

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: April 1, 2024

CASE NO.: [RZ-24-019](#)

PETITIONER: Huber & Son Construction LLC *(represented by Ben Comer, Comer Law)*

REQUESTED ACTIONS: Zone Map Amendment from AG: Agriculture to GC: General Commercial

LOCATION: 5688 East U.S. Highway 40

PARCEL SIZE: 1.18 acres +/-

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



EXISTING ZONING AND LAND USE		COMPREHENSIVE PLAN	
Site:	AG Agriculture ⁽¹⁾	Site:	MF Multi-Family
North:	PUD Saratoga PUD	North:	SFA Single-Family Attached
South:	PUD Legacy Farms PUD	South:	SFD Single Family Detached
East:	LI ⁽²⁾ Light Industrial ⁽²⁾	East:	LC Local Commercial
West:	AG Medium Density Residential	West:	MF Multi-Family

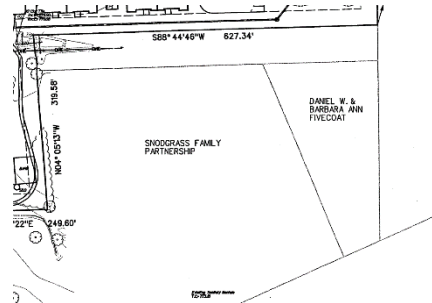
⁽¹⁾ Requesting Zone Map Amendment to GC: General Commercial.
⁽²⁾ Hendricks County Zoning

PROJECT DESCRIPTION. The applicant is seeking a Zone Map Amendment from AG: Agriculture to GC: General Commercial. The stated purpose is to create an office for a general contractor business. The business is currently located at 3717 Clarks Creek Road.

STAFF COMMENTS

The [2016 Comprehensive Plan](#) (shown in the table above) denotes the site as Multi-Family. Given that the property has 4 lot condominiums to the north, storage uses to the east, and the PUD to the south calls for commercial, the Comprehensive Plan seems, at best, dated.

The site is bordered on the north by a parcel of land that is zoned Saratoga PUD but appears to not be a part of that Planned Unit Development. The 2002 primary plat for the Saratoga Springs condominiums does not include this northern parcel (see right). This northern parcel and parcel to the west were owned by the Snodgrass Family Partnership until 2016 when they were purchased by Javier Moreno Arriaga.



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Given that this parcel located between the petitioned site and the Saratoga Springs condominiums is either not a part of the PUD, or is most likely a common area/buffer, the required buffer yard is not applied.

The applicant is proposing to modify the existing site by expanding the existing building and adding parking/maneuvering room. Traditionally, a rezone would be accompanied by a development plan, but since the structure is going to remain, albeit augmented, this can be an administrative approval per Article 5.5 of the Plainfield Zoning Ordinance.

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.

PLANNING

There will need to be some landscaping added to the front parking area. Article 4.7.E.3 would require a hedge row between the parking area and the required front yard (see highlighted area at right). This hedge row is required to be plants of a planted height of 24 – 30 inches, located three feet on center.



PUBLIC UTILITIES: Tim

FLOODPLAIN No known flood plain issues.

TRANSPORTATION: Scott

MOTION 1: Zone Map Amendment

I move that the Plan Commission certify [RZ-24-019](#), Huber Rezone, to the Town Council a **favorable recommendation** / **unfavorable recommendation** / **no recommendation** subject to the following condition(s):