

CU25-02 625 Green Meadows Dr., Greenfield-Central School Corporation, Applicant, - requests a Conditional Use approval to establish a daycare, zoned CN Commercial North, 1.72 acres +/-

EXHIBITS:

Site plan file dated April 11, 2025

Building plan file dated April 11, 2025



Aerial Map of Proposed Project Location

Surrounding Uses

North: "CN" Commercial North, Professional Offices

South: "RM" Residential Moderate, Residential Dwellings

East: "CN" Commercial North, Multi-Family Assisted Living

West: "CN" Commercial North, Professional Offices

Site History

This site was developed in 1993 with a 5,327 square foot structure that resembles a two-family dwelling. The structure was originally used as private nursing care with an apartment attached for care givers. Through the years it has been used for various types of nursing care or assisted living. In recent years it was utilized as a non-conforming two-family dwelling.

Current Proposal

The petitioner is seeking conditional use approval to establish a daycare facility for Greenfield-Central School Corporation employees. This facility will be for infants up to three years of age. There will be a maximum of 26 children in their care, which requires staff of six to ten employees. On the largest shift there will be ten employees on site. The hours of operation will be from 6:00 a.m. to 6:00 p.m.

The petitioner is proposing to improve the property with paved parking for staff and students, a turn-around for emergency vehicles, a six-foot opaque fence for the outdoor play space, and landscaping. The structure will be remodeled to accommodate the needs of the daycare for the proposed age group. This includes appropriate classrooms with doors that exit outdoors, a kitchen with dining area, restrooms and staff support rooms.

Technical Review Committee

This project did not go before the Technical Review Committee as all utilities are on site; however the Fire Department has reviewed the plans, which have been revised according to their needs to service this property in an emergency.

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: There is adequate traffic flow and access for traffic and emergency response vehicles on the public right-of-way. The site will be improved with a one way in and out on the front of the property with angled parking for student drop off. The east side of the property it will be improved with a paved drive that leads to staff parking and a turn-around for emergency vehicles.

The petitioner has not proposed a sidewalk along Green Meadows Dr. Staff finds that adding a sidewalk along this stretch of Green Meadows Dr. is not necessary as most of the site that abuts the right-of-way will paved to provide vehicular ingress and egress to the site.

- (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 petitioner proposes to improve the site with five parking spaces on the front of the property for student drop off; one of these is a handicapped space. The parking section of the UDO requires one space per every six students, while the conditional use section requires a minimum of four spaces. The five proposed spaces meet the more restrictive portion of the code.

There will be ten parking spaces located along the east and at the rear of the fenced play yard. The number of parking spaces proposed will accommodate the number of employees on the largest shift.

Regarding noise, glare or odor there is an existing mature tree line on the property to the east and approximately 200 feet to the abutting residential property along the south border. Staff finds that there is adequate existing buffering of the parking areas that abut residential uses.

(c) Refuse and service areas.

Findings: The opaque trash enclosure proposed at the rear of the fenced play yard is adequate to meet the requirements of buffering per the UDO.

(d) Special screening and buffering with reference to type, dimensions, and character.

Findings: The site will be improved with a six-foot-tall opaque fence around the outdoor play yard. The landscape plan proposes new landscaping in the front yard. There is an existing mature tree line on the property to the east creating a buffer abutting the assisted living use. The residential uses to the south are approximately two hundred feet from the play yard on the rear of the property and buffered by the partial tree line and opaque fence. Staff finds that a more detailed landscape plan for the front yard needs to be submitted prior to permitting, and that the existing tree line, fence and distance between uses provides sufficient buffering to the abutting residential uses.

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

Findings: A sign plan was not included in the application but will need to meet the requirements of the UDO for size and location as to be compatible with surrounding uses.

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

Findings: The structures exist and there is .89 acres of open space behind the primary structure. Staff finds setback distances and open space is sufficient.

(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: This proposal will not negatively impact the compatibility of the property with surrounding parcels. Daycare is an area of need within our community. The proposed daycare use provides a needed service for our school corporation employees and reduces the capacity at other daycare facilities within the community. Staff finds that the reuse of this building as a daycare is compatible with both the surrounding professional office and residential uses.

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 request for conditional use of a daycare with the following conditions:

1. All necessary Construction Design Releases and Improvement Location Permits be obtained.
2. Signs shall meet the requirements of the UDO and sign permits obtained.
3. The landscaping plan shall be reviewed and approved by staff prior to the issuance of permits.

