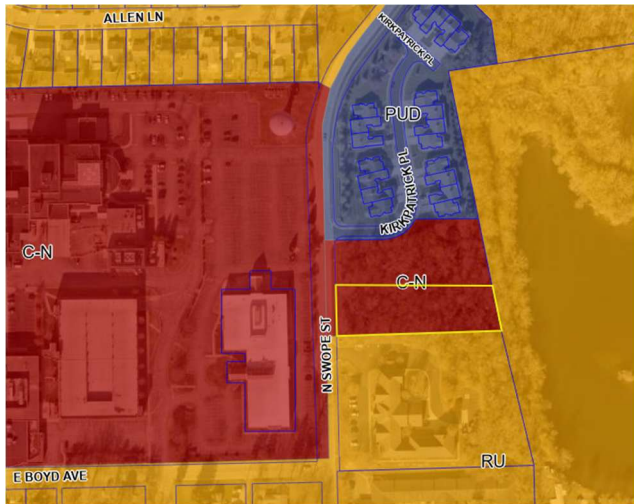


**REZ25-04: East side of N. Swope St at approximately 861 N Swope St,** The Nook Land Company, LLC requests a change of the zone map from “CN” Commercial North Gateway to “RU” Residential Urban Density, approximately 2.10 acres +/-.

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**Exhibits:** Site Survey, file dated July 22, 2025

### Surrounding Zoning & Land Use



Project Location / Zoning Map

North	“PUD” Residential, Autumn Place Senior Condominiums
East	“RU” Residential, Brandywine Creek
West	“CN” Commercial, Hancock Regional Hospital campus
South	“RU” Residential, Crownpointe Senior Living

The property is currently a wooded lot that is on the east side of North Swope Street between Body Avenue and McKenzie Rd. It was originally platted as a part of the Greentree Development that included the condominiums that are north of this lot and the assisted living facility to the south. Hancock Regional Hospital and Health Campus is to the west of this property. In 2022, this property was rezoned from “RU” to “CN” with the intention of future development of small medical offices at this location. That development did not come to fruition, and the current owners are requesting to revert the zoning back to “RU”.

### Current Proposal

The petitioner seeks to rezone approximately 2.10 acres of land from “CN” Commercial North to “RU” Residential Urban Density. There is interest in future development of multi-family units on this site. To allow for this potential future development and to keep the property in alignment with both the surrounding properties as well as the Comprehensive Plan, “RU” was chosen as the most appropriate zoning designation.

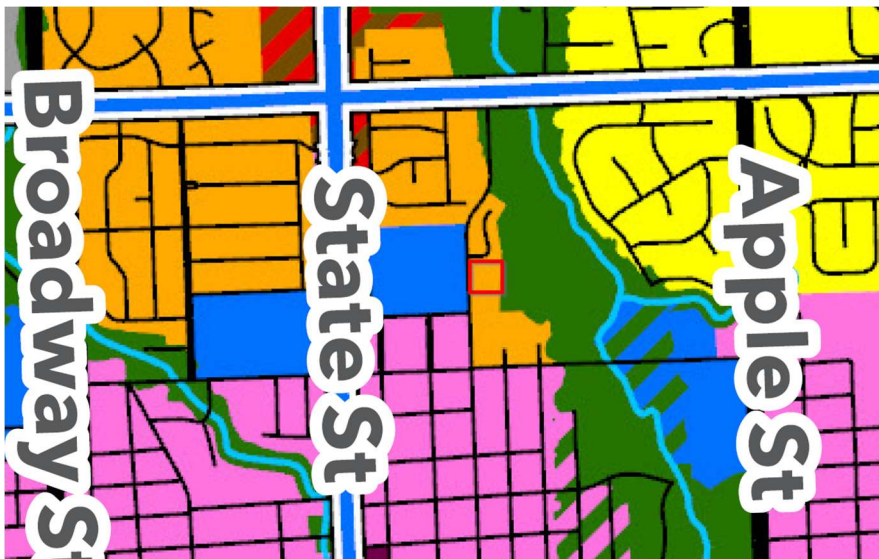
## Technical Review

The Technical Review Committee has reviewed this request and provided preliminary insights. Greenfield utilities are available to the site.

