VA25-01 + REZ25-01 + PUD25-02 NE Corner of McKenzie Rd & Meridian Rd, Forestar (USA) Real Estate

Group, Inc requests for initial zoning recommendation of approximately 136.86 acres +/-proposed to be annexed and currently located within the Hancock County jurisdiction, zoned "R2.5"; requests approval for approximately 82.13 acres +/- of which to be zoned "PUD" Planned Unit Development for single family residential and commercial development; & requests approval for approximately 48.45 acres +/- of which to be zoned "BP" Business Park for expansion of the Lark Farms Ranch neighboring facility.

EXHIBITS:

- 1. Comprehensive Plan Future Land Use Map adopted **December 9, 2015**
- 2. Comprehensive Plan Future Land Use Map adopted June 11, 2025
- 3. Staff Report for BZA case CU23-08 (Lark Farms)
- 4. PUD Plan file dated April 23, 2025
- 5. PUD Ordinance and Statement file dated **June 27**, **2025** (including the following exhibits):
 - a. "EXHIBIT 1- Planned Unit Development Statement"
 - b. "EXHIBIT 2- RM Development Standards Attachment"





Aerial Area Map

Zoning Area Map

LOCATION & SURROUNDING USES

North BP – Business Park – Lark Farms Agri-Tourism Site

South RM – Residential Moderate Density – Single Family Detached Residential Lots & Agricultural Lot

East RM – Residential Moderate Density – Single Family Detached Residential Lots

PRK – Park – Youth Baseball Fields operated by GYBA in conjunction with the City of Greenfield Parks

Department

West County "A" – Agricultural

Site History and Conditions

The site in question for these petitions has historically been used as a farm field. With the growth of the City of Greenfield, single family detached residential subdivisions have been developed to the south and east of this location, the most recent of those being Brunson's Landing immediately east of this location, which is still actively under construction. Greenfield Middle School is located to the east, at the intersection of McClarnon Dr and Franklin St. McClarnon Dr dead-ends into the eastern border of this site, currently. There has been a long-standing intention for McClarnon Dr to be extended through this site and connect into N Meridian Rd. This extension was called out specifically in the Thoroughfare Plan. This petition proposes to facilitate that connection.

To the north is Lark Farms Ranch, an Agri-Tourism site which has been in operation for about a decade, and which has become an iconic attraction for local and regional tourism. Lark Farms recently had its uses formally re-approved through the Board of Zoning Appeals in 2023 under case CU23-08, which attached several commitments to that approval. This was necessary due to the expansion of the facilities there, including a minitrain which ran along the boundary of the property. The Staff Report with associated Commitments from CU23-08 has been included in the exhibits for this report.

Of note, there is a County Legal Drain which crosses this site from the northeast to the southwest.

Current Proposal

The current proposal is to annex the site in question into the City of Greenfield with 2 different zoning designations bisected by the continued and connected expansion of McClarnon Dr into Meridian Rd.

To the north would be approximately 48.45 +/- acres which would be zoned "BP" Business Park. This area is intended to be used as an expansion of the Lark Farms Ranch, which has been suggested to be an orchard, vineyard, and farmer's market style sales location. Any such expansion would require review and approval by the Board of Zoning Appeals. This proposal only concerns itself with the annexation and the recommended zoning for the property, for which BP was chosen to mimic the neighboring property.

To the south would be approximately 82.13 +/- acres which would be zoned "PUD" Planned Unit Development. This area is intended for a mix of 3 different sized lots for single family residential development, along with a small commercial development to the southwest at the intersection of McKenzie Rd and Meridian Rd.

The retail development would be oriented to have the parking lot internal to the development, with shops lining both Meridian and McKenzie. The parking area will be connected to both the neighborhood roadways as well as the pedestrian paths throughout the residential development. This small-scale retail development is called out in both the previous and current Comprehensive Plans at this major intersection to act as a retail node and hub for the surrounding neighborhoods.

The residential development would have different sized lots and products in different sections. The 72' wide lots would line the McClarnon Dr extension as well as the north-south spine intended to be a future connection to Van Buren St. These larger lots would function as the outward face of the subdivision both along the major public drive of McClarnon Dr as well as to the neighboring Brunson's Landing subdivision. These are conceptually proposed to account for 43 of 284 total residential lots.

The 52' wide lots would function as the more moderate sized homes within the development. These are intended to line the western portion of the Van Buren St extension as well as the southern extremity of the development, with backs facing McKenzie Rd. These will act as a staggered drop in lot sizes between the 72' and 42' wide lots and are conceptually proposed to account for 53 of the 284 residential lots.

The 42' wide lots are the smallest lots within the proposal and would encompass the vast majority of the lots to be developed, conceptually proposed to account for 188 of the 284 lots. These would fill in the center of the development, minus the landscaped retention ponds, and abut the commercial retail development.

Density

The proposal provides for a mix of densities and housing types with approximately 16.06 acres of common areas. This amounts to approximately 19.5% of the total residential development being dedicated to Common Areas. This exceeds the 15% required per the UDO. A breakdown between the various lot sizes has not been provided, but the overall density for the development's residential portion comes to approximately 3.45 units per acre. The RM zone within the UDO gives a range of less than 1 unit per acre up to 5 units per acre as the appropriate density for one- and two-unit residential developments. The RM zone being the default zone for this PUD, this puts the proposed density well within the appropriate range for such developments.

Proposed Development Standards

A PUD Plan, Statement, and Ordinance create their own development standards but also includes a default underlying zone district for the purpose of providing development standards potentially omitted in the PUD Plan. For this development, the underlying zoning designation is RM – Residential Moderate. The development standards are listed within the PUD Statement beginning on Page 14 and have been included in a proposed Ordinance for Council adoption to establish the general land use and development standards for the PUD.

Staff Findings re-Development Standards:

Staff finds that the proposed Development Standards generally provide for an acceptable and appropriate density and house typology within this residential development both individually and in respect to the surrounding developments and roadways. The lot sizing, setback and sidewalk requirements, and the design standards are all in-line with the intent of the regulations found in the UDO. This is especially true when viewing the proposed development as compared to the underlying RM district and the Neighborhood Commercial Node Overlay which were used as inspiration for the combination of residential and commercial uses in this proposal.

Staff is appreciative of the requirement for exterior lighting to flank the garage doors on 42' wide lots. However, Staff is concerned that no mention is made of requirements for decorative or cohesive treatment of those lights. The use of flanking lights to enhance a façade is appropriate, especially on narrow lots. However, having no requirements for the type, style, decorative treatments, or cohesiveness of said lighting could potentially lead to inappropriate lighting being installed, which would negate any positive effect that was intended through this requirement. Staff is concerned about this and would request commitments for decorative treatment of all exterior lighting fixtures which is specifically similar to the styling through the subdivision to ensure a cohesive design quality for the subdivision.

The PUD proposes to meet the Architectural Design Standards of Chapter 155.101 in the UDO with the following exceptions:

- **155.101.2.D** (Monolithic Exterior):
 - UDO Language -> Monolithic exterior building walls are prohibited. A minimum of one (1) window (at the required size in subsection 4) per façade, per above-grade story, is required on all sides of the structure. The following may be substituted for window requirements on the side and rear facades:
 - i. A material change (example, facades that include a brick wainscot and siding).
 - ii. An ingress/egress door.

- Proposed Language -> A minimum of 1 window (at the required size in subsection 4) per façade, per above-grade story, is required on all sides of the structure except on the front façade of the 42' lots.
- 155.101.5.A (Garage Façade):
 - o **UDO Language** -> If the total width of all garage door openings is fifty percent (50%) or less of the total width of the façade, the garage(s) may be front-loading. Front-loading garages shall not protrude more than sixteen (16) feet from the first floor of the front façade.
 - o **Proposed Language** -> If the total width of all garage door openings is 66% or less of the total width of the façade, the garages may be front-loading. A maximum of 66% of lots in the Development may have garage door width totaling greater than 50% of the total width of the façade. All garage facades shall contain windows.

Staff Findings re-Design Standards Modifications:

Staff finds that the intent of windows being used to break up monolithic exteriors has not been well codified within the provided PUD Statement. As such, Staff does not support the modification for **155.101.2.D** as written. The Rationale provided in the PUD statement says that the 42' wide lots will have windows in the front door and garage, but no requirement for windows in the front door has been included in their Design Standards section of the PUD Statement. If such a requirement for windows in the front doors of all lots was included in the Residential Design Standards, then Staff would be supportive of this modification.

Staff finds that the allowance for an increase in the garage door size as compared to the total front façade of the homes can be supportable but would need additional restrictions for it to be so supported. Staff suggests the insertion of a limitation which only allows increased garage door percentages on the 42' wide lots. The Petitioner has included a requirement for Exterior Lighting flanking garage doors on 42' wide lots but has provided no specific requirements for the design quality or decorative treatment of those lights. Staff finds that increasing the design quality of the facades through decorative features and fixtures is the best method to break up monotonous streetscapes created by narrow lots and wide garage doors. This is especially necessary when entire streets are lined by such narrow lots with wide garage doors, as is proposed here.

Vehicular Access and Site Layout

The subdivision will have 6 vehicular entry points to the internal roadways, 5 of which are direct connections to arterial or collector roadways (McKenzie Rd, Meridian Rd, and the new McClarnon Dr extension). The 6th vehicular entry point is a connection to the internal roadways of the Brunson's Landing subdivision to the east via Hutton Dr.

The site is laid out with a series of cross-connecting streets servicing 3 cul-de-sacs, all surrounding 3 smaller internal ponds and 1 larger pond flanking Meridian Rd to the west. The access to the Commercial parking lot will be via the two southwestern entry roads to the subdivision off of McKenzie Rd and Meridian Rd.

Staff Findings re-Vehicular Access and Site Layout:

Staff finds that the site is generally laid out well with sufficient connections for both vehicles and pedestrians. Staff finds that appropriate connections have been made to the external arterial streets to ensure adequate primary and secondary access for vehicles into and out of all areas of the subdivision.

Pedestrian Access

Surrounding the proposed development along McKenzie Rd, Meridian Rd, and McClarnon Dr's extension are proposed to be a system of landscaped 10' pedestrian multi-use paths connecting to the paths and sidewalks which currently exist on those roadways. These will service the regional pedestrian connectivity while also acting as a buffer between the neighborhood and the larger arterial roadways surrounding it. All internal roads

within the subdivision will have standard 5' sidewalk treatments. There will also be 8' wide multi-use paths connecting the various cul-de-sacs to nearby through-streets via common areas.

Staff Findings re-Pedestrian Access:

Staff finds that the site is adequately served in all aspects for pedestrian access and cross-connections. The variety of pedestrian and multi-use paths appropriately adjust in size and treatment according to their locations and proximities to different road types. The inclusion of cross-connections from the cul-de-sacs is particularly welcome as it allows for both the development of otherwise problematic cul-de-sacs while increasing the walkability and pedestrian connectivity of the subdivision.

Landscaping

No formal landscape plans for the proposal have been provided at this stage of the development process, and as such Staff can form few opinions or findings on this subject at this time. Detailed Landscape Plans will be required as part of the review for the Detailed Unit Development Plan, to be submitted at a future date after the completion of the annexation and zoning processes. All of that being said, there are commitments related to Landscaping which have been incorporated into the PUD Statement, as listed below. Staff is generally supportive of these commitments.

The following commitments have been made as part of the PUD Statement:

- 1.) Landscaping will be installed along interior streets.
- 2.) Landscaping shall be provided in accordance with the applicable sections of the Unified Development Ordinance and the Greenfield Code of Ordinances. Landscaping species shall be consistent with the Unified Development Ordinance and the Greenfield Code of Ordinances, but the right to substitute based on material availability is reserved. A final landscaping plan and any modifications shall be approved by the appropriate parties.
- 3.) All landscaping shall be consistent with what is shown on the final development plan. Any substitutions due to plant availability must be similar in material and size. All common area landscaping shall be owned and maintained by the HOA.
- 4.) Street trees to be installed in yard (in lieu of tree lawn) to avoid utility conflicts if necessary.

 Developer shall use commercially reasonable efforts to relocate trees in the common areas if there are utility conflicts.
- 5.) Efforts shall be made to preserve existing trees along adjacent to the development.
- 6.) A twenty (20) foot wide mounded landscape buffer with evergreen and deciduous trees shall be placed along the southern boundary.
- 7.) All lots shall provide a landscape package consisting of foundation plantings and at least one (1) lawn tree.

Staff Findings re-Landscaping:

Staff finds that these Landscaping Commitments incorporated into the PUD Statement are generally reasonable and appropriate for the residential development as proposed with one exception. Commitments 4 and 7 appear to create potential for a conflict where-in a lawn tree could be functioning both as general landscaping as well as fulfilling the street tree requirement. Staff will need to review the landscape plans in detail during the Detailed Unit Development Plan proposal to verify that this does not amount to a reduction in landscaping and treescape within the subdivision.

Amenities

Creating an attractive and visible outdoor realm through the use of common area amenities and gathering spaces enhances safety and security for pedestrians and promotes wellness and active living throughout the region. On site open spaces facilitate a number of opportunities for creating healthy and liveable communities

including increased physical activity, increased air and light, community character enhancement, environmental, social, and functional benefits.

The Conceptual Plan submitted by the Petitioner includes amenities such as playgrounds and barbeque gazebos within common areas. The PUD Statement makes reference to tree-lined streets, ponds, and paths, as well.

Staff Findings re-Amenities:

Staff finds that the general descriptions of the amenities being provided are appropriate for this development and will serve as assets for local residents. Staff is concerned, however, that with over 19% of the residential portion of the development being devoted to Common Areas, there appear to be remarkably few formal gathering places shown on the Conceptual Plan (only 1 playground and 1 BBQ Pavillion). Much of the Common Area appears to be nearly if not completely inaccessible, devoted to serving as water retention ponds behind residents' back yards. Accessible open spaces are mentioned in both of the Comprehensive Plans as a way to support social interaction and community. Staff suggests the Plan Commission discuss this with the petitioner if the concerns are shared on the amenities. Staff will request that the more complete and formal Development Plan filed in the future will show an increase in the number of formal and informal gathering areas accessible for active and passive use by the residents.

Technical Review

Given the submitted level of technical information and that this proposal is only for the consideration of a development concept in conjunction with annexation and zoning, utility comments were limited. Utilities in general were determined to be available nearby for the development to tie into.

The Fire Department made a request for fiber cement siding in lieu of vinyl siding at Tech Review. The applicant revised their architectural standards to meet this request.

The drainage for the development will be supplemented by multiple retention ponds placed throughout which double as common area facilities. A lingering question at this time is regarding an existing County Legal Drain which crosses the development property. This Legal Drain shall need to be accounted for as part of the development. The Stormwater Department and the Hancock County Representative overseeing Legal Drains both made comments to this effect during the Tech Review meeting. The Petitioner has informed Staff that they are actively working with both departments to design an acceptable solution to this issue. A detailed resolution will be necessary at the Platting and Development Plan stages of development. For now, it is an understood risk and expense which the Petitioner has been made aware of, but which does not prevent Staff from reviewing the Annexation and Conditional Zoning requests before the Plan Commission currently.

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Zone Map Updates via PUDs

Upon approval by the Plan Commission, A PUD Ordinance establishing the use and the development standards of the site will be submitted to the Greenfield Common Council for first reading followed by final consideration for approval and second and third reading for adoption of a map change.

Section 155.005.6 states that all amendments to the text and maps of the Zoning Ordinance "shall be in conformance with Title 36 of the Indiana Code." Section 36-7-4-603 of Indiana Code states that "in preparing and considering proposals under the [Zoning Ordinance] series, the plan commission and legislative body shall pay reasonable regard to:

(1) the comprehensive plan;

Findings: The Site is consistent with the current and previous Greenfield Comprehensive Plans. The 2015 Comprehensive Plan envisioned the area as Low to Moderate Density Residential. The 2015 Comp Plan also called out the corners of Meridian Rd and McKenzie Rd to be Neighborhood Mixed Use to allow for small-scale commercial development in proximity to both neighborhoods and arterial roads.

These petitions were filed prior to adoption of the 2025 Comprehensive Plan and thus would be required to follow the 2015 plan. Since the final version of the 2025 Comprehensive Plan has been adopted, it is appropriate to verify that this proposal aligns with both the previous and current plans. The 2025 Comprehensive Plan calls for "Mixed Residential and Suburban Neighborhood" in the area proposed for residential development, and "Neighborhood Center" for the area proposed for commercial development. The Mixed Residential Neighborhood type does specifically mention "well-placed greenspaces" and "gathering places" which was noted previously in this report as something the Plan Commission may want to discuss further with the applicant.

Staff finds that the Conceptual Plan, PUD Statement, and proposals generally are consistent with both the 2015 and 2025 Comprehensive Plans recommendations for development of this site.

(2) current conditions and the character of current structures and uses in each district;

Findings: The existing property is currently being used for agricultural row-crop farming. There are no structures on the site. The surrounding district is a mix of moderate density single family residential detached homes, agritourism sites, public school and youth sports fields, and agricultural land. These petitions propose an expansion of two of those same uses. Staff finds that the proposal is in line with current conditions and the character of the existing and surrounding uses.

(3) the most desirable use for which the land in each district is adapted;

Findings: The mix of home sizes in the proposal are intended to provide for deficiencies and needs within the market while appealing to the widest demographics. The inclusion of a neighborhood-scale commercial node directly connected to that residential development and located at the intersection of two major roads is sorely needed in this area of town. Inclusion of small retail developments interspersed throughout future residential developments helps to reduce the reliance on auto-oriented strip malls and increases the walkability and desirability of the region as a whole. Staff finds that the proposed development will be well suited to the needs of the Greenfield community.

(4) the conservation of property values throughout the jurisdiction; and

Findings: Staff finds that the existing homes on surrounding properties will have conserved or increased property values upon the completion of the development. The completion of the VanBuren St and McClarnon Dr roadways as part of this development will increase connectivity throughout the region, thereby increasing desirability in the area, and thus leading to an increase in property values generally.

(5) responsible development and growth.

Findings: Some of the most responsible ways to manage growth and development in single-family subdivisions is to increase connectivity across all modes of transportation throughout the area of the development while also increasing the quantity and quality of pedestrian spaces. Additionally, having a small commercial node with the potential to offer businesses and services to nearby homes can slightly reduce car trips overall. Neighborhood commercial nodes have been a goal of the previous and current comprehensive plans. The mix of uses in the development provides a mixed tax base to the community. Staff wants to see increased public gathering spaces incorporated into the project such as a central, easily accessible greenspace.

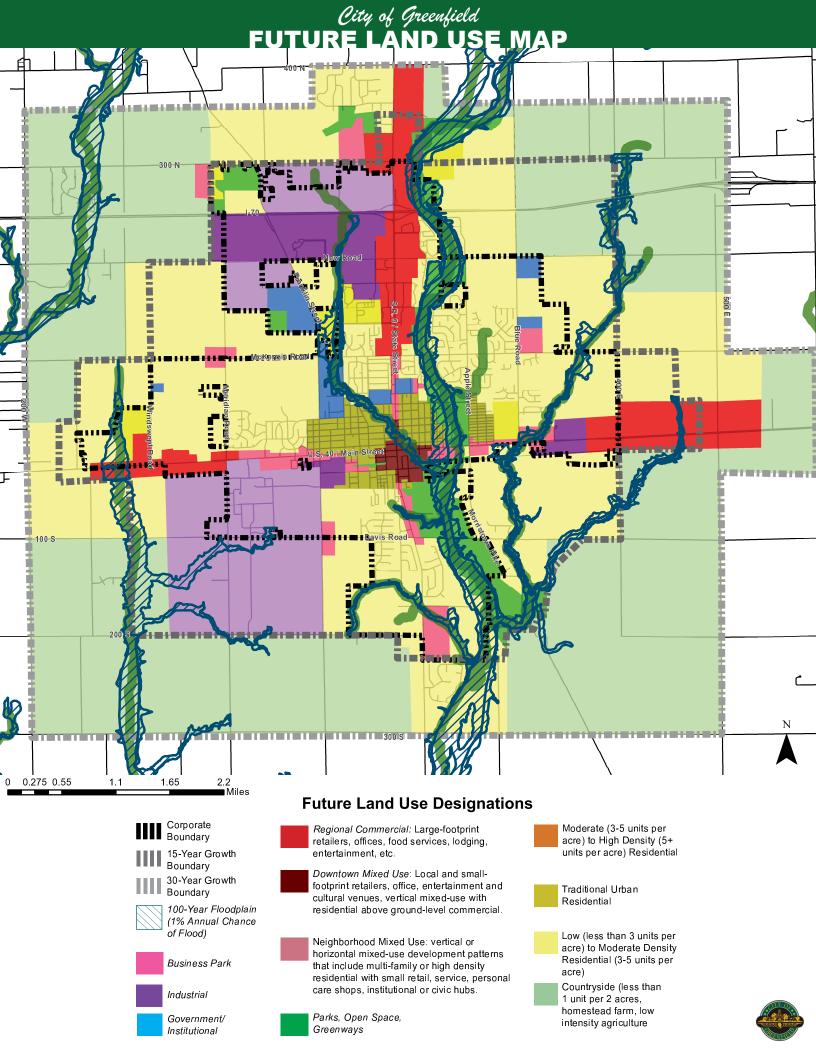
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Staff Recommendation #1: Favorable Annexation Recommendation to Council for the "BP" – Business Park & "PUD" – Planned Unit Development Conditional Zonings upon Annexation respectively, as indicated on the plans provided in the exhibits associated with this Staff Report, based upon the findings in the Staff Report, the Commitments detailed in Section IV of the PUD Statement, and the following conditions:

