

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: March 4, 2024

CASE NO.: [RZ-24-006](#) 515 Avon Avenue
[PP-24-006](#) 515 Avon Avenue

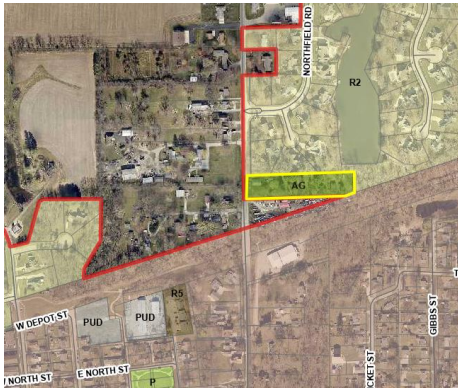
PETITIONER: Andrea Olson

REQUESTED ACTIONS: [RZ-24-006](#) Rezone of property from AG to R2
[PP-24-006](#) Replat of two metes-and-bounds parcels into two lots.

LOCATION: Avon Avenue, north of the Vandalia Trail, south of Northfield

PARCEL SIZE: 1.97 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 ⁽¹⁾	Site:	SFD	Single Family Detached
North:	R2	Low Density Residential	North:	SFD POS	Single Family Detached Parks/Open Space
South:	RB R4	Single Family Residential ⁽²⁾ Medium Density Residential	South:	SFD POS	Single Family Detached Parks/Open Space
East:	R2 R4	Low Density Residential Medium Density Residential	East:	POS	Parks/Open Space
West:	RB	Single Family Residential ⁽²⁾	West:	SFD	Single Family Detached

(1) Seeking rezone to R-2: Low Density Residential

(2) Hendricks County Zoning Ordinance

PROJECT DESCRIPTION

The applicant is seeking multiple petitions that may be run concurrently:

1. Zone Map Amendment of 1.97 acres +/- from AG: Agriculture to R-2: Low Density Residential.
2. Primary Plat for a two-lot residential subdivision.

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

STAFF COMMENTS

PLANNING

The site is a metes-and-bounds described collection of lots. The site requires subdivision through the platting process to create proper access and frontages on Avon Avenue.

The zoning classification was granted with the annexation of the property. The default zoning classification of AG: Agriculture was placed on the property. This led to the property being legal nonconforming. Therefore, to develop, a rezone was required.

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.

As an aside, one of the modifications to the zoning ordinance that Staff is pursuing is to allow a rezone to move forward with the annexation. There was a procedure that had been detailed within the ordinance, but it ran afoul of the state annexation statutory timeframes and mandated decisions that were otherwise discretionary for the Town Council. Staff is working with Mel Daniel and his team at Taft on an amendment that will meet both statutory and Council requirements.

PUBLIC UTILITIES: Comments may be added later.

FLOODPLAIN No known flood plain issues.

TRANSPORTATION: A 14' Access, Utility, & Drainage Easement is presented on the plat to ensure Lot 2 maintains sufficient access to the Avon Avenue public right-of-way.

The plat dedicates 40' of public right-of-way along Avon Ave., consistent with the existing right-of-way to the north.

SUBDIVISION CONTROL ORDINANCE REQUIREMENTS

The following items are listed as requirements for a Primary Plat by the Plainfield Subdivision Control Ordinance. The Ordinance provides for certain elements at the discretion of the Commission to be deferred to the Secondary Plat either in full or for more detail.

No.	Requirement	Deferred/Provided
1.	Scale, date and north arrow;	Provided
2.	Legal description of the real estate to be subdivided;	Provided
3.	Area map insert showing the general location of the proposed subdivision with reference to major streets and section lines as well as all school district lines and zoning districts properly designated;	Deferred
4.	Proposed name of the subdivision;	Provided
5.	Name, address, telephone number of the owner. If applicable, name address and telephone number of the agent representing the owner. Citation of last deed of record conveying title to each parcel involved in the proposed subdivision, including name of grantor, grantee, date and recording information;	Provided ⁽¹⁾

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

6.	Accurate boundary lines of the proposed subdivision showing distance, bearings, angles and references to section corners, township and range lines;	Provided
7.	Names, centerlines and right-of-way widths of all existing streets, alleys and easements affecting or providing service to the proposed subdivision;	Deferred
8.	Layout, number and dimension of all lots with proposed setback lines;	Provided
9.	The complete text of any existing covenants on the property (if applicable);	No Existing Covenants
10.	Location, delineation and elevation of all floodway and floodway fringe areas within the boundaries of the subdivision;	Not applicable
11.	Location of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable, if applicable;	Provided
12.	All improvements to the street system on-site and off-site, including measurement of curb radius and taper;	Provided
13.	Sidewalk plan (or alternate plan for pedestrian ways, when applicable);	Deferred
14.	The approximate location, dimensions and area of all parcels of land proposed to be reserved for park, conservation, wetland, common area, lake or other similar uses for the use of property owners within the proposed subdivision;	Provided
15.	Proposed covenants, commitments, conditions and restrictions for the subdivision;	Deferred
16.	A proposed address plan for the subdivision consistent with the address patterns established for the town and county; and	Deferred
17.	Any other information requested in writing by the Director, members of the Technical Advisory Committee or the Plan Commission deemed important to the development of the subdivision.	To Be Determined

The Director, in his or her sole discretion, may waive or relax any of the requirements listed above for a primary plat of a minor residential subdivision, as circumstances dictate.

⁽¹⁾ Phone number in application

MOTION 1: Zone Map Amendment

I move that the Plan Commission certify [RZ-24-006](#), 515 Avon Avenue, a **favorable recommendation / unfavorable recommendation / no recommendation** subject to the following conditions:

MOTION 2: Primary Plat

I move that the Plan Commission **approve / deny / continue** [PP-24-006](#) requesting Minor Plat approval for a 2-lot subdivision on a 1.97 acre +/- parcel requesting zone map amendment to R-2: Low Density Residential, finding that:

1. Adequate provisions **have / have not** been made for regulation of minimum lot width, minimum lot depth and minimum lot area;

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

2. Adequate provisions **have** / **have not** been made for the widths, grades, curves and coordination of subdivisions public ways with current and planned public ways; and
3. Adequate provisions **have** / **have not** been made for the extension of water, sewer, and other municipal services.

and that such approval shall be subject to the following conditions:

1. Compliance with the Town Standards, including but not limited to the following Chapters of the Plainfield Town Code;
 - Chapter 51: General Sewer Use and Wastewater Pretreatment
 - Chapter 52: Water Regulations;
 - Chapter 55: Drainage;
 - Chapter 56: Storm Water;
 - Chapter 93.15: Access to Public Streets and Thoroughfares;
 - Chapter 152: Flood Hazard Reduction; and,
 - Chapter 153: Subdivision Control Ordinance
2. Compliance with the standards and specifications of the Plainfield Subdivision Control Ordinance.
3. Substantial compliance with the primary plat submitted for approval.