

Johnson County Plan Commission
November 28, 2022 Meeting Minutes

The Johnson County Advisory Plan Commission met on Monday, November 28, 2022 in the Johnson County Courthouse Annex Auditorium. The meeting was called to order at 6:00 PM by Vice Chairman Chad Bowman.

I. ROLL CALL:

Present: Chad Bowman, Charlie Canary, Gregg Cantwell, Chris Kinnett, Jonathan Myers (Alternate), Dale Sedler, Stoney Vann, Attorney Jacob Bowman (Legal Counsel - not voting), Michele Hansard (Director – not voting), Rachael Schaefer (Senior Planner – not voting) and Angela Olson (Recording Secretary – not voting).

Absent: Nathan Bush, Pete Ketchum, and Ron West

II. APPROVAL OF MEETING MINUTES:

Vice Chairman Chad Bowman called for a motion to approve the September 26, 2022 Plan Commission meeting minutes.

Motion: Approval of September 26, 2022 Plan Commission meeting minutes. **Moved** by Stoney Vann. **Seconded** by Dale Sedler. **Yes:** Bowman, Canary, Cantwell, Kinnett, Sedler and Vann. **No:** None. **Motion approved 6-0.**

III. PUBLIC HEARINGS:

Z-5-22; Bonnie & Jeremy Moynahan – Rezoning Request. 5192 E. Rocklane Rd.

Staff presented findings and facts to the board and recommended a favorable recommendation to the Johnson County Board of Commissioners.

Petitioner Jeremy Moynahan (5192 E. Rocklane Rd., Greenwood 46143) was present to speak and address questions and/or concerns.

Cathy Peacock (820 Lawson Ct., Greenwood 46142) was present to speak in favor of this request.

Terry Gunn (5074 E. Rocklane Rd., Greenwood 46143) was present to speak in favor of this request.

Board members asked questions and expressed concerns, which were addressed by Petitioner and staff, as follows:

- Q. Board member Dale Sedler asked the Petitioner where he goes to shop?

A. City of Greenwood for clothing and necessities. Petitioner stated that he did not shop for groceries because they grow and raise what they need themselves.

- Q. Board member Stone Vann inquired as to whether or not the prevention of this rezoning request would prohibit the Petitioner from building a pole barn?

A. It would not prevent but would require additional legalities to get permit.

- Q. Board member Chad Bowman inquired as to whether or not all of the property to the south is zoned A-1?

A. Yes.

Motion: To recommend Z-5-22 for a favorable recommendation to the Johnson County Board of Commissioners to allow 2.075 acres from the B-1 zoning district to the A-1 zoning district to provide for continued residential use of the property. **Moved** by Charlie Canary. **Seconded** by Gregg Cantwell. **Yes:** Bowman, Canary, Cantwell, Kinnett, Myers, Sedler and Vann. **No:** None. **Motion approved 7-0.**

Z-6-22; Pedcor Housing Corporation – Rezoning Request. 14.063 acre parcel on the northwest corner of Bluff Rd. and Fairview Rd.

Staff presented findings and facts to the board and recommended a favorable recommendation to the Johnson County Board of Commissioners.

Staff provided to the board members a letter from Ryan Crum (937 N. Scott Dr., Greenwood 46142) in favor of this request.

Attorney Brian Touhy with Tuohy Bailey & Moore (50 S. Meridian St., Ste. 700, Indianapolis 46204) on behalf of the Petitioner was present to speak and address questions and/or concerns. An **Exhibit** information packet was provided to the board members.

Vice President of Development Brandon Delk with Pedcor Housing Corporation (770 3rd Ave. SW, Carmel, 46032) was present to speak and address questions and/or concerns.

Petitioners advised the board that a traffic study was conducted on approximately August 9-10, 2022, one (1) week after the schools were opened between 6:30 a.m. to 9 a.m. and late afternoon until 5:00 p.m. EST.

Petitioners sent legal notices to the proper 600 feet surrounding properties, a letter dated November 3, 2022 inviting twenty-six (26) surrounding property owners and sent an e-mail to Fair Oaks Homeowners Association, Pebble Run Homeowners Association and Innisbrook Homeowners Association to a meeting at the Mount Pleasant Church and placed two (2) Public Hearing signs on the property located off Fairview Road and Bluff Road.

Petitioners advised that board that all of the utilities will be located underground, that the rent range for the two (2) bedroom or more apartments would be from \$1,100.00 to \$2,000.00 and

that a large impact road fee would be paid by the Petitioner that will help fund the maintenance and proposed roundabout coming to Fairview Road and Bluff Road.

Petitioners spoke to Center Grove Assistant Superintendent of Operations William Long, Ed.D. and was advised that the schools had adequate capacity for the inhabitants of these apartments.

Board members asked questions and expressed concerns, which were addressed by Petitioners, Remonstrators and staff, as follows:

- Q. Board member Jonathan Myers inquired as to whether or not there was sewer available?
A. Yes, through the City of Greenwood.
- Q. Board member Dale Sedler asked if there would be sound barrier walls installed between the apartments and I-69?
A. Unknown if the State of Indiana will be installing any but there are no requirements per the ordinance for sound barrier walls to be installed.
- Q. Board member Chris Kinnett inquired as to whether or not this project was funded?
A. Yes, self-financed by Pedcor Housing Corporation.
- Q. Board member Chris Kinnett asked when the company anticipated to start the project?
A. Construction would begin in 2023 and take approximately sixteen (16) months to complete (late 2024/early 2025).
- Q. Board member Dale Sedler inquired on the schedule for I-69?
A. According to the Petitioners conversation with Johnson County Highway Engineer Daniel Johnston, the State of Indiana intends to close the Fairview Road intersection during the first quarter of 2024 which will remove the light that is at Fairview Road and Bluff Road. A roundabout is slated for that intersection in the future.
- Q. Board member Chris Kinnett inquired about any changes to the amenities for the proposed structure?
A. The amenities will remain the same as purposed but the actual placement of the amenities on the parcel may need to change or modify depending upon the utilities and such as development is reviewed and approved.
- Q. Board member Dale Sedler asked if there was local fire service for the purposed property and what would the time response be?
A. There is a new White River Township Fire Department just down the road and the response time is unknown.

- Q. Board member Stoney Vann inquired as to whether or not the proposed outside elevation façade would be built as presented or would there be changes?
A. No changes will be made; the outside elevation façade will be built as presented.
- Q. Board member Stoney Vann asked if any number of apartments would be set aside for government subsidized housing?
A. No.
- Q. Board member Chad Bowman inquired as to whether or not Pedcor would be the owner and operator? As well as maintain?
A. Yes. Pedcor will be the owner, operator, will maintain and be the general contractor.
- Q. Board member Charlie Canary asked if all of the communities that have been built are still owned by Pedcor?
A. No, a few have been sold.
- Q. Attorney Bowman asked for confirmation that the county has acquisitioned property along Mullinix Road for future frontage road that would run parallel to I-69?
A. Yes.
- Q. Board member Dale Sedler inquired as to when the information would be available for a purposed frontage road?
A. Unknown.

Remonstrator Kim Foote (331 Innisbrooke Ave., Greenwood 46142) in behalf of the Innisbrooke Homeowners Association was present to express her concerns regarding traffic and property values. Ms. Foote provided a signed petition **Exhibit** in opposition of this matter.

Remonstrator James Lewis (3680 Creekwood Dr., Greenwood 46142) was present to express his concerns regarding traffic.