- 1. Petitioner shall provide full, complete, and accurate Legal Descriptions for the property in question including indicators as to the location of the intended Right of Way for the McClarnon Extension, the boundaries of the proposed BP district, and the boundaries for the proposed PUD district. These boundaries will be adjusted and formally recorded as part of the Platting Procedure at a future date.
- 2. The PUD Zone District Ordinance and Annexation must be approved and adopted by the Council, and they must be recorded within 6 months of Council Adoption.
- **3.** A Primary Plat Application shall be completed and filed with the Planning Department no later than 2 years after the approval of the Annexation Petition by the Common Council.
- 4. PUD Statement Table 3. Residential Development Standards shall be amended as follows:
 - a. Add a row within the grid for "Front Doors" with the requirement that "All Doors on the Front Façade of any building shall have integrated windows".
 - b. Edit Exterior Lighting to read "Each Garage Door shall be flanked by a minimum of two (2) decorative lighting fixtures affixed to or near to the sides of the Garage Door Entryways. These decorative lighting fixtures shall be similar in style to neighboring properties and provide for a cohesive design quality throughout the development"
- 5. PUD Statement Section IV. Statement of Commitments shall be amended as follows:
 - a. Remove item 4.b "All house plans shall be submitted to and architecturally approved by the Plan Commission, which approval shall not be unreasonably withheld."
 - b. Remove item 4.d "Short term rentals (AirBnB, VRBO, etc.) shall be prohibited within the Development".
- 6. Petitioner shall submit a Traffic Impact Study as part of the Development Plan Proposal Application.
- 7. Petitioner shall submit a revised Plan as part of the Development Plan Proposal Application where-in at least half of all Open Space(s) within the development being used to account for UDO Requirements shall be accessible and usable by residents. Examples of such uses and spaces include but are not limited to dog parks, walking paths, community gardens, pavilions, playgrounds, open greens, etc. Examples of spaces which do not suffice for this requirement include but are not limited to inaccessible grassy lawns, retention ponds with no access points or allowed uses, etc.

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Staff Recommendation #2: Recommend the PUD and BP Zone Districts for this property to the Greenfield Common Council, including the **Shafer Farms Planned Unit Development Statement** file dated **June 17, 2025** as amended by the Plan Commission.









Executive Summary

GREENFIELD IN GEAR

Comprehensive Plan: Our Roadmap to 2055







"Experience our past, share our future."

After two years of community engagement and planning, the 2055 Greenfield Comprehensive Plan ("the Plan") provides a comprehensive set of policies and goals for future growth, land development, and land conservation in and around Greenfield. Guided by a bold Vision created by the community, this Plan seeks to bring together City departments, elected officials, community organizations, and other partners with the same roadmap toward a better, brighter, and thriving Greenfield. The Plan is comprised of six chapters, each chapter building on the previous one:

- Our Vision for 2055
- Our Goals and Objectives
- Placetypes
- Action

An appendix is also included at the back of the plan for reference of feedback received and materials created throughout the two-year planning process.

Vision Statement

Similar to a mission statement, Greenfield's vision statement give purposes to and guidance for planning and development decisions over the next 30 years. The overarching ideas are to improve residents' quality of life and retain Greenfield's small-town charm.

Our Roadmap to 2055 envisions Greenfield as:

- An authentic American city respectful of our heritage and intentional with our future,
- A vibrant, accessible, and connected array of gathering places,
- A resilient economy that supports a variety of business and employment opportunities,
- A street network with enhanced connectivity and mobility,
- A place with diverse and multi-generational housing options,
- A community focused on safety and well-being,
- A flourishing arts and cultural scene,
- Continued high-quality education opportunities for all life stages,
- Robust civic engagement and pride,
- And a harmonious relationship between nature and development.



Concert at Depot Street Park and Amphitheatre. (Source: Brigette Jones from Hancock County Visitors Center)



2018 Riley Festival on Main Street. (Source: Brigette Jones from Hancock County Visitors Center)

Goals

The goals are foundational principles that, when combined, achieve the community's vision.

They were identified through data-informed conversations with stakeholders, including but not limited to high school students, elected officials, city staff, arts organizations, local business owners, neighborhood organizations, and homeowner's associations. Each goal includes a definition that is unique to Greenfield and responds to the wants and needs of stakeholders. These definitions helped guide the creation of objectives, which will ensure that future planning efforts remain aligned with these goals and the vision for 2055.

Linkages

Planning should not be done in isolation. To solve the complex challenges of today's world requires strong collaboration between stakeholders and a commitment to the community's Vision at all levels of local government. Whether in urban development, healthcare, sustainability, or business strategy, integrating knowledge from various departments, officials, and partners promotes innovative thinking, reduces blind spots, and enhances decision-making. This means incorporating plans, datasets, and perspectives from across the City if and when necessary. This includes but is not limited to:

- Utility and Public Services Strategic Master Plans (Power & Light, Fire, Police, Water, Wastewater, Stormwater, etc.)
- Parks and Recreation Master Plan
- Greenfield Thoroughfare Plan; Arts Plan, Capital Improvements Plan



Intentional Growth Management

Future growth in Greenfield should be thoughtful, well-planned, well-designed, and promote well-connected utilities, street networks, and trail networks.



Sustainable Economic Opportunity

Whether its economic, environmental, or social needs, balancing the needs and quality of life of today's residents against future generations is critical for the long-term viability of Greenfield.



Downtown Vibrancy

As the heart of Greenfield, Downtown should be full of life and energy.



Attainable Housing

No matter one's level of income, experiences, age, or household size, housing should be within reach.



Quality Infrastructure and Services

Excellent utilities, public safety, and healthcare services should offer a high a standard of living for Greenfield residents and an attractive market for businesses.



Engaging Places and Programs

Residents feel wecomed and have a sense of pride for Greenfield with its unique, charming, and attractive places and events that foster civic engagement and a sense of belonging.

Placetypes

Placetypes are an approach to land use planning, providing more depth by describing the desired character rather than simply its land use. "Character" can include such items as building design, site layout, architecture, land use, scale, and more. Photos or conceptual models are typically used to convey the desired character of development within each placetype. This type of place-based planning builds on previous placemaking efforts, including the Health and Heritage Regional Development Plan (aka Stellar Communities Plan) and Greenfield's Downtown Revitalization Plan.

A Space vs. a Place

A "space" is simply a physical location. A "Place" is a space with identity, purpose, and meaning, such as "Downtown." Although these attributes are subjective in nature, placetypes seek to encourage the development of places that people care about, which often relates to how people interact with the space. Are there areas to casually socialize? Do people go there because it's necessary or because they want to? Do people live there out of necessity or by choice? Perhaps, there is a mix of both at play, but either way it's a place that the community takes pride in.



Natural Areas and Open Space

Naturals areas and open spaces include sensitive environmental features like waterways, forests, wetlands, floodplains, parks, and wildlife corridors. These areas should have minimal to no human disturbance. Conservation and restoration are important aspects of this placetype, especially to encourage efforts to improve biodiversity and manage the natural flow of floods to boost the land's ability to reduce natural disaster impacts and the City's ability to recover from them.



Beckenholdt Park (Source: Greenfield Parks and Recreation)



Thornwood Reserve (Source: Bridgette Jones)

Rural Reserve

The Rural Reserve is characterized by a mix of agricultural uses with single-family residences scattered along county roads and generally fewer utilities and services, which help discourage more intensive and large-scale developments. Programs such as farm-to-table, farmers' markets, and community supported agriculture (CSA) are highly encouraged. Development is discouraged where it would restrict or prevent the future extension of water, sewer, and roadway improvements for the buildout of these areas. Any new buildings should be designed around natural features to protect forested areas, farm viewsheds, water resources, and tree rows. Since urban and suburban style development is discouraged, the City, at this time, should not seek to incorporate land in the placetype, and instead work with Hancock County in a joint effort to preserve the area. As conditions change in the area, the City may want to change its policy in future updates to the Plan.



A barn east of Greenfield. (Source: Google Maps)



Tractor farming. (Source: Bridgette Jones)

Estate Neighborhood

This placetype emphasizes low-intensity development designed around natural features in the land, including but not limited to topography, forested areas, and water resources. It should serve as a well-planned transitional step from urban to rural parts of the Planning Area. Most developments should feature large-lot single-family subdivisions, accessory dwelling units, parks and common areas to maintain open space and natural features. The construction of these developments should also have low impacts on the land, such as limited or no use of clear cutting, top-soil stripping, leveling vast areas, and other practices that lead to degraded land and soil health.



Founders Pointe, Franklin, TN (Source: Redfin)



Naperville, IL

Suburban Neighborhood

This placetype is primarily a residential area intended for detached, single-family homes and small-scale multi-family homes that create a quiet neighborhood atmosphere and privacy between properties. Homes typically have larger backyards than front yards, creating a more pedestrian-friendly environment and fostering opportunities for socializing with neighbors on front porches. Sidewalks, trails, and bike paths link neighborhoods to parks and stores to encourage healthier lifestyles and enhance safety, particularly for children and those without vehicle access. To support people's daily needs while maintaining majority residential buildings, small-scale corner stores, senior care, and daycares may conditionally be located at key intersections.

