

# TOWN OF PLAINFIELD PLAN COMMISSION REPORT

**DATE:** January 4, 2024

**CASE NO.:** [RZ-23-092](#) (Had been incorrectly noticed as PP-23-093)

**PETITIONER:** Scott L. Holtgrave (represented by Ben Comer, Comer Law)

**REQUESTED ACTIONS:** Zone Map Amendment from REL: Religious to TC: Town Center

**LOCATION:** 210 Center Street (Northwest Corner of Krewson Avenue and Center Street)

**PARCEL SIZE:** 0.23 acres +/-

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



<u>EXISTING ZONING AND LAND USE</u>			<u>COMPREHENSIVE PLAN</u>		
<b>Site:</b>	REL	Religious	<b>Site:</b>	PSP	Public/Semi-Public
<b>North:</b>	R4	Medium Density Residential	<b>North:</b>	HDR	Historic District Residential
<b>South:</b>	R4	Medium Density Residential	<b>South:</b>	MU	Mixed Use
<b>East:</b>	R4	Medium Density Residential	<b>East:</b>	HDR	Historic District Residential
<b>West:</b>	R4	Medium Density Residential	<b>West:</b>	HDR	Historic District Residential

**PROJECT DESCRIPTION.** The applicant is seeking a Zone Map Amendment from REL: Religious to TC: Town Center. The stated purpose is to create a wedding/event center.

## STAFF COMMENTS

The [2016 Comprehensive Plan](#) (shown in the table above) denotes the site as “Public/Semi Public” (see *2016 Comprehensive Plan excerpt to the right*). It is bordered by Historic District Residential and Downtown Mixed Use. Reading through the excerpt seems to indicate that the authors of the plan were envisioning larger facilities, whether they were municipal facilities, public safety, schools, libraries, clinics, hospitals, and religious facilities...not a church on about ¼ of an acre.

**PUBLIC/SEMI-PUBLIC**  
Public/Semi Public land uses include public-access elements and consist of government, education, medical, and religious uses. Government uses include municipal facilities, police and fire protection, and other government-related uses on the local, state, or federal level. Educational uses include local schools and libraries. Medical uses include large hospitals, small medical offices, and private practices. Finally, religious uses include facilities where congregations gather for worship. These uses could be easily accessible by all modes of transportation and new facilities under this category could be well-analyzed to understand impacts to the transportation network.

According to county records, this church was constructed in 1920, a time when churches were truly “neighborhood” churches. These would serve the immediate community and many of the parishioners would walk to the services. In the suburban era, churches have become larger and more “regional”. Over time, many of these older neighborhood churches face maintenance issues with a shrinking base membership that could defray those costs. This raises a question about the rationality of this designation in the 2016 Comprehensive Plan and whether a closer look should have been taken at this and other smaller religious facilities within the Town.

Additionally, the 2016 Comprehensive Plan was written prior to the [2018 Conceptual Downtown Revitalization Plan](#). This area was cited by the 2016 Plan as deserving of its own subarea plan, ostensibly to delve deeper into specific challenges and opportunities in the historic and symbolic heart of Plainfield.

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One of the proposals from this 2018 Conceptual Downtown Revitalization Plan was to enhance Krewson Street (from Avon Avenue to Mill/West Street). Krewson and Lincoln were to be streets intended to convey both pedestrian and vehicular traffic east/west in a manner that avoided creating more congestion on East and West Main Street.



The 2018 Downtown Conceptual Plan shows this spot to be just north of the “Main Street District Redevelopment”, along the “Krewson Enhancement” area and within the “Neighborhood Revitalization” area.

Staff has pondered the potential uses for this site would be the proposed wedding/event center, a church, conversion to residential, or demolition and replacement with another structure. Other than the church, all would require a rezone. A church reuse seems unlikely, considering the difficulty in finding a religious user for Hope United Presbyterian Church (*on a site nearly 20 times larger.*) Converting to residential is certainly possible, although it may not generate the income necessary to maintain the property. Demolition and replacement was not proposed by the applicant, but is always a potential for any site. Considering that Main Street Plainfield awarded façade improvement grants to the building and it has been a part of the civic landscape for over 100 years, it would be a loss. Other uses, such as office-based uses or similar would require a rezone.

An argument can be made that the requested rezone (or any rezone) would be a “spot zone.” This undefined term is often used against any change on the zoning map. While that argument can be advanced, it can also be said that the property’s current zoning could similarly constitute a “spot zone.”

**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.

Staff has met with the applicant and provided comments to which they were encouraged to be able to answer before or at the public hearing. These are not an exhaustive list of potential comments:

- The proximity to adjacent residential uses could present some concerns based upon the proposed hours of operation.
- Center Street is a Minor Arterial , so parking, valet, and/or pickup/drop-off practices should not occur on that street.
- Change in occupancy status could bring some building/fire safety code issues that should be rectified.

**PLANNING** Additional comments, if required, may be raised in a separate memo.

**PUBLIC UTILITIES:** Additional comments, if required, may be raised in a separate memo.

**FLOODPLAIN** No known flood plain issues.

**TRANSPORTATION:** Additional comments, if required, may be raised in a separate memo.

## **MOTION 1: Zone Map Amendment**

I move that the Plan Commission certify [RZ-23-092](#), The Quaker, a **favorable recommendation / unfavorable recommendation / no recommendation** subject to the following condition(s):