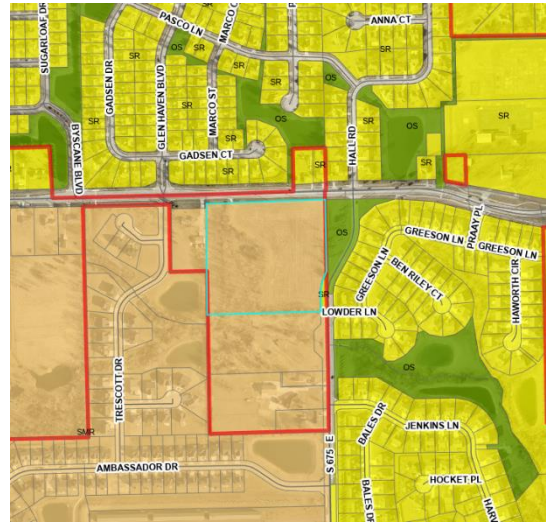


# TOWN OF PLAINFIELD PLAN COMMISSION REPORT

**DATE:** 09-04-2025  
**CASE NO.:** [RZ-25-065](#)  
**PETITIONER:** Angela Barszczowski  
**REQUESTED ACTIONS:** Zone Map Amendment from AG: Agriculture to R-1: Low Density Residential  
**LOCATION:** Southwest corner of E CR 600 S (Hadley Road) and S CR 675 E  
**PARCEL SIZE:** 9.1 +/- acres



<b>EXISTING ZONING AND LAND USE</b>		<b>2025 THRIVE! COMPREHENSIVE PLAN</b>	
<b>Site:</b>	RB Single-Family Residential <sup>(1)</sup>	<b>Site:</b>	SMR Suburban Mixed Residential
<b>North:</b>	PUD Glen Haven PUD	<b>North:</b>	SR Suburban Residential
<b>South:</b>	RB Single-Family Residential <sup>(1)</sup>	<b>South:</b>	SMR Suburban Mixed Residential
<b>East:</b>	R-4 Medium Density Residential	<b>East:</b>	OS Open Space SR Suburban Residential
<b>West:</b>	R-3 Medium Density Residential RB Single-Family Residential <sup>(1)</sup>	<b>West:</b>	SMR Suburban Mixed Residential

<sup>(1)</sup> Hendricks County Zoning

## **PROJECT DESCRIPTION**

The petitioner, Angela Barszczowski, is requesting to rezone approximately 9.1 acres at 6637 E County Road 600 South from AG: Agriculture to R-1: Low Density Residential. The request is intended to allow subdivision of the property into three or four residential lots.

Per the petitioner's narrative and follow-up correspondence:

- The property will be subdivided into 3-4 total lots
- One lot will contain the existing single-family home, which is intended to be sold
- One lot will be retained for construction of a new single-family home for the petitioner's family
- The remaining 1-2 lots will presumably be created as vacant parcels for future sale
- There are no additional development plans beyond this initial anticipated future subdivision

# TOWN OF PLAINFIELD PLAN COMMISSION REPORT

Requested Action: • Zone Map Amendment from AG: Agriculture to R-1: Low Density Residential

Concurrent Actions: • Annexation

Future Action(s): • Primary Plat (Plan Commission)  
• Secondary Plat (*Administrative*)  
• Improvement Location Permit and other required permits (*Administrative*).



## STAFF COMMENTS

### PLANNING

According to IC 36-7-4-603, the following 5 considerations shall be paid reasonable regard when considering a Zone Map Amendment:

**1. The comprehensive plan;**

The Thrive! Comprehensive Plan designates this area as Suburban Mixed Residential (SMR), which supports a variety of housing options while prioritizing single-family homes as the primary use. The district encourages an integrated housing mix of single-family detached, single-family attached, and some multi-family formats, while promoting connectivity between neighborhoods and nearby non-residential areas.

The requested R-1 zoning aligns with the Plan's goals by supporting low-density, single-family development but represents only one portion of the broader SMR vision. While the rezoning does not introduce attached or multi-family housing, it is consistent with the plan's intent to accommodate residential growth while preserving compatibility with surrounding development.

**2. Current conditions and the character of current structures and uses in each district;**

The subject property currently contains one single-family home on approximately 9.1 acres, surrounded almost entirely by established single-family neighborhoods. The proposed R-1 zoning is compatible with surrounding properties to the east and west, both of which are zoned for and developed with similar residential uses.

**3. The most desirable use for which the land in each district is adapted**

Given existing infrastructure, surrounding residential development patterns, and the petitioner's stated intent to subdivide into three to four lots, single-family residential development remains the most desirable use for the site.

**4. The conservation of property values throughout the jurisdiction; and,**

Rezoning to R-1 is expected to maintain or enhance surrounding property values by ensuring future development is compatible with nearby single-family homes.

**5. Responsible development and growth.**

The proposed rezoning represents incremental and well-planned residential growth within the Town's corporate limits. It utilizes existing infrastructure, aligns with surrounding zoning, and complements the Town's long-term land use vision. While the SMR designation anticipates a broader mix of housing types, the petitioner's proposal supports the plan's intent to encourage residential infill and maintain connectivity to surrounding neighborhoods.

## **TOWN OF PLAINFIELD PLAN COMMISSION REPORT**

**PUBLIC UTILITIES:** Water and sanitary sewer lines exist around the perimeter of the site. A small drainageway crosses the site north to south which appears adequate for low density development. The Town's drainage ordinance provisions would apply if the zoning request were approved.

**FLOODPLAIN:** There does not appear to be regulated flood plain on the parcel.

**TRANSPORTATION:** The requested rezone is not expected to create a notable traffic concern. Subdivision layouts will be encouraged to derive access from CR 675 E in order to reduce the need for additional turning movements on Hadley Road, while keeping sufficiently away from the intersection to avoid future queuing lengths when signalized.

### **MOTION 1: Zone Map Amendment**

I move that the Plan Commission certify [RZ-25-065](#) Zone Map Amendment from AG: Agriculture to R-1: Low-Density Residential, with a **favorable recommendation** / **unfavorable recommendation** / **no recommendation** subject to the following condition(s):

1. Subject to the successful completion of the annexation process.