

VAR25-01 Northeast corner of Progress Parkway and Opportunity Parkway, Accolade Investment Group, LLC., petitioner for Accolade Apartments, requests approval of Variance of Use to allow a multi-family apartment community in the **BP – Business Park District**; 31 acres +/-.

Exhibits:

1. Site Plan, Dated 1/29/2022
2. Landscape Plans, Dated 1/05/2023
3. Rendering and Elevations, Dated 5/30/2017

Location and Surrounding Uses:



Aerial Map



Zone Map

North IBP Industrial Business Park, Hancock County, SFR use
South BP Business Park, vacant, agricultural
East BP Business Park, vacant parcels Progress Business Park Sec 1 (Elanco)
West BP Business Park, vacant agricultural and approved hotel with conference center

Site History:

The Progress Park Business Park is located at the NW quadrant of I-70 and State Street and is in the North Economic Development TIF Area. This is a well-planned office and industrial park campus. Mixed use is encouraged, and housing is desirable. Currently the Park is occupied by Elanco, and BWI. In 2017 a PUD was submitted by Justus Development to construct a 240-unit apartment complex to be complimentary to nearby industry.

Using TIF funds, the City has constructed Opportunity Parkway running east and west through the park, as well as Progress Parkway, providing a second entrance into the Business Park from N 300 West. A portion of the right of way for these thoroughfares was dedicated by Justus from the perimeter of the proposed Progress Park Section 3 plat in 2017.

In 2017 the PUD, DUD, and Preliminary Plats were approved but Justus did not develop the site as planned, and the PUD has expired. Since the approval in 2017, the City has amended the Zone Code to allow multi-family and mixed use that will bring services and amenities to the "BP" Business Park Zone District. The original Accolade Apartment plans were resubmitted by the current Petitioner for Development Plan and plat approval in 2022, which was approved. Since that time the plat has expired, and the subsequent ordinance changes make it necessary for the petitioner to file a variance of use to now complete the project.



2017 Amended PUD Development Plan

Variance Requested:

The Petitioner wishes to submit the same plans that were approved in 2022 to request a variance of use to allow a multi-family apartment community known as Accolade Apartments. The color rendering above that was submitted in 2017 and 2022 summarizes the apartment complex as being thirteen 2 and 3 story apartment buildings, attached and detached garages, a clubhouse

and pool, plus additional outdoor amenities. The Apartment area is to be constructed on Lot 1, being approximately 24 acres. Lot 2 is a 4 acres nature preserve providing additional common area for the apartments. The total apartment complex is 27.875 acres. Lot 3 is approximately 3 acres and is planned for future commercial development.

Accolade proposes to develop a multi-family campus with multiple wellness-based amenities to promote the health and well-being of its residents. The campus will provide connectivity to outlying areas by promoting safe, pedestrian-friendly walking paths. Amenities will include a clubhouse, a pool, grill area, playground, dog park, walking trails, bike racks and an electric car charging station, and Lot 2 will be dedicated as a Nature Preserve with interpretive signage.

The proposal provides 240 total units, comprised of:

- 12 Studios
- 78 one-bedroom
- 120 two-bedroom
- 30 three-bedroom

The proposal also provides 655 total parking spaces, comprised of:

- 72 attached garages
- 48 detached garages in three buildings
- 23 surface spaces @ clubhouse
- 512 surface spaces throughout site

The original PUD was planned for tenants with discretionary income who need storage area for recreational vehicles and accessories. The proposed parking plan addresses this need with 120 garage spaces. They are proposing 535 surface parking spaces; 575 surface parking spaces are allowed per the UDO. Most of the parking spaces are internal and built on private streets.

The petitioner submitted an updated landscape plan in 2023. This plan has been reviewed by the Planning Director, who notes that a fence along the north property line is not on the plan. This fence was required as a condition of approval for development plan in 2022 to supplement the landscape buffering on the north side of the project where there are existing single-family dwellings.

The BP District front yard setbacks for a multi-family building are 20 feet for 1 or 2 stories and 35 feet for 3 story buildings. Side and rear yards are 10-foot minimums but are dictated by the buffer yard requirement in the Landscape code, Chapter 155.063 of the UDO. This project is surrounded by the BP zone District on the west, south and east and requires a 30-foot buffer yard. The single-family properties to the north dictate a 20-foot buffer yard along the north line of Lot 1, except that between Lot 1 and Lot 3 is a 30-foot buffer. The development plan has more than adequate building setbacks with a minimum of 70 feet from the thoroughfare.

The UDO requires at least 20 feet between buildings and 30 feet when windows are present. The development plan meets or exceeds these requirements. Building height is limited to 45'. The height of the 3-story buildings is 39'-5".

Detached garages must meet the design standards of Chapter 155.102 for Accessory structures shall use the same materials in similar combinations as the primary structures. Detached garages can be no more than 20' tall.