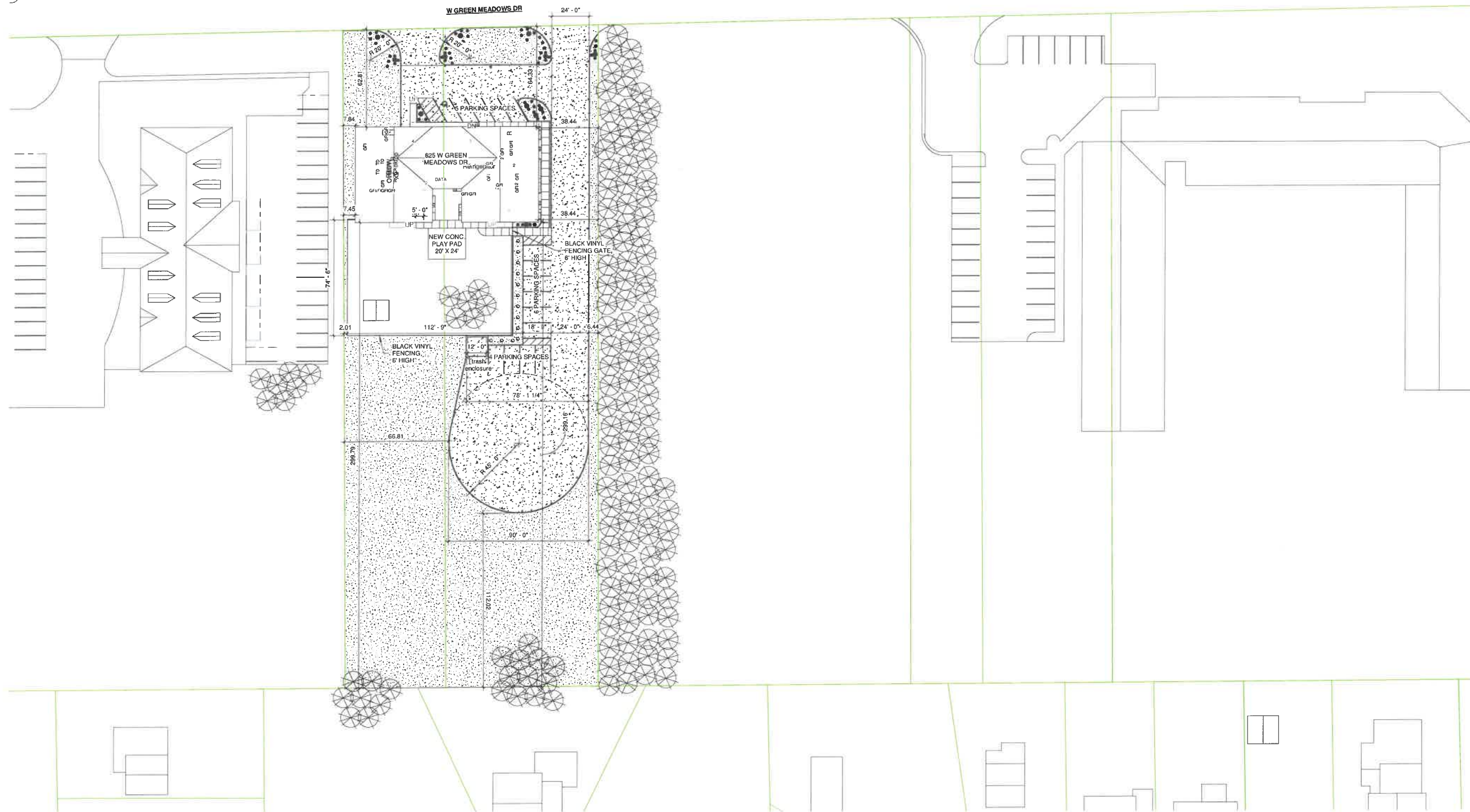
AREA CALCULATIONS	
EXISTING PAVING:	6,895 SF
ADDED PAVING:	12,066 SF
TOTAL PAVING:	18,961 SF



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PREPARED FOR
BRIAN SKILES

625 W GREEN MEADOWS DR
 GREENFIELD, IN 46140

PROJECT
GCSC Daycare

625 W GREEN MEADOWS DR
 GREENFIELD, IN 46140

CERTIFICATION



NO.	DATE	DESCRIPTION
--	04/14/2025	STATE SUBMITTAL SET
1.	05/07/2025	STATE COMMENTS #1

DRAWN BY: KMCK
 REVIEWED BY: JL

PROJECT NUMBER 25012

SHEET TITLE
PRELIMINARY SITE PLAN

SHEET NUMBER
AS101

CONSTRUCTION LEGEND	GENERAL CONSTRUCTION NOTES	# DEMOLITION KEYNOTES	# CONSTRUCTION KEYNOTES
<p> DENOTES AREA NOT IN CONTRACT EXISTING WALL OBJECT TO BE DEMOLISHED NEW WALL PARTITION. REFER TO GENERAL SHEETS FOR ADDITIONAL INFORMATION. </p>	<ol style="list-style-type: none"> REFER TO SHEET G003 FOR DOOR TYPES AND WALL DETAILS DOORS NOT INDICATED BY A DOOR NUMBER DESIGNATION ARE EXISTING PREPARE ALL EXISTING WALLS AND FLOORS TO RECEIVE NEW FINISHES. PATCH AND REPAIR AS REQUIRED. PROVIDE BLOCKING IN WALLS TO ACCOMMODATE ALL CASEWORK AND WALL MOUNTED EQUIPMENT. 	<ol style="list-style-type: none"> REMOVE EXISTING PARTITIONS, DOORS, AND FRAMES AS INDICATED BY DASHED LINE, TYP. REMOVE EXISTING WINDOWS, PREP FOR NEW WINDOW AND INSET WHERE NEEDED. PRESERVE INSET IN WALL ABOVE EXISTING ISLAND IN VAULTED AREA DURING DEMOLITION. STRUCTURE TO REMAIN. 	<ol style="list-style-type: none"> INSTALL NEW PARTITIONS, DOORS, AND FRAMES AS INDICATED BY ARCHITECT PLAN. ROUTE EXISTING PLUMBING TO SERVICE NEW PLUMBING FIXTURES. INSTALL IN LOCATIONS INDICATED BY ARCHITECT PLAN. RESTROOMS TO BE FITTED WITH PROPER FIXTURES AND MADE ACCESSIBLE. INSTALL CASEWORK IN INDICATED LOCATIONS. COORDINATE FINAL CASEWORK SELECTION WITH SUPPLIER AND ARCHITECT. ELECTRICAL RECEPTACLES TO BE INSTALLED AT NEW LOCATIONS TO SERVICE NEW EQUIPMENT, SIZED ACCORDINGLY.



