID: 842 1191 9114

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, December 9, 2024 at 7:00 PM

In accordance with the Americans 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.