The BP District requires 15% open space for multi-family uses, excluding impervious surfaces. The open space for Accolade Apartments is 12.5 acres, over 45%. The open space includes the pond, the dog park, grass areas with trails, and the Nature Preserve. Walking trails are provided throughout the site.

The Petitioner has included architectural renderings and line drawings that indicate the requirements of the UDO will be met. The Design includes a craftsman architectural style that incorporates brick, concrete-fiber siding, architectural dimensioned roof shingles, shake siding in the gables with decorative brackets, tapered porch and entry door columns, and balconies. Building will have brown, grey/green, and blue color schemes.



Clubhouse Rendering



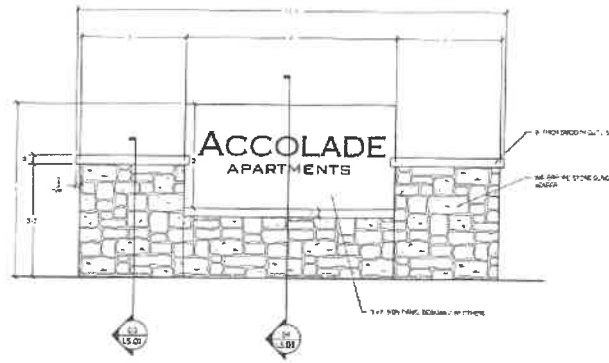
Three-Story Rendering



Two-Story Rendering

A site photometric plan indicates minimal light spillage, especially along the north boundary. Light poles will be installed throughout the parking lots in plant beds and at the entries. All light poles and wall lights shall be down lit in nature and provide adequate shielding.

The entry wall sign structure be a total of 5 feet in height with a stone base. The sign panel is 3'x6' with landscaping



02 SIGN WALL ELEVATION

Section 155.093.1.A of the Unified Development Ordinance of Greenfield addresses variances of use. "The Board of Zoning Appeals shall approve or deny variances of use from the terms of the Zoning Code. In approving variances, the Board of Zoning Appeals may attach such conditions to the variances as it deems necessary to assure compliance with the purpose of the Zoning Ordinance. If the conditions of the variance are not completely and continuously adhered to after the granting of the variance, the property and/or owner may be subject to enforcement actions and revocation of the terms of approval. A variance may be approved under this section only upon a determination in writing that:"

(1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings: The proposal **would not be** injurious to the public health, safety, morals, and general welfare of the community. While the proposed multi-family dwellings are not currently permitted in the Business Park zoning district, multi-family dwellings are allowed as a part of a mixed use with development plan approval. This project has previously received two development plan approvals, one in 2017 and again in 2022.

(2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings: The proposal **would not** affect the adjacent area in a substantially adverse manner. The tight screen along with a six-foot fence along the north property line to create a buffer to existing single-family dwellings and robust landscaping around the perimeter of the project will reduce the impact on surrounding properties. Multi-family dwellings on this site create a transition between the business park uses and the existing single-family dwellings to the north.

(3) The need for the variance arises from some condition peculiar to the property involved.

Findings: There **are** conditions peculiar to the property that makes it different from other properties located in the Business Park district. This project has received development plan approval in both 2017, under the previous zoning code, and in 2022 under a previous version of the UDO. A change to the UDO has created a hardship for the petitioner to complete their previously approved project.

(4) The strict application of the term of the Zoning Code will constitute an unnecessary hardship if applied to the property for which the variance is sought; and

Findings: The strict application of the terms of the Zoning Code **will** result in an unnecessary hardship. The requirement of unnecessary hardship is generally defined for planning purposes as a property that cannot provide a substantial reasonable return on investment, that the hardship is unique, and that the hardship has not been created by the property owner themselves. Changes to the UDO have created a hardship for the petitioner to complete their previously approved project. This project has received development plan approval in both 2017, under the previous zoning code, and in 2022 under a previous version of the UDO.

(5) The approval does not interfere substantially with the Comprehensive Plan adopted under I.C. 36-7-4-500 et seq.

Findings: Approval of the proposed use variance **does not substantially** interfere with the Comprehensive Plan. Business Park District allows for multi-family as a part of a mixed use development. The absence of the commercial component in this project does not interfere with the Comprehensive Plan. Furthermore, a goal of the Comprehensive Plan is to create a mixture of housing within the community. The plan states that the City of Greenfield wants a community in which its citizens want to live, work and play. Multi-family dwellings on this site creates living space for the workforce needed within the business park.

