

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: January 3, 2022

CASE NO.: RZ-21-139

PETITIONER: Isaaq Awale

REQUESTED ACTIONS: Petition requesting a zone map amendment of 5 acres of land from [GC: General Commercial](#) and [I2: Office/Warehouse Distribution](#) to [R-1: Low Density Residential](#)

LOCATION: East side of Klondike Road, north of "Block "A", Airtech Business Park, Section 7

PARCEL SIZE: 5.0 acres +/-

APPLICABLE REGULATIONS: Plainfield Zoning Ordinance
Plainfield Subdivision Control Ordinance
Plainfield Comprehensive Plan



EXISTING ZONING AND LAND USE		COMPREHENSIVE PLAN	
Site:	GC General Commercial I2 Office/Warehouse Distribution	Site:	LI: Light Industrial/Warehousing POS: Park/Open Space
North:	GC General Commercial I2 Office/Warehouse Distribution	North:	LI: Light Industrial/Warehousing
South:	I2 Office/Warehouse Distribution	South:	POS: Park/Open Space
East:	I2 Office/Warehouse Distribution	East:	LI: Light Industrial/Warehousing
West:	I2 Office/Warehouse Distribution	West:	LI: Light Industrial/Warehousing

PROJECT DESCRIPTION

The applicant is seeking to rezone 5.0 acres +/- from [GC: General Commercial](#) and [I2: Office/Warehouse Distribution](#) to [R-1: Low Density Residential](#) for the stated purpose of building a home. This home would be in a walkable vicinity of his business, a passenger transportation company.

There are currently legal non-conforming residential uses on the General Commercial use to the north that the applicant rents to his employees. Prior to his ownership, these dwelling units were occupied as a sort of family "compound", so this legal non-conforming use has been considered continued per the Town of Plainfield Zoning Ordinance.

The applicant has stated that the goal is to preserve as many trees as possible to ensure privacy and that he did not foresee additional houses on this parcel.

Considerations of Zone Map Amendment

(from Indiana Code 36-7-4-603)

The plan commission and the legislative body shall pay reasonable regard to:

1. The comprehensive plan;
2. Current conditions and the character of current structures and uses in each district;
3. The most desirable use for which the land in each district is adapted;
4. The conservation of property values throughout the jurisdiction; and,
5. Responsible development and growth.

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PLANNING OVERVIEW

The site is generally located on the east side of Klondike Road, north of a retention pond/open space area for Airtech Park. The applicant owns the parcel(s) to the north and east, operating them as a part of his passenger transportation business.

While no site plan has been provided, it is anticipated that a connection to Klondike will be made for the residential development and this connection will be extended to the business operation. This connection was a part of the 2019 approval of a new building on the site.

The full site is currently reached via a right-in/right-out access approximately 400 feet south of the Ronald Reagan Parkway/Wamsley Way intersection. Over time, accessibility through that intersection may change, which is why the Staff has consistently encouraged and the Plan Commission required a connection to Klondike Road.

APPLICABLE PLANNING POLICIES:

- PUBLIC UTILITIES:** The parcel proposed for rezoning does not have water or sewer available along the Klondike Road frontage of the lot. Other land holdings of Mr. Awale abutting the parcel proposed for rezoning could be utilized by combining parcels through the subdivision process to create adequate access to existing water and sewer along Ronald Reagan Parkway. While the water is along the west side of RRP the sewer is on the east side which will necessitate a bore under the highway.
- FLOODPLAIN:** The 2019 project cites the property as being located in a Special Flood Hazard Zone "X" per the FIRM map. It does not appear to have been further delineated from that statement.
- TRANSPORTATION:** As reiterated below, the previous approval of DP-19-152 required the construction of a new, private driveway that would provide access to Klondike Road. The Petitioner has not met this obligation, though Staff would assert to the Petitioner that any construction approvals would require this previous condition to be satisfactorily incorporated.

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. A water line exists on the west side of Reagan Parkway and a sanitary sewer line on the east side of Reagan Parkway and south side of Airtech Parkway. The proposed commercial building and the new residence will require water and sanitary hookups per the uses and zone classification respectively.
2. The approval of a building on the commercial portion of the property owned by the applicant did have four conditions approved by the Plan Commission (*see right*). Condition 1 was modified by the Development Plan Amendment in December 2020, Condition 2 has not been fulfilled, Condition 3 *could* be fulfilled by this development, and Condition 4 does not appear to have been fulfilled.

And that such approval shall be subject to the following condition(s):

1. Substantial compliance with the plans dated September 19, 2019.
2. Prior to issuance of building permits the applicant will submit a copy of the properly signed and recorded Secondary Plat for the site.
3. An added drive to provide ingress/egress to Klondike Road will be constructed by the applicant within two years of the approval of this plan.
4. The applicant will provide a tree save plan and record a written commitment providing for the replacement of any trees damaged or removed within the tree save areas, except for those areas which may be necessary to construct the secondary access described in condition number three (3) above.

MOTION:

I move that the Plan Commission certify the zone map amendment request RZ-21-139, a petition requesting a zone map amendment of 5 acres of land from [GC: General Commercial](#) and [I2: Office/Warehouse Distribution](#) to [R-1: Low Density Residential](#) with a **favorable recommendation** /

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unfavorable recommendation / no recommendation with the following conditions:

1. Completion of the unresolved conditions from the 2019 Development Plan;
2. Connection to municipal utilities;
3. Other conditions as deemed appropriate by the Plan Commission.