The above comments are preliminary, as this petition only deals with a change in zoning classification. As a part of this process the Plan Commission has the opportunity to recommend a change in zoning to the Common Council.

**Section 36-7-4-603 of Indiana Code provides several criteria for determining changes to the zoning ordinance or zoning map. The five elements in this section are the criteria by which the City evaluates rezone requests. Section 36-7-4-603 states that “the plan commission and legislative body shall pay reasonable regard to:**

- (1) The comprehensive plan;



Comprehensive Plan Map, 2055

**Findings:** The Comprehensive Plan identifies this area as “Mixed Residential Neighborhood”, defined as (among other attributes) “*A mix of housing types, from single-family detached homes to multi-family developments, accommodate various needs and ensure compatibility with surrounding development*”. This rezone to “RU” is in alignment with this prescription from the Comp Plan.

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

**Findings:** An “RU” zoning district allows for a variety of uses to accommodate a range of residential typologies and developments. The adjoining “RU” & “PUD” districts to the north and south have residential uses which match both the character and allowed uses of the requested zoning designation of this property.

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

**Findings:** The Comprehensive Plan specifically calls out this area for uses which closely match the “RU” district’s permitted uses within the UDO, indicating that the permitted uses found therein are desirable and appropriate. The existing development patterns found nearby, such as the hospital, assisted living, and residential developments also support the compatibility of the uses permitted within an “RU” district.

**(4) The conservation of property values throughout the jurisdiction;**

**Findings:** The use of this property for residential development is in alignment with surrounding properties and is not expected to have a negative impact on any of the surrounding property values.

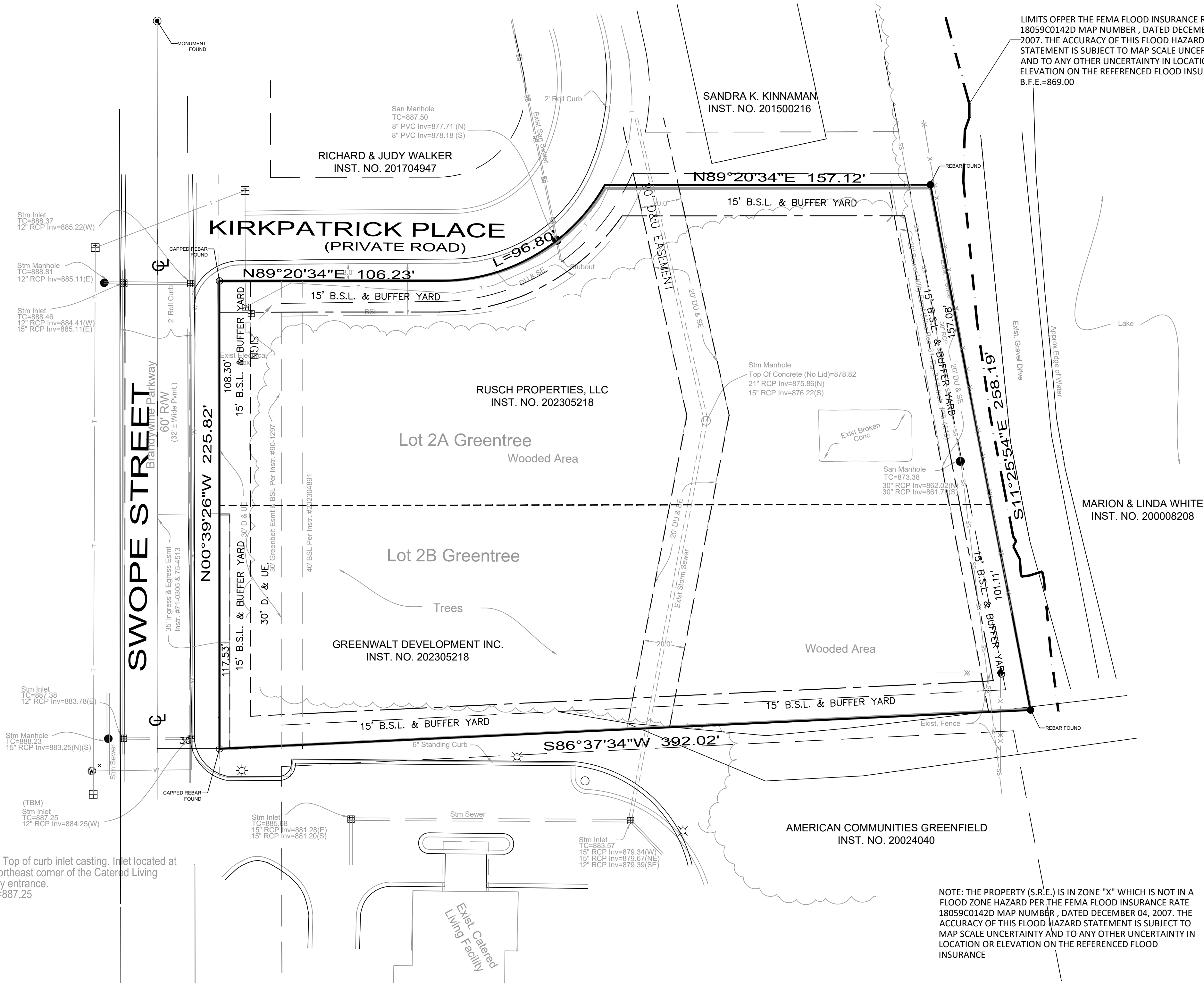
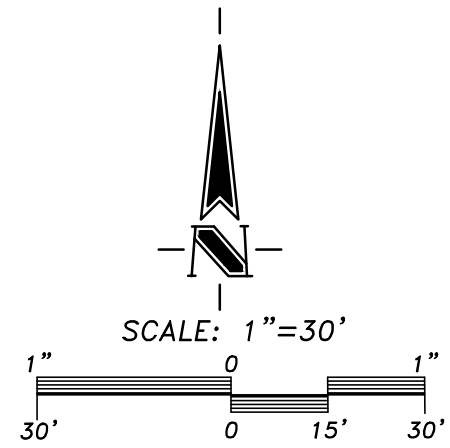
**(5) Responsible development and growth.**