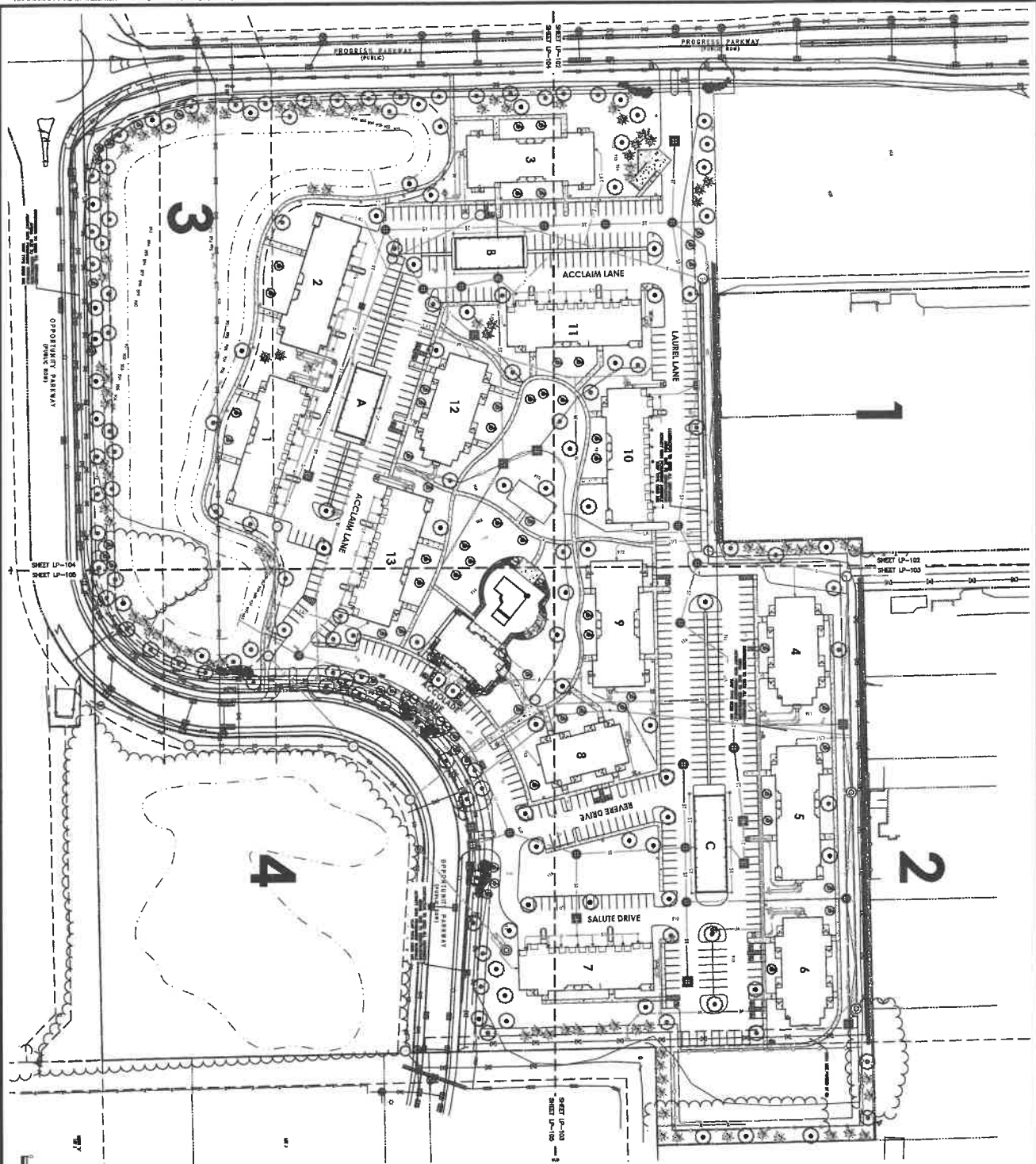
All variance approvals shall be considered to be conditional approvals. The Board shall have the authority to impose specific conditions as part of its approval in order to protect the public health, and for reasons of safety, comfort, and convenience (e.g., to ensure compatibility with surroundings.) Variance approval applies to the subject property and may be transferred with ownership of the subject property dependent upon the provisions and conditions prescribed by or made pursuant to the Zoning Ordinance.

Section 155.093.1.A of the Zoning Ordinance of Greenfield states that "A variance may be approved under this section only upon a determination in writing that [the above four criteria]" are met in the petitioner's favor. If the Board does not ascertain findings in the Petitioner's favor in all criteria, then it may not legally approve the variance.

Staff Recommendation:

Approve Variance of Use to allow a multi-family apartment community in the Business Park District, with the following conditions:

1. The landscape plan shall be amended to add a six-foot opaque fence along the north property line. The plan shall be subject to administrative approval of the Planning Director prior to permitting.
2. The six-foot opaque fence shall be installed and maintained by the apartment community.
3. All necessary building and sign permits shall be obtained.
4. All walking paths throughout the site shall be paved.
5. Detached garages must meet the design standards of Chapter 155.102 for accessory structures and shall use the same materials in similar combinations as the primary structures.



