

Project Narrative

June 14, 2024

Sycamore Services (Formerly Dunkin) Parcel Rezoning of Property from AG to R3

8313 E. County Road 300 S., Town of Plainfield, Indiana

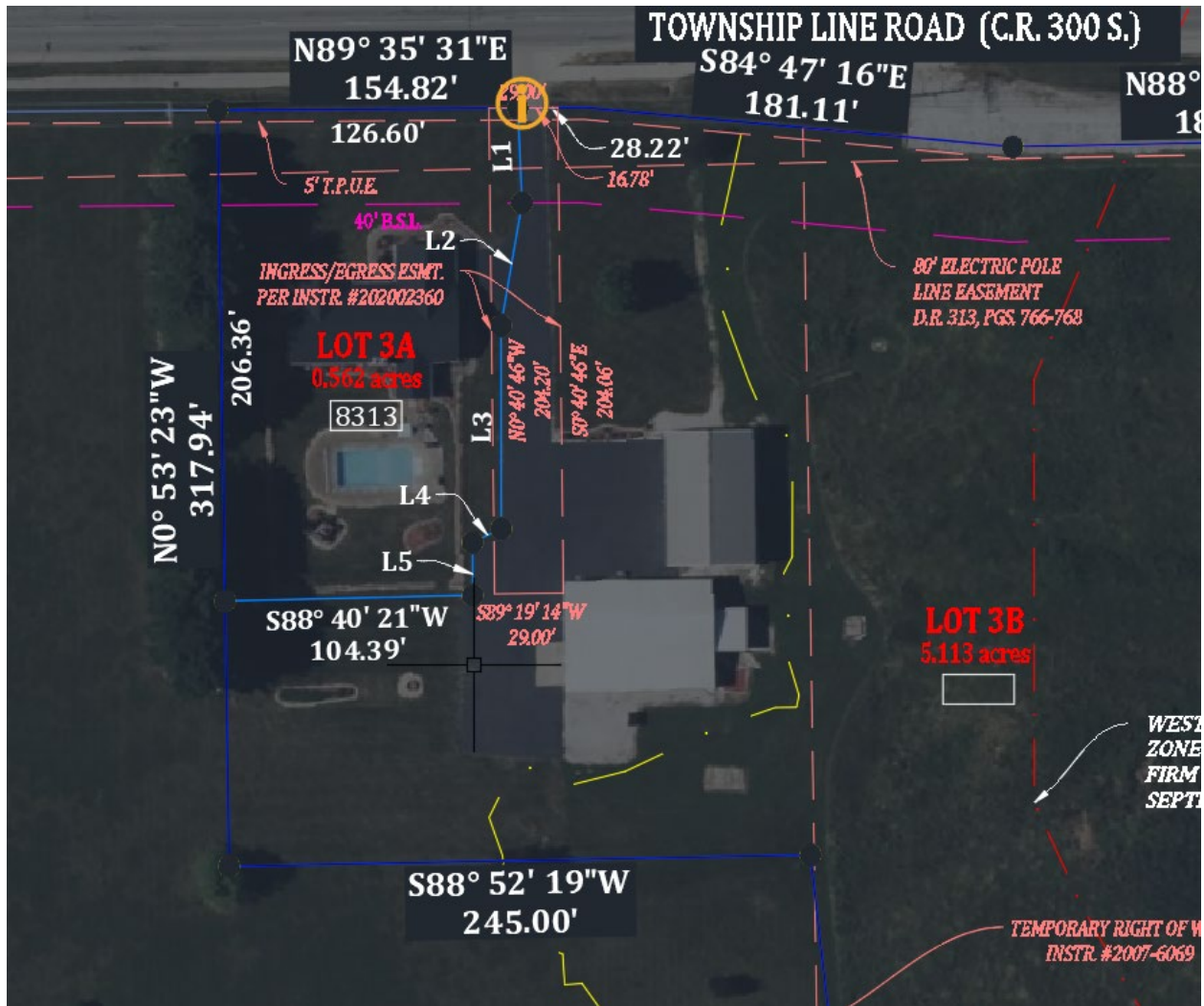
Applicant:
Jon Polson
Banning Engineering
853 Columbia Road, Suite 101
Plainfield, IN 46168

Overview

This project narrative outlines the proposal to rezone the property located at 8313 E. County Road 300 S. from its current Agricultural (AG) designation to Residential (R3) in the Town of Plainfield. The purpose of the rezoning is to allow the sale of the property while conforming with the Town of Plainfield Zoning Ordinance.

Property Description

The subject property is currently zoned as Agricultural (AG) and comprises approximately 0.51 acres. It features a single-family home, along with a pool, and is currently utilized primarily for residential purposes. The property is situated within a predominantly residential area, with neighboring properties zoned as Residential (R3 and R4). The property to be rezoned consists of approximately 0.562 acres being shown below as "Proposed Lot 3A".



Purpose of Request

Initially the desire was to reconfigure the 0.51 acre parcel with a replat. The goal was to include a strip of grass between the east line of the parcel and the driveway servicing the house. This would eliminate the need for the owner of the AG parcel to cross the driveway to do yard maintenance. During the replat process, the applicant was notified that the 0.51 acre parcel would be non-conforming upon sale and needed to be rezoned from AG to Residential.