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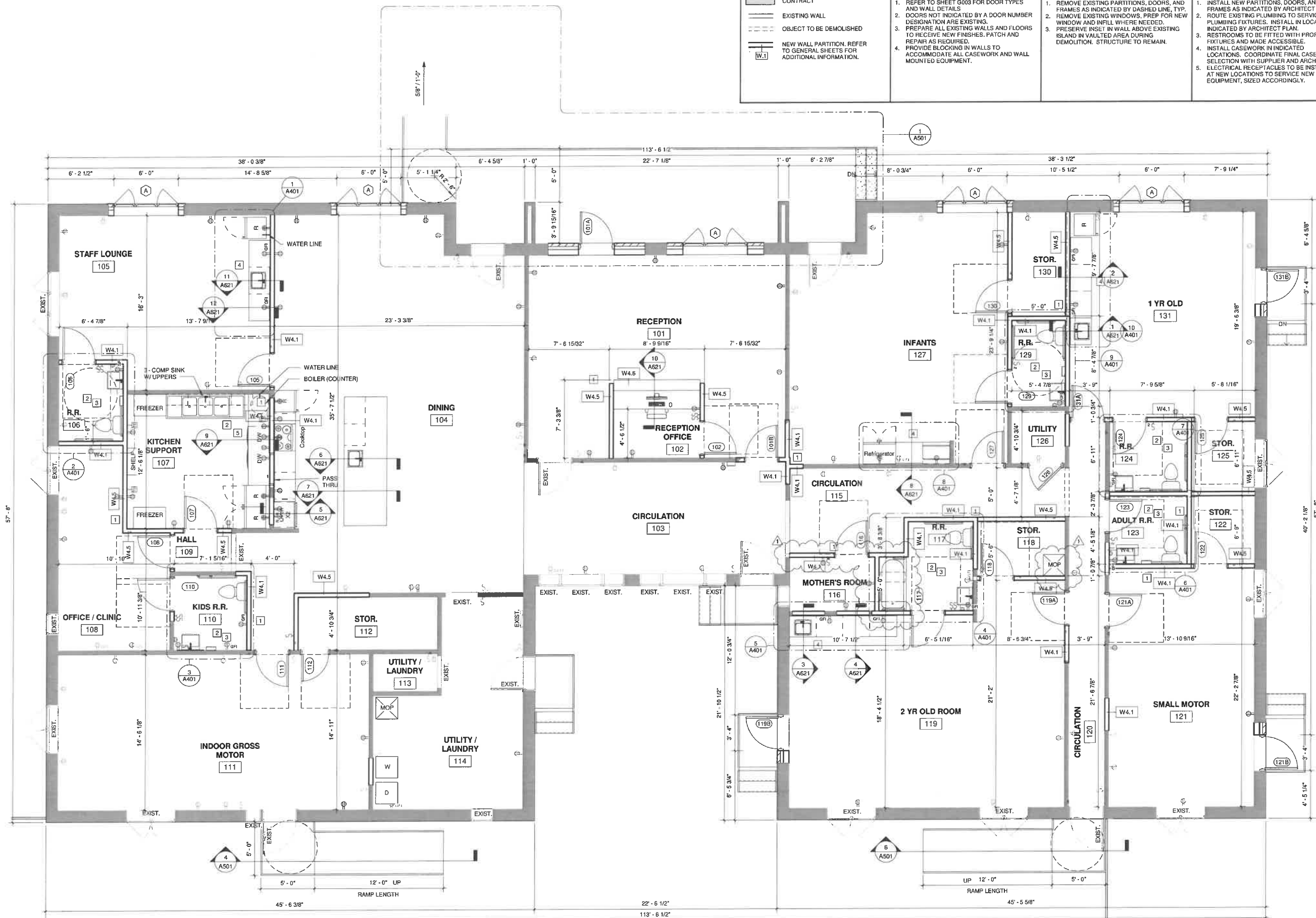
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SHEET TITLE

CONSTRUCTION PLAN

SHEET NUMBER

A101



1 CONSTRUCTION PLAN
 1/4" = 1'-0"