

GREENWOOD COMMON COUNCIL

ORDINANCE NO. 24-37

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP ADOPTED BY REFERENCE IN UNIFIED DEVELOPMENT ORDINANCE NO. 20-29 (PROPOSED REZONING OF APPROXIMATELY 108.7 ACRES LOCATED SOUTH OF COUNTY LINE ROAD, WEST OF EMERSON AVENUE AND THE INDY SOUTH GREENWOOD AIRPORT (Linzie Trust and Greenwood Industrial Air-Park, Inc. Properties))

WHEREAS, the Greenwood Advisory Plan Commission (hereinafter, "Commission") conducted a public hearing on the petition for the rezoning of approximately 108.7 acres of land located south of County Line Road and west of Emerson Avenue and the Indy South Greenwood Airport, within the corporate boundaries of the City of Greenwood, from the current zoning classification of RM-Residential-Medium Lot Zone and AC-Airport Commerce District to RA-Residential-Attached Single-Family Zone, to allow for a single-family home and townhome multiple product type residential development;

WHEREAS, the Commission requested, and the Owner agreed to, the following commitments regarding the use and development of said real estate:

1. Trails shall be developed in accordance with Exhibit E: Comprehensive Plan: Future Trail Map, attached to Staff Report. New development should be designed to address the trail as a key amenity and site feature.
2. Include amenities along the trail such as benches, bike repair, water station, adequate lighting, etc.
3. Ensure that the development provides seamless, safe, and direct access to the trail. This could include designated trailheads, access points, and signage.
4. Build or enhance sidewalks, bike lanes, and crossings that connect the development to the trail system and the surrounding community.
5. New residential development should be adapted to and integrated with the trail and linear park space by providing direct access to this high-quality amenity.
6. A Traffic Study shall be required.

WHEREAS, the Commission, after paying reasonable regard to: 1) the Greenwood Comprehensive Plan, 2) the current conditions and the character of the current structures and uses in each district, 3) the most desirable use for which the land in each district is adapted, 4) the conservation of property values throughout the jurisdiction, and 5) responsible development and growth, made a **favorable recommendation** (7-2) regarding said change in the zone map and certified the same to the Greenwood Common Council;

WHEREAS, the Greenwood Common Council has given notice of its intention to consider this matter;

WHEREAS, the Greenwood Common Council has considered the recommendation of the Commission and paid reasonable regard to items 1 through 5 referred to in the second "Whereas clause" above.

WHEREAS, the Common Council requested, and the Owner agreed to, the following additional commitment regarding the use and development of said real estate:

The use of vinyl siding on new homes/townhomes is prohibited.

NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF GREENWOOD, INDIANA, THAT:

Section 1. The Official Zoning Map referred to in Ordinance No. 20-29, Section 2, is amended to rezone the real estate described and shown below, from RM-Residential-Medium Lot Zone and AC-Airport Commerce District to RA – Residential – Attached Single-Family Zone:

108.7 Acre Rezoning Description

Part of the Northwest and Southwest Quarter of Section 28 and part of the Northwest Quarter of Section 33, Township 14 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana described as follows:

Commencing at the Northwest Corner of the Northwest Quarter of said Section 28; thence along the North line thereof North 87 degrees 53 minutes 05 seconds East (bearing based on State Plane Coordinates) 1598.21 feet; thence along the northerly prolongation of the West line of the plat of Indiana-American Office Park Section One recorded in Plat Book "D", Page 381 A&B in the Office of the Recorder of Johnson County, Indiana, said West line and the West line of Instrument Number 2016-030033 as recorded in the Office of said Recorder South 00 degrees 05 minutes 29 seconds West 1756.29 feet to the Southwest Corner of said Instrument Number 2016-030033; thence along the South line of said Instrument Number North 88 degrees 03 minutes 53 seconds East 520.24 feet to the Northwest Corner of the plat of Laser & Light Surgery Center recorded as Instrument Number 2020-025364 in the Office of said Recorder. The next two (2) courses are along the West and South lines thereof; 1) thence South 00 degrees 01 minutes 22 seconds East 208.00 feet; 2) thence North 88 degrees 03 minutes 54 seconds East 208.00 feet to the West line of Dedication of Public Right-of-Way recorded in Book 267, Page 395 in the Office of said Recorder. The next two (2) courses are along said West line and the southerly extension thereof; 1) thence South 00 degrees 01 minute 23 seconds East 328.75 feet to the Point of Beginning of this described tract; 2) thence continuing South 00 degrees 01 minute 23 seconds East 327.37 feet to the center of the Lee Park Open Ditch. The next four (4) courses are along said centerline; 1) thence South 87 degrees 18 minutes 04 seconds West 177.51 feet; 2) thence South 73 degrees 40 minutes 43 seconds West 116.21 feet; 3) thence South 80 degrees 34 minutes 47 seconds West 112.47 feet; 4) thence South 64 degrees 51 minutes 13 seconds West 74.64 feet; thence North 32 degrees 32 minutes 04 seconds West 60.63 feet to the Southeast Corner of Colonial Springs Second Section the plat of which is recorded in Plat Book 8, Page 31 in the Office of said Recorder. The next four (4) courses are along the South line thereof; 1) thence South 89 degrees 47 minutes 54 seconds West 130.00 feet; 2) thence South 01 degree 26 minutes 05 seconds East 58.00 feet; 3) thence South 89 degrees 47 minutes 54 seconds West 337.00 feet; 4) thence North 00 degrees 12 minutes 06 seconds West 13.21 feet to the Southeast Corner of Colonial Springs First Section the plat of which is recorder in Plat Book 7, Page 31 in the Office of said Recorder; thence along the South line thereof South 88 degrees 08 minutes 39 seconds West 53.65 feet to the northerly extension of the West Line of the of the East Half of the Southwest Quarter of said Section 28; thence along said northerly extension and said West line South 00 degrees 25 minutes 43 seconds West 819.45 feet; thence South 87 degrees 48 minutes 57 seconds West 634.72 feet; thence South 00 degrees 33 minutes 19 seconds West 454.53 feet; thence North 89 degrees 18 minutes 02 seconds West 676.23 feet to the East line of Northern Park Section 2 the plat of which is recorded in Plat Book 4, Page 81 in the Office of said Recorder; thence along the East line thereof South 01 degree 17 minutes 32 seconds West 1369.44 feet; thence continuing along said East line and the East line of Northern Park Section 3 the plat of which is recorded in Plat Book 4, Page 86 on the Office of said Recorder South 00 degrees 16 minutes 46 seconds West 1606.22 feet to the Northwest Corner of John A. Polk Addition to the Town of Greenwood recorded in Plat Cabinet "A", Page 344 and 345 in the Office of said Recorder; thence North 88 degrees 28 minutes 23 seconds East 340.43 feet along the North line of said John A. Polk Addition to the Town of