Remonstrator Pam Young (5284 Tracey Jo Rd., Greenwood 46142) was present to express her concerns regarding traffic, utilities and lack of receiving meeting notification.

Remonstrator David Young (5284 Tracey Jo Rd., Greenwood 46142) was present to express his concerns regarding traffic and changes to the nature of the area.

Remonstrator Brandy Smith (202 N. Bluff Rd., Greenwood 46142) was present to express her concerns regarding traffic and changes to the nature of the area.

Remonstrator Kara Cecil (5092 Wyndale Dr., Bargersville 46106) was present to express her concerns regarding traffic and changes to the nature of the area.

Remonstrator Ken Lewis (5522 Wakefield D., Greenwood 46142) was present to express his concerns regarding traffic.

Remonstrator Derek Wolfe (5335 Heritage Ln., Greenwood 46142) was present to express his concerns regarding traffic, changes to the nature of the area, lack of full time residence investing in the area and stress on local schools and education.

Remonstrator Mike Quinn (587 Thoroughbred Ln., Greenwood 46142) was present to express his concerns regarding traffic and disappointment of staff's favorable recommendation.

Remonstrator Nancy Patterson (5367 Red Hawk Ln., Greenwood 46142) was present to express her concerns regarding traffic and utilities.

Remonstrator Jackie Burton (5623 W. Steven Dr., Greenwood 46142) was present to express her concerns regarding lack of receiving meeting notification and changes to the nature of the area.

Remonstrator Rob Stiles (900 Valley Way Rd., Greenwood 46142) was present to express his concerns regarding traffic and budget of housing.

Remonstrator Ben Peak (5499 Steven Dr., Greenwood 46142) was present to express his concerns regarding traffic and infrastructure.

Remonstrator Cathy Peacock (820 Lawson Ct., Greenwood 46142) was present to express her concerns regarding traffic and change to the nature of the area.

Remonstrator Dan Leonard (5234 Heritage Ln., Greenwood 46142) was present to express his concerns regarding traffic and lack of receiving meeting notification.

Remonstrator Connie Anderson (5105 Estes Dr., Greenwood 46142) was present to express her concerns regarding lack of receiving meeting notification.

Remonstrator Ken Smogor (5553 Wakefield Rd., Greenwood 46142) was present to express his concerns regarding traffic.

Remonstrator Mary Kukulka (5403 Red Hawk Ln., Greenwood 46142) was present to express her concerns regarding traffic.

Motion: To recommend Z-6-22 for an unfavorable recommendation to the Johnson County Board of Commissioners to allow 14.063 acres from the B-2 Zoning District to the R-4 Zoning District to provide for a multi-family development due to the fact that the board believes this to not be the best use of the property at this time. **Moved** by Stoney Vann. **Seconded** by Gregg Cantwell. **Yes:** Canary, Cantwell, Sedler and Vann. **No:** Bowman, Kinnett and Myers. **Motion not approved 4-3 due to the fact that per IC 36-7-4-302, no action of the Commission is official unless it is authorized at a regular or special meeting by a majority**

of the entire membership of the Commission. Five (5) members of the Commission shall constitute a quorum.

Motion: To recommend Z-6-22 for an unfavorable recommendation to the Johnson County Board of Commissioners to allow 14.063 acres from the B-2 Zoning District to the R-4 Zoning District to provide for a multi-family development due to the fact that the board believes this to not be the best use of the property at this time. **Moved** by Stoney Vann. **Seconded** by Dale Sedler. **Yes:** Canary, Cantwell, Sedler and Vann. **No:** Bowman, Kinnett and Myers. **Motion not approved 4-3 due to the fact that per IC 36-7-4-302, no action of the Commission is official unless it is authorized at a regular or special meeting by a majority of the entire membership of the Commission. Five (5) members of the Commission shall constitute a quorum.**

Motion: To continue Z-6-22 for the purposed rezoning to allow 14.063 acres from the B-2 Zoning District to the R-4 Zoning District to provide for a multi-family development. **Moved** by Chad Bowman. **Seconded** by Jonathan Myers. **Yes:** Bowman, Canary, Kinnett, Myers, Sedler and Vann. **No:** Cantwell. **Motion approved 6-1.**

Z-7-22; David Kingen & Emily Duncan, Neighborhood Downtown Zoning Assistance, Inc. – Rezoning Request. 4411 W. County Line Rd.

Staff presented findings and facts to the board and recommended an unfavorable recommendation to the Johnson County Board of Commissioners.

President David Kingen with Neighborhood Downtown Zoning Assistance, Inc. (618 E. Market St., Indianapolis 46202) on behalf of the Petitioner, property owner WJM Properties, LLC was present to speak and address questions and/or concerns. Petitioner presented an **Exhibit** site plan and list of permitted uses to the board members.

Cindy Shoemaker (4055 Lake Rd., Martinsville 46151) on behalf of the property owners Mr. (deceased) & Mrs. Myers of WJM Properties, LLC was present to speak and address questions and/or concerns.

Board members asked questions and expressed concerns, which were addressed by Petitioners and staff, as follows:

- Q. Board member Chris Kinnett inquired as to what the anticipated usage would be?
 - A. Petitioner directed the boards attention to the hand out with a possible thirteen (13) permitted uses.
- Q. Board member Chris Kinnett inquired as to whether or not the current building would be demolished?
 - A. No, the building is to be reused.
- Q. Board member Chris Kinnett asked where the current septic was located on the property?

- A. Unknown.
- Q. Board member Jonathan Myers inquired as to who the current owner of the property was?
A. Mr. (deceased) & Mrs. Myers of WJM Properties, LLC.
 - Q. Board member Charlie Canary inquired as to where the Petitioner would put the septic system?
A. Unknown.
 - Q. Board member Chris Kinnett referred to the Petitioner's list of permitted uses that states that it would not exceed 2,000 square feet but yet using a 3,000 square foot building and asked how would Petitioner purposed to control that?
A. The tenant spaces will be defined by their size by the interested party.
 - Q. Board member Chris Kinnett inquired if the space would be used by multi tenants on a septic system?
A. Yes, there is an additional parcel that can be used that the Petitioner feels could be used with a commitment.
 - Q. Board member Chad Bowman asked the Petitioner why he believed that a rezoning request would be the choice versus approaching the Board of Zoning Appeals for a variance?
A. Petitioner feels that a variance would inappropriate for this site location and that since this building has been used for commercial use in the past and the Comprehensive Plan shows this as for a neighborhood commercial use that the rezoning is the proper avenue to seek for approval.
 - Q. Board member Charlie Canary asked if the recommended use doesn't have all of the recommended criteria that is needed for commercial use to be met does that still fit into the zoning?
A. Petitioner feels that perhaps the septic or improvements can accommodate rezone.
 - Q. Board member Charlie Canary referred to the list of permitted uses and asked who put the perimeters on those?
A. Petitioner.
 - Q. Board member Charlie Canary inquired as to where those size number limitations come from for the tenants?
A. Petitioner.

- Attorney Jacob Bowman commented that he believes that other than the staff's concerns regarding enforcement of the size number limitations for the tenants, he doesn't think that the limitations the Petitioner has placed are very clear for staff to even enforce if they could or had the time to.
- Board member Dale Sedler commented that he feels that the laundry mat and restaurant uses listed would be a high need for a septic system and would need to be engineered first.