- GENERAL LANDSCAPE NOTES:**
1. ALL CONSTRUCTION MATERIALS AND METHODS SHALL BE APPROVED BY THE LOCAL HEALTH DEPARTMENT AND LOCAL INSPECTION AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND LOCAL INSPECTION AGENCIES.
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LANDSCAPE REQUIREMENTS

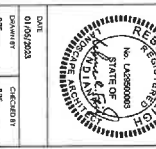
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14
15
16
17
18
19
20
TOTAL					10000



PROJECT NO. 2021-0205
 DATE 01/05/2023
 SCALE 1" = 60'
 SHEET NAME LANDSCAPE PLAN
 SHEET NO. LP-101

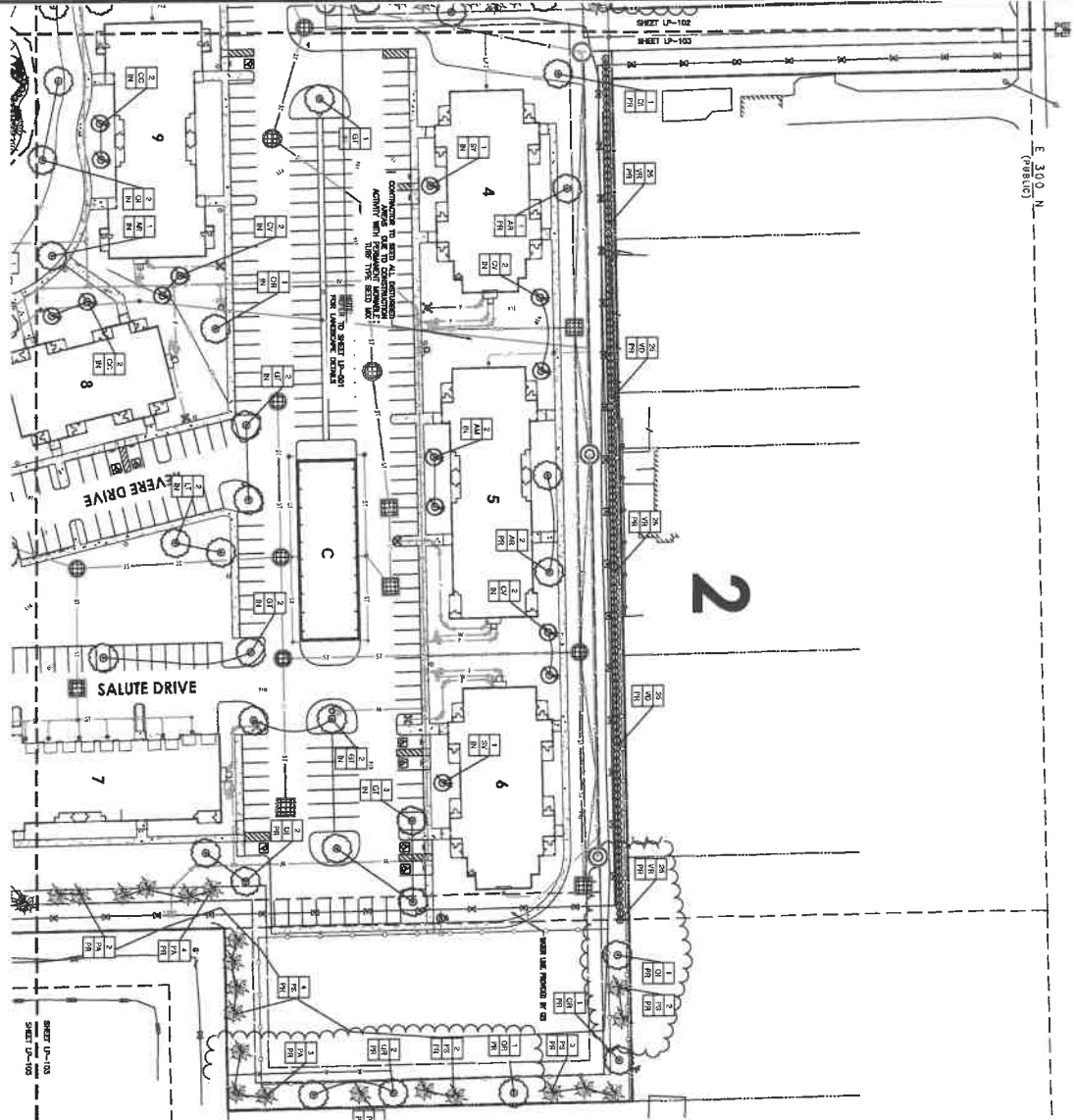
CONSTRUCTION PLAN FOR:
ACCOLADE APARTMENTS
 OPPORTUNITY PARKWAY
 GREENFIELD, INDIANA, 46140

CRESTLINE DEVELOPMENT
 5333 HOODSBOE RD.
 INDIANAPOLIS, IN 46206



REVISION BLOCK

NO.	DATE	DESCRIPTION



E 300' N
(parallel)