Greenwood and the North line of Instrument Number 2020-005006 in the Office of said Recorder to the center of Lee Park Open Ditch. The next sixteen (16) courses are along said centerline; 1) thence North 10 degrees 39 minutes 29 seconds East 237.32 feet; 2) thence North 10 degrees 12 minutes 56 seconds East 297.62 feet; 3) thence North 22 degrees 58 minutes 27 seconds East 110.45 feet; 4) thence North 23 degrees 27 minutes 26 seconds East 154.85 feet; 5) thence North 29 degrees 25 minutes 36 seconds East 158.37 feet; 6) thence North 22 degrees 28 minutes 24 seconds East 82.50 feet; 7) North 24 degrees 45 minutes 37 seconds East 148.62 feet; 8) thence North 24 degrees 37 minutes 08 seconds East 111.00 feet; 9) thence North 24 degrees 47 minutes 36 seconds East 236.59 feet; 10) thence North 25 degrees 15 minutes 55 seconds East 152.54 feet; 11) thence North 23 degrees 28 minutes 55 seconds East 116.92 feet; 12) thence North 24 degrees 44 minutes 38 seconds East 119.39 feet; 13) thence North 24 degrees 43 minutes 08 seconds East 163.75 feet; 14) thence North 24 degrees 12 minutes 18 seconds East 156.23 feet; 15) thence North 04 degrees 22 minutes 55 seconds East 146.79 feet; 16) thence North 00 degrees 48 minutes 29 seconds West 308.28 feet; thence North 88 degrees 04 minutes 44 seconds East 189.11 feet; thence North 88 degrees 25 minutes 18 seconds East 1108.72 feet; thence North 00 degrees 09 minutes 28 seconds West 2092.76 feet; thence North 89 degrees 47 minutes 02 seconds West 76.92 feet to the Point of Beginning containing 108.7 acres, more or less, subject to all rights-of-way, easements and restrictions.

Prepared by: Jeffrey D. Knarr P.S. Projects Plus 1257 Airport Parkway, Suite A, Greenwood, Indiana 46143 (317) 882-5003 ex 301.

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Section 2. The real estate shall be developed and used in conformance with the commitments set forth in the second "Whereas clause" and sixth "Whereas clause" above.

Section 3. The Greenwood Plan Commission is hereby authorized to make the above described change to the official zoning map of the City of Greenwood.

Section 4. This Ordinance shall have no effect as to changing any other provision of Ordinance No. 20-29, as amended, other than the Official Zoning Map referred to in Section 2 of said Ordinance.

Section 5. This Ordinance shall be in full force and effect from and after its passage, approval and publication according to law, and after the above-described commitments are made by the owner and recorded in the chain of title of the above described real estate in the office of the Recorder of Johnson County, Indiana.

Passed by the Common Council of the City of Greenwood, Indiana, this 2nd day of December, 2024.


Michael Campbell, President

ATTEST:

I hereby certify that the foregoing within and attached ordinance was duly passed by the Common Council of the City of Greenwood, Indiana, at a meeting thereof held on the 3rd day of December, 2024, by the following vote:


AYE: NAY:

Erin Betron <i>Absent</i>	<input type="checkbox"/>	<input type="checkbox"/>
Michael Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Linda S. Gibson	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ezra J. Hill	<input checked="" type="checkbox"/>	<input type="checkbox"/>
J. David Hopper	<input checked="" type="checkbox"/>	<input type="checkbox"/>
David Lekse	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Teri Manship	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Steve Moan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Michael Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The foregoing within and attached ordinance passed by the Common Council of the City of Greenwood, Indiana, on the 2nd day of December, 2024, is presented by me this 3rd day of December, 2024, at 11:15 o'clock A.m., to the Mayor of the City of Greenwood, Indiana.


Jeannine Myers, Clerk

The foregoing within and attached ordinance passed by the Common Council of the City of Greenwood, Indiana, on the 2nd day of December, 2024, is approved by me this 3E day of December, 2024, at 11:00 o'clock A.m.


MARK W. MYERS, Mayor of
the City of Greenwood, Indiana