Motion: To recommend Z-7-22 for an unfavorable recommendation to the Johnson County Board of Commissioners to allow 0.76 acres from the R-2 Zoning District to the B-1 Zoning District. **Moved** by Charlie Canary. **Seconded** by Chris Kinnett. **Yes:** Bowman, Canary, Kinnett, Myers, Sedler and Vann. **No:** Cantwell. **Motion approved 6-1.**

Johnson County Official Zoning Map Amendment

Staff presented to the board an amendment to the Official Johnson County Zoning Map to re-establish jurisdiction for the area currently under the extraterritorial jurisdiction of City of Franklin.

Regina Miller (929 E. Davis Dr., Franklin 46131) was present to speak in favor of this request and if he parcel could be zoned separately as Agricultural.

Motion: To approve Johnson County Official Zoning Map Amendment. **Moved** by Charlie Canary. **Seconded** by Chris Kinnett. **Yes:** Bowman, Canary, Cantwell, Kinnett, Myers, Sedler and Vann. **No:** None. **Motion approved 7-0.**

IV. NEW BUSINESS:

- Approval of 2023 Plan Commission Meeting Calendar**
- Approval of 2023 Hearing Officer Meeting Calendar**
- Approval of 2023 Technical Review Committee Meeting Calendar**

Motion: To approve 2023 Plan Commission, Hearing Officer and Technical Review meeting calendars. **Moved** by Charlie Canary. **Seconded** by Chris Kinnett. **Yes:** Bowman, Canary, Cantwell, Kinnett, Myers, Sedler and Vann. **No:** None. **Motion approved 7-0.**

V. ADJOURNMENT:

Vice Chairman Chad Bowman called for a motion to adjourn the meeting at 8:59 PM.

Motion: Adjourn the meeting. **Moved** by Chris Kinnett. **Seconded** by Jonathan Myers. **Yes:** Bowman, Canary, Cantwell, Kinnett, Myers, Sedler and Vann. **No:** None. **Motion approved 7-0.**


Approved on: January 23, 2023

By:



Nathan Bush, Chairman

Attested By:



Chris Kinnett, Secretary

November 28, 2022

Johnson County Plan Commission
86 West Court Street
Franklin, IN 46131

Dear Plan Commissioners

I am writing to share my comments related to Petition Z-6-22 filed by Pedcor. I have lived in Brookstone (unincorporated Johnson County) for approximately 4 years. I am also a certified (AICP) urban planner, working in the planning field in central Indiana since 2005.

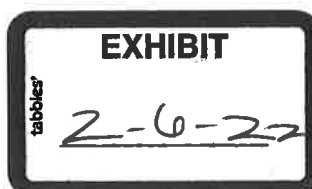
My family and I enjoy our community, it's a great place to live and raise a family. The area is dominated by single-family residential subdivisions, and while a single-family home is right for my family, I recognize that other housing options are needed in the area. The key is ensuring we are identifying and directing developers of such projects to the right sites. It appears the County's I-69 Plan and the work of staff to provide direction to developers has done just that. While my family and I would love to see commercial amenities that we could walk or bike to, the removal of the Fairview intersection eliminates the retail opportunities for this site. Multi-family now makes sense here.

The proposal by Pedcor appears to be a multi-family housing proposal with high quality exterior materials and a good amenity package. While there are many aspects of good multifamily development, these are two important components that are (1) easily identifiable by the general public and (2) tend to lead to sustaining long-term unit demand and therefore property value. I would just ask that the Plan Commission confirm with the petitioner their intent to build this product, with the proposed materials, design, and amenities shown. If that is the petitioner's intent, there should be no issue with the petitioner committing to anything within this proposal not already specifically required by the R-4 Zoning District. Additionally, it appears this proposal is for market-rate housing units, and I would request the Commission seek a commitment from the petitioner for market-rate housing, or in the event this is not market-rate, to have the petitioner disclose that now.

I had planned to attend the meeting this evening, but I had a last-minute issue that will likely prevent my attendance. I apologize for the tardiness of this letter but do respectfully ask for it to be considered tonight as public comment. Thank you for all you do as a board, it is often thankless job.

Sincerely,

Ryan Crum
937 N Scott Dr
Greenwood, IN 46142
ryanscrum@hotmail.com





Galleria at Market Place

A Luxury Pedcor Community



Pedcor Communities Nearby

Indy MSA by the numbers: 27 communities / 3,708 units



Carmel City Center



The Kent

Pedcor Communities Nearby

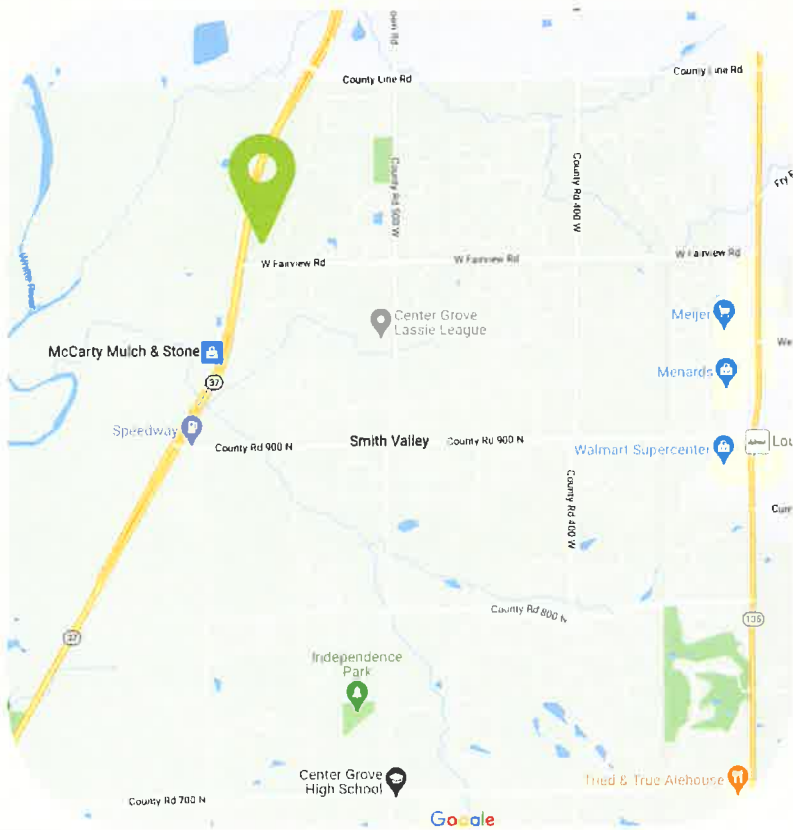


The Details Matter...



