

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



<u>EXISTING ZONING AND LAND USE</u>			<u>COMPREHENSIVE PLAN</u>		
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.

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, if necessary, may be forthcoming from the Transportation Director.

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. A prior version of this staff report mentioned the requirement for a primary plat. At the time of the distribution of that version, it was anticipated that a lot split would occur. Since that time, it has become clear that a lot split was not necessary, eliminating the need for the primary plat.

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)