



**JOHNSON COUNTY**

Department of Planning & Zoning  
86 West Court Street  
Franklin, Indiana 46131

Phone: (317) 346-4350  
[www.co.johnson.in.us](http://www.co.johnson.in.us)

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**MEETING AGENDA**

Johnson County Advisory Plan Commission  
December 19<sup>th</sup>, 2022 - 6:00 PM  
Public Auditorium, West Annex Building  
86 West Court Street, Franklin, Indiana

CALL TO ORDER

ROLL CALL

APPROVAL of MINUTES

Approval of minutes from the November 28<sup>th</sup> 2022 meeting.

PUBLIC HEARINGS

-CONTINUED HEARINGS-

Z-6-22. Pedcor Housing Corp., Block A of Market Place Subdivision,.....Page 3

REZONING of 14.063 acres parcel on the northwest corner of Bluff Rd and Fairview Rd from the B-2 (Community Business) Zoning District to the R-4 (Multi-Family Residential) Zoning District to provide for a multi-family development. [Exhibits](#)

-NEW HEARINGS -

OLD BUSINESS      None.

NEW BUSINESS

REPORTS and RECOMMENDATIONS      None.

ADJOURNMENT

The next meeting of the Johnson County Advisory Plan Commission is scheduled for January 23, 2023 at 6:00 PM in the public auditorium of the Courthouse West Annex Building.



# Staff Report

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**CASE NUMBER:** Z-6-22  
**ADDRESS:** 14.063 acre parcel on the northwest corner of Bluff Rd and Fairview Rd, Greenwood Parcel 41-03-28-034-002.000-038 Section 28, Township 14, Range 3  
**PETITIONER:** Pedcor Housing Corporation by Brian J. Touhy, Attorney

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**ADDENDUM**

This petition was continued from the November 28<sup>th</sup> 2022. After two unsuccessful motions, the Plan Commission made a motion to continue the petition to the December meeting.

**REQUEST**

REZONING of 14.063 acres from the B-2 (Community Business) Zoning District to the R-4 (Multi-Family Residential) Zoning District to provide for a multi-family development.

**STAFF RECOMMENDATION**

Staff recommends a **favorable** recommendation to the County Board of Commissioners,

**PROPERTY DESCRIPTION**

This 14.063-acre parcel is located in White River Township at the northwest corner of Fairview Rd and Bluff Rd. The property is currently vacant.

**ADJACENT PROPERTIES**

	<b>Surrounding Zoning</b>	<b>Surrounding Land Use(s)</b>
<b>North</b>	B-1 (Neighborhood Business)	Unimproved
<b>South</b>	B-2 (Community Business)	Unimproved, Outer Edge Axe Lounge, U-Haul Dealer, El Corcel Mexican Restaurant, DP Financial Services, Inspire Dance Company, Subway, Wright’s Gymnastics Academy, Pep Boys, Adventures Child Care & Learning Center, Mt. Pleasant Christian Church
<b>East</b>	B-2 (Community Business)	Mt. Pleasant Christian Church Community Life Center
<b>West</b>	B-2 (Community Business)	CVS, I-69

**REZONING REQUEST**

This request, if approved, would rezone the property from the B-2, Community Business zoning district to the R-4, Multi-Family Residential zoning district.

Current Zoning: B-2, Community Business – *The purpose of the B-2, Community Business zoning district is intended to provide a mix of commercial, office, public, and small-scale industrial uses which meet the needs of a countywide market.*

Proposed Zoning: R-4, Multi-Family Residential – *The purpose of the R-4, Multi-Family Residential zoning 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.* The proposed density meets the standards set for the R-4 zoning district as shown in the table provided by the petitioner below.

