



MEMORANDUM

TO: Plan Commission
CC:
FROM: Kevin Whaley, AICP, Planning Director
DATE: August 5, 2024
RE: [TA-23-072](#) – Conditional Rezoning Text Amendment

Text Amendment [TA-23-072](#) proposes to add a new process for assigning a zoning classification during an annexation process. Other changes to this article are primarily related to formatting.

Existing Article 8.6 regarding *Zoning of Newly Annexed Land* (reformatted to Article 8F) would be amended to add a “Conditional Rezoning” process whereby a petitioner could request zoning during annexation. Currently all newly annexed property is assigned an AG: Agriculture classification and any desired zoning changes must be requested after the annexation is complete. The proposed amendment would allow the Plainfield Plan Commission to hold a public hearing regarding zoning for contiguous property outside of the Town’s corporate boundaries and make a recommendation to the Town Council. If the zoning classification is approved by the Council, it would be assigned to the newly annexed land upon completion of the annexation rather than defaulting to AG.

The Conditional Rezoning process is primarily intended to allow for various processes to run concurrently and would only be available when property is in the process of being annexed. A voluntary annexation typically requires 90–120 days to complete, followed by 60–90 days for zoning / development review. Prescribing a Conditional Rezoning process would allow for the consideration of development proposals during annexation if desired by a petitioner.

The Zoning Ordinance previously included language which sought to accomplish a similar objective but was intended for situations where a property would request annexation only if zoning other than AG was approved. The process required a combined hearing and vote by the Town Council on both items, resulting in the inability to separate a zoning decision from annexation. This language was deemed problematic and removed in a prior ordinance amendment.

MOTION

I move that the Plan Commission certify TA-24-072 with a(n) **favorable** / **unfavorable** / **no** recommendation to the Plainfield Town Council.

A Community of Values

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