Mixed Residential Neighborhood

A variety of housing types, interspersed with well-placed greenspaces, trails, corner stores, and other gathering spaces characterize Mixed Residential Neighborhoods. Most developments should be relatively more compact, such as placing buildings closer together, closer to the street, and having alley access. However, the 'mixed' nature of the placetype allows both individual driveways and alleys to be present in a neighborhood. Denser home types should be located closer to commercial uses, gradually transitioning out to lower density homes. The mix of housing choices combined with corner shops and trails makes biking and walking safe and convenient options to accomplish daily necessities.



Home in Greenfield (Source: MIBOR)



Naperville, IL



Northwest Cary, Cary, NC (Source: Homes.com)



Townhomes in Noblesville, IN (Source: Redfin)



North Street in Greenfield (Google Maps)



Cherry Hill, Canton, MI (Source: Google Maps)



Centennial, Westfield, IN (Source: Google Maps)

Neighborhood Center

The Neighborhood Center placetype serves as a vibrant hub for community activity, offering a mix of residential, commercial, and civic uses in a compact and walkable development style. This placetype is typically located at key intersections and provides convenient access to goods, services, and gathering spaces for nearby residents and visitors. Pedestrian and cycling infrastructure enhance connectivity, while multi-family housing is encouraged. This placetype should support daily needs and foster social interaction, accommodating retail shops, restaurants, grocery stores, and professional offices alongside public spaces like parks and plazas. Institutional uses such as schools, childcare centers, and places of worship contribute to accessibility and community life.



Washington DC (Millie's DC)



Saxony Village, Fishers, IN (Source: Google Maps)





University Village, Seattle, WA (Source: Shugart Wasse)

Core Neighborhood

The Core Neighborhood features a diverse mix of housing types, ranging from historic single-family homes and townhomes to lowrise apartment buildings like small courtyard buildings. Many of these structures date back several decades, reflecting architectural styles from various eras. Housing density tends to be higher than in suburban areas, with residences often built closer together and closer to the street. This variety in housing accommodates a range of lifestyles and residents, including long-time homeowners, renters, and newcomers drawn to the area's more urban character.



Greenfield Main Street (Source: Brigette Jones, HCVB)



Good Neighbor, Toronto, Canada (Source: Retail Insider)

Downtown Mixed-Use

The Downtown Mixed-Use area celebrates Greenfield's heritage through architecture, attractive locally owned businesses, and yearround events that reflect its unique culture and history. With plenty of open-air seating, street art, artisanal workshops, Downtown Greenfield buzzes with an atmosphere of excitement and opportunity. Streets are lined with well-preserved historic buildings and murals that pay homage to the town's roots, while new developments blend seamlessly, honoring the legacy while embracing opportunities for new spaces and experiences. With a renewed emphasis on walkability and economic vibrancy, the downtown serves as a living testament to the past and a foundation for future generations.



Decatur, Georgia (Source: Decaturish)



Greenfield Main Street (Source: REA)

Suburban Commercial Center

Suburban Commercial Centers are located at major intersections and along key corridors, serving multiple surrounding neighborhoods and attracting retailers and services that require a larger market area. A mix of commercial, office, residential, retail, and services are concentrated adjacent to larger nodes of activity. Commercial centers, major corridors, and office parks are prime locations for this placetype. Nearby patrons can comfortably walk or bike to the center, while faraway patrons can easily find parking with clear signage. While shopping, people can stroll through tree-lined sidewalks and spaces filled with locally made art that give the area a unique charm.



Easton Gateway District, Columbus, OH (Source: ICSC)



King of Prussia, PA (Source: Citadel Nat. Construction Group)

Employment Hub

Employment Hubs are intended for regional-scale employment and industry. This placetype should be near interstates or major roads that can accommodate large volumes of traffic, including cars, trucks, bikes, and buses. Each hub is enriched by partnerships with nearby schools and universities, not-for-profits, and training centers, providing lifelong educational opportunities, upskilling programs tailored to local and regional industries, and research labs and offices. With a focus on innovation and collaboration, Employment Hubs should foster a thriving labor market and business environment, where people can pursue economic opportunities and flourish with newfound talents.



Manufacturing Plant (Source: Commerecon)



Minneapolis, MN (Source: Academic Med)

Connecting District

Unlike other placetypes, Connecting Districts are meant to modify the characteristics of placetypes along specific and significant streets in the Planning Area, shown as blue lines on the Future Development Map. Mixed-use developments that activate the streetscape, such as outdoor seating, plazas, wider trails, and bike parking are highly encouraged. Commercial and employment activities, such as restaurants, retail, offices, and light industrial are the primary uses. Multifamily residential and institutional uses are secondary uses and allow for the development of mixed-use projects. Like all placetypes, new developments should respect the character of already established developments nearby.



Mashpee Commons, Mashpee, MA (Source: DPZ & Co.)



Mayor Vera Calvin Plaza, Burleson, TX (Source: Civic Brand)

Gateways and New Parks

Like Connecting Districts, these two placetypes represent a special development consideration rather than a defined area on the Future Development Map. Gateways are located at significant entry points into the Planning Area and should be used to create a sense of arrival for visitors to and residents of Greenfield. This sense of arrival can be created through signs, monuments, or archways designed in a way that represents the community's heritage, history, and culture. Creativity is encouraged when deciding how best to site and design gateways. Similarly, there are several areas defined in the Future Development Map where City staff and officials should consider a new park to ensure families and residents in new developments remain wellserved and have opportunities to connect with nature. The purpose, design, and amenities of these parks should follow guidelines established in the City's Parks and Recreational Master Plan, as well as provide opportunities for public input.



Areas that have unique or 'special' conditions such as topography, a significant location, and/ or serve an important function for the greater community. Typically, this includes schools, healthcare, transportation hubs, and other large-scale public amenities.



Mooresville, IN (Source: REA)



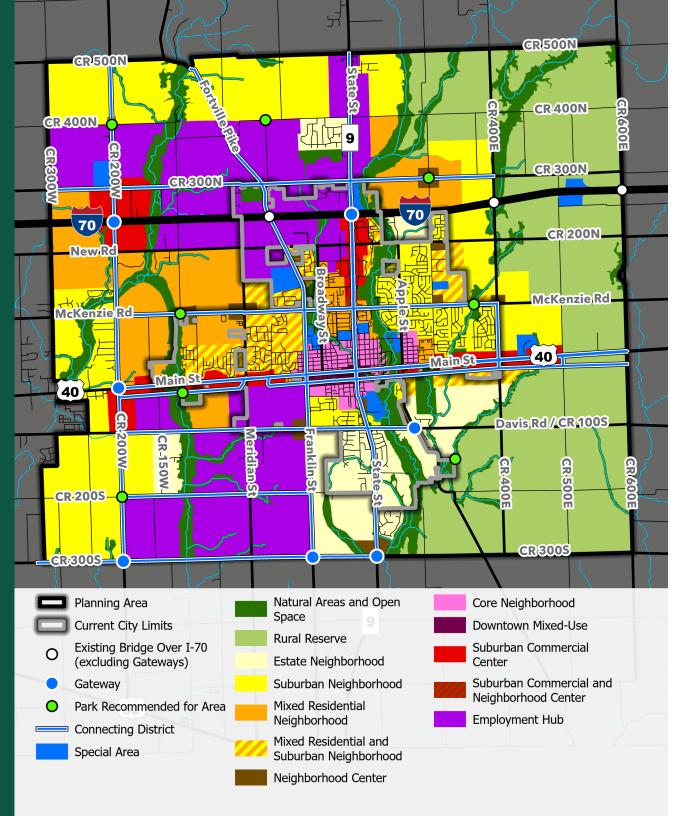
Muncie, IN (Source: Google Maps)



Hancock Regional Hospital (Source: REA)



Harris Elementary School (Source: REA)



Future Development Map

The Future Development Map identifies the future desired location of placetypes in the community. It does not dictate when development should occur, rather it describes where and how development should look, feel, and function, if/when it does occur.

Planning Area

The Planning Area, expanded from the City's 2015 Comprehensive Plan, allows the City to better collaborate with other governments by defining the desirable qualities and types of development in each placetype. This should include strong collaborative efforts with Hancock County and their Comprehensive Plan, as well as partnership with municipalities in the county.

It is important to note that Greenfield can only regulate development within its corporate limits. The Planning Area is meant to provide a baseline for future planning efforts and analyses. Planning does not equate to development, instead it is the intentional coordination and balance between land development and land conservation. This means the City will not incorporate the entire Planning Area. To coordinate planning for areas that are intended to remain rural, such as the Rural Reserve placetype, the City should work with Hancock County in a joint effort to preserve rural areas.

Act Now

The "Act Now" objectives are what the City should pursue as soon as, or quickly after, this plan is adopted. They are high priorities because they set the framework for success for several other objectives. Through workshops and community conversations, suggested partnerships were identified to assist the City in implementing the plan.

Many of these "Act Now" objectives can be achieved in-house, led by City officials and staff, but some may require a third-party with professional expertise in areas like housing. Assigned to each Objective is a difficulty rating and the estimated time it will take to complete an Objective once its implementation is started.

Prepare and Learn

Two other categories are noted in which objectives were categorized: Prepare and Learn. "Prepare" means additional time may be needed to before taking on a particularly challenging objective, such as intensive research and/or collaborative networks. "Learn" is about identifying and observing ongoing or upcoming trends to proactively and strategically approach the objective. This may include scenario planning for unexpected or low-confidence trends. When sufficiently prepared, City staff and/or officials should move the objective up to "Prepare" or "Act Now." This structure for implementing objectives is loosely based on the American Planning Association's Trend Reports for Planners

Post-Adoption

After this Plan is adopted, the work to achieve the community's Vision continues, now with a solid Plan and Roadmap. Separate from the Plan's Objectives, there are five very important steps to begin once the plan is adopted. Taking these steps will lay the groundwork for much more effective action on the Plan's Objectives, especially ones on which we need to "Act Now":

Share the Plan Widely:

Meet with city departments, elected, and appointed officials in Greenfield to review and discuss the Plan's adoption, which brings everyone onto the same roadmap and builds capacity for implementation.

