

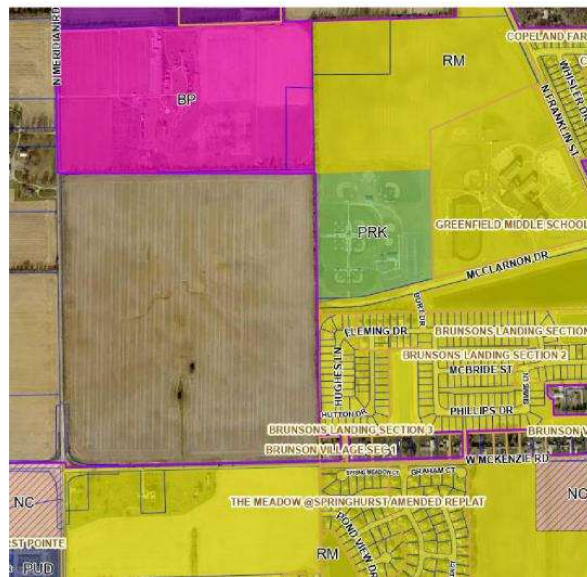
REZ25-01 + PUD25-02:**NE Corner of McKenzie Rd & Meridian Rd, Forestar (USA) Real Estate**

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.

Continued from July 8 Plan Commission to allow for Revisions. This Staff Report focuses on those revisions and items left unresolved from the previous Plan Commission. A more comprehensive review with Staff Findings was included in the previous Staff Report from July 8, 2025, which can be found here: <https://www.greenfieldin.org/government/planning-and-building/plan-commission/2275-planning-commission-july-8-2025>

EXHIBITS:

- 1.) PUD Plan file dated **July 24, 2025**
- 2.) PUD Ordinance and Statement file dated **August 1, 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

Revisions and Updates to Current Proposal

The Proposal was updated and revised based on comments from Staff and the Plan Commission members from the July meeting.

An increased number of walking paths / trails have been incorporated into the site plan to allow for enhanced walkability and connectivity throughout the development as a whole. Notably, each cul-de-sac allows for pedestrian access at the terminus through to nearby streets and common areas. The two western ponds have increased usability by way of walking paths / trails being added. These will be active and passive use landscaped locations.

The previous BBQ Pavilion common area has been relocated to the southeast near the commercial portion of the development, and in its place a larger area has been dedicated to a Dog Park.

All told, the number of lots has been reduced from 284 to 279 to accommodate these increased amenities. These changes did not drastically change the density or makeup of the proposed development as compared to the previous plan. They are in keeping with prescribed amounts for this area within the Comprehensive Plan with approximately 3.4 units per acre and 20% common area for the current proposal.

Most of the recommendations from the previous Staff Report and commentary from the July 8, 2025 Plan Commission were addressed in these revisions. Planning Staff has been in frequent communication with the petitioner and these revisions were made as good faith attempts to address the concerns of all parties. Staff is supportive of the revisions and find that they sufficiently provide for usable and accessible common areas throughout the proposed development.

Revisions to Proposed Development Standards

Few changes were made to the Development Standards from the previous proposal. The Residential Development Standards had the following revisions made:

- 1.) Removed Minimum Perimeter Setback – This was a hold-over from a different proposal and was no longer relevant to this development. The landscape buffer along McKenzie provided in the Statement of Commitments at the end of the PUD Statement and the common area along Meridian accomplish the same buffering this would have been used for.
- 2.) Language for the Entry Monument Location was changed from “will be located” to “may be located”. This provides more flexibility with entry monuments during the Development Plan stage of the proposal.

The Commercial Development Standards had the following revisions made:

- 1.) Increased the allowed maximum Lot Coverage from 60% to 75%. Staff is able to support a 75% maximum lot coverage at this location considering the surrounding landscaping, but Staff will need to see extensive attention paid to the break-up of the parking lot during the Development Plan Review stage of this development. Notably, the PUD requires that all commercial developments to be reviewed with individual Development Plan approvals, and such concerns can be addressed in detail during that process.
- 2.) Removed the itemized Minimum Parking Requirements in favor of requiring them to be approved during the Development Plan review process.

Staff Findings re-Development Standards Revisions:

Staff finds that the revisions to the Development Standards are generally supportable.

The Residential revisions from the previous version were primarily focused on cleaning up the PUD Statement and providing better clarity regarding the intentions of the project. No significant material changes were made to the Residential development Standards under these revisions.

The Commercial revisions will require that extra efforts are made during the review of future developments in the commercial portion of this proposal to ensure a quality walkable neighborhood commercial node is created. These revisions and allowances do not exceed current standards to an unreasonable degree, especially since there is a requirement for all future commercial developments to be individually reviewed by this Plan Commission, at which point any lingering concerns can be addressed.

