

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: May 6, 2024

CASE NO.: [RZ-24-028](#)

PETITIONER: T&H Investment Properties

REQUESTED ACTIONS: Rezone approximately 8 acres from MUN: Municipal to RF: Residential Flex

LOCATION: West side of Airtech Parkway, south of Fire Station 123

PARCEL SIZE: 7.95 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:	MUN	Municipal ⁽¹⁾	Site:	PSP	Public-Semi Public
				LI	Light Industrial
North:	I-2	Office/Warehouse Distribution	North:	LI	Light Industrial
South:	I-2	Office/Warehouse Distribution	South:	LI	Light Industrial
East:	I-2	Office/Warehouse Distribution	East:	LI	Light Industrial
West:	R2	Low Density Residential	West:	LI	Light Industrial
	MUN	Municipal			

(1) Seeking Zone Map Amendment to RF: Residential Flex

PROJECT DESCRIPTION

- Requested Action:**
- The applicant is seeking a rezone of 7.95 acres +/- from MUN: Municipal to RF: Residential Flex for a mixed-use development.
- Future Action(s):**
- Development Plan petition for the daycare building (*Plan Commission*).
 - Development Plan petition for the multifamily residential buildings (*Plan Commission*).
 - Secondary Plat (*Administrative*)
 - Improvement Location Permit and other required permits (*Administrative*)

STAFF COMMENTS

PLANNING

The *RF: Residential Flex* zoning classification was intended to allow for the combination of residential uses with supporting non-residential uses without requiring the creation of a complex Planned Unit Development (*PUD*) ordinance. While Hobbs Station and Bo-Mar could have been done as a

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collection of zone map amendments, were the RF: Residential Flex zoning classification available, it would have been a much simpler process that would have used many of the existing town regulations.

The applicant has stated that the known uses within the rezone area are the existing Fire Station 123, a proposed daycare/early learning center, and proposed multifamily residential units. The applicant has provided a conceptual plan for how the new units would be situated on the land south of Fire Station 123. Staff would prefer a modification of the site to place the building labeled "Daycare" along Airtech Parkway versus perpendicular to continue the potential street wall face of buildings.

The multifamily units and daycare will both require development plan approval, as they do not have full information at this time. The daycare may come before the Commission prior to the multifamily units, as the multifamily units are seeking grant approval from the Indiana Housing and Community Development Authority (*IHCDA*)

The sites were a part of the 1998 Airtech Incremental Primary Plat, which means that a secondary plat may be sought administratively.

The location along the Plainfield Collector will provide residents access to employment opportunities (*both along the Collector and the IndyGo connection*) as well as retail and service uses. This may reduce the need for multiple personal vehicles.

While the site (*and areas to the west*) are shown in the Comprehensive Plan as LI: Light Industrial, the site does not possess the typical depth for most light industrial uses. For this reason, the property was conveyed to the Town by the developer for use as a fire station. Given the existing and potential residential development to the west and the planned roadway connection from Airtech Parkway to the Airport and potential connection from Airtech Parkway to Perry Road, there are multiple reasons why the LI: Light Industrial future use does not seem as appropriate as it may have in 2016.

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.

Comments may be added later.

PUBLIC UTILITIES:

No known flood plain issues.

FLOODPLAIN

TRANSPORTATION:

The Town published a study in January 2023 for potentially extending City Center Way and connecting that Private Street to Airtech Parkway. Once connected, City Center Way would become a public 2-lane street. The primary purpose of the study was to consider potential alignment options and accept a Consultant Recommendation if a future street connection gets constructed. The full study can be found on the Town's website at this [link](#).

Generally, the recommended alignment is shown here:

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Figure 1 – Alternative D Corridor

The impetus for the study was the increasing interest in seeing nearby undeveloped property develop into residential units that would benefit by being more directly connected to the Town's commercial/shopping area surround The Shops at Perry Crossing. The Town Council authorized the study to help bring attention of this planning effort to nearby residents.

The RZ-24-028 petition reflects a conceptual site plan that provides a slight roadway curvature through the site but is expected to align with Clover Drive as generally presented by the study. The intersection with Airtech Parkway shifts southward due to the curvature, but still leaves sufficient distance for proper deceleration of northbound vehicles seeking to use Airtech Parkway's Two-Way Left Turn Lane design. Other access drives to Airtech Parkway and the new proposed roadway offer sufficient distance to safely operate with the expected use from the re-zone request. The conceptually illustrated street parking and curvature will encourage drivers to reduce their speed consistent with the expected use, both as an initial connection to Airtech and as a future street connection to the west.

Taking into account the overall Consultant Recommendation reached as part of the referenced study, Staff supports the conceptual incorporation of the future street alignment through the proposed property petitioned for re-zoning.

MOTION 1: Zone Map Amendment

I move that the Plan Commission certify [RZ-24-028](#), with a **favorable recommendation** / **unfavorable recommendation** / **no recommendation** subject to the following conditions: