

**DEV25-03**      **2055 Barrett Dr**, Katie Fitzjarrald of Kimley-Horn c/o HD Development of Maryland INC requests approval of a **Development Plan** to install Outdoor Storage and Sales Display areas on the Front and Rear of the building and parking lot, as well as the installation of Seasonal Sales area(s) within the parking lot, located within Greenfield Business Park Section 5 Block A, encompassing approximately +/- 9.38 acres. Zoned "CN" - Commercial North – Continued from July 8, 2025.

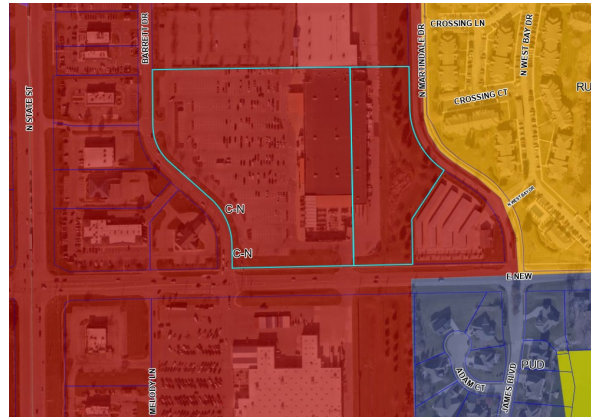
### Exhibits:

1. Proposed Development Plan with Revisions file dated July 24, 2025
2. Development Plan Modifications Request

### Location and Surrounding Uses:



**Aerial Map**



**Zoning Map, Commercial North**

North    CN - Commercial North – Retail  
 South   CN - Commercial North – Retail  
 East    RU – Residential Urban Density - Residential  
 West    CN – Commercial North – Retail & Restaurant

### History:

Originally proposed to the Plan Commission in 1987 (1987-11), Greenfield Business Park was contemplated to provide a mixed-use development of industrial and commercial operations. Covenants were approved at that time related to the development of the overall site. As a part of Greenfield Business Park, petition 2002-12 was approved by the Plan Commission in May of 2002, providing for a 94,981 square-foot home improvement store with 25,582 square feet of permanently enclosed outdoor sales, and limited outdoor display to only within permitted areas in the front of the building. In 2003, petition 2003-24 was filed to address issues relating to outdoor storage, display, and seasonal sales on the site in an attempt to bring the property into compliance with the Zoning Code.

Since then, Temporary Use permits had been issued for the Seasonal Sales area on occasion, but not regularly. However, the site has struggled to remain in compliance with both the previously approved Development Plans as well as the applicable Zoning Codes. This came to a head in 2023-2024 with the City issuing multiple violations to the property for storage of materials in inappropriate locations. The Petitioner and the City came to an agreement that a Development Plan would be filed to formalize an expansion of the Seasonal Sales area within the parking lot and to install a screened storage area to the rear of the building. This petition is the result of those efforts between the City and the Petitioner.

**Current Development Plan Proposal:**

The current Development Plan Proposal requests four amendments to previously approved Development Plans from PC2002-12 & PC2003-24.

This petition was previously heard on July 8, 2025. At that meeting, it was determined to address the petition as 4 individual modifications to the previously approved Development Plan. The Rear Storage and Seasonal Sales in the Parking Lot modifications were approved. The North Parking Lot Sales Area was withdrawn by the Petitioner. The Front Façade Sales Area modification (Amendment #4) was continued until the August 12, 2025 Plan Commission Meeting to allow for revisions to the proposal. The following content focuses on the remaining modification (#4) only.

**1.) Front Façade Area-**

There is proposed to be an official allowance for approximately 9,769 square feet of outdoor sales, display, and storage along the front façade of the building. 3,381 square feet would be permanent sales display of “sheds” and “temporary high volume item storage”. 6,388 sf would be “Seasonal Sales” of a variety of goods. “Seasonal” is described as “display areas to expand in the spring, remain steady through the summer, begin to taper off in the fall, and be minimal during the winter”. The UDO allows for 1% of the Gross Floor Area of a retail location as outdoor sales and display along a front façade. The building has approximately 121,317 square feet of Gross Floor Area between the main building and the Garden Center. This would allow 1,214 square feet of sales and display along the front façade, normally.

**Findings-** In total, the proposed outdoor sales, storage, and display area along the front façade is approximately 8 times what is normally allowed by the UDO. The permanent portion is approximately 2.75 times what is allowed by the UDO. The designated items proposed in the areas shown on the Development Plan are specifically connected to the seasonal and outdoor nature of the home improvement and garden center store at this location. The seasonal nature of the intended items reduces the perpetual sales area concerns from the previous proposal.

Staff finds that the specific type of retail items proposed to be displayed as well as the seasonal and ever-changing qualities they will provide for the front façade of this specific store are generally appropriate. Though Staff remains concerned about over-use of front façade areas for sales, display, and storage in retail locations generally, Staff finds this specific proposal at this specific store is supportable. Staff would not be supportive of this allowance being continued for this location with a different use or different retail entity.

The City's desire to keep sites neat and orderly is a function of its responsibility to ensure that neighboring properties are not negatively impacted in their quality of place or their property values. It is Staff's responsibility to ensure that any and all developments within the City are reviewed from this perspective both at the time of Development Plan approval and by enforcing agreements and regulations for sites in perpetuity. As such, Staff will insist on a commitment from the petitioner to adhere to the proposal as approved by this body going forward. Any requested modifications to the approved plans or additional allowances will need to be filed through normal means and adhered to accordingly.