- 2 Recruit Partners:

 Along with City personnel, talk to local organizations to see how they can play a role in implementing the Plan and determining if/ when they have the capacity to do so.
- 3 Get Community Ownership of the Plan:

 The Steering Committee and City officials should be able to readily talk about 1-3 priority objectives. Encourage topics in the Plan to be on community leaders' agenda throughout Greenfield.
- Empower Staff and Partners to Act Now:

 Commit to providing time, budget, and other resources in a reasonable manner. Allow space to overcome challenges and unforeseen circumstances. Commitment, trust, transparency, and buy-in will sustain the implementation process over time.
- Schedule Recurring Meetings:

 There should be a conscious effort to track progress, and when necessary, pivot to an alternative implementation method.

 Recurring meetings can be in formal settings but could also be informal like regular meet-ups for coffee and breakfast.



CU23-08 1611 N. Meridian., Lark Farms, Adam Lark, Applicant, Triple L Ranch LLC, Owner - requests approval of a Conditional Use to expand an agricultural recreation facility, zoned "BP" Business Park, approx. 70 acres

Revised Staff report 8-18-2023

EXHIBITS: Site plan filed May 1, 2023 Photos filed May 1, 2023 Business Plan filed June 27, 2023



Aerial Map of Proposed Project Location

Surrounding Zoning and Uses

North "BP" Business Park, Manufacturing

South "R.25" Residential, Row Crops (Hancock County)

East "RM" Residential Moderate, Row Crops and School

West "A" Agricultural, Farm and Row Crops (Hancock County)

Site History

Lark Farm is a 70 acres site which was annexed into the City of Greenfield in 2008. Approximately 65 acres of the site is a working farm of field crops with the remaining acreage in seasonal use as an agricultural recreational facility. Of the 65 acres, 15 acres is used as a "corn maze" and 20 acres becomes a "pumpkin patch" each fall season.

When this property was annexed the existing recreational use was legally established under the "BP" Business Park zoning which allows recreational facilities as a conditional use. The property was zoned "BP to accommodate future industrial and commercial development. The recreational facility was considered to be an interim use and it was suggested at that time that any further expansion of the recreational facility would require Conditional Use approval. Two structures were permitted in the county prior to the annexation.

In 2011 the property owner was given conditional use approval to expand the recreational use with 5 small cabins, 2 large cabins, a concession stand, a stage, a slide a water tower and a go cart track, plus various ornamental farm objects. This approval included several conditions of approval as follows:

- 1) Conditions as agreed to as part of PC 2008-07(annexation)
 - Any industrial/commercial development on these properties shall upgrade New Road and Meridian Road at least where the development has frontage onto those streets as required by the City at the time of platting and/or development plan approval.
 - Along the south property lines, and where the property abuts a residential zoning district in the
 city, a landscaped buffer of a minimum of 40 feet in width, planted with a variety of
 deciduous and evergreen trees and shrubs so as to create a generally opaque screen, shall
 be required. Such buffering shall be subject to Commission approval at the time of platting
 and/or development plan approval.
- 2) The Petitioner shall obtain all permits necessary for all existing structures including, but not limited to, the stage, the additional outbuildings, and the slide prior to conducting any public events on the property. The proposed sign along Meridian Road will also require a permit. Any new additions will require an amended Conditional Use Petition and appropriate state, county and local permits.
- 3) Any utility services provided shall comply with applicable building, electrical, plumbing, fire, safety, sanitation, public health and other codes, laws or regulations applicable to the use and shall be installed only under permits obtained as required by such codes.
- 4) The steps to the stage shall require hand rails and the elevated grade area surrounding the stage shall be fine graded and seeded prior to conducting any public events on the property.
- 5) No use on the site shall produce noise in such a manner as to cause objection from any property owner within hearing distance of the source because of volume, frequency, intermittence, beat, shrillness, or vibration. Noise, odor or light emissions from the site shall not interfere with the enjoyment or use of the property or create a nuisance or a hazard to any adjoining property. Noise levels, as measured at the property lines of Lark Farm, shall not exceed 55 dB.
- 6) Site distances for vehicles entering and leaving the site shall be maintained in accordance with Section 155.037 "Intersection Visibility, of the Greenfield Zoning Code.
- 7) Where applicable, adequate provision for sanitary waste and trash disposal shall be provided by the applicant. Trash, rubbish and debris shall be collected and stored in closed containers and shall be removed from the premises daily. Any food service shall be regulated by the Hancock County Health Department.
- 8) If the attendance level of any event on the site reaches 1,000 guests, or the use intensifies in such a way as to have a negative effect on the surrounding properties as determined by complaints of a nuisance or hazard, the Petitioner shall agree to a review of the operations by the Zoning Administrator and shall agree to a file an updated Conditional Use petition if the Zoning Administrator determines it to be necessary.
- 9) Any event lasting past sundown shall require temporary generator parking lot lighting as approved by the Engineering and Planning Departments.

Highlighted areas on the site plan are the previously approved structures.

Since the 2011 conditional use approval, Lark Farms has added 41 additional buildings and structures without the benefit of permits or approvals. These include wood barns, animal pens, sheds, shelters, a bathroom, playhouses, train station with tracks, snack shack, cabins, water towers, ticket booths, zip line tower, shipping containers with false facades, steel barn, and a wood tunnel over the train tracks. Also added to the property are gravel and paved parking areas. Lark Farms has been displaying farm animals as a part of their fall festivities. In May of 2017 the petitioner received approval from the wastewater utility to use above ground storage tanks for the bathroom facility.

Current Proposal

The intent of this petition is to legalize the additional 41 structures added since 2011 approval and to request approval to expand the use to include a grain bin gazebo for a carousel and a train station admissions booth with restrooms. The proposed grain bin is 45 feet in diameter and 15 feet tall. This structure will hold a restored carousel and allow for it to be enclosed to protect it from weather. This will be located by the stage. The train station admissions booth is 28 feet by 60 feet and will house admissions booths and restrooms. The location of this structure is near the existing smaller admissions booth.

The proposal also includes expansion of the events held on site, short seasonal events at Christmas and Easter, as well as summer. Holiday related events are proposed to be two to four week intervals primarily on the weekends. The petitioner would also like to entertain groups at the facility in the off season for family days and weddings. The events would typically operate from 10 A.M. to 4 P.M. and have access to the grounds with add on attractions such as amusement and train rides available. Catering would be available through food trucks and other vendors.

An apple orchard to expand upon the pumpkin patch u-pick options is also proposed. Ideally it would be three to five acres of trees within the area of the train tracks.

Currently, the petitioner utilizes temporary generator parking lot lighting. Lights on telephone poles that only encompasses the parking areas are proposed. The lights are designed to reduce light spillage and will only be used during business hours after dark during seasonal events. They will turned off after guest exit. Parking lot traffic will continue to be directed by parking lot attendants on high traffic days. Handicapped spaces are reserved at the front of the facility.

Lark Farms proposes to continue displaying farm animals for educational purposes. Hancock Animal Management in conjunction with the City Council are working to legalize farm animals for the purpose of agri-tourism. The resolution was approved at the August 11, 2023 City Council meeting, pending a typographical correction. The Ordinance adds regulations to Chapter 90 of the Municipal Code. The Animal Management Department will administer permits to temporarily keep and display farm animals in certain zone districts as a function of Agri-tourism from June- December each year.

Technical Review

The project did go before the Technical Review Committee. Wastewater had concerns regarding the above ground storage tanks for waste. Currently there is not sanitary sewer available to the site. The petitioner is working with the State of Indiana and Hancock County Health Department in order to obtain a permit for a septic system, and to allow a short extension of the use of temporary septic storage tanks while the septic system is approved and constructed. Storm water requirements still need to be addressed with the Storm Water Coordinator.

CONDITIONAL USE FINDINGS

Section 155.094 of the Greenfield Zoning Ordinance addresses the approval procedures for conditional uses. The Board of Zoning Appeals shall approve or approve with conditions conditional use petitions "if the Board finds that the proposal complies with any specific regulations governing individual conditional uses, and that satisfactory provision and arrangement has been made concerning the following, where applicable:"

(a) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control and access in case of fire and catastrophe.

Findings:

The site has adequate access from Meridian Road for the intended uses. Per the previous conditional use approval the Petitioner states the site has been accessed by a fire truck in the past. The American Disabilities Act does not require an outdoor temporary amusement use install accessible routes.

(b) Off-street parking and loading areas, with particular attention to the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties generally in the district.

Findings:

The hayfield parking is adequate and appropriate for the intensity of use as an outdoor recreational site. The gravel and paved parking areas need to be reviewed by the Storm Water Department for drainage. The paved parking area needs to be striped and handicap spaces marked. A parking plan needs to be submitted for review and permitting by the Storm Water and Planning Departments.

The stage is located 806 feet from Meridian Road, 496 feet from the south property line, 1,513 feet from the east property line, and 799 feet from the north property line. The stage is over 1500 feet from the nearest house to the west and 2300 feet from the nearest house to the northwest.

To summarize the findings of the Environmental Protection Agency, it is suggested that a noise limit for outdoor activities be established at less than 55 decibels (dB) as measured at the property line. Research suggests that for outdoor festivals, music volumes are to be no more than 98 dB when measured a distance of 20 feet from the speakers.

While the type of music and sound systems to be used here by local musicians will not be near the sound levels produced at a venue as large as the Ruoff Music Center at Deer Creek, for your reference, a loud rock concert has been identified at a potential 115 dB measured at a distance of 125 feet and have been measured to peak at 150 dB.

Staff finds that due to the large distances between the stage and the nearest home, and the type of music proposed, that the noise should not create a negative effect on surrounding residences.

(c) Refuse and service areas.

Findings: The petitioner does not propose any changes to the current refuse areas.

- (d) Special screening and buffering with reference to type, dimensions, and character.
 - 1. **Findings:** The outdoor recreational use is surrounded on three sides by vacant property or row crops and the property to the west is located more than 700 feet from the area of recreation. Staff finds that screening (landscaping) is not warranted at this time. The owner previously agreed to a 40 foot landscape buffer to the south when warranted.