Proposed Development Location

📍 *NWC of Fairview & Bluff, Greenwood, IN*



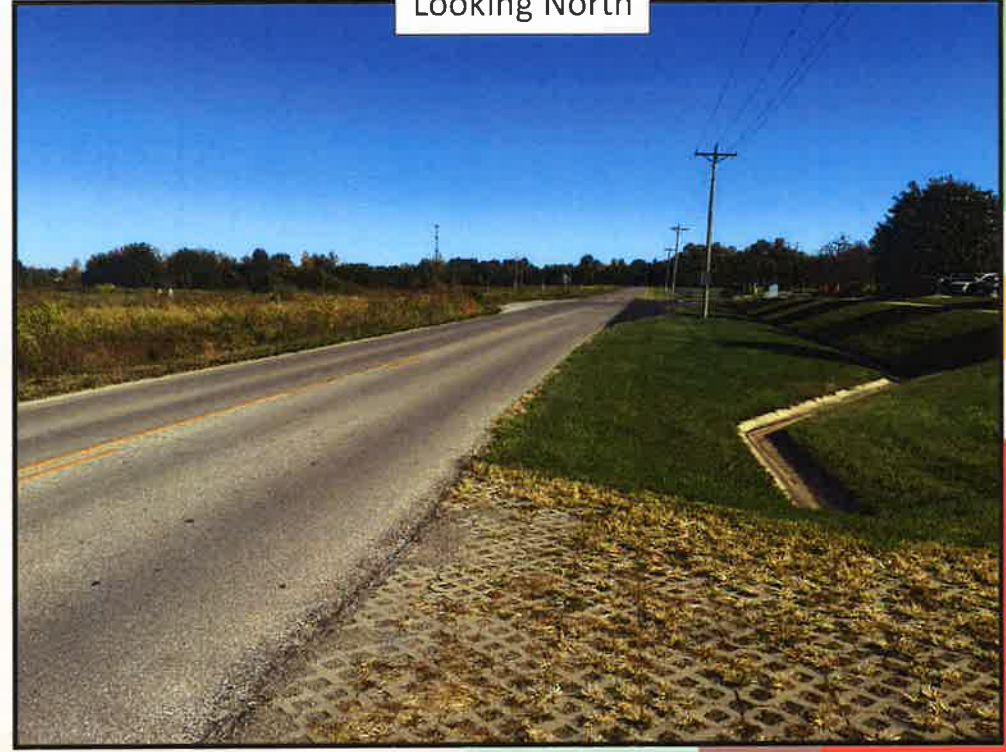
Proposed Development Location

📍 *NWC of Fairview & Bluff, Greenwood, IN*

Looking West



Looking North

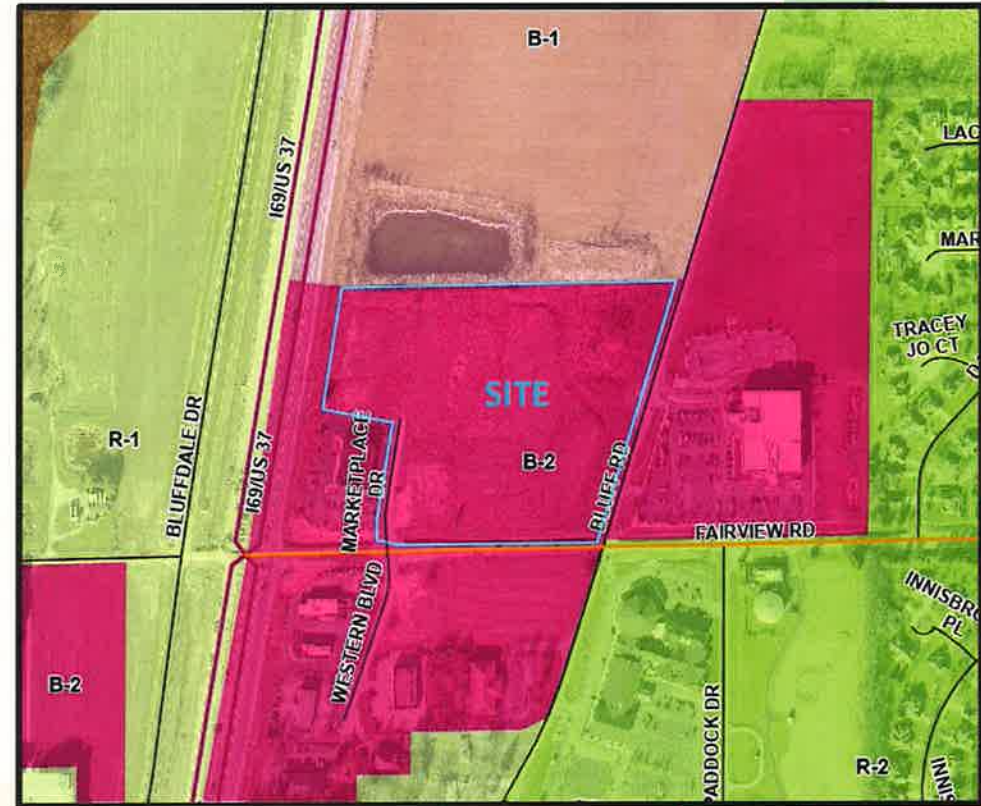


Current Zoning – B-2

B-2 Uses Allowed

- Retail, restaurants, bakeries
- Taverns
- Dry Cleaners
- Office
- Clinics
- Florist
- Beauty Shop
- Auto Sales/Service
- Private Club
- Nursing home/assisted living
- Drive-in businesses
- Vet/Kennel
- Theater
- Hospital (St. Francis to north)
- Farm sales/service
- Public Swimming pool
- Funeral home
- Printing shop
- Mini storage
- School

Johnson County Zoning Map



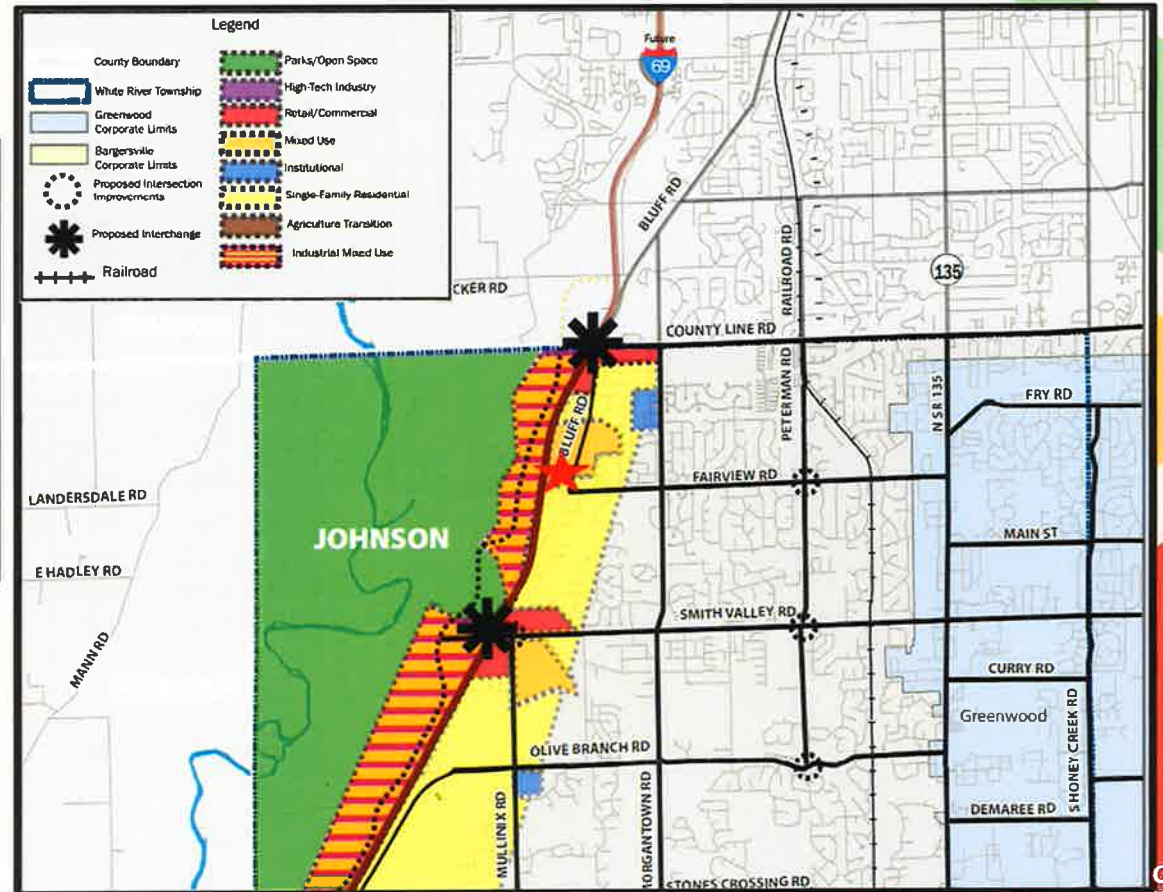
Why here?