**Findings:** The development should follow the recommendations of the comprehensive plan. The elements of responsible development and growth would best be served by rezoning the property to “RU” per the comprehensive plan. Generally, it is considered appropriate and responsible growth for infill lots to be developed with respect paid to the surrounding properties, which is a required component of any development plan review process. Most of the infrastructure needed to develop at this location already exists surrounding the site, minimizing the need for new investments by the community.

• • •

**Staff Recommendation:** Send a **Favorable Recommendation** of “RU” Residential Urban Density Zoning District for this property to the Common Council, based on the findings in the staff report and any conditions deemed necessary by this Plan Commission body.





Parcel Numbers: 30-07-33-206-020.001-009 & 30-07-33-206-020.000-009

#### SURVEYOR'S REPORT:

Survey ordered by: Mr. Harold Mize  
Owners of Record: Lot 2A: Rusch Properties LLC 340 Parkway Dr New Castle, IN 47362  
Lot 2B: Greenwalt Development Inc 749 N State St Greenfield, IN 46140

Type of Survey: Boundary Retracement Survey  
Purpose of Survey: Define the lines and corners of the Subject Real Estate ("SRE").

#### BASIS OF BEARINGS:

The lines and corners of the "SRE" were established by GPS-RTK observation on the monuments located for this survey on July 22, 2025.

#### UNCERTAINTY IN LOCATION OF LINES AND CORNERS:

- 1) Calculated perimeter corners have an uncertainty that is less than 0.10 feet more or less.
- 2) Survey corner monumentation found on site or on adjacent properties and shown on this survey map has an uncertainty that is less than 0.10 feet, unless otherwise noted.
- 3) Occupation or possession lines: Occupation lines were found on or near the Subject Real Estate. Distances relative to the calculated and accepted survey lines are as shown.
- 4) Clarity or ambiguity of record descriptions used: None.
- 5) The Relative Positional Accuracy (Standard used by the surveyor herein) of the corners of the subject tract established this survey is within the specifications for a Suburban Survey (0.13 feet plus 100 parts per million)

#### COMBINED DESCRIPTION LOT 2A and 2B:

A part of the Northwest half of Section 33, Township 16 North, Range 07 East, Center Township, Hancock County, Indiana, and being more particularly described as follows:

Lots 2A and 2B shown and described in the Replat of Lot 2 Greentree Lots 2A and 2B Recorded as Instrument Number 202304891 in the Hancock County Recorder's office.