**In General, the Plan Commission must be satisfied that the development meets the following five premises:**

- 1. Compatibility with surrounding land uses-** The surrounding Land Uses are primarily Big Box retail stores and chain restaurants.

**Findings:** This area is zoned CN for the purpose of encouraging commercial development along this northern corridor. Staff finds this type of development compatible with the surrounding land uses.

**2. Utility availability-**

**Findings:** All appropriate utilities are available at the site.

**3. Traffic Management that is favorable to health, safety, convenience, and the harmonious development of the community-**

**Findings:** Staff finds that the proposed Development Plan does not negatively impact the traffic management on this site.

**4. Vehicular and pedestrian circulation on-site, with appropriate tie-ins to adjacent public circulation systems -**

**Findings:** Staff finds that there will be no negative impact on the ability of vehicles or pedestrians to navigate to, through, or around the site, nor will there be any changes to the existing tie-ins to adjacent circulation systems.

**5. Compatibility of scale, materials, and style of improvements with the surrounding area. The style of the architecture of the buildings and structures proposed to be constructed shall be subject to the approval of the Plan Commission. The approval shall be based on the architectural style creating or continuing a unified design which will be in character and proper relationship to the surrounding areas.**

**Findings:** The front display, sales, and storage area(s) along the front façade of the building greatly exceeds what is allowed by code. Though it should not be the norm of what is permitted in the area, allowing a single and (relatively) unique retail location to increase its outdoor sales and display presence contextual to the season and the nature of the retail entity itself is reasonable. Compatibility need not require monotony or homogenous retail façades. The applicant has provided development plan modification justifications, which are included as an exhibit and detail the unique circumstances of this particular business.

As such, Staff finds that the proposal generally meets these Compatibility requirements.

**Staff Recommendation: Approval of Amendment #4 of the Development Plan to expand an existing retail development** within Greenfield Business Park Section 5 Block A, subject to the findings in the staff report and the following conditions:

1. All outdoor storage and display of materials and / or items on-site shall be confined to the areas as approved through this Development Plan, excepting where otherwise or additionally allowed under the UDO generally.
2. This Development Plan is exclusive to the Home Depot's use at this location and shall be void upon change of use or tenant.
3. The site shall be brought into complete compliance with the UDO within 6 months of the approval of the proposed Development Plan.



Plotted By: Pollock, Jeremiah    Sheet Set: HOME DEPOT #2026    Layout: C-000 COVER SHEET    August 04, 2025    11:18:43am    K:\WEB\DEVA\Home Depot\Legal\2025 Greenfield, IN\CAD\C-000 COVER SHEET.dwg    This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PROJECT TEAM

OWNER/DEVELOPER  
HOME DEPOT U.S.A., LLC  
2455 PACES FERRY ROAD  
ATLANTA, GA, 30339  
PHONE: (770) 384-4442

CIVIL ENGINEER  
KIMLEY-HORN MEMPHIS, INC.  
6750 POPLAR AVENUE, SUITE 600  
MEMPHIS, TN 38138  
CONTACT: CASEY WILDER  
PHONE: (901) 374-9109

ZONING  
GENERAL BUSINESS DISTRICT

LEGAL DESCRIPTION

LOT A OF GREENFIELD BUSINESS PARK, SECTION 5, SECONDARY PLAT, A REPLAT OF GREENFIELD BUSINESS PARK, SECTION 1, RECORDED JUNE 14, 2002, AS INSTRUMENT NO. 0209667, OF RECORD IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA, FURTHER DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHEAST QUARTER OF SECTION 20 AND A PART OF THE SOUTHWEST QUARTER OF SECTION 21, ALL IN TOWNSHIP 16 NORTH, RANGE 7 EAST, IN CENTER TOWNSHIP, HANCOCK COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