SHEET L103 PLANTING SCHEDULE

THREE/EVENING SCHEDULE

NO.	SYM.	PLANT NAME	PLANT QUANTITY	PLANT QUANTITY	PLANT QUANTITY	PLANT QUANTITY	PLANT QUANTITY	PLANT QUANTITY	PLANT QUANTITY
1	○	Small Tree	10	10	10	10	10	10	10
2	○	Medium Tree	5	5	5	5	5	5	5
3	○	Large Tree	3	3	3	3	3	3	3
4	○	Shrub	20	20	20	20	20	20	20
5	○	Flowering Shrub	15	15	15	15	15	15	15
6	○	Perennial	30	30	30	30	30	30	30
7	○	Annual	40	40	40	40	40	40	40
8	○	Grass	50	50	50	50	50	50	50
9	○	Groundcover	60	60	60	60	60	60	60
10	○	Water Feature	1	1	1	1	1	1	1

OVERALL PLANTING SCHEDULE

SHRUBS SCHEDULE

NO.	SYM.	PLANT NAME	PLANT QUANTITY	PLANT QUANTITY	PLANT QUANTITY	PLANT QUANTITY	PLANT QUANTITY	PLANT QUANTITY	PLANT QUANTITY
1	○	Small Tree	10	10	10	10	10	10	10
2	○	Medium Tree	5	5	5	5	5	5	5
3	○	Large Tree	3	3	3	3	3	3	3
4	○	Shrub	20	20	20	20	20	20	20
5	○	Flowering Shrub	15	15	15	15	15	15	15
6	○	Perennial	30	30	30	30	30	30	30
7	○	Annual	40	40	40	40	40	40	40
8	○	Grass	50	50	50	50	50	50	50
9	○	Groundcover	60	60	60	60	60	60	60
10	○	Water Feature	1	1	1	1	1	1	1

- GENERAL LANDSCAPE NOTES:**
1. ALL CONSTRUCTION METHODS AND MATERIALS MUST COMPLY TO CURRENT CODES AND REGULATIONS OF THE STATE, LOCAL, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL CONTACT THE APPLICABLE AGENCIES TO OBTAIN THE NECESSARY PERMITS AND APPROVALS.
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1" = 40'

811
How often to be called
Call before you dig.

CONSTRUCTION PLANS FOR:
ACCOLADE APARTMENTS
OPPORTUNITY PARKWAY
GREENFIELD, INDIANA, 46140

CRESTLINE DEVELOPMENT
3333 FOUNDERS RD.
INDIANAPOLIS, IN 46226

PROJECT NO. 2021-0205
DATE 01/05/2023
SCALE 1" = 40'

SHEET NAME LANDSCAPE PLAN
SHEET NO. LP-103

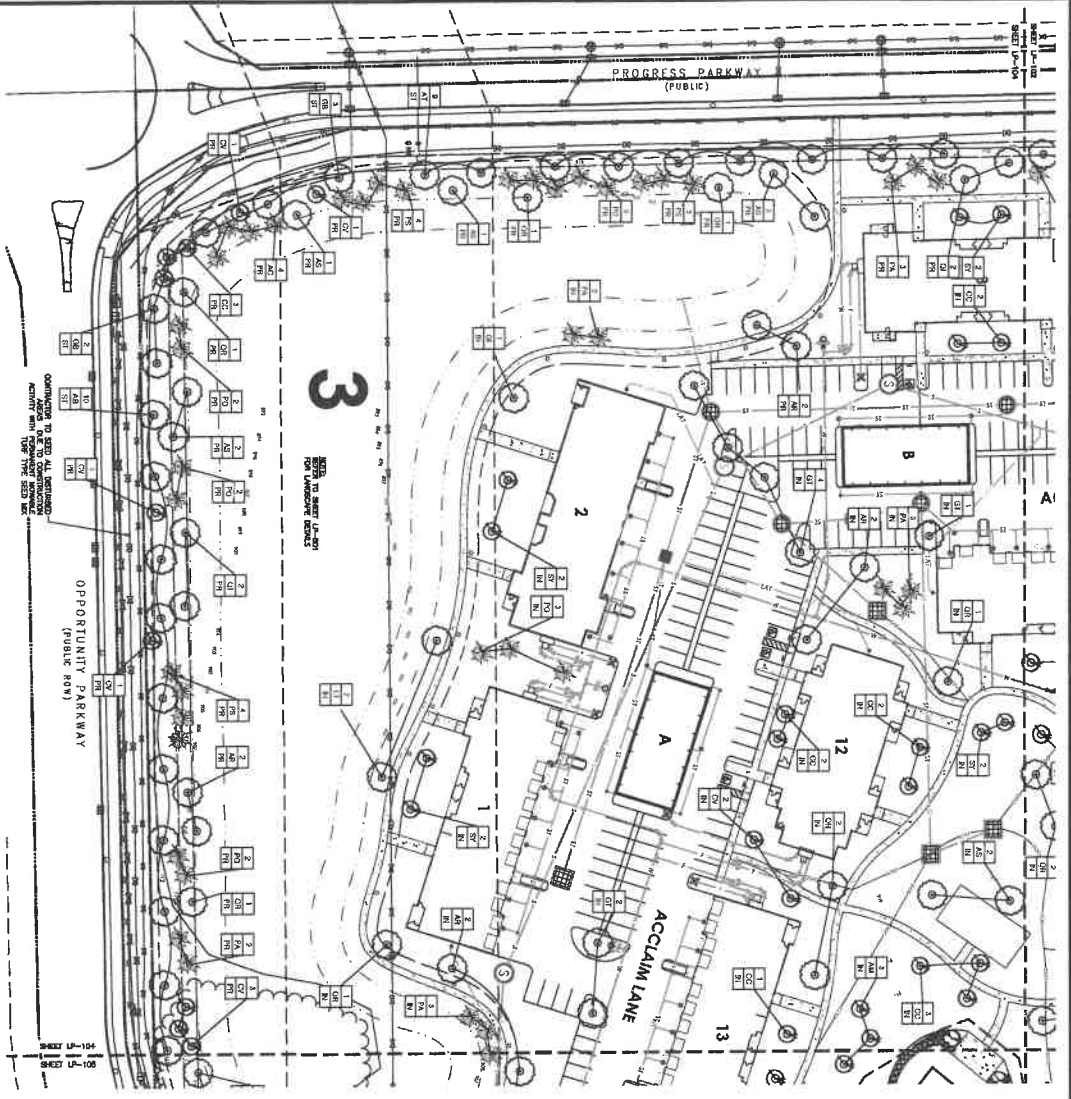
DATE 01/05/2023
DRAWN BY [Name]
CHECKED BY [Name]