#### THEORY OF LOCATION:

The Replat of Lot 2 Greentree Lots 2A and 2B Recorded as Instrument Number 202304891 in the Hancock County Recorder's office was used to determine the location of the perimeter corners of the above referenced lots. The lines and lot corners were calculated and determined the boundary closed. The existing monuments found at the platted corners were found to be within 0.10 feet.

#### NOTES:

- 1) Dimensions on this plat are expressed in feet and decimal parts thereof, and are the measured values.
- 2) Survey monuments set for the survey are 5/8 inch diameter 24 inch long rebar set at grade with "M J Gibson" identification caps, unless otherwise noted on plat.
- 3) A commitment for title insurance was not provided for use on this survey. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- 4) Fence lines, as shown, are for informational purposes only. This survey does not warrant the right of possession or ownership of that part of the within described real estate lying between said fence lines and deed lines.
- 5) Unless specifically shown hereon, this survey does not purport to indicate the presence or absence of storage tanks, asbestos, contaminants, or other hazardous or environmentally injurious materials; and the surveyor expressly disclaims any responsibility or liability for the same.
- 6) A search for easements of record is not to be implied by this survey. Matters of zoning compliances is not expressed or guaranteed by this survey.

#### CONCLUSION OF UNCERTAINTIES:

The uncertainty per this survey relative to (1) availability and condition of reference monuments is 0.10 feet, more or less, as relative to (2) occupation or possession lines is unknown more or less, and as relative to (3) clarity or ambiguity of recorded description is negligible.

#### LAND SURVEYOR CERTIFICATE

I, Kenneth Gregory Garrison, hereby certify that I am a Land Surveyor, licensed in compliance with the laws of the State of Indiana; and that to the best of my knowledge and belief, the plat within represents a survey made under my supervision in accordance with Title 865, Article 1, Rule 12 of the Indiana Administrative Code. The field work for said survey was completed on July 22, 2025.

*Kenneth Gregory Garrison*  
KENNETH GREGORY GARRISON, REGISTERED  
LAND SURVEYOR, RL29300014



CERTIFIED: 7-22-2025

LEGEND:	
	- REBAR FOUND
	- MANHOLE
	- WATER/IRRIGATION VALVE
	- AREA LIGHT W/ POLE
	- CURB INLET
	- FIRE HYDRANT
	- FLAG POLE
	- GATE ACCESS PANEL
	- GAS VALVE
	- WATER METER
	- PAVEMENT INLET
	- BEEHIVE INLET
	- SEWER CLEANOUT
	- TELEPHONE RISER
	- AC UNIT
	- GAS METER
	- ELECTRIC BOX
	- ROOF DOWN SPOUT
	- FIRE PROTECTION VALVE
	- WATER SPICKET
	- EXISTING TREE



VICINITY MAP

LEGEND	
	SURVEY MARKER SET (5/8" IRON REBAR) WITH M J GIBSON CAP (SEE EXAMPLE TO RIGHT)
	BUILDING
	ASPHALT
	CONCRETE
	STONE
	SURVEY MARKER FOUND AS NOTED ON PLAT
	SECTION CORNER
(M)	MEASURED
(C)	CALCULATED
(D)	DEED
(P)	PLAT
(R)	RECORD
SRE	SUBJECT REAL ESTATE

REVISION NO:				
DATE:				
1900 N Median Road Site GREENFIELD, IN 46140 OFFICE: 317-462-4055				
Prepared For:	NOOK APARTMENTS, LLC 2014 MARTINDALE DR GREENFIELD, IN. 46140			
Project Name:	THE NOOK APARTMENTS			
Sheet Title	EXISTING CONDITIONS/RETRACEMENT SURVEY			
DATE:	7-21-2025	DRAWN BY:	BRE	CHECKED BY:
			KG	AS SHOWN
SCALE:				25-261
PROJECT NO:				
SHEET NO:	C100			