<b>Galleria at Market Place Density Table</b>	<b>Current Parcel</b>	<b>Post INDOT taking (-0.211 ac)</b>	<b>Post Bluff Dedication (-0.189 ac)</b>	<b>Post Round-about dedication (-0.131 ac)</b>	<b>Post Fairview Vacation (+0.292 ac)</b>
<b>Site Area (Acres)</b>	14.274	14.063	13.875	13.744	14.036
<b>Density (Units/Acre)</b>	15.132	15.359	15.568	15.716	15.390
<b>Adjusted Density</b> Includes 39.79% (1.689 ac) of the off-site detention facility	13.531	13.712	13.878	13.996	13.736

The petitioner’s application and preliminary site plan indicates that the purpose of the rezoning request is to initially allow for the development of approximately 216 multi-family dwelling units known as “Galleria at Market Place”. The proposed site plan has been submitted by the petitioner, and is included in this report as the exhibit titled “Petitioner’s Proposed Preliminary Site Plan”. Proposed elevations and building renderings for this development have also been submitted by the petitioner and are included as exhibits, titles “Petitioner’s Proposed Preliminary Elevations” and “Petitioner’s Proposed Preliminary Renderings”.

**COMPREHENSIVE PLAN**

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 future land use map illustrates the desired or recommended development patterns and use of the property over the 20 year planning period (2018-2031). The Mixed-use classification was created to allow flexibility in the allowed uses of areas within certain areas of the White River Township. 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. According to the Indianapolis MPO, White River Township’s growth is expected to increase by over 27,000 people by 2045. As people continue to move into Johnson County and White River Township, jobs, schools, shopping, parks and housing developments will need to accommodate them”.

## **CRITERIA FOR DECISION**

In accordance with IC 36-7-4-603, when considering a rezoning request the Plan Commission shall pay reasonable regard to:

1. The Comprehensive Plan
2. Current conditions and the character of 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
5. Responsible development and growth

### **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.

Sanitation – The development will be serviced by the City of Greenwood.

Water – The development will be serviced by Indiana American Water.

Drainage – The development will have access to the detention pond located northeast of the site. The project’s drainage plan must be approved by the Johnson County Drainage Board.

**STAFF RECOMMENDATION:**

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

**PLAN COMMISSION ACTION – REZONING:**

In the rezoning process, the Plan Commission has the authority to review the provisions of the Comprehensive Plan and the Zoning Ordinance. Plan Commission action (either favorable, unfavorable, or no recommendation) is a recommendation to the County Commissioners, which takes action on the rezoning petition.

**GENERAL INFORMATION**

Applicant: Pedcor Housing Corporation by Brian J. Touhy, Attorney  
50 S. Meridian St, Suite 700  
Indianapolis, IN 46204