The UDO has been updated since the original commitment was made. Staff finds that creating the current required 30 foot buffer yard (setback) to the south and east, and the 10 buffer yard to the north with this petition is appropriate. Therefore, the train tracks and shipping containers on the south and east side of the property will need to be relocated at least 30 feet from property lines and 10 feet from the north property line.

Staff finds that a recorded commitment to install landscaping on all sides of the property per UDO 155.063 Landscaping and Buffering, at time of development on the abutting property is appropriate. The landscape plan must be designed by a professional landscape architect and submitted to staff for approval at the time of permitting all uses on the property. Staff recommends waiving the landscape requirement on the north perimeter south of the existing manufacturing plant due to the existence of a fence row of trees. The manufacturing plant to the north will add buffering on their south property line when the 3rd expansion of their facility takes place. This will create more than adequate buffering south of the plant.

(e) Signs and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.

Findings: The petitioner does not propose any changes to the previously approved sign. They did however recently install landscaping around the base of the sign.

(f) Additional setback distances, yards, and other open space.

Findings: The shipping containers with false facades around the outside of the train tracks, and the train tracks themselves are located too close to the property line on the east and south property line. The petitioner has agreed to move the structures to the inside of the train tracks in order the meet the setback and buffer yard requirements. The false facades shall then be facing neighboring properties instead of the undecorated shipping container facades.

(g) General compatibility with adjoining properties, with reference to site development standards designed for their mutual protection and the environmental harmony of the district.

Findings: The surrounding properties are relatively undeveloped with the exception of a few single family homes on the west side of Meridian Road. The proposed noise level, hours of operation, and number of guests should not interfere with normal daily living activities of the single family residents. The stage is oriented towards the north and musicians will be performing to an

audience sitting north of the stage. The property to the north is zoned Business Park but is currently a farm field and a manufacturing facility. No concerts or events should be allowed to interfere with the school to the east during the normal course of a school day.

All conditional use 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.) Conditional use 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.

Staff Recommendation: Approve the conditional use approval based on the site plan file dated May 1, 2023 and the following commitments to be recorded. All previous conditions of approval shall also be recorded and will remain in full force and effect.

Commitments:

- 1. All previous conditions of approval shall remain in full force and effect, with the exception of the required 40' buffer yard to the south being reduced to 30' to meet the requirements of the current UDO
- 2. The Petitioner shall obtain all permits necessary for all the new structures added to the property since the last Conditional Use Approval on July 19, 2011 as outline on the site plan file dated May1, 2023 prior to conducting any public events on the property.
- 3. The Petitioner shall obtain all permits necessary for the proposed grain bin and admissions booth prior to construction. Any new additions will require an amended Conditional Use Petition and appropriate state, county and local permits.
- 4. The petitioner shall move the shipping containers and train tracks outside of the required 30 foot buffer yard on the east and south sides of the property prior to May 2024.
- 5. The Petitioner shall continue with the process to obtain the necessary permits from the State and Hancock County Health Department for a new septic system. Once approved, the installation of the septic system shall be coordinated with the Greenfield Wastewater Utility. The Health Department must extend the permit to use temporary septic storage tanks prior to conducting any public events on the property.
- 6. The Petitioner shall provide a parking lot lighting plan to staff for review and approval.
- 7. The Petitioner shall provide a parking plan for the gravel and paved parking area to be reviewed by the Storm Water Coordinator and Planning staff for approval and permitting.
- 8. All food vendors shall seek necessary approvals from the Hancock County Health Department.
- 9. The Petitioner shall abide by all requirements as outlined in Ordinance 2023-21 regarding the display and housing of farm animals.
- 10. The petitioner shall create the required buffer yard per UDO 155.063 Landscaping and Buffering by relocating the shipping containers and train tracks 30 feet from the south and east property lines and 10 feet from the north property line.
- 11. Landscaping on all sides of the property per UDO 155.063 Landscaping and Buffering shall be put in place at the time of development on the abutting property. The landscape plan must be designed by a professional landscape architect and submitted to staff for approval at the time of permitting all uses on the property.
- 12. A 10 foot landscape buffer shall be waived along the north property line abutting the existing manufacturing use.







SHAFER FARMS
A MIXED USE DEVELOPMENT & LAKE RANCH EXPANSION
GREENFIELD, IN - 04/23/2025



Utilities Legend

Water Main

Sanitary Manhole

- 82.13 ACRES - 16.06 ACRES

- 6.28 ACRES

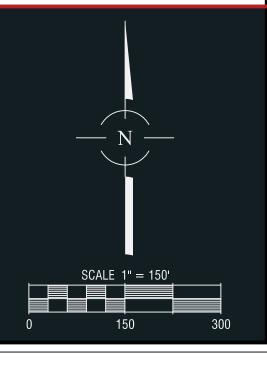
- 48.45 ACRES

- 136.86 ACRES

42' LOTS 52' LOTS 72' LOTS

- 70,083 SF - 337

- 284



Spaceco & Surveying & Surveying

ORDINANCE NO. 2025/XX

AN ORDINANCE AMENDING THE ZONING CODE OF GREENFIELD, INDIANA

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF GREENFIELD, INDIANA, UNDER AUTHORITY OF THE INDIANA ADVISORY PLANNING LAW, I.C. 536-7-4, AND ALL ACTS AMENDATORY OR SUPPLEMENTAL THERETO.

SECTION I.

That Section 155.006 ZONE MAP of the Greenfield UDO, Chapter 155 of the CODE OF ORDIANCES OF GREENFIELD, INDIANA, is amended as follows:

The Zone Map referred to in Section 155.006, known as the ZONE MAP, GREENFIELD, INDIANA-2020, as amended, and referred to as the "Official Zone Map" is hereby amended by reclassifying the following described area to the "PUD" Planned Unit Development District:

Legal Description

Part of the Southwest Quarter of Section 30, Township 16 North, Range 7 East, in Hancock County, Indiana, being a portion of that 139.76 acre tract of land shown on the plat of a boundary retracement survey of said tract certified by Tania M. Strug, Professional Surveyor #LS20400014, as Spaceco Inc. Project Number 13686 (all references to monuments and courses herein are as shown on said plat of survey) and being described as follows: BEGINNING at a brass plug found at the southeast corner of said Southwest Quarter; thence South 88 degrees 30 minutes 56 seconds West (basis of bearings per Indiana State Plane Coordinate System - East Zone) along the south line of the East Half of said Quarter Section a distance of 1156.16 feet to a Harrison monument found at the southwest corner thereof; thence South 88 degrees 36 minutes 46 seconds West along the south line of the West Half of said Quarter Section a distance of 656.88 feet to a Mag nail found at the southeast corner of that tract of land described in Warranty Deed recorded as Instrument #100010829, in the Office of the Recorder of Hancock County, Indiana, granted to the City of Greenfield for additional right-of-way of McKenzie Road and Meridian Road, the following seven (7) courses being along the east and north lines of said parcel of land; (1) thence North 01degrees 23 minutes 14 seconds West a distance of 40.00 feet to a 5/8" rebar with red cap stamped "FOREFRONT 0140" found; (2) thence South 88 degrees 36 minutes 46 seconds West a distance of 280.00 feet to a 5/8" rebar with red cap stamped "FOREFRONT 0140" found; (3) thence North 75 degrees 05 minutes 37 seconds West a distance of 125.05 feet to a 5/8" rebar with red cap stamped "FOREFRONT 0140" found; (4) thence North 35 degrees 49 minutes 35 seconds West a distance of 70.18 feet to a 5/8" rebar with red cap stamped "FOREFRONT 0140" found; (5) thence North 16 degrees 11 minutes 31 seconds West a distance of 38.85 feet to a 5/8" rebar with red cap stamped "FOREFRONT 0140" found; (6) thence North 01 degrees 02 minutes 59 seconds West a distance of 412.51 feet to a 5/8" rebar with red cap stamped "FOREFRONT 0140" found; (7) thence South 88 degrees 57 minutes 01 seconds West a distance of 50.00 feet to the west line of said Southwest Quarter; thence North 01 degrees 02 minutes 59 seconds West along said west line a distance of 1392.22 feet; thence North 88 degrees 57 minutes 19 seconds East a

distance of 236.47 feet to a point on tangent curve to the right having a radius of 1790.00 feet, being subtended by a chord bearing South 80 degrees 59 minutes 23 seconds East a distance of 625.05 feet; thence southeasterly along said curve an arc distance of 628.27 feet; thence South 70 degrees 56 minutes 05 seconds East a distance of 814.78 feet to a point on a tangent curve to the left having a radius of 1710.00 feet, being subtended by a chord bearing South 81 degrees 10 minutes 32 seconds East a distance of 608.04 feet; thence southeasterly along said curve an arc distance of 611.29 feet; thence North 88 degrees 35 minutes 00 seconds East a distance of 96.00 feet to the east line of said Southwest Quarter; thence South 01 degrees 06 minutes 51 seconds East along said line a distance of 1466.89 feet to the POINT OF BEGINNING, containing 90.98 acres, more or less.

The above-described real estate shall be developed in accordance with the terms, conditions and statements of the Shafer Farms Planned Unit Development Statement attached hereto as Exhibit 1, and by reference the Planned Unit Development Statement are incorporated herein.

Exhibit "1" Planned Unit Development Statement

Shafer Farms Planned Unit Development Statement

Development Standards

SECTION I. STATEMENT OF PURPOSE AND INTENT:

A. Shafer Farms is a planned, mixed-use community (the "Development") comprised of a mixture of visually appealing and high-quality single-family homes (the "Residential Development") and a neighborhood commercial place type (the "Commercial Development"). The primary goals of the development are to: (1) provide Greenfield and Hancock County residents an opportunity to live close to the Greenfield Junior High School campus, convenient commercial areas and other city amenities in a well-manicured, purpose-built community with a variety of home sizes and price points; and (2) ensure the residents of Greenfield have an array of commercial opportunities available throughout the City. The proposed development standards are intended to carry out the design goals of this planned community. They are written to ensure a unified, quality development and continuity in design.