- #5 Metro Area for Rent Growth
- Great Center Grove School System
- Opportunity to attract/retain graduates with high-quality rental option.
- 19 minutes to the circle!
- Proximity to MPCC's CLC, retail, and future I-69 job corridor.
- Comparable market rate apartment communities in Greenwood have an average occupancy of **96.6%**.
- Only **5** multifamily apartment communities with more than 25 units have been built in Greenwood since 2010.

Excerpt from I-69 Corridor Plan

Mixed-use classifications may include commercial, retail and mixed density residential uses. The mixed-use classification offers flexibility in what uses may be best suited in the future. As corridors develop, the type of development should not be limited to only retail, commercial, industrial, single-family residential or multi-family residential. Further details are included later in this chapter.

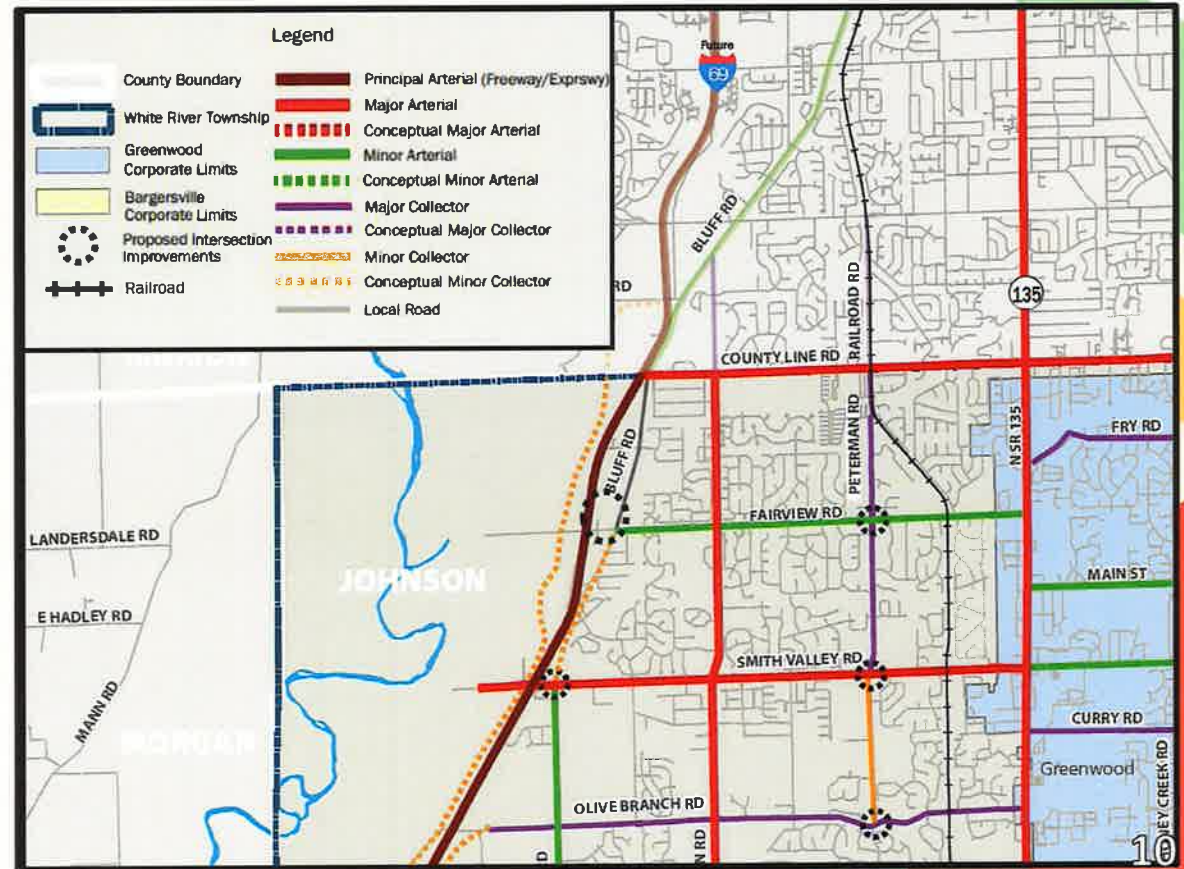
I-69 Corridor Plan: Future Land Use Map
Mixed-Use Land Classification (mixed-density residential included).



I-69 Corridor Plan Transportation Analysis

- I-69 is a Principal Arterial road
- Fairview is primarily a Minor Arterial road

I-69 Corridor Plan: Future Functional Classification Map



Excerpt from Johnson County Zoning Ordinance

The purpose of the R-4, Multi-Family Residential District is to provide for residential development at a density of fourteen (14) dwelling units per acre while allowing for one-and-two family residential development at a density of six (6) dwelling units per acre. Development of major subdivisions or multi-family projects in the R-4 District shall be limited to sites which are located adjacent to minor or major arterials, as defined in the Johnson County Comprehensive Plan Update. Major subdivisions shall be served by public sanitary sewer systems.

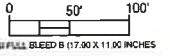
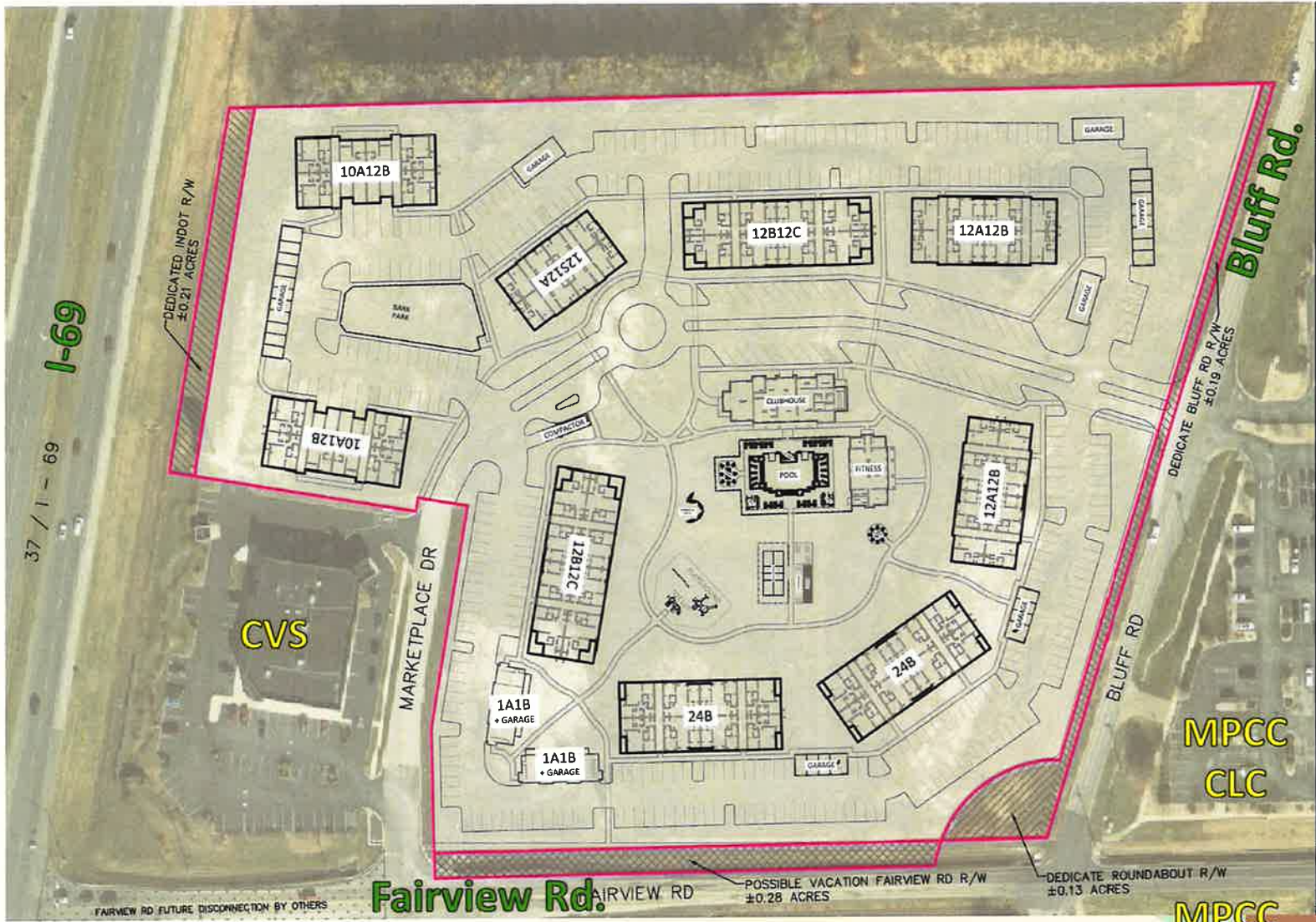
Rezoning Info

- Current Zoning: B-2
 - Community Business District
 - Users deterred by access changes

- Proposed Zoning: R-4
 - Multi-family Residential District



S I T E P L A N



ANGS FULL BLEED B (17.00 X 11.00 INCHES)
LEGEND
— PPTY BOUNDARY

216 UNITS
434 PARKING SPACES (2.03)

GALLERIA AT MARKET PLACE
MARKET PLACE - BLOCK A
JOHNSON COUNTY INDIANA

MPCC
CLC

MPCC

Elevations

- 75% Brick / 25% Cementous Siding
- Dark Windows
- Multi-tone façade
- Integrated Garages*
- Multiple Building Designs
- Lap + Board & Batten
- Wrap balconies*
- Attractive façades to I-69
- Varied roof pitches for enhanced appeal

**On select units and buildings*







On-Site Amenities

- On-Site Pedcor Management & Maintenance
- Resort-Style Pool
- Fitness Center
- Two Remote Work Offices
- Coffee Bar
- Fire Pits & Built-In Grilling Area
- Pickleball, Cornhole, & Bocce Ball
- Hammock Grove
- Playground & Tot Lot



Approximate Unit Mix & Design

Multiple Building Designs

- Breezeway Entrances
- Private Patios/Balconies
- Detached Garages available
- Attached Garages (Carriage Houses)

Unit Features

- Stone Counters & High-End Appliances
- 9' Ceilings
- Upgraded Flooring & Tiled Showers
- Walk-In Closets



A & F Engineering Traffic Impact Study (September 2022)

Conclusions & Recommendations

BLUFF ROAD & FAIRVIEW DRIVE

Capacity analyses have shown that this intersection currently operates and will continue to operate at acceptable levels of service during both AM and PM peak hours for all traffic scenarios.

Therefore, no improvements are recommended at this location.

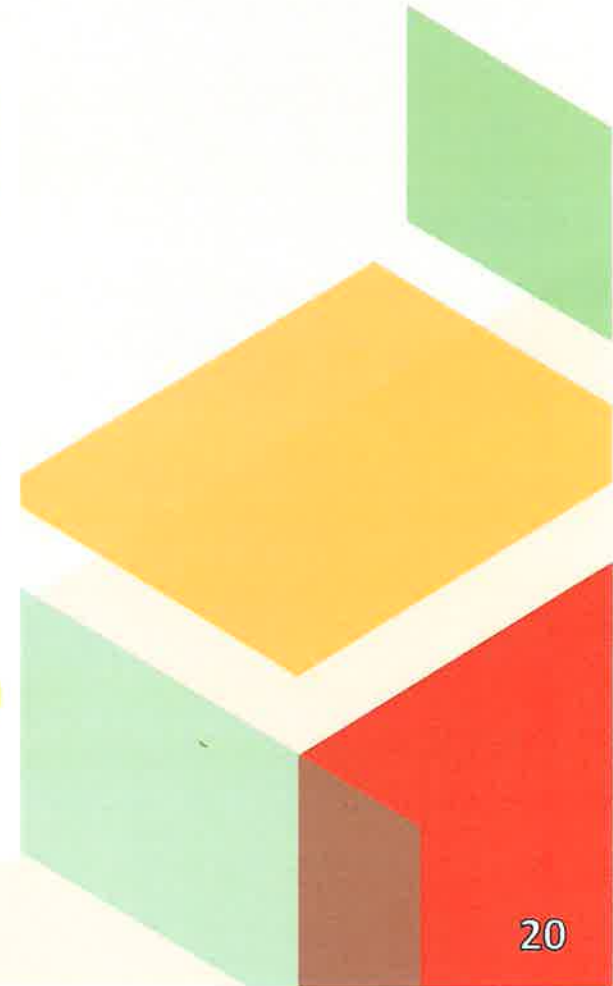
Further capacity analysis has shown that the intersection will operate at acceptable levels of service during the AM and PM peak hours for all traffic scenarios if converted to a single-lane roundabout.

FAIRVIEW DRIVE & DAVID DRIVE

Capacity analyses have shown that all approaches to this intersection currently operate and will continue to operate at acceptable levels of service during both AM and PM peak hours for all traffic scenarios. Therefore, no improvements are recommended at this location.

FAIRVIEW DRIVE & INNISBROOKE AVENUE

Capacity analyses have shown that this intersection operates and will continue to operate at acceptable levels of service during both AM and PM peak hours for all traffic scenarios. Therefore, no improvements are recommended at this location.



A & F Engineering Traffic Impact Study (September 2022) Conclusions & Recommendations

BLUFF ROAD & ACCESS DRIVE/COMMUNITY LIFE CENTER DRIVE

Capacity analyses have shown that all approaches to this intersection will operate at acceptable levels of service during the AM and PM peak hours with the following intersection conditions:

- Construction of the eastbound access drive with at least one inbound lane and one outbound lane.
- This intersection should be stop controlled with the access drive stopping for Bluff Road.