CRESTLINE DEVELOPMENT
3333 FOUNDERS RD.
INDIANAPOLIS, IN 46226

CRESTLINE DEVELOPMENT
3333 FOUNDERS RD.
INDIANAPOLIS, IN 46226

REVISION BLOCK

NO. 10000000
DATE 01/05/2023



SHEET LP-104 PLANNING SCHEDULE
TREE ENGINEERING SCHEDULE

SYMBOL	NO.	TYPE	SYMBOL	NO.	TYPE	SYMBOL	NO.	TYPE
(Symbol)	1	Small Tree	(Symbol)	11	Medium Tree	(Symbol)	21	Large Tree
(Symbol)	2	Small Tree	(Symbol)	12	Medium Tree	(Symbol)	22	Large Tree
(Symbol)	3	Small Tree	(Symbol)	13	Medium Tree	(Symbol)	23	Large Tree
(Symbol)	4	Small Tree	(Symbol)	14	Medium Tree	(Symbol)	24	Large Tree
(Symbol)	5	Small Tree	(Symbol)	15	Medium Tree	(Symbol)	25	Large Tree
(Symbol)	6	Small Tree	(Symbol)	16	Medium Tree	(Symbol)	26	Large Tree
(Symbol)	7	Small Tree	(Symbol)	17	Medium Tree	(Symbol)	27	Large Tree
(Symbol)	8	Small Tree	(Symbol)	18	Medium Tree	(Symbol)	28	Large Tree
(Symbol)	9	Small Tree	(Symbol)	19	Medium Tree	(Symbol)	29	Large Tree
(Symbol)	10	Small Tree	(Symbol)	20	Medium Tree	(Symbol)	30	Large Tree

- GENERAL LANDSCAPE NOTES:**
1. ALL CONSTRUCTION AND/OR INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF GREENSBORO, NORTH CAROLINA, AND THE STATE OF NORTH CAROLINA, AND THE CITY OF GREENSBORO, NORTH CAROLINA, AND THE STATE OF NORTH CAROLINA, AND THE CITY OF GREENSBORO, NORTH CAROLINA, AND THE STATE OF NORTH CAROLINA.
 2. THE TREE ENGINEER SHALL VERIFY ALL LANDSCAPE AND CONSTRUCTION DETAILS AND CONDITIONS SHALL BE IN ACCORDANCE WITH THE CITY OF GREENSBORO, NORTH CAROLINA, AND THE STATE OF NORTH CAROLINA, AND THE CITY OF GREENSBORO, NORTH CAROLINA, AND THE STATE OF NORTH CAROLINA.
 3. CONSTRUCTION SHALL VERIFY ALL DISTANCES TO ADJACENT PROPERTY AND TO ADJACENT STREETS AND TO ADJACENT UTILITIES. ALL DISTANCES TO BE MEASURED TO THE CENTER LINE OF THE STREET OR TO THE CENTER LINE OF THE UTILITY LINE.
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SYMBOL	DESCRIPTION	NO.	TYPE
(Symbol)	Small Tree	1	Small Tree
(Symbol)	Medium Tree	11	Medium Tree
(Symbol)	Large Tree	21	Large Tree

CONSTRUCTION PLANS FOR:
ACCOLADE APARTMENTS
OPPORTUNITY PARKWAY
GREENSBORO, NORTH CAROLINA, 27409

CRESTLINE DEVELOPMENT
3333 CHIMNEY RIDGE RD.
GREENSBORO, NC 27409

PROJECT NO. 2021-0205
DATE 01/05/2023
SCALE 1" = 40'