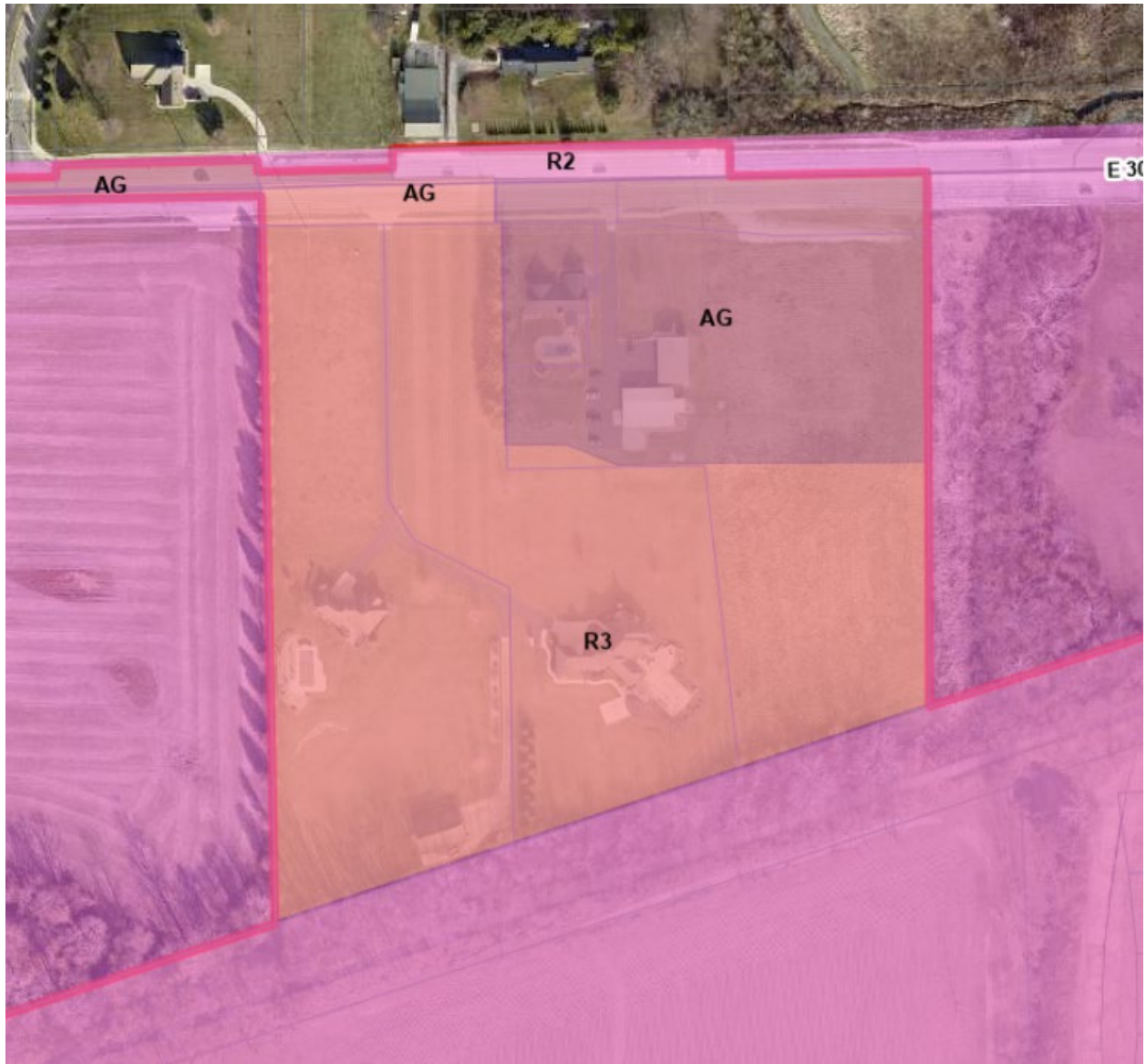
Therefore, the primary objective of this rezoning request is to align the zoning designation of the property with its current and intended use. Rezoning to Residential (R3) will:

- Facilitate the future sale of the existing single-family home by ensuring the property is zoned appropriately for residential use.
- Enhance the marketability of the property by providing potential buyers with the assurance that the property is zoned for residential purposes.
- Contribute to the orderly development of the Town of Plainfield by ensuring that zoning designations are consistent with the existing land use and surrounding properties.

Compatibility with Surrounding Uses

The proposed R3 zoning designation is consistent with the existing land use in the remainder of the Cimmaron subdivision. Surrounding properties are primarily zoned for residential use, including both single-family and multi-family residences. Rezoning the subject property to R3 will:

- Ensure compatibility with neighboring residential properties.
- Maintain the character of the community by supporting residential development.
- Promote a cohesive neighborhood environment by aligning the zoning with the predominant use in the area.



Infrastructure and Services

The subject property is well-served by existing infrastructure and municipal services, including:

- Access to public roads and transportation networks.
- Availability of utilities such as water, sewer, electricity, and natural gas.
- Proximity to community amenities, schools, parks, and commercial areas.

The rezoning to R3 will not require any significant changes or upgrades to the existing infrastructure and services. An existing easement gives access to Co Rd. 300 South from the residential parcel.

Conclusion

Rezoning the property located at 8313 E. County Road 300 S. from Agricultural (AG) to Residential (R3) is a logical and necessary step to align the zoning with the current and intended residential use. This rezoning will enhance the marketability of the property, ensure compatibility with the surrounding land uses, and support the orderly development of the Town of Plainfield.

We respectfully request the Town of Plainfield's approval of this rezoning application. Thank you for your consideration.

Sincerely,

Jon Polson

VP Survey