FAIRVIEW DRIVE & MARKETPLACE DRIVE/WESTERN BOULEVARD

Capacity analyses have shown that this intersection operates and will continue to operate at acceptable levels of service during both AM and PM peak hours for all traffic scenarios. Therefore, no improvements are recommended at this location.

Traffic & Future Rights of Way

Traffic Study (Post-completion results)

- Fewer trips than anticipated by County's Traffic Impact Fee study
- Level of Service (A or B) at each intersection studied remains unchanged
- Light @ Fairview/Bluff converts back to 4-way stop once I-69 access closes
- Roundabout at Fairview/Bluff (2032)
 - Pedcor's Traffic Impact Fee: ~\$385k
 - Pedcor dedicating future ROW
- Bluff Road becomes Frontage Road
 - ROW doubles, Pedcor to dedicate area



**PROPOSED CUL-DE-SAC
ONCE I-69 IS CONSTRUCTED**

Excerpts from Staff Report

“The Johnson County I-69 Corridor Plan’s Future Land Use Map, which serves as an amendment to the 2011 Johnson County Comprehensive Plan, recommends Mixed-use for this property.”

“The plan states that ‘it is likely multi-family residential will be located within planned mixed use areas or as a buffer between retail classifications and single-family residential . . . As people continue to move into Johnson County and White River Township, jobs, schools, shopping, parks and housing developments will need to accommodate them’.”

“The proposed density meets the standards set for the R-4 zoning district as shown in the table provided by the petitioner below.”

Excerpts from Staff Report

Criteria for Decision / Staff Recommendation

1. COMPREHENSIVE PLAN

Staff finds that the request to rezone the property to R-4 is consistent with the Comprehensive Plan. The future land use map proposes mixed-use for this area and the proposed development aligns with the goals of the plan to accommodate the increasing population of the area and increase the variety of housing options. The property also has adequate transportation access and municipal water and sewer services.

2. CURRENT CONDITIONS AND THE CHARACTER OF CURRENT STRUCTURES AND USES IN EACH DISTRICT

The properties to the north and south are property is surrounded by unimproved, commercially zoned properties. The properties to the west and southwest are used commercially and are zoned as such. The properties to the east and south east are utilized by the Mt. Pleasant Christian Church and their Community Life Center. Major single-family residential developments are also to the north, south, and east. The current uses and available infrastructure are compatible with the proposed zoning district and use.

3. THE MOST DESIRABLE USE FOR WHICH THE LAND IN EACH DISTRICT IS ADAPTED

The property is adjacent to I-69, commercial activity, and proposed arterial streets making it a suitable location for multi-family residential development. The proposed I-69 interchanges at County Line Rd (north) and Smith Valley Rd (south) will increase the commercial activity in those areas

4. THE CONSERVATION OF PROPERTY VALUES THROUGHOUT THE JURISDICTION

The rezoning request should not negatively affect the property values in the area. The property is within the corridor overlay district that will place high-quality development standards such as building materials and landscape.

5. RESPONSIBLE DEVELOPMENT AND GROWTH

Road Infrastructure – This property is accessible via Fairview Rd. and Bluff Rd. per the I-69 Corridor Plan, access from Fairview Rd to I-69 will eventually be removed and Fairview Rd will be upgraded to a minor arterial frontage road. Based on the capacity analyses provided to the applicant by A&F Engineering, all roads and intersections surrounding the proposed development will be able to operate at acceptable levels during peak hours. The study did recommend improvements along Bluff Rd across from the Community Life Center. It is recommended that the petitioners construct an eastbound access drive with inbound and outbound lanes where the intersection is stop controlled with the access drive stopping for Bluff Road. It is recommended by the Highway Department that the petitioner should be required to make road improvements based on the study performed.

STAFF RECOMMENDATION:

Based on the criteria for decisions above, staff recommends a favorable recommendation be forwarded to the County Commissioners for the rezoning request.

Summary

- Proposed rezoning meets the Comprehensive Plan recommendation.
- The proposed use is a compatible use adjacent to I-69.
- The proposed development represents an investment of approximately \$50 million in this long vacant site.
- Petitioner invited neighbors and held an informational meeting relating to proposed development, approximately 26 notices sent to surrounding property owners.
- Staff supports rezoning.



Galleria at Market Place

Brandon Delk

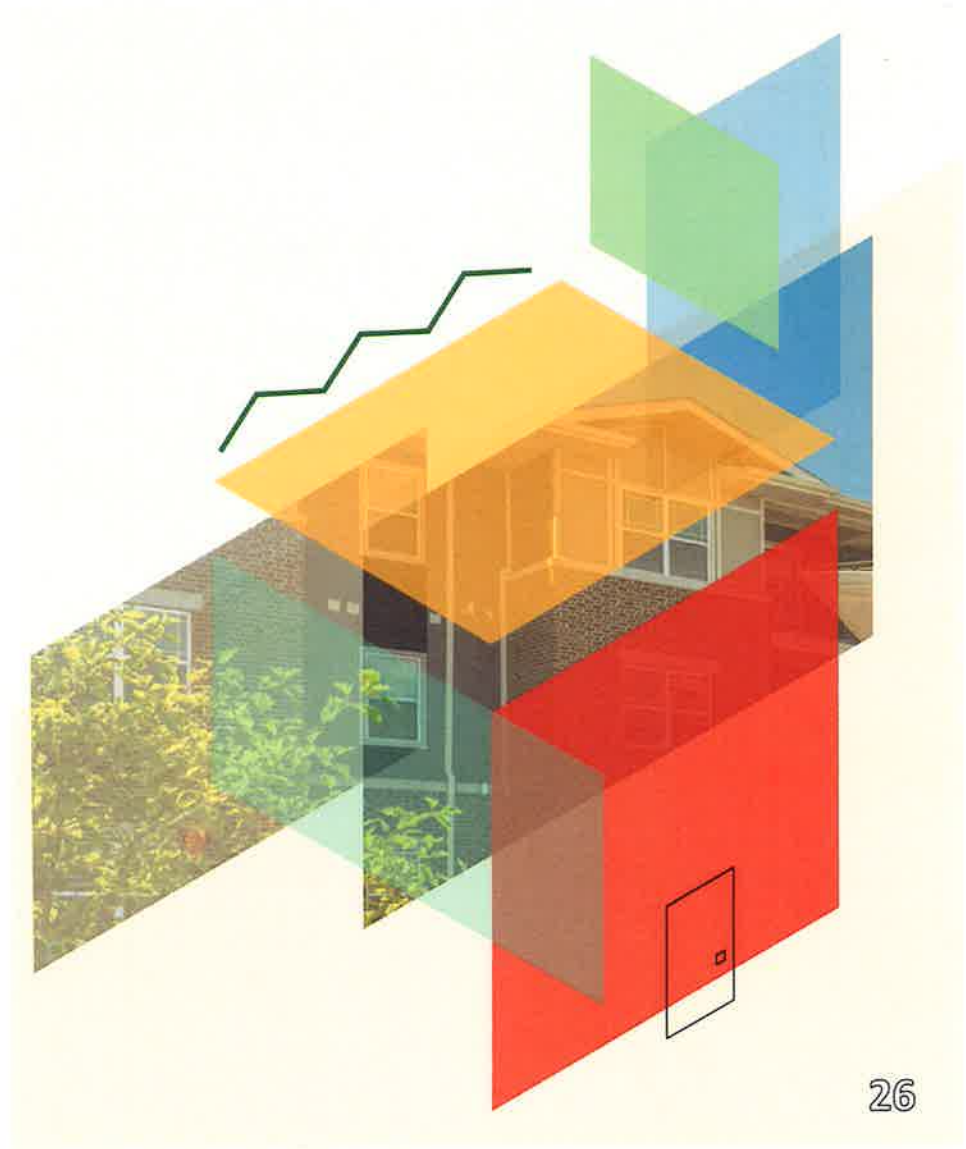
VP of Development

bdelk@pedcor.net

317-218-1026

www.pedcorcompanies.com

www.pedcorliving.com



Pedcor Housing Corporation Block A of Market Place Subdivision

The members of Innisbrooke Subdivision by signing the below petition are opposing the re-zoning of the attached property from Business Zoning District to Multi-Family Residential Zoning.