- B. The following principles will be used in guiding development of the planned community that can respond to changing market conditions. The Shafer Farms PUD shall:
 - 1. Achieve flexibility and variety of housing including multiple sized single-family homes, which will produce a variety of housing choices and price points.
 - 2. Extend McClarnon Drive to improve connectivity to Greenfield Central Junior High School.
 - 3. Include an extension of VanBuren Street for future connectivity to the south.
 - 4. Offer residents of the City of Greenfield a unique, active living opportunity that incorporates proximity and connectivity to residential, commercial, agritourism and institutional areas of the city.
 - 5. Ensure that a variety of neighborhood commercial areas are available for future development.

(remainder of page intentionally left blank)

SECTION II. AUTHORITY

These standards shall apply to all property contained within the Development, as described herein. These regulations and requirements shall become part of the Planned Unit Development Ordinance and shall provide the governing standards for review, approval, and modification of all land use and development activities occurring within the Development. The provisions of these Standards shall prevail and govern construction of the Development, superseding any existing zoning ordinance. The zoning ordinances and regulations of the RM - Residential Moderate Density District of the Unified Development Ordinance effective at the time of Ordinance shall apply if the provisions of these Standards do not address a specific subject. For convenience, a full copy of the RM standards is attached as Exhibit "2" to this Ordinance.

SECTION III. SITE LOCATION

Shafer Farms is a proposed mixed-use; residential & neighborhood commercial, development of approximately Eighty-Eight point Four One (88.41) acres located at the northeast corner of the intersection of North Meridian Road and West McKenzie Road.

(remainder of page intentionally left blank)

SECTION IV. LAND USE & DEVELOPMENT STANDARDS

TABLE 1. RESIDENTIAL DEVELOPMENT SUMMARY

Acreage	84.7 Acres			
Estimated Number of Units	284 single family lots with one (1) dwelling unit per lot			
Density	3.45/Units per Acre			
Common Area	16.06 Acres			
Underlying Zoning	RM - Residential Moderate Density Distric			

TABLE 2. NEIGHBORHOOD COMMERCIAL DEVELOPMENT SUMMARY

Acreage	6.28 Acres			
Estimated Square Footage	70,083 SF			
Parking	337 Stalls			
Underlying Zoning	RM - Residential Moderate Density District			

TABLE 3. LAND USE CATEGORIES

Use	Maximum Number of Lots	Land Area	Building Designations on Plat			
Residential Building Lot	284	84.7 acres	Maximum Units Minimum Area Minimum Lot Width at Front Setback Lot Depth Minimum Front Setback Minimum Side Setback Minimum Rear Setback	42' Lots 188 5,040 SF 42' 25'	52' Lots 53 6,240 SF 52' 120' 25'	72' Lots 43 8,640 SF 72' 120' 25' 6'
Neighborhood Commercial	N/A	6.28 acres	Maximum Building SQFT Parking Stalls Bicycle Parking		70,083 337 15	

 $(remainder\ of\ page\ intentionally\ left\ blank)$

GENERAL DESCRIPTION

The proposed Development, named Shafer Farms, is a mixed use; single-family residential community with a neighborhood commercial component, consists of a mixture of housing sizes. The Residential Development will be governed by a strict set of Covenants, Conditions, and Restrictions, which include provisions to ensure that the subdivision and infrastructure are properly maintained and manicured, rental restrictions, and building standards, among other things.

Shafer Farms features a mix of passive and active open spaces, including tree-lined streets, ponds, barbeque gazebo, playground and paths that connect cul-de-sacs to commercial areas and community amenities. The layout of the Development contributes to a more aesthetically pleasing community with larger lots fronting the future McClarnon Drive extension and a future expansion of Lark Ranch's orchard/vineyard operations. The extension of McClarnon Drive and VanBuren Street will aid Greenfield in future connectivity. Shafer Farms provides direct access to sidewalks and walking/biking trails that will connect residents to Greenfield Junior and High School campuses, libraries and downtown Greenfield. The commercial area is designed in a way that the parking is located in the rear of the buildings, making the commercial area more visually appealing from the road frontage. The efficient lot layout of the Development maximizes use of the area without expanding urban sprawl or achieving the desired density through construction smaller units.

HOUSING TYPES

The Development will include a mixture of 72', 52' and 42' lots. The 42' lots targets first-time homebuyers. The 72' and 52' lots represents the intersection of high-quality design and attainability that appeals to a wide range of budgets and tastes, targeting a move-up or an affluent first-time homebuyer. All products within Shafer Farms are served by a mandatory homeowner's association.

The Development will utilize higher architectural standards than the required standards by not permitting the use of vinyl siding. In addition, many plans, and all 42' lots, include garage windows. Elevations offered will provide unique architectural features that ensure the Development is an attractive place to live.

DEVELOPMENT MAKEUP

The Development includes sections developed as single-family homes and a section dedicated to be developed as a neighborhood commercial area. Single-family homes will be constructed radiating to the northeast from the commercial area on the southwest corner of the site. An illustration showing the proposed housing types for each section of the Development is included at the end of this Section.

COMMUNITY BENEFITS

Shafer farms is designed to be a community that serves a wide array of residents, utilizing varying home types and price points. The commercial component will give the residents of Shafer Farms and nearby residents services that are accessible via pedestrian corridors (sidewalks, paths, etc.). Shafer Farms will also extend crucial roadways that help the city meet its 2020 Thoroughfare Plan and provides improved access to Greenfield Junior High School.

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Monument Signage



Housing Examples 42' Lots



Housing Examples 52' Lots



Housing Examples 72' Lots



Housing Types – Site Plan



TABLE 3. RESIDENTIAL DEVELOPMENT STANDARDS

Item	Requirement
Minimum Front Building Setback	25'
Minimum Perimeter Setback	20'
Minimum Distance between Buildings	12'
Minimum Side Yard Setback	6'
Minimum Rear Yard Setback	20'
Minimum Rear Yard Clearance from Back of Primary Building to an Easement	20'
Maximum Building Height	35'
Maximum Variation of Dwelling setback from Front Property Line on Adjacent Lots	10'
Lot Coverage	Lot coverage shall not exceed sixty percent (60%) for single family lots.
Required Open Space	Minimum twenty-five percent (25%) usable lot open space shall be provided (includes patios, decks, pools, and other recreational facilities not under roof)
Minimum Lot Width	42' single family (52' single family (72' single family (72')
Minimum Lot Depth	120'
Minimum Lot Area (sq ft)	5,040 SF () 6,240 SF () 8,640 SF ()
Minimum Parking Requirements	Each lot shall include at least one (1) paved, off- street parking that allows for a minimum 20' parking space outside of the right-of-way that does not fully block garage access.
Garages and Driveways	Each house shall have an attached garage that accommodates no fewer than two (2) cars. All driveways shall be hard-surface.
Streets and sidewalks	McClarnon Drive and VanBuren Street will be voluntarily extended. All sidewalks will be five (5) feet wide. The public multi-use path along Meridian Road, McKenzie Road and McClarnon Drive shall be 10 feet wide. Internal multiuse paths will be eight (8) feet wide. Non-dedicated paths will be maintained by the HOA.
Exterior Colors	Bold and neutral color palettes shall be permitted on home exteriors. A mixed palette on a single

building should be carefully selected so that all
colors are harmonious with each other.
Exterior cladding: Permitted materials shall
include the following for the 42', 52' and 72' lots:
a. Brick or brick veneer
b. Stone/cultured stone or stone veneer
c. Wood lap siding, composite siding and cedar
shake siding (painted or stained)
d. Stucco- per industry standards- light to
medium textures
e. Fiber cement lap or panel siding
42' lots shall have at a minimum two (2) exterior
lights flanking the garage door.
Entry monuments and/or columns will be located
at the newly created entrances from McKenzie
Road, Meridian Road and McClarnon Drive.
Maximum sign area per sign – sixty (60) square feet.
Maximum sign height- Monument: Eight (8) feet in sign height on a thirty-six (36) inch or shorter base.

$\frac{\textbf{TABLE 4. NEIGHBORHOOD COMMERCIAL OVERLAY DEVELOPMENT}}{\underline{\textbf{STANDARDS}}}$

Item	Requirement
Minimum Front Building Setback	0'
Minimum Distance between Buildings	20'
Minimum Side Lot Line	10'
Minimum Rear Lot Line	20'
Maximum Building Height	3 stories
Lot Coverage	Lot coverage shall not exceed sixty percent (60%)
Maximum Variation of Dwelling setback from Front Property Line on Adjacent Lots	5'
Minimum Parking Requirements	Minimum 300 parking stalls
Exterior Materials	Exterior cladding: Permitted materials shall include the following: a. Brick or brick veneer b. Stone/cultured stone or stone veneer

	c. Wood lap siding, composite siding and cedar shake siding (painted or stained) d. Stucco- per industry standards- light to medium textures e. Fiber cement lap or panel siding
Permitted Uses	As indicated in UDO Chapter 155.018 NC – Neighborhood Commercial

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TABLE 4. ARCHITECTURAL STANDARD MODIFICATIONS

All Standards in Section 155.101 of the Zoning Ordinance; DESIGN STANDARDS FOR SINGLE-UNIT/MULTI-UNIT DWELLINGS shall be met with the following exceptions; however, the developer reserves the right to file for modifications with Planning Commission from Design Standards, per Section 155.105:

Ordinance Standard to be Modified	Modified Language
§155.101 2(D) – Monolithic Exterior	Monolithic exterior building walls are prohibited. A minimum of one (1) window (at the required size in subsection 4) per façade, per abovegrade story, is required on all sides of the structure.
	Proposed Language: A minimum of one (1) window (at the required size in subsection 4) per façade, per above-grade story, is required on all sides of the structure except on the front façade on the 42' lots.
	Rationale: The width of the home makes it impossible to install a window on the first floor. The product built on the 42' lots will have windows in the front door and garage.
§155.101 5(A) Garage Façade	If the total width of all garage door openings is 50 percent or less of the total width of the façade, the garages may be front-loading.
	Proposed Language: If the total width of all garage door openings is 66 percent or less of the total width of the façade, the garages may be front-loading. A maximum of sixty-six percent (66%) of lots in the Development may have garage door width totaling greater than fifty percent (50%) of the total width of the façade. All garage doors shall contain windows.
	Rationale: Additional flexibility is necessary to provide large enough garage access on the 42' lots. The windows in the garage will help to break up the garage door façade.