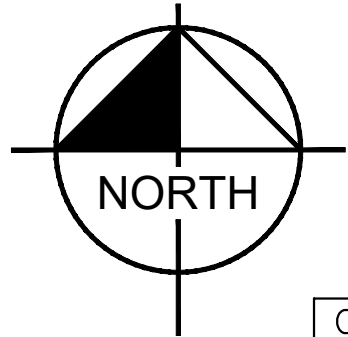
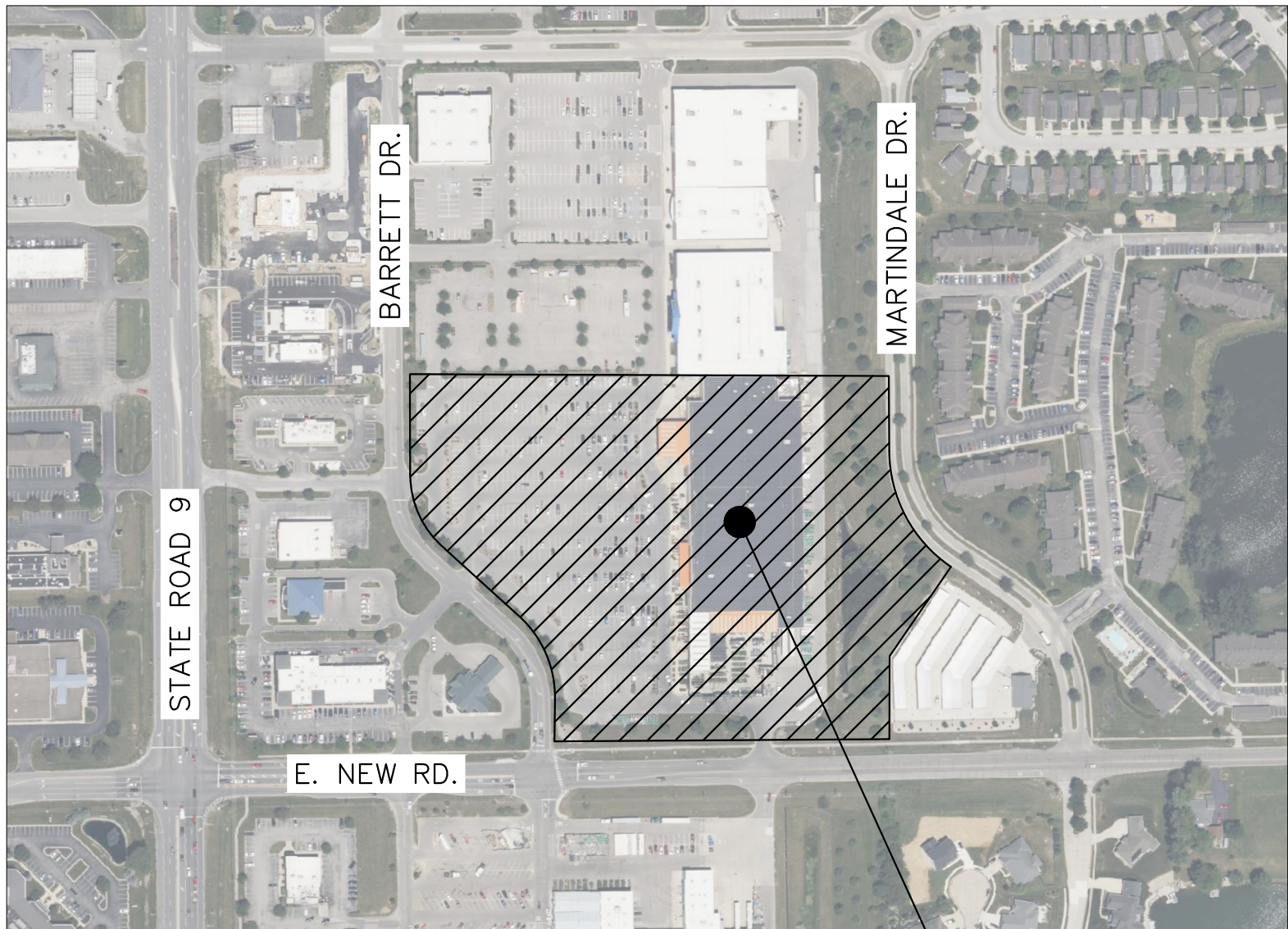
COMMENCING AT A BRASS MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF NORTH 01 DEGREES 08 MINUTES 04 SECONDS WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 88 DEGREES 43 MINUTES 34 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 426.13 FEET TO A 5/8 INCH CAPPED REBAR MARKED "C2LS FIRM #0035" (HEREAFTER REFERRED TO AS CAPPED REBAR); THENCE NORTH 00 DEGREES 40 MINUTES 34 SECONDS WEST A DISTANCE OF 80.61 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 225.00 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 89 DEGREES 19 MINUTES 26 SECONDS WEST; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 187.31 FEET TO A POINT WHICH BEARS NORTH 41 DEGREES 37 MINUTES 31 SECONDS EAST FROM SAID RADIUS POINT; THENCE NORTH 48 DEGREES 22 MINUTES 29 SECONDS WEST A DISTANCE OF 194.92 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 41 DEGREES 37 MINUTES 31 SECONDS EAST; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 145.69 FEET TO A POINT WHICH BEARS SOUTH 89 DEGREES 19 MINUTES 26 SECONDS WEST FROM SAID RADIUS POINT; THENCE NORTH 00 DEGREES 40 MINUTES 34 SECONDS WEST A DISTANCE OF 198.00 FEET TO A CAPPED REBAR; THENCE NORTH 89 DEGREES 19 MINUTES 26 SECONDS EAST A DISTANCE OF 906.04 FEET TO A CAPPED REBAR ON THE WEST RIGHT-OF-WAY LINE OF MARTINDALE DRIVE AS SHOWN ON THE PLAT BOOK B, SLIDE 282, INSTRUMENT NUMBER 96-00268, IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA; THENCE SOUTH 01 DEGREES 08 MINUTES 47 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 147.00 FEET TO A REBAR MARKING THE SOUTHEAST CORNER OF SAID PLAT OF GREENFIELD BUSINESS PARK, SECTION ONE, SAID POINT ALSO BEING ON A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 270.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 00 DEGREES 51 MINUTES 13 SECONDS EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE AND ALONG WEST RIGHT-OF-WAY LINE OF SAID MARTINDALE DRIVE AS SHOWN ON THE PLAT OF GREENFIELD BUSINESS PARK, SECTION TWO, AS RECORDED IN PLAT CABINET B, SLIDE 304, INSTRUMENT NUMBER 96-11029, AN ARC DISTANCE OF 261.65 FEET TO A CAPPED REBAR WHICH BEARS SOUTH 33 DEGREES 19 MINUTES 43 SECONDS WEST FROM SAID RADIUS POINT; THENCE SOUTH 33 DEGREES 19 MINUTES 43 SECONDS WEST A DISTANCE OF 206.99 FEET TO A CAPPED REBAR; THENCE SOUTH 01 DEGREES 08 MINUTES 47 SECONDS EAST A DISTANCE OF 159.26 FEET TO A CAPPED REBAR; THENCE SOUTH 88 DEGREES 51 MINUTES 13 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21 A DISTANCE OF 210.74 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE RIGHTS, BENEFITS AND EASEMENTS OVER THE REAL ESTATE DESCRIBED IN THE RECIPROCAL EASEMENT AND OPERATION AGREEMENT BY THE BETWEEN SKILKEN GREENFIELD, LLC, A OHIO LIMITED LIABILITY COMPANY, BRANDYWINE ASSOCIATES, LTD, AN INDIAN LIMITED PARTNERSHIP AND HOME DEPOT U.S.A., INC., A DELAWARE CORPORATION DATED MAY 30, 2002 AND RECORDED JUNE 14, 2002, AS INSTRUMENT NO. 0209673, IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA.