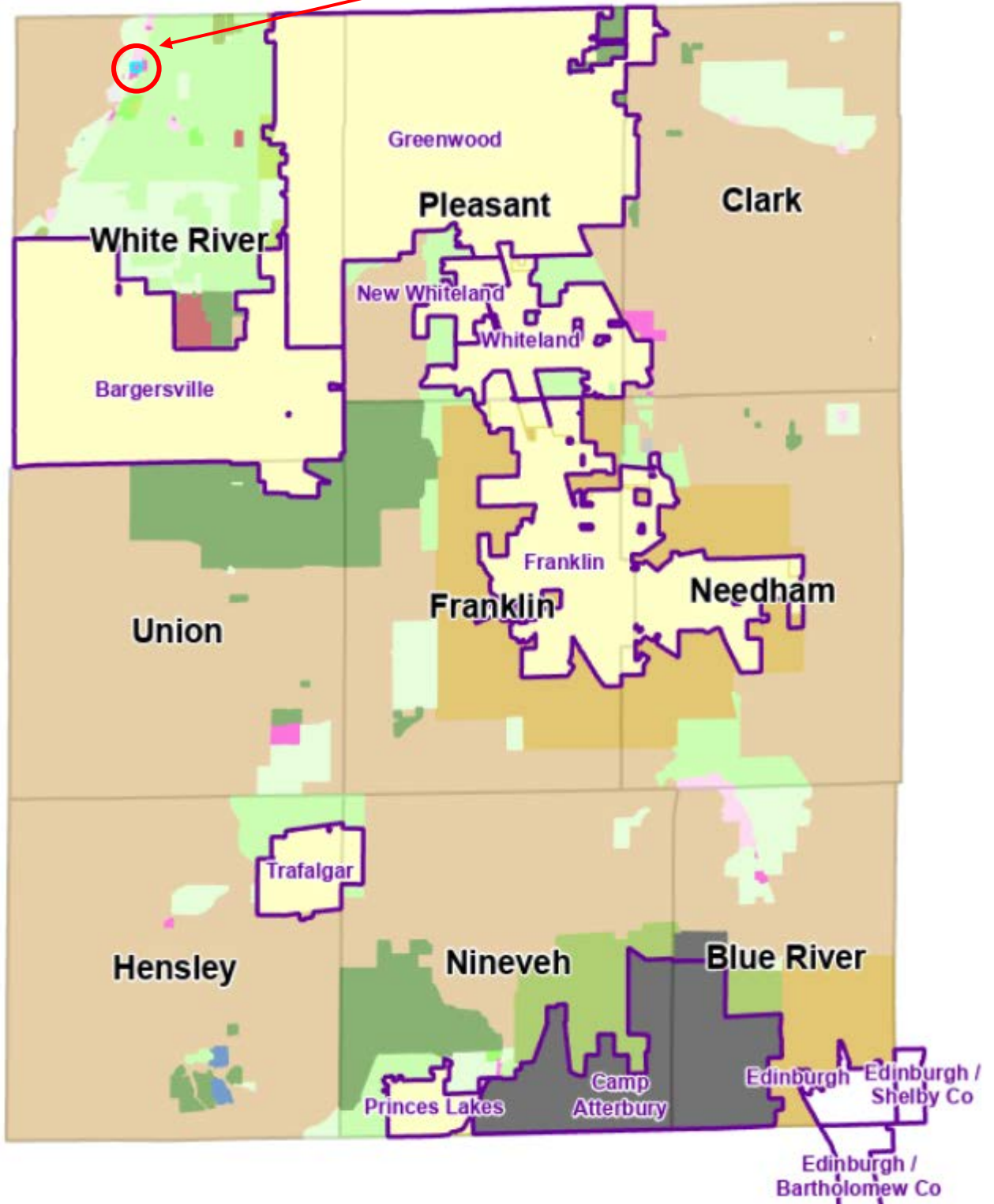
Owner: Market Place at State Rd 37, LLC  
1257 Airport Pkwy #A  
Greenwood, IN 46143

Area: 14.063 acres  
Current Zoning: B-2  
