



## MEMORANDUM

**TO:** Plan Commission  
**CC:**  
**FROM:** Eric Berg, AICP, Senior Planner  
**DATE:** August 1, 2023  
**RE:** TF: Technology Flex District

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We had anticipated bringing the *TF: Technology Flex District* to the Commission this month for review and, potentially, a motion. However, after discussion with Town Attorney Mel Daniel and looking at similar districts across the nation, it became clear that there were different ways to accomplish the same goals in an even more efficient manner.

As you likely remember, the *TF: Technology Flex District* is intended to:

- Meet the demand for biotech and other technology needs.
- Meet varying needs and requirements for a wide variety of technology needs.
- Combine potentially complimentary uses such as research, transportation, light manufacturing, commercial, residential into a well-designed, cohesive, mixed-use development, rather than a single use site.

While this can be currently accomplished through either a Planned Unit Development or a collection of Zone Map Amendments (rezones), Staff has believed that, if a type of development is desirable for the community, the best method is to make that type of development as easy to accomplish by right as feasible. We appreciate the support and guidance that the Council and Commission have provided in that belief.

These proposed revisions to the *TF: Technology Flex District* are leading us to modify the *RF: Residential Flex District* to use some of the same strategies, methodologies, and procedures. Staff believes that this will similarly increase the utility and usability of that district as well. We anticipate that these collective changes could come forward at the September Plan Commission meeting, should review by the ordinance committee and the Town Attorney prove favorable.

We have a draft copy of the new *TF: Technology Flex Districts*, modifications to the *RF: Residential Flex District* and Articles 6.2: *Master Plan*, 14.1 *Land Use Matrix*, 14.2, *Development Standards Matrices*, as well as correction of a scrivener's error for your review. This will include both a "redline" version that details the changes as well as a "clean" version that shows how the document would read if approved. You can find this on the project page [linked here](#).

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TOWN OF PLAINFIELD