FIRE DEPARTMENT ACCESS REQUIREMENTS

1. FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED AT THE START OF THE PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION (NFPA 1, CH.16)
2. FIRE DEPARTMENT ACCESS ROAD SHALL BE UNOBSTRUCTED 20 FEET WIDE, STABILIZED SURFACE TO SUPPORT 80,000 lbs. AND PROVIDE TURNAROUND FOR A 50 FOOT FIRE APPARATUS (NFPA 1, CH.18).

SITE PLAN  
FOR  
HOME DEPOT STORE # 2026  
GREENFIELD  
2055 BARRETT DR  
LOCATED IN  
HANCOCK, IN 46140  
SECTION 20, TOWNSHIP 16N, RANGE 7E



VICINITY MAP  
1" = 300'

PROJECT LOCATION

CONTRACTOR IS TO REFER TO THE HOME DEPOT SPECIFICATIONS, WHERE MORE STRINGENT THAN AGENCY HAVING JURISDICTION, THE HOME DEPOT SPECIFICATIONS SHALL BE FOLLOWED.

Sheet List Table	
Sheet Number	Sheet Title
C-000	COVER SHEET
C-100	SITE PLAN
C-101	SITE PLAN (AERIAL)
C-201	OVERALL LANDSCAPE PLAN
C-202	PROPOSED LANDSCAPE PLAN DETAILS

GREENFIELD  
PREPARED FOR  
THE HOME DEPOT

PREPARED BY:  
**Kimley»Horn**

SHEET NUMBER  
C-000

IN

COVER SHEET

HANCOCK

LICENSED PROFESSIONAL

KHA PROJECT  
047096440

DATE  
5/23/2025

SCALE AS SHOWN  
DESIGNED BY LF

DRAWN BY MM

CHECKED BY KFT

DATE:  
DATE:

Kimley»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960  
PHONE: 772-794-4100  
WWW.KIMLEY-HORN.COM    REGISTRY NO. 35106

REVISIONS

NO.

DATE

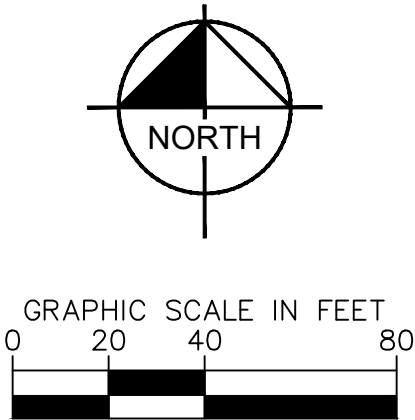
BY







Plotted By: Polack, Jeremiah Sheet Set: HOME DEPOT #2026 Layout: C-101 SITE PLAN (AERIAL) August 04, 2025 11:19:32am K:\VRB\DEV\Home Depot\Legal\2026 Greenfield, IN\CAD\C-100 SITE PLAN.dwg  
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SITE AREA	
THE HOME DEPOT (LOT A)	± 13.17 AC.
FUTURE TENANT (LOT B)	± 12.39 AC.
LOT C - H	± 8.42 AC.
R.O.W.	± 1.62 AC.
TOTAL	± 35.60 AC.

ZONING CLASSIFICATION	
EXISTING	Planned Unit Development / Planned Business
PROPOSED	Planned Unit Development / Planned Business

HOME DEPOT PARKING	
PROVIDED	518
BASE BUILDING 95,735/200	479
GARDEN CENTER 25,582/200	128
SEASONAL FRONT FIELD DISPLAY 7,251/200	36
PERMANENT FRONT FIELD DISPLAY 3,348/200	17
TOTAL REQUIRED	660

SEASONAL SALES DISPLAYS WILL BEGIN TO EXPAND IN SPRING, REMAIN STEADY THROUGH THE SUMMER, BEGIN TO TAPER OFF IN THE FALL, AND BE MINIMAL DURING THE WINTER.

