

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: July 1, 2024

CASE NO.: [RZ-24-057](#)

PETITIONER: Banning Engineering

REQUESTED ACTIONS: Rezone 0.562 acres from AG: Agriculture to R-3: Medium Density Residential

LOCATION: 8313 East County Road 300 S

PARCEL SIZE: 0.562 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	Site:	SFD	Single-Family Detached
North:	R-2	Low Density Residential	North:	SFD	Single-Family Detached
South:	R-3	Medium Density Residential	South:	SFD	Single-Family Detached
East:	AG	Agriculture	East:	SFD	Single-Family Detached
West:	R-3	Medium Density Residential	West:	SFD	Single-Family Detached

PETITION OVERVIEW

The area within the proposed zone map amendment is approximately 0.562 acres and includes a single-family residence. This property is a part of lot 3 of the Cimmaron subdivision. The remaining portion of lot 3, located to the east and southeast, includes agricultural land and buildings. Both parcels are owned by Sycamore Rehabilitation Services and were previously split via metes and bounds description. The zoning ordinance considers these parcels as one "lot" as they are both under single ownership. There is now a desire to convey the residential structure to a different owner, which requires that the parcel be properly subdivided through the platting process.

Since the property is zoned AG: Agriculture, the 0.562 acre parcel would not meet the 5-acre minimum lot size requirement for the district. The petitioner has requested that the residence be rezoned to R-3: Medium Density residential, which is the zoning of the property to the west. The remaining portion of lot 3 to the east / southeast would retain its existing zoning, which is split between AG: Agriculture and R-3: Medium Density Residential. This will allow the existing agricultural buildings and uses to continue.

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Streetview image (2019)



Boundaries of Lot 3 of the Cimmaron Subdivision (green) and the proposed rezone area (teal)

STAFF COMMENTS

Planning

In preparing and considering proposals regarding zoning map changes, the plan commission and the legislative body shall pay reasonable regard to:

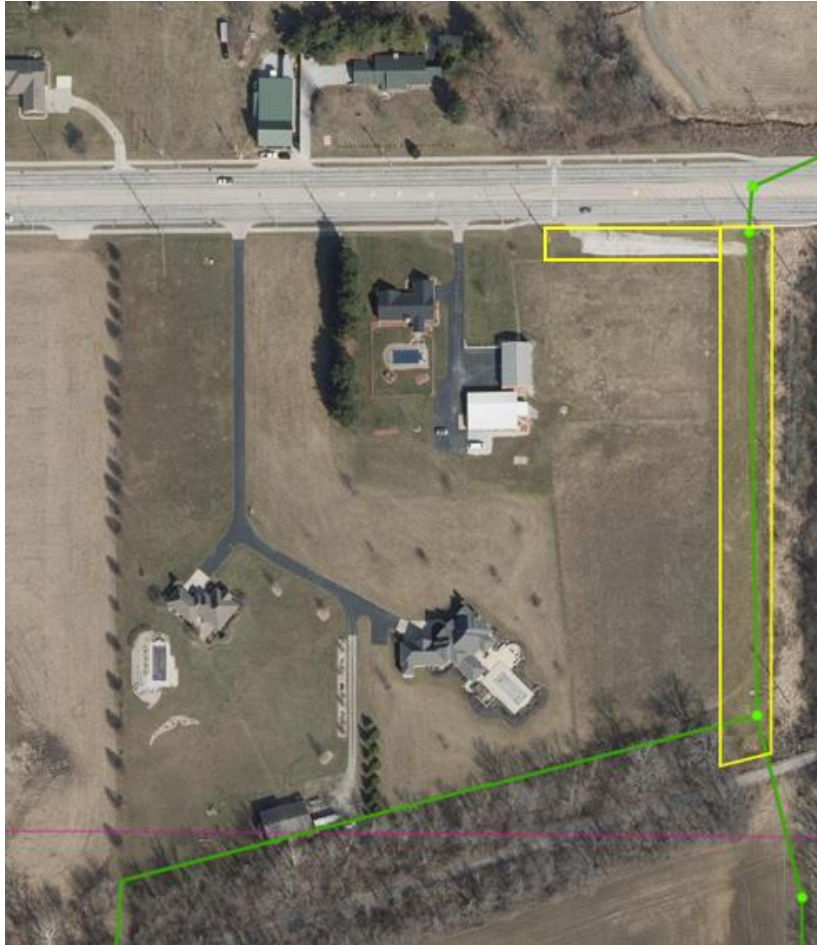
1. The comprehensive plan; **The comprehensive plan recommends single-family detached.**
2. Current conditions and the character of current structures and uses in each district; **The site is located along a major road which includes a mixture of low to medium density residential lots.**
3. The most desirable use for which the land in each district is adapted; **As noted above the comprehensive plan recommends single-family detached.**
4. The conservation of property values throughout the jurisdiction; and **The change in zoning is not expected to have an impact on property values.**
5. Responsible development and growth. **The change in zoning will not result in new development.**

Public Utilities

With the parcel split and expected ownership change, the splitting of utility services will be needed in order to service the new physical address. DPW has confirmed that a double meter was previously installed in anticipation of this. It is believed that the existing sanitary lateral will also accommodate this change, though additional investigation may be needed.

During Staff's preliminary review, no evidence was found of a sanitary sewer easement that was anticipated to get platted as part of a previously considered development plan. Staff recommends that the Secondary Plat be amended to include for a Sanitary Sewer Easement to address this finding. The area highlighted in yellow approximates the area of the sewer and the constructed access from the public right-of-way.

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Additional Reference:

[Easement Exhibit Sketch](#)

[Site Utility Photos](#)

Transportation

The proposed Secondary Plat references an existing Ingress/Egress easement as Recorded Instrument #202002360 to address the expectation that both parcels will continue to derive access to the public right-of-way through a shared Interior Access Drive.

Figure 5 from the Town's Sidewalk and Trail Masterplan indicates the intent to create a New Secondary path connection through this area, along the westside of Clark's Creek, to connect Township Line Road to the Vandalia Trail. Staff recommends that language be added to the proposed Secondary Plat that would allow for public pedestrian facilities to be constructed within the Sanitary Sewer Easement discussed.

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MOTION 1: Zone Map Amendment

I move that the Plan Commission certify [RZ-24-057](#) with a **favorable recommendation** / **unfavorable recommendation** / **no recommendation** subject to the following conditions:
