



Indianapolis Airport Authority

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August 2, 2024

Mr. Eric Berg, Senior Planner
Town of Plainfield Planning Commission
206 W. Main Street
Plainfield, IN 46168

Re: Petitioner: RaceTrac, Inc.
Case Number: RZ-24-052

Dear Mr. Berg,

The Indianapolis Airport Authority (IAA) has reviewed the petition filed in Case Number RZ-24-052 by RaceTrac, Inc. to rezone approximately 5.83 acres from GC: General Commercial to I-4 Heavy Industrial apparently for the purpose of constructing and operating a car and truck fueling station/convenience store at that site. For the reasons cited below, the IAA objects to this rezoning.

The area considered in this rezoning is located within the Airport Instrument Approach to Runway 5L/23R at Indianapolis International Airport (IND). Federal Aviation Authority (FAA) regulations limit what may be placed on the site as well as the height of any structures. For example, if this rezoning was approved, the IAA would require an extensive review of the lighting that would be added for any project in this area to ensure that it does not impact aviation activity using this runway. In addition, the IAA would require an extensive review of any stormwater development ponds or landscaping to ensure that neither development would attract wildlife inconsistent with FAA guidance.

IND owns significant property in the general and immediate area and, as such, has played a major role in guiding development along the Ronald Reagan corridor. In 2005 and 2006, Hendricks County, Indiana, the Towns of Avon, Brownsburg, and Plainfield, Indiana, and the IAA entered an Interlocal Agreement “regarding the Inter-Governmental Agreement concerning the Ronald Reagan Corridor Master Plan”.

The purpose of the Interlocal Agreement was to acknowledge among the signatory governmental entities that the collaborative vision of the corridor was to recommend that the corridor area be a premier economic development corridor with high-quality development standards and that more stringent planning controls be recommended to ensure the preservation of the corridor’s accessibility and development quality.

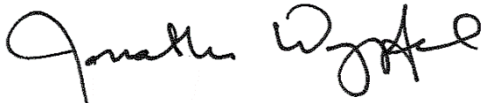
The Interlocal Agreement provides “that all parties will agree to utilize the Model Overlay Ordinance contained in the Master Plan as a base document they will then review and modify for local conditions and adopt as an amendment to their zoning ordinance, if applicable”. The Town of Plainfield approved the Interlocal Agreement by the adoption of Resolution No. 2006-15.

This proposed development is located at the southwestern corner of the intersection of Stafford Road and Ronald Regan Parkway which is within the Overlay District. The Model Overlay Ordinance lists “filling stations” as one of the excluded uses. It is the IAA’s belief that allowing the use of the subject real estate for a car and truck fueling station and granting Petitioner’s request would violate the intent, spirit, and purpose of the Interlocal Agreement as well as the Ronald Reagan Corridor Master Plan.

For the reasons cited above, the Indianapolis Airport Authority respectfully requests that the Petitioner’s petition be denied and that this letter be included in the official hearing record.

Sincerely,

INDIANAPOLIS AIRPORT AUTHORITY

A handwritten signature in black ink, appearing to read "Jonathan Weinzapfel". The signature is fluid and cursive, with the first name being the most prominent.

Jonathan Weinzapfel
General Counsel

Cc: Robin Brandgard, President
Plainfield Town Council