GREENFIELD  
PREPARED FOR  
THE HOME DEPOT

SHEET NUMBER  
C-101

SITE PLAN  
(AERIAL)

DATE  
5/22/2025

SCALE  
AS SHOWN

DESIGNED BY  
LF

DRAWN BY  
MM

CHECKED BY

LICENSED PROFESSIONAL

DATE

KT

Kimley»Horn

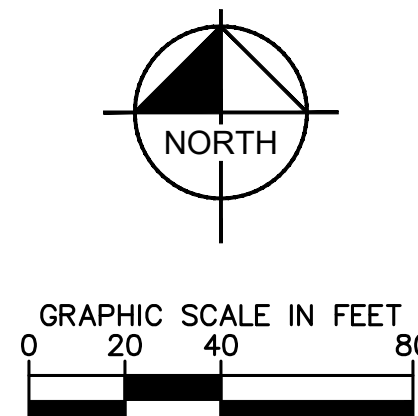
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REVISIONS

DATE







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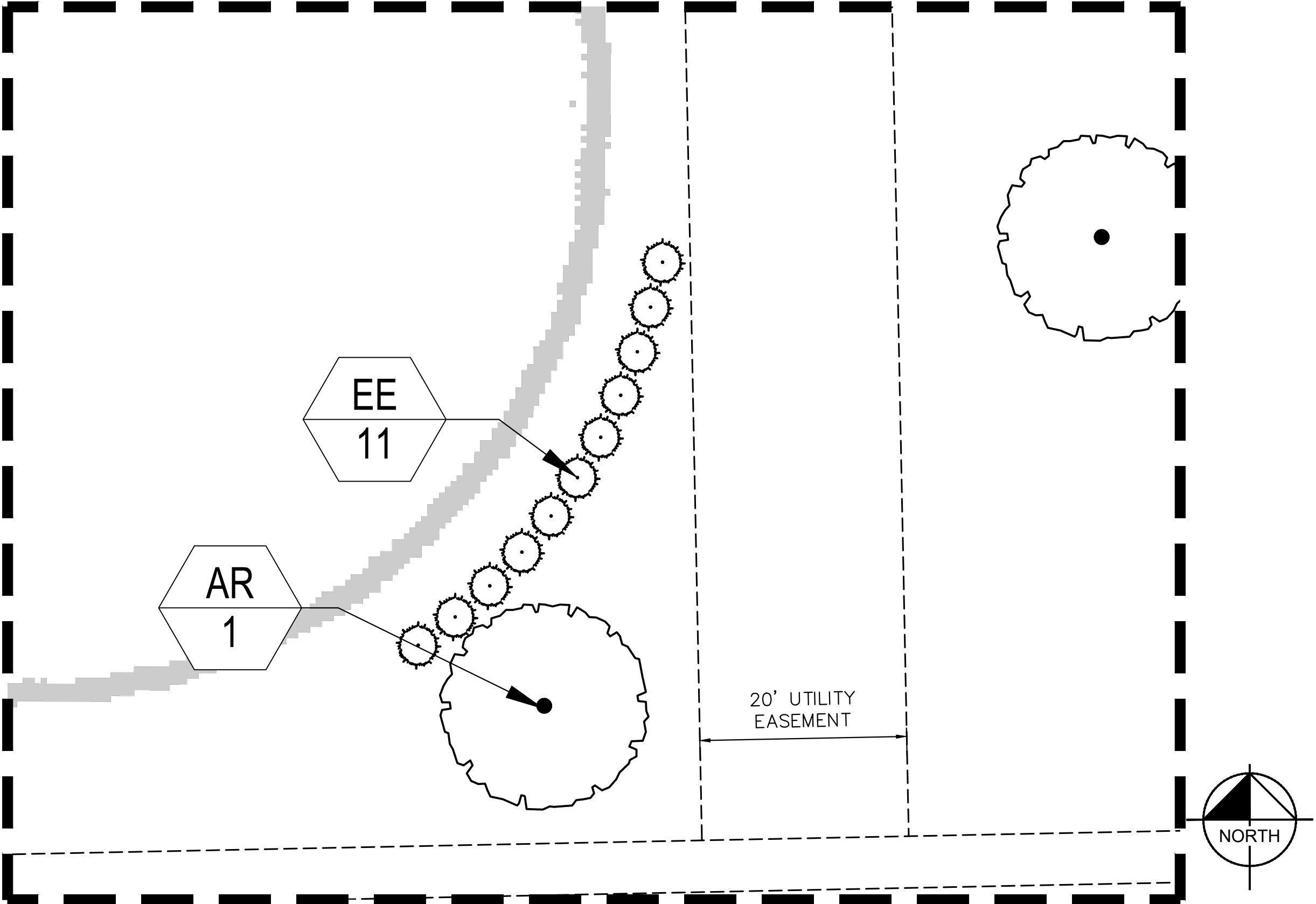
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GARDEN CENTER 25,582 / 200	128
SEASONAL FRONT FIELD DISPLAY 7,251 / 200	36
PERMANENT FRONT FIELD DISPLAY 3,348 / 200	17
<b>TOTAL REQUIRED</b>	<b>660</b>

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

PLANT SCHEDULE							NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT.</u>	<u>CALIPER</u>	<u>HEIGHT</u>	<u>REMARKS</u>
<b><u>TREES</u></b>							
	AR		ACER RUBRUM	EXISTING		N/A	EXISTING DECIDUOUS TREE TO REMAIN
	EE	11	THILIA OCCIDENTALIS 'SMARAGO' / EMERALD GREEN ARBORVITAE	CONT.	6" HT.		STRONG CENTRAL LEADER, FULL & MATCH
	MP		MALLUS PRUNIFOLIA	EXISTING		N/A	EXISTING DECIDUOUS TREE TO REMAIN
<b><u>SHRUBS</u></b>							
	CO		CALAMAGROSTIS A 'OVERDAM'	EXISTING			EXISTING TO REMAIN
	TW		TAXUS X MEDIA 'WARDI'	EXISTING			EXISTING TO REMAIN
	VC		VIBURNUM CARLESI 'CARUGA'	EXISTING			EXISTING TO REMAIN