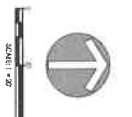
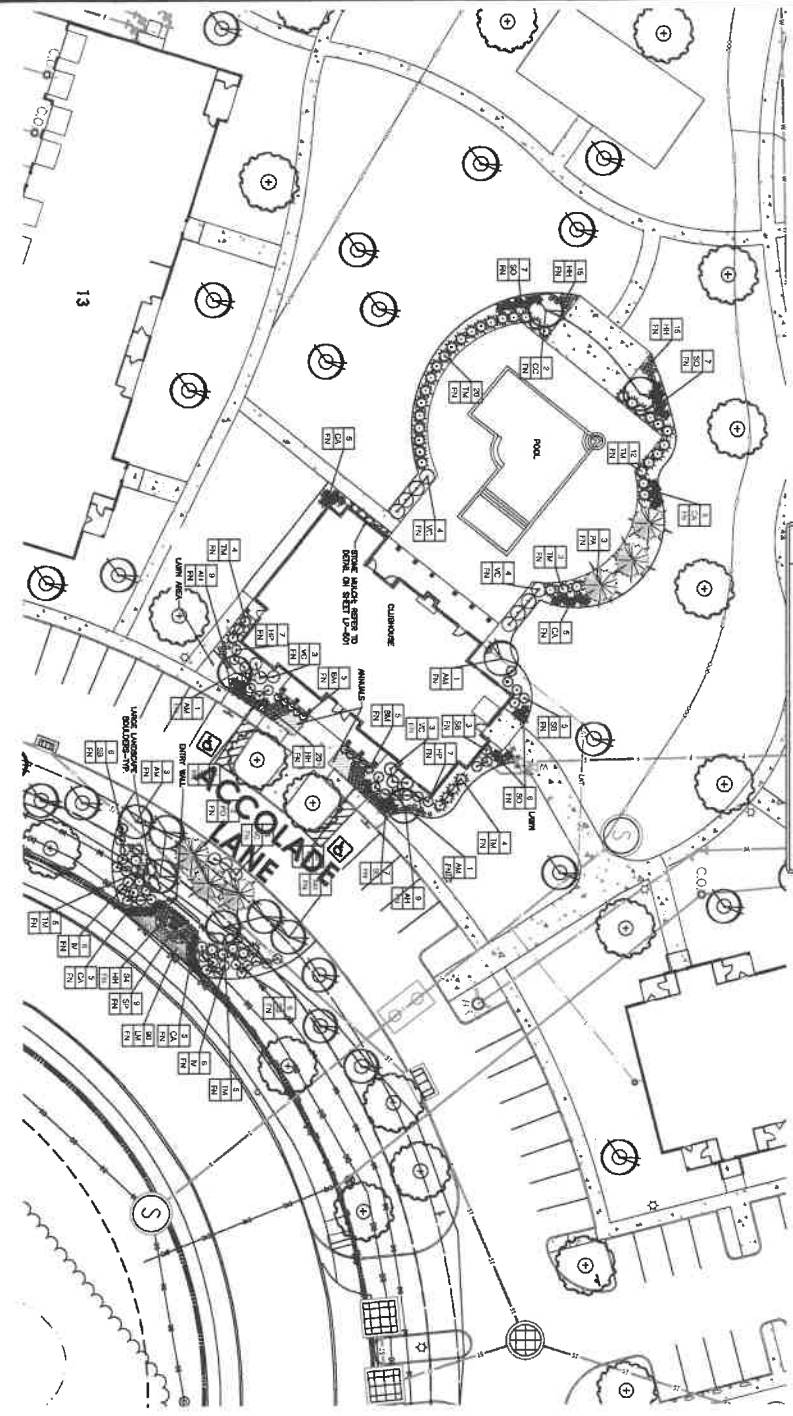
SHEET NAME LANDSCAPE PLAN
SHEET NO. LP-104

811 logo and text: "How high is holding. Call before you dig."

REVISION BLOCK

DATE 01/05/23
DRAWN BY
CHECKED BY

STATE OF NORTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
M. ALBONICO
No. 45800000
EXPIRES 12/31/2024



SHEET 1106 PLANTING SCHEDULE

NO.	SYM.	COMMON NAME	QUANTITY	SIZE	DATE
1	P	PLANT			
2	T	TREE			
3	S	SHRUB			
4	L	LANE			
5	M	MULCH			
6	W	WATER			
7	D	DECK			
8	L	LOUNGE			
9	C	CLUBHOUSE			
10	P	POOL			
11	P	PLANT			
12	T	TREE			
13	S	SHRUB			
14	L	LANE			
15	M	MULCH			
16	W	WATER			
17	D	DECK			
18	L	LOUNGE			
19	C	CLUBHOUSE			
20	P	POOL			
21	P	PLANT			
22	T	TREE			
23	S	SHRUB			
24	L	LANE			
25	M	MULCH			
26	W	WATER			
27	D	DECK			
28	L	LOUNGE			

