

Zoning Recommendation to the Common Council  
of the City of Greenfield, Indiana

Be it resolved that at a duly convened meeting of the Greenfield Advisory Plan Commission held on February 11, 2019, the Commission considered the petition of Gradison Land Development Inc. docketed as PC2019-04 for a rezoning recommendation of 37.840 acres to the "B" Residential District and 44.411 acres to the "C" Residential District of real estate located at 1301 East New Road (see attached Exhibits for legal descriptions). The petition was filed pursuant to the requirements of section 155.078 of the City of Greenfield Zoning Ordinance.

Upon majority vote, the Commission recommends to the Common Council of the City of Greenfield to approve a request to rezone of such parcels as "B" Residential and "C" Residential Districts with the following conditions:

1. The Petitioner shall agree to record and dedicate approximately 26+/- acres of common area in perpetuity for the use and enjoyment of the B and C zoned lot owners in general conformity with the development pattern as shown on the Conceptual Plan Exhibit, including, but not limited to ponds, buffer mounding, preserved prairie land and an asphalt nature trail.
2. An east bound right turn lane with a recovery taper will be required to be installed in New Road at the entry.
3. The Entry drive at New Road shall be a boulevard divided entrance with one inbound lane and two outbound lanes for both a right turn lane and a left turn lane.
4. Existing trees that are outside of excavation areas should be evaluated, inventoried and protected during construction with substantial barriers at the rip line and remain in place until all heavy construction on the site is completed.
5. Petitioner will dedicate a sanitary sewer easement in favor of the City of Greenfield prior to or at platting.

Dated: \_\_\_\_\_

2/21/19



Summer Grinstead, Secretary  
Greenfield Advisory Plan Commission