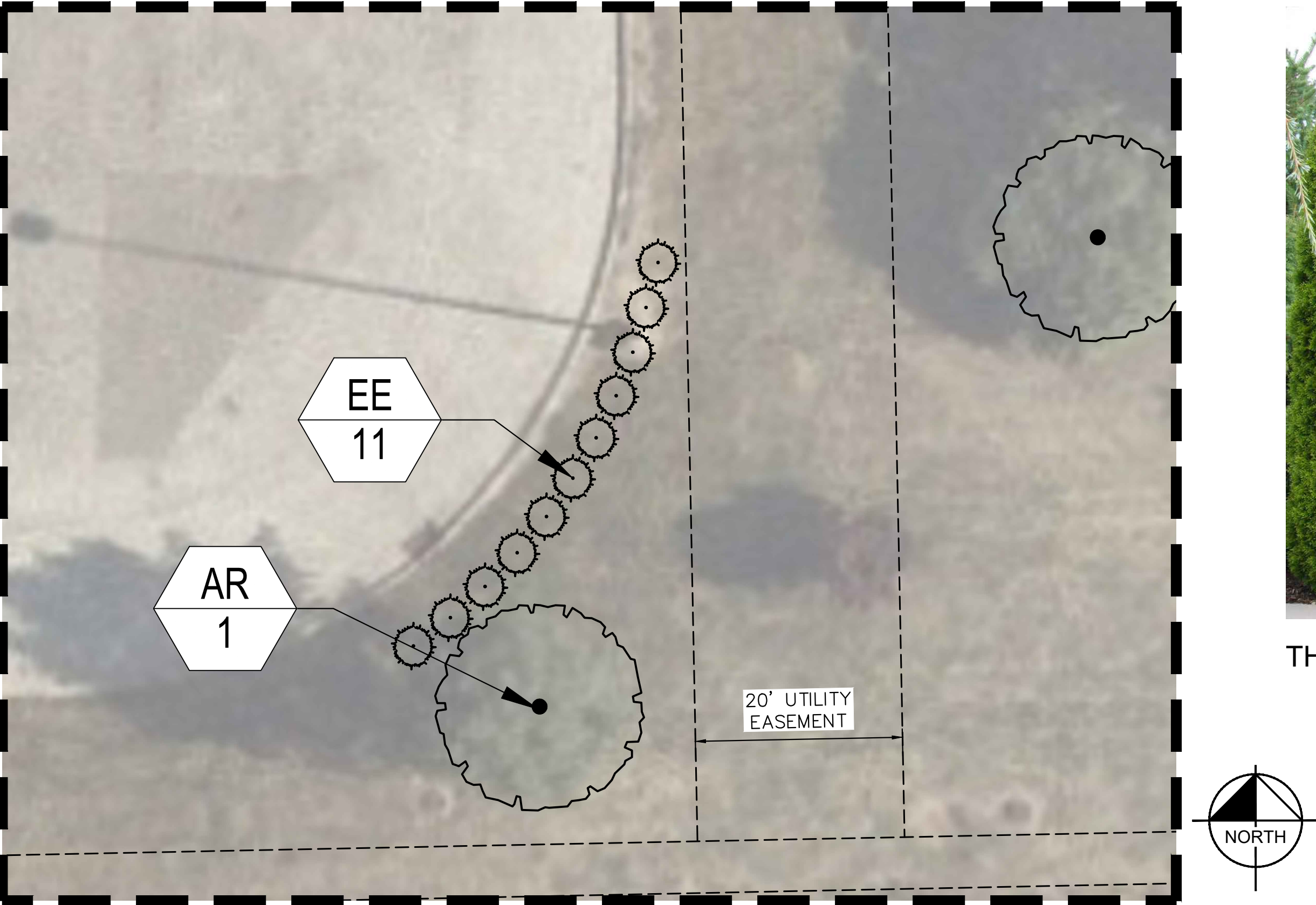
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





1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
6. PLANTING AREA SOIL SHALL BE TOPSOIL FOR ALL SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL.
7. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
8. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUND COVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
9. WEED FABRIC SHALL BE APPLIED UNDER MULCH.
10. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
11. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.

- PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
13. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
14. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED BY CONTRACTOR IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.
15. SEE PROJECT MANUAL TECHNICAL SPECIFICATIONS FOR COMPLETE LANDSCAPE PLANTING & PLANTING SOIL PREPARATIONS.
16. ALL PLANTING AREAS SHALL RECEIVE 3" DEPTH OF SHREDDED HARDWOOD MULCH, FREE OF CORN COBS, WOOD CHIPS, GRAVEL AND CRUSHED STONE.
17. PLANT SHALL NOT BE HELD IN PLACE BY PLASTIC NET, OR SPRAYING OF ANY BINDER MATERIAL OR ASPHALT EMULSION.
18. PLANTS SHALL BE WATERED BY THE CONTRACTOR AFTER INSTALLATION PER PROJECT WATERING SCHEDULE. LOSSES DUE TO LACK OF WATER DURING WARRANTY PERIOD BECOME LIABILITY OF CONTRACTOR.
19. WEEDING, LANDSCAPE MAINTENANCE AND WATERING TO BE THE CONTRACTOR'S RESPONSIBILITY DURING CONSTRUCTION.
20. TOPSOIL SHALL CONFORM TO TECHNICAL SPECIFICATIONS FREE OF HEAVY CLAY, ROCKS AND DIRT CLODS OVER 1 INCH IN DIAMETER AS WELL AS CONTAIN 3%-5% ORGANIC MATTER.
21. CONTRACTOR SHALL STAKE INDIVIDUAL TREE AND SHRUB LOCATIONS AND OUTLINE AREAS FOR MULTIPLE HERBACEOUS PLANTINGS, ADJUST LOCATIONS WHEN REQUESTED AND OBTAIN PROJECT LANDSCAPE ARCHITECTS ACCEPTANCE PRIOR TO PLANTING.
22. ALL PLANT ID TAGS SHALL BE REMOVED AFTER INSTALLATION.
23. ALL EXISTING TREES AND PLANT MATERIAL ON SITE SHALL REMAIN AND BE PROTECTED, UNLESS OTHERWISE NOTED ON THE DEMOLITION PLAN.