SHEET 1106 PLANTING SCHEDULE

NO.	SYM.	COMMON NAME	QUANTITY	SIZE	DATE
1	P	PLANT			
2	T	TREE			
3	S	SHRUB			
4	L	LANE			
5	M	MULCH			
6	W	WATER			
7	D	DECK			
8	L	LOUNGE			
9	C	CLUBHOUSE			
10	P	POOL			
11	P	PLANT			
12	T	TREE			
13	S	SHRUB			
14	L	LANE			
15	M	MULCH			
16	W	WATER			
17	D	DECK			
18	L	LOUNGE			
19	C	CLUBHOUSE			
20	P	POOL			
21	P	PLANT			
22	T	TREE			
23	S	SHRUB			
24	L	LANE			
25	M	MULCH			
26	W	WATER			
27	D	DECK			
28	L	LOUNGE			

- GENERAL LANDSCAPE NOTES:**
1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE APPROVED BY THE CITY OF GREENSBORO, N.C.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GREENSBORO, N.C.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GREENSBORO, N.C.
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 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GREENSBORO, N.C.
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 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GREENSBORO, N.C.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GREENSBORO, N.C.
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 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GREENSBORO, N.C.

CONSTRUCTION PLANS FOR: ACCOLADE APARTMENTS

OPPORTUNITY PARKWAY
GREENSBORO, INDIANA, 46140

CRESTLINE DEVELOPMENT

3535 FOUNDRIES RD.
BRIANNA POLLE, IN 46206

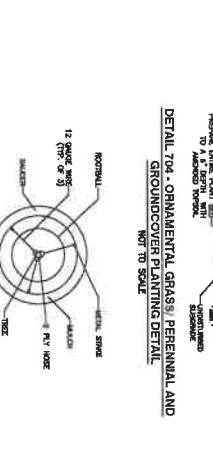
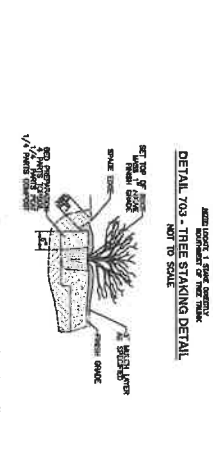
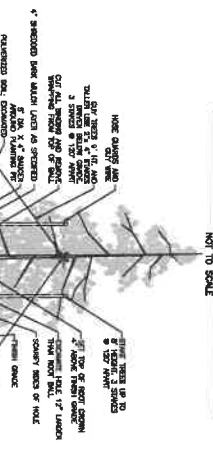
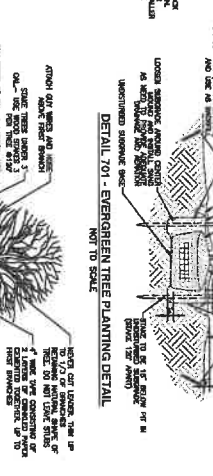
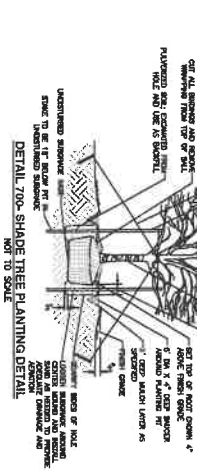
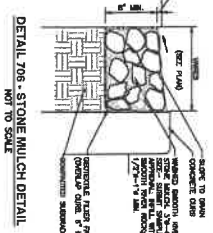
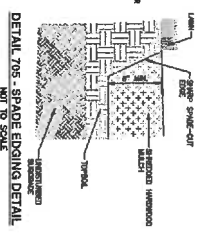
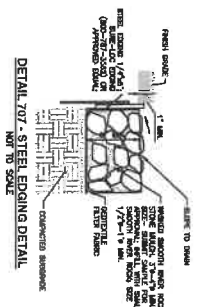
PROJECT NO.: 2021-0205
DATE: 01/05/2023
SCALE: 1" = 20'
SHEET NO.: LP-106

DATE: 01/05/2023
DRAWN BY: [Signature]
CHECKED BY: [Signature]

DESIGNER: [Signature]

REVISION BLOCK

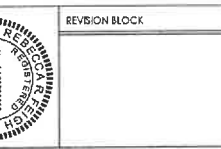
STATE OF INDIANA
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
[Professional Seal]



PROJECT NO. 2021-0205
 DATE 01/05/2023
 SHEET NAME AS NOTED
 LANDSCAPE DETAILS
 SHEET NO. LP-501

CONSTRUCTION PLANS FOR:
ACCOLADE APARTMENTS
 OFF-CORNER 7 PAVILION
 GREENFIELD, INDIANA, 46140
CRESTLINE DEVELOPMENT
 5033 FOUNDERS RD.,
 GREENWOOD, IN 46138

DATE 01/05/2023
 DRAWN BY
 CHECKED BY
 APPR. BY



NO.	DATE	DESCRIPTION