Name Printed	Address			Oppose	Signature
Greg Glowe	148 Innisbrooke Ave	Greenwood, IN	46142	✓	Greg Glowe
Jim Mason	5376 Crooked Stick Ct	Greenwood, IN	46142	✓	Jim Mason
Dorothy Mason	5376 Crooked Stick Ct	Greenwood, IN	46142	✓	Dorothy Mason
Anthony Stuckey	222 Innisbrooke Dr	Greenwood, IN	46142	✓	Anthony Stuckey
Jeanne Dean	222 Innisbrooke Ave.	Greenwood, IN	46142	✓	Jeanne Dean
Charence Dean	222 Innisbrooke Ave	Greenwood, IN	46142	✓	Charence A. Dean
JOHN SOEURT	380 Innisbrooke Ave	Greenwood, IN	46142	✓	John Soeurt
LISA SOEURT	380 Innisbrooke Ave	Greenwood, IN	46142	✓	Lisa Soeurt
Deb Richards	5370 Innisbrooke Ln	Greenwood, IN	46142	✓	Deb Richards
Beverly McCaslin	5391 Innisbrooke Ln	Greenwood, IN	46142	✓	Beverly McCaslin
BOB CONNER	379 Innisbrooke Ave	Greenwood, IN	46142	✓	Bob Conner
Bob May	5416 Innisbrooke Pl	Greenwood, IN	46142	✓	Bob May
Karen May	5416 Innisbrooke Pl	Greenwood, IN	46142	✓	Karen May
Terry Johnson	5417 Innisbrooke Pl	Greenwood, IN	46142	✓	Terry Johnson
Marie Johnson	5417 Innisbrooke Pl	Greenwood, IN	46142	✓	Marie Johnson
Vicki Miller	5420 Innisbrooke Ct.	Greenwood, IN	46142	✓	Vicki Miller
Tony Miller	" " "	Greenwood, IN	46142	✓	Tony Miller
BOB McCASLIN	5311 Innisbrooke Ln	Greenwood, IN	46142	✓	Bob McCaslin

EXHIBIT
tabbles
2-6-22

Pedcor Housing Corporation Block A of Market Place Subdivision

The members of Innisbrooke Subdivision by signing the below petition are opposing the re-zoning of the attached property from Business Zoning District to Multi-Family Residential Zoning.

Name Printed	Address			Oppose	Signature
David Brown	602 Racquet Ct	Greenwood, IN	46142	✓	David Brown
Susanne Brown	602 Racquet Ct	Greenwood, IN	46142	✓	Susanne Brown
Logan Brown	602 Racquet Ct	Greenwood, IN	46142	✓	Logan Brown
Christina Huppleson	132 Innisbrooke Av	Greenwood, IN	46142	✓	Christina Huppleson
Unnette Majors	133 Innisbrooke Av	Greenwood, IN	46142	✓	Unnette Majors
Shannon Majors	133 Innisbrooke Av	Greenwood, IN	46142	✓	Shannon Majors
Chris/Kathlyn Gin	5416 Innisbrooke Pl	Greenwood, IN	46142	✓	Chris/Kathlyn Gin
Matt/Jenine Neuschwander	330 Innisbrooke Ave	Greenwood, IN	46142	✓	Matt/Jenine Neuschwander
Beth Schieda	5424 Innisbrooke Pl	Greenwood, IN	46142	✓	Beth Schieda
David Schieda	5424 Innisbrooke Pl	Greenwood, IN	46142	✓	David Schieda
Nick Von Bank	5368 Crooked Stick Ct	Greenwood, IN	46142	✓	Nick Von Bank
Marta Von Bank	" " " "	Greenwood, IN	46142	✓	Marta Von Bank
Lana Hall	5384 Innisbrooke Ln	Greenwood, IN	46142	✓	Lana Hall
Billy Hall	" "	Greenwood, IN	46142	✓	Billy Hall
Kim Foltz	331 Innisbrooke Ave	Greenwood, IN	46142	✓	Kim Foltz
Robert Foltz	331 Innisbrooke Ave	Greenwood, IN	46142	✓	Robert Foltz
Carina Knapp	5374 Crooked Stick Ct	Greenwood, IN	46142	✓	Carina Knapp
David Knapp	5374 Crooked Stick Ct	Greenwood, IN	46142	✓	David Knapp



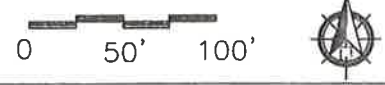
SITE DATA

4411 W. COUNTY LINE ROAD "A"
 LOT SIZE: 32,931 S.F.

4467 W. COUNTY LINE ROAD "B"
 LOT SIZE: 43,560 S.F.

4487 W. COUNTY LINE ROAD "C"
 LOT SIZE: 43,560 S.F.

4411/4467/4487 WEST COUNTY LINE ROAD - EXISTING SITE PLAN



PROJECT: 4411/4467/4487 WEST COUNTY LINE ROAD DRAWN BY : MAL



ATTACHMENT "C"

Permitted uses on the subject property if the B-1 Commercial District is approved for just the 4411 West County Road Line property:

1. Retail sales establishments not exceeding 2,000 square feet
2. Bakery, with no more than two employees
3. Barber and beauty shop, with no more than three chairs
4. Delicatessen, seating no more than 24 persons
5. Florist, not exceeding 1,500 square feet in size
6. Laundromat, no more than eight (8) washers and or dryers
7. Medical and dental office and clinic,, with not more than three employees
8. Restaurant, with not more than 24 seats
9. Dry cleaners, just for drop off or pick up
10. Office, banks, financial institution, with not more than three employees
11. Insurance agency, with not more than two employees
12. Personal and professional services, not exceeding 2,000 square feet
13. Contractor's office (office only), with not more than two employees



- Legend**
- Cities
 - Roads**
 - ACCESS RAMP
 - HIGHWAY
 - INTERSTATE
 - LOCAL
 - MAJOR ARTERIAL
 - MAJOR COLLECTOR
 - MINOR ARTERIAL
 - MINOR COLLECTOR
 - PRIVATE ROAD

Parcel ID 41-03-27-012-013.000-038
 Sec/Twp/Rng S27
 Property Address 4487 W COUNTY LINE RD
 GREENWOOD

Alternate ID 1414 27 01 014/00
 Class Com Office bldgs 1& 2 story
 Acreage 1

Owner Address Meyer Realty
 2934 Saddle Club Rd
 Greenwood, IN 46143

District 038
 Brief Tax Description W NE S27 T14 R3
 (Note: Not to be used on legal documents)

Date created: 6/7/2022
 Last Data Uploaded: 6/6/2022 9:40:08 PM

Developed by Schneider
 GEOSPATIAL