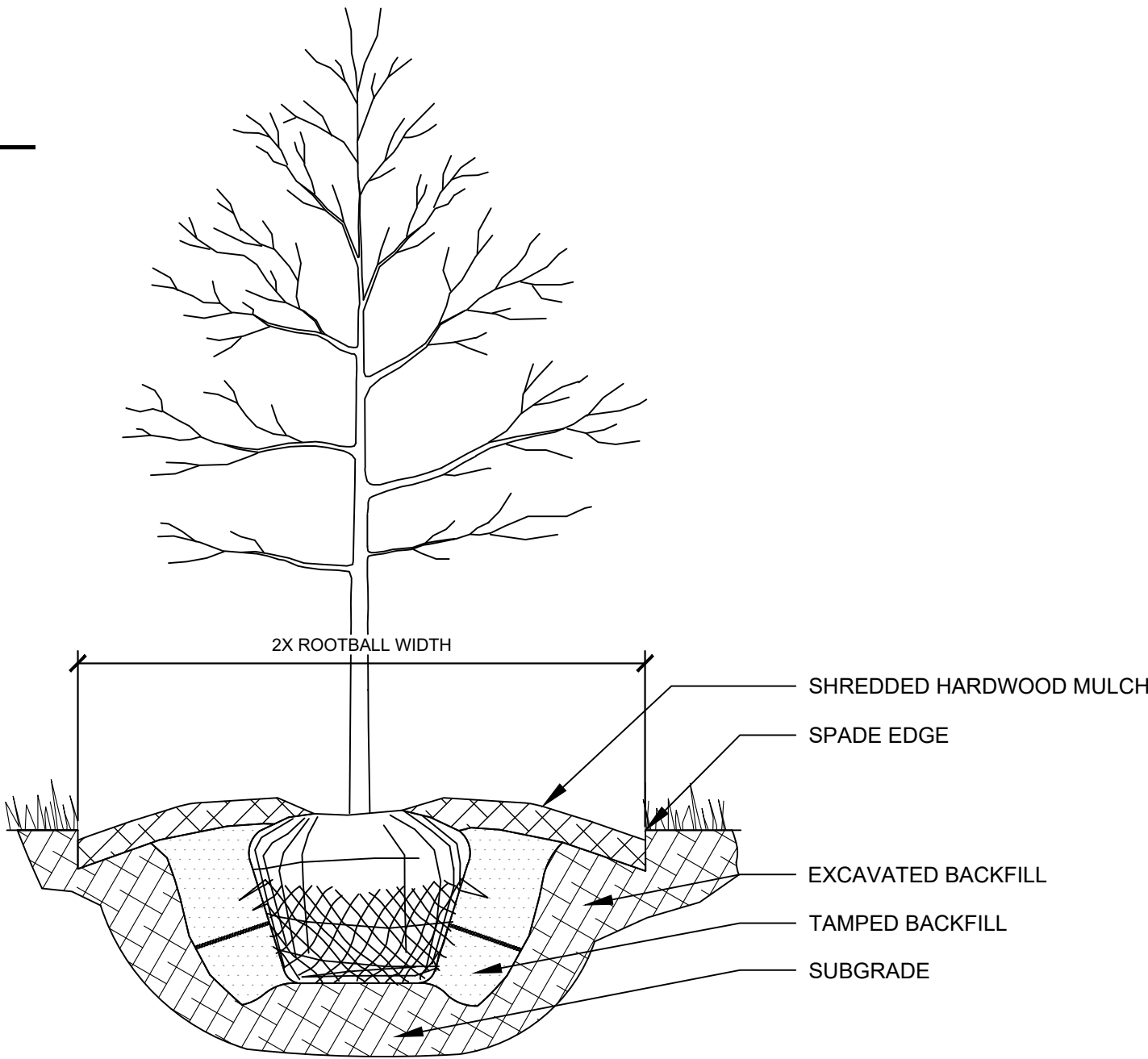
SCALE: 1" = 10'-0"