SECTION IV. STATEMENT OF COMMITMENTS:

Open Space, Landscaping, and Screening Commitments

1. Open Space

- a. The open space shall be in conformance with the final development plan. All common open space shall be owned and maintained by the HOA.
- b. Ponds will be maintained by the HOA and any retention required for the Development not entirely on the Development site will have easements allowing

for access and maintenance, for no less than twenty (20) feet from the top of the bank on all detention or retention areas.

2. Landscaping

- a. Landscaping will be installed along interior streets.
- b. Landscaping shall be provided in accordance with the applicable sections of the Unified Development Ordinance and the Greenfield Code of Ordinances. Landscaping species shall be consistent with the Unified Development Ordinance and the Greenfield Code of Ordinances, but the right to substitute based on material availability is reserved. A final landscaping plan and any modifications shall be approved by the appropriate parties.
- c. All landscaping shall be consistent with what is shown on the final development plan. Any substitutions due to plant availability must be similar in material and size. All common area landscaping shall be owned and maintained by the HOA.
- d. Street trees to be installed in yard (in lieu of tree lawn) to avoid utility conflicts if necessary. Developer shall use commercially reasonable efforts to relocated trees in the common areas if there are utility conflicts.
- e. Effort shall be made to preserve existing trees along adjacent to the development.
- f. A twenty (10) foot wide mounded landscape buffer with evergreen and deciduous trees shall be placed along the southern boundary.
- g. All lots shall provide a landscape package consisting of foundation plantings and at least one (1) lawn tree.

3. Pedestrian Connections

- a. Pedestrian pathways will be installed within the community as noted on the Final PUD plan.
- b. Pedestrian pathways outside the right-of-way will be maintained by the HOA.

4. Additional Commitments

- a. Variable front yard setbacks shall be provided on all streets.
- b. All house plans shall be submitted and architecturally approved by the Plan Commission, which approval shall not be unreasonably withheld.

c. Short term rentals (AirBnB, VRBO, etc.) shall be prohibited within the Development.

SECTION V. ORDER AND ESTIMATED TIME OF DEVELOPMENT

Shafer Farms is planned to begin construction in 2026, pending final approvals. It is anticipated that Shafer Farms shall be completed in phases that align with sections of the Development.

SECTION VI. DEFINITIONS

1. Variable Setback: Setbacks will vary between a minimum of twenty-five (25) feet and thirty (30) feet to give variation in the streetscape.

Exhibit "2" RM Development Standards Attachment

155.016 RM - RESIDENTIAL MODERATE DENSITY

1. Purpose and Intent

The "RM" Residential Moderate Density District is intended to regulate all land in the city platted for medium scale suburban residential development. The existing development pattern in the RM is traditional suburban subdivisions and multi-family developments. The desired development pattern in the RM is to accommodate a mix of traditional single-family residential developments and multi-unit developments, with some variations in sizes and styles to meet diverse market desires. Ideal developments should create welcoming neighborhood settings with excellent road and pedestrian connectivity to adjacent developments, perimeter trails, open space, and neighborhoods for all ages. This District is intended to promote a range of housing types and densities that create diverse combinations of neighborhoods. The permitted range of densities for this district shall be as follows:

Development Type	Density Range
One- and Two-Unit	One or less to five (<1-5) dwelling units per acre
Multi-Unit Single Story	Three to ten (3 -10) dwelling units per acre
Multi-Unit Two (2) Story	Five to fourteen (5 -14) dwelling units per acre
Multi-Unit Three (3) Story or More	Twelve to twenty (12-20) dwelling units per acre

2. Permitted and Conditional Uses

See Table 155.007 for uses permitted by district. Some uses may require Development Plan Approval. Other uses similar to those allowed in this district may be considered by the Board of Zoning Appeals as a Conditional Use application provided that the Board finds that the requested use is consistent with the spirit and intent of this ordinance and the Comprehensive Plan.

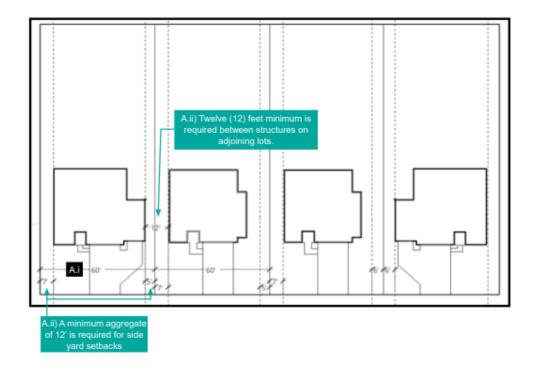
3. Building Placement and Dimensional Standards

Structures in the RM shall be developed in accordance with the following standards per the individual development tables and contain uses allowed in the district per **155.007**. **Table A** applies to Residential Single and Two-Unit Structures, and **Table B** applies to all other structures within the RM District:

	A. Residential Single- and Two-Unit Development Standards	
	Dimension	Standard
i.	Lot Standards	Lot Width: Sixty (60) feet minimum single family; ninety (90) feet two-family Lot Area: Seven thousand (7,000) square feet minimum
<u> </u>		
l		Front Lot Line: Twenty five (25) feet minimum
ii.	Setbacks Parcels platted under previous codes shall follow the setbacks	Side Lot Line: Twelve (12) feet (lot aggregate) with five (5) feet minimum per side; Twelve (12) feet minimum distance required between structures on adjoining lots
	platted.	Rear Lot Line: Twenty (20) feet minimum plus any distance dedicated to a rear easement
iii.	Principal Building Height	Thirty five (35) feet maximum
iv. Lot Coverage/Required Open Space	Lot coverage shall not exceed forty five percent (45%) of the lot area.	
	Minimum twenty five percent (25%) usable lot open space shall be provided (Includes patios, decks, pools and other recreational facilities not under roof.).	
v. Accessory Building Location	Accessory Building Location	Rear yard or side yard, such that the accessory building shall be located behind the any front façade of the primary structure or other façade facing a street
	*Accessory buildings must be located outside of any easements	

		Side Lot Line: Five (5) feet* minimum, or the distance of any side easement on the property, whichever is greater
vi.	Accessory Building Setbacks	Rear Lot Line: Ten (10) feet* minimum, or the distance of any rear easement on the property, whichever is greater
		*Accessory Dwelling Units shall follow the setbacks of the primary structure.
vii.	Accessory Building Height	Twenty (20) feet maximum height, or subordinate in height to the primary structure, whichever is less
viii.	Accessory Building Size	One thousand (1000) total square feet in size for all accessory structures on a single property, or no more than eighty percent (80%) of the main floor area of the primary structure, whichever is less
ix.	Parking Location	Garages may be side, rear, or front-loading

	B. Multi-Unit Residential and All Other Structures and Development Types		
	Dimension	Standard	
	Let Oten dende	Lot Width: N/A	
"	i. Lot Standards	Lot Area: N/A	
ii.	Setbacks	Front: Twenty five (25) feet minimum	
"	Parcels platted under previous codes shall follow the	Side: Fifteen (15) feet minimum, twenty five (25) feet if abutting the RL District	
	setbacks platted.	Rear: Fifteen (15) feet minimum, twenty five (25) if abutting the RL District	
		Between structures:	
iii.	Multi-Unit dwellings interior setbacks	Dwelling unit with window, thirty (30) feet minimum from adjacent structure.	
		Setbacks between structures twenty (20) minimum feet.	
		* See 155.103, 7, A & B	
iv.	Principal Building Height	Forty five (45) feet maximum	
		Lot coverage shall not exceed sixty five percent (65%) of the lot area.	
v. Lot Coverage/Required Open Space	Minimum fifteen percent (15%) usable open space shall be provided (excluding impervious surfaces). Drainage ponds, play areas, common areas, and the like may apply toward this provision.		
		Shall be located in rear yard only.	
vi.	Accessory Building Location/ Setbacks	Shall follow that of B.ii	
	Gelbacks	*Accessory buildings must be located outside of any easements	
vii.	Accessory Building Height	Twenty (20) feet maximum height, or subordinate in height to the primary structure, whichever is less	
viii.	Parking Location	Not more than twenty percent (20%) of parking shall be located in any front yard of any development in the RM District. Parking areas shall be screened and buffered in accordance with the Landscaping Section 155.063.	



4. Additional Standards

The following table contains additional major sections that are common references needed across districts. This list is not meant to be considered an exhaustive list, and other sections may apply to individual properties or projects.

Common Sections of Pertinent Reference	
155.050 Accessory Structures and Uses	155.069 Intersection Site Visibility
155.052 Wireless Facilities	155.083 Development Plan Approval
155.063 Landscaping & Buffering	155.093 Variances
155.064 Fences, Appurtenant Structures, & Screening	155.094 Conditional Uses
155.065 Signs	155.101 Design Standards for One- & Two-Unit Structures
155.066 Parking and Loading, Off-Street	155.102 Design Standards for Residential Accessory Structures
<u>155.067 Driveways</u>	155.103 Design Standards for Multi-Unit Dwellings
155.068 Access, Frontage, and Sidewalks	155.105 Modifications from Design Standards

SECTION II.

This Ordinance shall be in full force and effect from and after its passage as provided by law.

SECTION III.

and opposed pursuant to I.C. 36-5-2-9.8. On the day of motion to approve the above on second reading was offered and sustained by a vote of favor and opposed pursuant to I.C. 36-5-2-9.8. Upon a motion to approve the above reading was offered and sustained by a vote of in favor and opposed pursuant 36-5-2-9.8.	ve on third
Duly ordained and passed this day of, 2025 by the Council of the City of Greenfield, Indiana, having been passed by a vote of in opposed.	e Common favor and
COMMON COUNCIL OF THE CITY OF GREENFIELD, INDIANA	
Voting Affirmative Voting Opposed	
John Jester John Jester	
Amy Kirkpatrick Amy Kirkpatrick	
Jeff Lowder Jeff Lowder	
Thomas Moore Thomas Moore	
Joyce Plisinksi Joyce Plisinksi	
Dan Riley Dan Riley	
Anthony Scott Anthony Scott	

ATTEST:	
Lori Elmore, Clerk-Treasurer	
Presented by me to the Mayor this _	day of, 2025.
	Lori Elmore, Clerk-Treasurer
Approved by me this day of	of, 2025.
	Guy Titus Mayor City of Greenfield