Pedestrian Access Revisions

Pedestrian access is the subject which had some of the most extensive revisions as compared to the previous proposal. Nothing was lost from the previous plan, but much was gained. All cul-de-sacs now have pedestrian paths at their terminus directly connecting to neighboring common areas as well as the nearest connector street in the neighborhood. Additionally, the two western ponds now feature landscaped pedestrian paths along their eastern boundaries. These paths function to allow for both direct and indirect access to a wide range of locations throughout the development without the need for interacting with motor vehicles. This enhances the safety of the neighborhood generally by reducing points of interaction between pedestrians and vehicles. It also enhances the general quality of place by giving "Third Spaces" within the development where people can meet and gather outside of work or home.

Staff Findings re-Pedestrian Access Revisions:

Staff finds that the increase in connectivity provided by the revised pedestrian paths throughout the development greatly increases the appropriateness of this development and brings it into alignment with the Comprehensive Plan's prescribed development standards.

Amenities Revisions

The amenities were a primary focus of the requested revisions from the Petitioner after the previous Plan Commission meeting. Namely, there was determined to be an insufficient number of amenities throughout the development, specifically as a percentage of the development's area. To that end, the revisions focused on increasing both the size and number of usable common areas within the development. In total, their plan calls for approximately 20% of the residential development to be devoted to Common Areas. Most of these have already been mentioned in this report, but to itemize them for clarity:

- 1.) Playground
- 2.) Dog Park
- 3.) BBQ Pavilion
- 4.) Path along Western Pond
- 5.) Path along South-Western Pond
- 6.) Pedestrian Paths connecting the terminus of all cul-de-sacs.

Staff Findings re-Amenities Revisions:

Staff finds that the increase in usable common areas along with increased and enhanced pedestrian focused walking paths throughout the development go a long way to meeting the needs of the public for quality, usable, and accessible third spaces as part of their residential neighborhoods. Though the ponds themselves do not have an actual usability to them, the landscape paths activate them a bit more. This makes what would otherwise be simple functional features become assets to the development.

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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, agri-tourism 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. The use of fiber cement across the project is in line with Fire requests and safety preferences. 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 finds the proposed development to be generally supportable as an example of responsible development and growth management.

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Staff Recommendation: Favorable 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 V of the PUD Statement**, and the following conditions:

- 1.) The PUD Zone District Ordinance and Annexation must be approved and adopted by the City Council, and they must be recorded within 6 months of Council Adoption.
- 2.) 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.
- 3.) Petitioner shall submit a Traffic Impact Study as part of the Development Plan Proposal Application.

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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 ORDINANCES 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 01 degrees 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 in housing choice for consumers 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.

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 Six (88.46) acres located at the northeast corner of the intersection of North Meridian Road and West McKenzie Road.

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SECTION IV. LAND USE & DEVELOPMENT STANDARDS

TABLE 1. RESIDENTIAL DEVELOPMENT SUMMARY

Acreage	82.18 Acres
Estimated Number of Units	279 single family lots with one (1) dwelling unit per lot
Density	3.4/Units per Acre
Common Area	16.06 Acres
Underlying Zoning	RM - Residential Moderate Density District

TABLE 2. NEIGHBORHOOD COMMERCIAL DEVELOPMENT SUMMARY

Acreage	6.28 Acres
Estimated Square Footage	70,083 SF
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	82.18acres	<div><div></div><div></div><div></div></div>			
				42' Lots	52' Lots	72' Lots
			Maximum Units	183	53	43
			Minimum Area	5,040 SF	6,240 SF	8,640 SF
			Minimum Lot Width at Front Setback	42'	52'	72'
			Lot Depth	120'	120'	120'
			Minimum Front Setback	25'	25'	25'
			Minimum Side Setback	6'	6'	6'
			Minimum Rear Setback	20'	20'	20'
Neighborhood Commercial	N/A	6.28 acres	Maximum Building SQFT		70,083	
			Bicycle Parking		15	

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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, dog park 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 4. RESIDENTIAL DEVELOPMENT STANDARDS

Item	Requirement
Minimum Front Building Setback	25'
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 (
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.
Front Doors	All doors on the front façade of any building shall have integrated windows.
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 Materials	<p>Exterior cladding: Permitted materials shall include the following for the 42', 52' and 72' lots:</p> <ul style="list-style-type: none"> 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
Exterior Lighting	<p>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 quantity throughout the development.</p>
Entry Monumentation	<p>Entry monuments and/or columns may be located at the newly created entrances from McKenzie Road, Meridian Road and McClarnon Drive.</p> <p>Maximum sign area per sign – sixty (60) square feet.</p> <p>Maximum sign height- Monument: Eight (8) feet in sign height on a thirty-six (36) inch or shorter base.</p>

**TABLE 5. NEIGHBORHOOD COMMERCIAL OVERLAY DEVELOPMENT
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 seventy five percent (75%)
Maximum Variation of Dwelling setback from Front Property Line on Adjacent Lots	5'
Minimum Parking Requirements	To be approved with detailed development plan
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 and Conditional Uses	"As allowed in the NC district with the addition of offices under 6,000 square feet to the permitted use list".
Development Plan Approvals	All proposed commercial developments will require individual development plan approvals for each development.