# THUJA OCCIDENTALIS 'EMERALD GREEN'

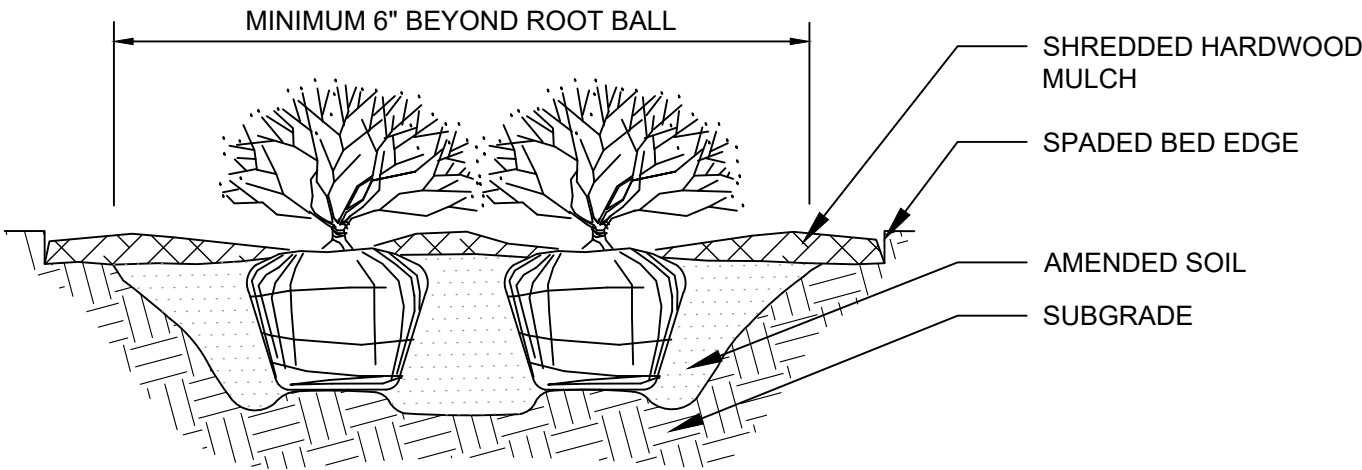
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	MP		MALUS PRUNIFOLIA	EXISTING		N/A	EXISTING DECIDUOUS TREE TO REMAIN
SYMBOL	CODE		BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
<b>SHRUBS</b>							
	CO		CALAMAGROSTIS A 'OVERDAM'	EXISTING			EXISTING TO REMAIN
	TW		TAXUS X MEDIA 'WARDII'	EXISTING			EXISTING TO REMAIN
	VC		VIBURNUM CARLESII 'CAYUGA'	EXISTING			EXISTING TO REMAIN

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN  
CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.



NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES. APPLY CORRECTIVE PRUNING.
2. IF LANDSCAPE PLANTINGS ARE WITHIN OR ADJACENT TO AREAS WHERE LIME STABILIZATION OCCURS, CONTRACTOR SHALL FULLY REMOVE SOIL CONTAINING LIME STABILIZATION AND REPLACE WITH HIGH QUALITY TOPSOIL AND SOIL.
3. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
4. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
5. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
6. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SHALE SHOULD BE REVEALED TO ADJACENT LANDSCAPE NOTES.
7. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
8. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
9. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BEDS, SET ROOTBALL ONLY FOR THE TREE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL, TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED. SEE PLANS FOR BED LAYOUTS.



A. The requested modifications would not, in any way, contravene the purpose and intent of the Comprehensive Plan, the UDO, the Official Zoning Map of the City, or the Subdivision Control Ordinance;

Applicant Response:

- The modifications support the long-term vision for land use, economic development, and community character as outlined in the Comprehensive Plan. The location is already appropriately zoned.

B. Granting the modifications would not be detrimental to the public safety, health, or welfare and would not adversely affect the delivery of governmental services (e.g., water, sewer, fire protection, etc.);

Applicant Response:

- Outdoor displays will maintain clear access for emergency vehicles, fire lanes, and pedestrian walkways. The modifications will in no way affect the delivery of government services.

C. Granting the modifications would neither substantially alter the essential character of the neighborhood nor result in substantial injury to other nearby properties;

Applicant Response:

- The modifications would only enhance the existing character of the neighborhood and would not be detrimental to the surrounding properties.

D. Practical difficulties have been demonstrated;

i. The conditions of the parcel that give rise to the practical difficulties are unique to the parcel and are not applicable generally to other nearby properties;

- Items like propane tanks and gas-powered equipment are best stored outdoors due to ventilation and safety requirements. Live goods require natural light and airflow, while large items such as mowers and wheelbarrows are more effectively displayed outside for visibility and space efficiency. Increased customer demand, especially during peak seasons, makes outdoor sales areas essential for meeting community needs.

ii. The requested modifications represent the minimum modifications necessary to meet the intent of the regulations;

- The Home Depot in Greenfield is committed to serving the rapidly growing community in Greenfield, and without this increased sales area we will not have the ability to meet that demand. Even with the proposed expansion, we anticipate continued challenges in keeping pace with customer needs. Enforcement of the existing code has already led to a noticeable decline in sales, which not only affects our business but also reduces local tax revenue and diminishes the overall shopping experience for our patrons. Granting these modifications would help improve operational efficiency, improve customer satisfaction, and support the city's economic vitality.

iii. The practical difficulties were not created by the petitioner, developer, owner, or subdivider; and

- The display of live goods, mulch, lawn mowers, wheelbarrows, lumber, and similar items is not a discretionary decision by The Home Depot, but rather a practical necessity driven by the nature of these products and the expectations of the community. These goods are inherently suited for outdoor display due to their size, and seasonal relevance. Customers actively seek out these items in accessible, visible outdoor settings, and restricting their display not only limits the store's ability to serve the public but also undermines the shopping experience that patrons have come to expect from Home Depot.

iv. The practical difficulties cannot be overcome through reasonable design alternatives.

- There are no viable alternatives to allowing the expanded outdoor sales areas. The nature of the product, many of which are large, seasonal, or safety-sensitive, requires outdoor display. Attempting to accommodate these goods indoors is impractical and would significantly hinder operations, limit product availability, and diminish the customer experience. Outdoor sales areas are essential to meet community demand and maintain the level of service expected from Home Depot.