

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: January 5, 2023

CASE NO.: [RZ-22-091](#)

PETITIONER: Jeremy Eglen for Sandeep Lakhan

REQUESTED ACTIONS: [RZ-22-091](#): Petition requesting Zone Map Amendment of 5.6 acres (+/-) from AG: Agriculture to R-2: Low Density Residential.

LOCATION: 2699 South State Road 267

PARCEL SIZE: 5.6 acres +/-

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



EXISTING ZONING AND LAND USE		COMPREHENSIVE PLAN	
Site:	AG Agriculture	Site:	SFD Single Family Detached
North:	R2 Low Density Residential	North:	SFD Single Family Detached
South:	AGR Agriculture Residential (Hendricks County)	South:	SFD Single Family Detached
East:	R2 Low Density Residential	East:	SFD Single Family Detached
West:	AGR Agriculture Residential (Hendricks County)	West:	Not in Plainfield Comprehensive Plan

PROJECT DESCRIPTION

The applicant is seeking a Zone Map Amendment of 5.6 acres (+/-) from AG: Agriculture to R-2: Low Density Residential.

PLANNING OVERVIEW

The site is located on the eastern side of Avon Avenue, north of Township Line Road/E 300 S and immediately south and west of the Whitmore Place subdivision.

The site was recently annexed to the Town of Plainfield at the request of the applicant. Now that the annexation has been completed, the applicant is seeking a Zone Map Amendment to the R-2 Low Density Residential zone classification. This zone classification would match the Whitmore Place subdivision.

In preparing and considering proposals regarding zoning map changes, state statute specifies that 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;

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

4. The conservation of property values throughout the jurisdiction; and
5. Responsible development and growth.

In the coming months, a Primary Plat will be brought to the Plan Commission to re-subdivide the property to meet the applicant's needs in compliance with the Plainfield Subdivision Control Ordinance. Typically, staff would prefer both petitions to move forward simultaneously, but the plat was not ready to advance, and the applicant has been made aware of potential infrastructure improvements.

INFRASTRUCTURE

Public Utilities: Additional comments, if necessary, may be forthcoming from the Executive Director of Development Services.

Floodplain: No known flood plain issues. The site is not located within a Special Flood Hazard Area.

Transportation: Additional comments may be forthcoming from the Transportation Director.

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. Additional Comments.

MOTION 1: Zone Map Amendment

I move that the Plan Commission certify [RZ-22-091](#), Lakhan Rezone, a **favorable recommendation** / **unfavorable recommendation** / **no recommendation** subject to the following conditions:

1. (At Commission discretion)