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TABLE 6. 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	<p>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.</p> <p>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.</p> <p>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.</p>
§155.101 5(A) -- Garage Façade	<p>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.</p> <p>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.</p> <p>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.</p>

SECTION V. 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 relocate 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 ten (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. Roadway improvements at entrances onto Meridian Road and McKenzie Road will be made as indicated in the future traffic study.

SECTION VI. 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 VII. 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.

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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.

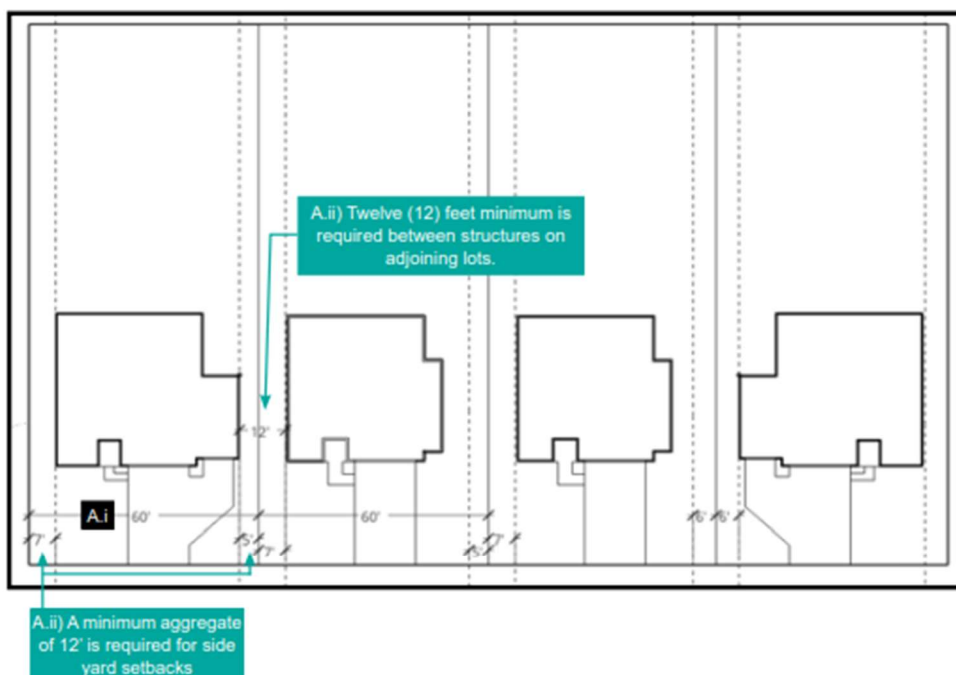
3. Building Placement and Dimensional Standards

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
ii. Setbacks <i>Parcels platted under previous codes shall follow the setbacks platted.</i>	Front Lot Line: Twenty five (25) feet minimum 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 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	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 <i>*Accessory buildings must be located outside of any easements</i>

vi. Accessory Building Setbacks	Side Lot Line: Five (5) feet* minimum, or the distance of any side easement on the property, whichever is greater Rear Lot Line: Ten (10) feet* minimum, or the distance of any rear easement on the property, whichever is greater <i>*Accessory Dwelling Units shall follow the setbacks of the primary structure.</i>
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
i. Lot Standards	Lot Width: N/A Lot Area: N/A
ii. Setbacks <i>Parcels platted under previous codes shall follow the setbacks platted.</i>	Front: Twenty five (25) feet minimum Side: Fifteen (15) feet minimum, twenty five (25) feet if abutting the RL District Rear: Fifteen (15) feet minimum, twenty five (25) if abutting the RL District
iii. Multi-Unit dwellings interior setbacks	Between structures: 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
v. Lot Coverage/Required Open Space	Lot coverage shall not exceed sixty five percent (65%) of the lot area. 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.
vi. Accessory Building Location/Setbacks	Shall be located in rear yard only. Shall follow that of B.ii *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
155.067 Driveways	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.

Introduced and filed on the ____ day of _____, 2025. A motion to consider on first reading on the day of introduction was offered and sustained by a vote of ____ in favor and ____ opposed pursuant to I.C. 36-5-2-9.8. On the ____ day of _____, 2025, a motion to approve the above on second reading was offered and sustained by a vote of ____ in favor and ____ opposed pursuant to I.C. 36-5-2-9.8. Upon a motion to approve the above on third reading was offered and sustained by a vote of ____ in favor and ____ opposed pursuant to I.C. 36-5-2-9.8.

Duly ordained and passed this ____ day of _____, 2025 by the Common Council of the City of Greenfield, Indiana, having been passed by a vote of ____ in favor and ____ opposed.

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 Plisinski

Joyce Plisinski

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 _____, 2025.

Guy Titus, Mayor, City of Greenfield