Existing Land Use: Vacant  
Comprehensive Plan: Mixed-Use

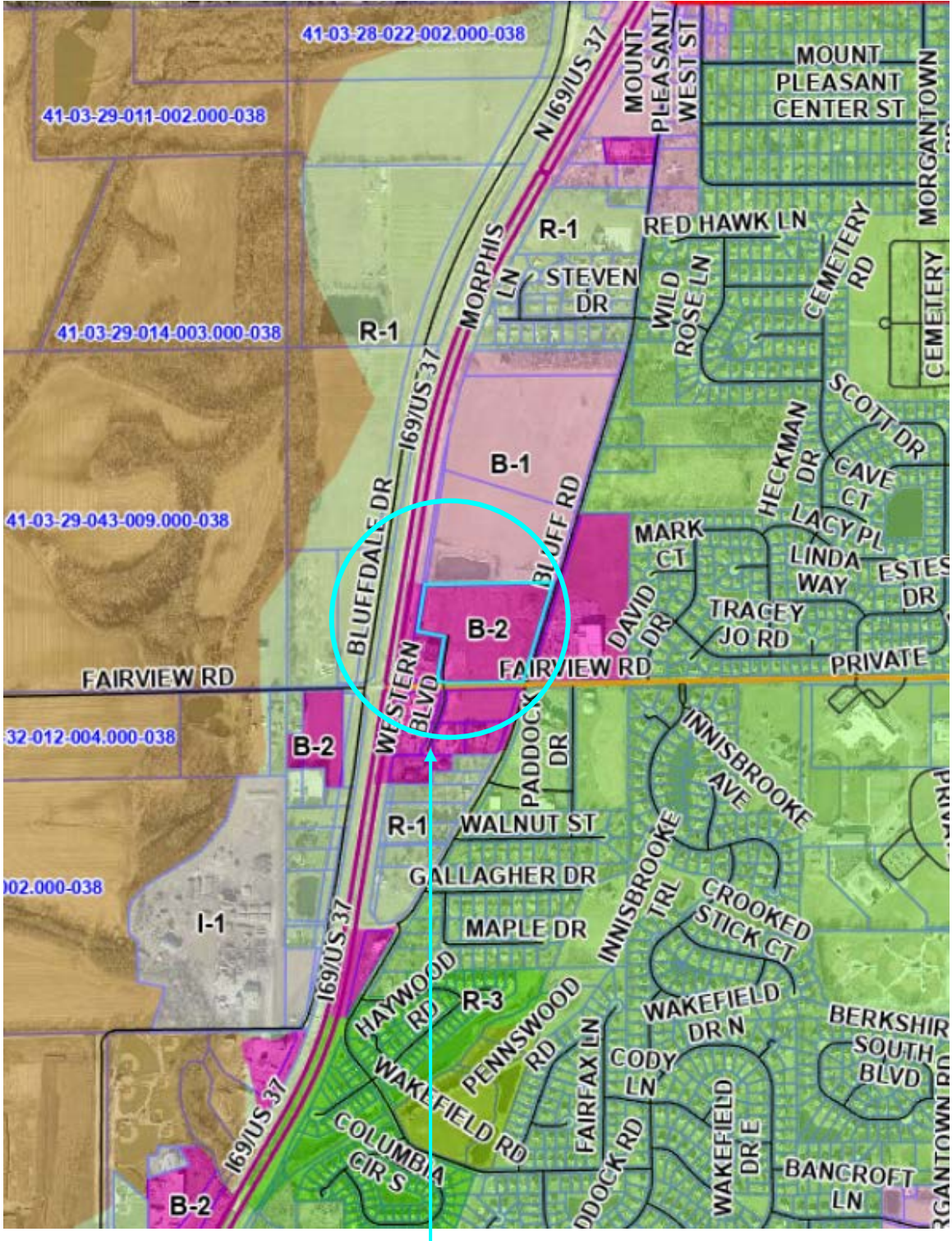
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# Z-6-22 BASE MAP

SUBJECT LOCATION



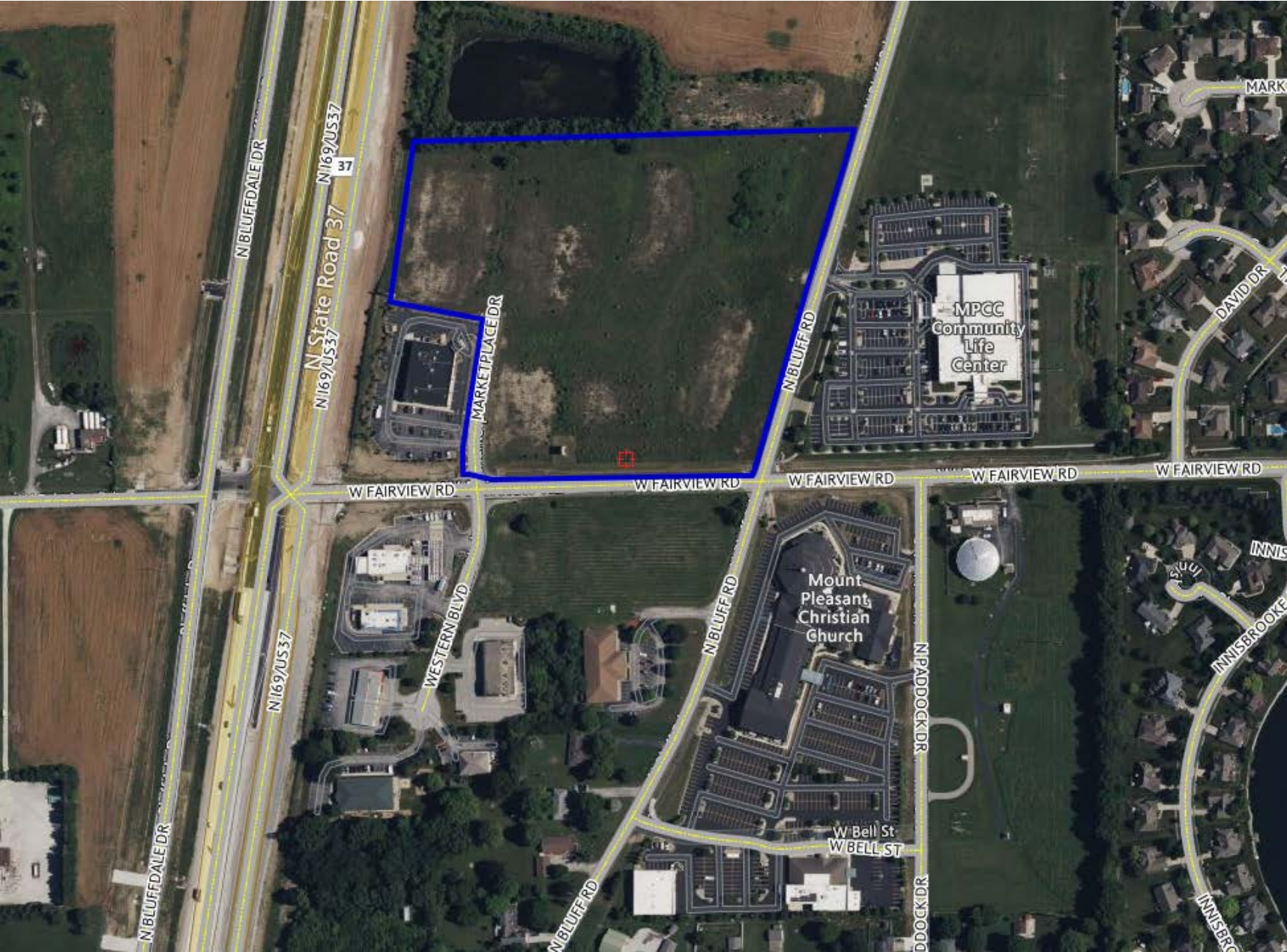
# Z-6-22 BASE MAP II



**SUBJECT LOCATION**



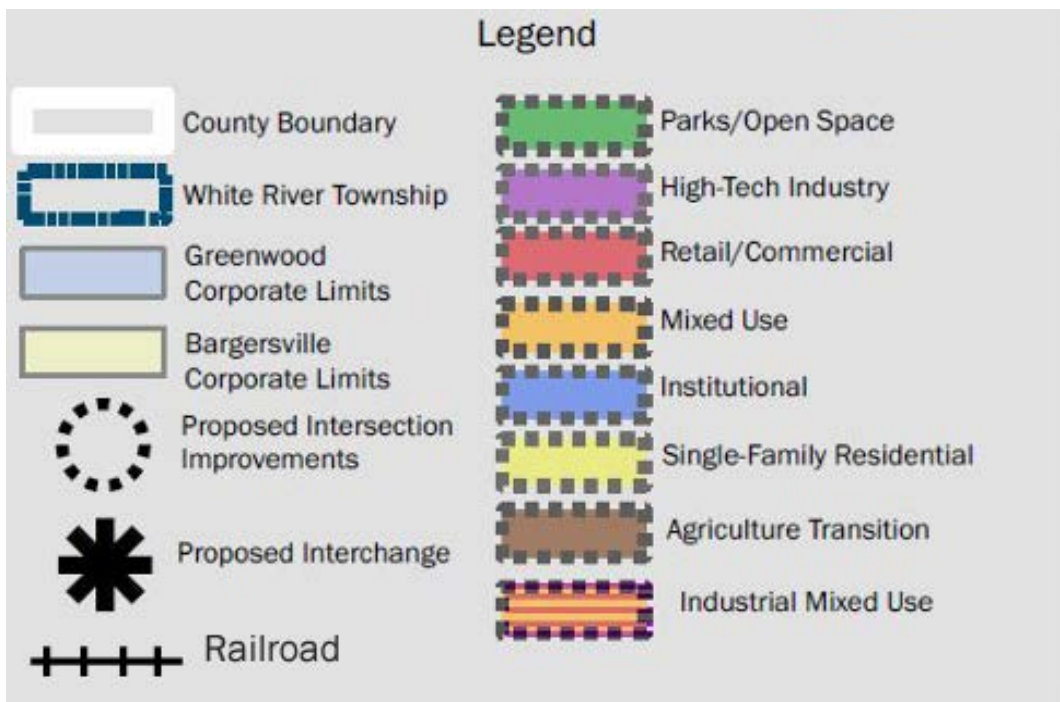
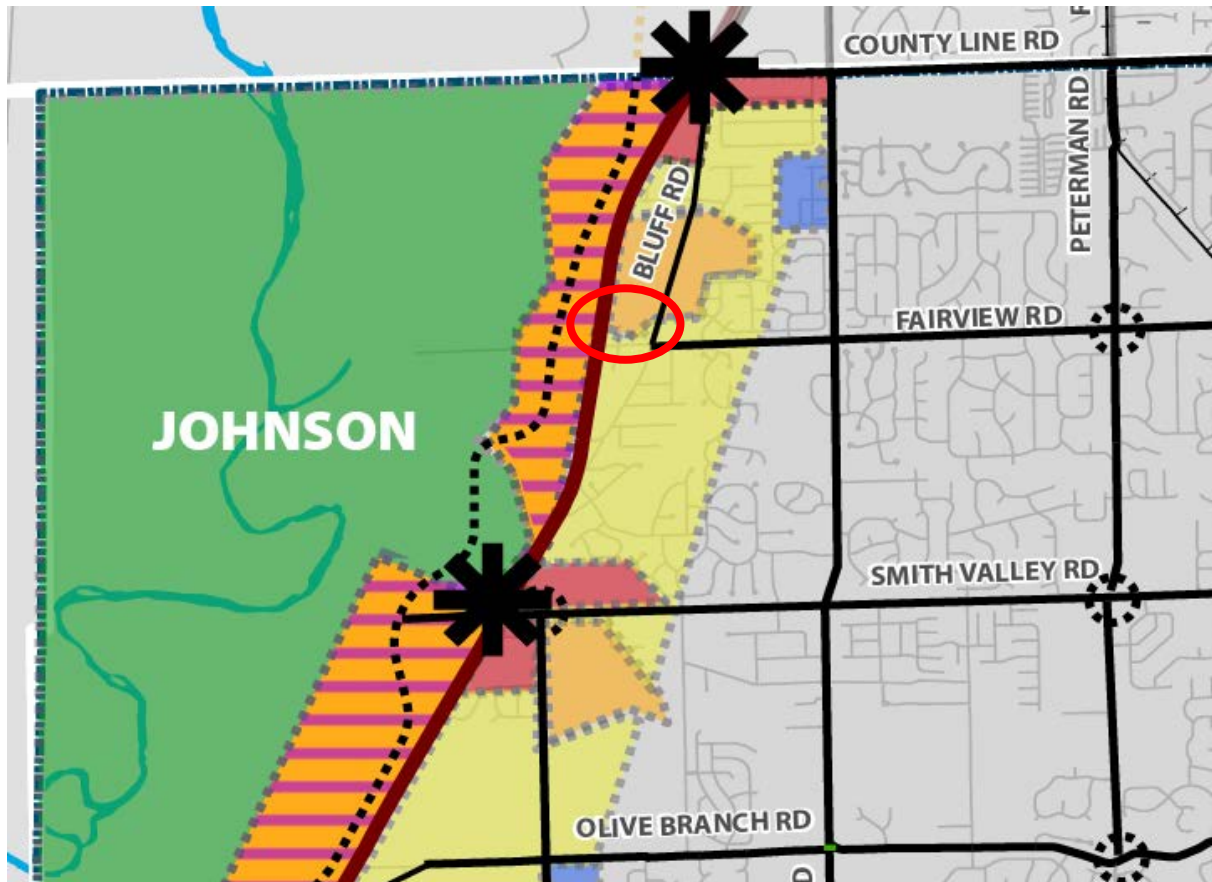
Z-6-22 AERIAL I



# Z-6-22 AERIAL II



## Z-6-22 I-69 CORRIDOR PLAN FUTURE LAND USE MAP



## **Z-6-22 Exhibits**

**Electronically sent to Board Members in separate attachments**

1. The Market Place Plat
2. Petitioner's Proposed Preliminary Site Plan
3. Petitioner's Proposed Preliminary Landscaping Plan
4. Petitioner's Proposed Preliminary Utility Plan
5. Petitioner's Proposed Preliminary Building Elevations
6. Petitioner's Proposed Preliminary Building Renderings
7. Traffic Study