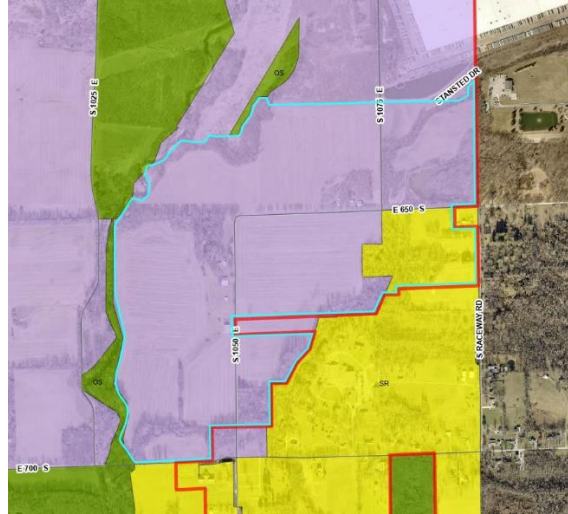
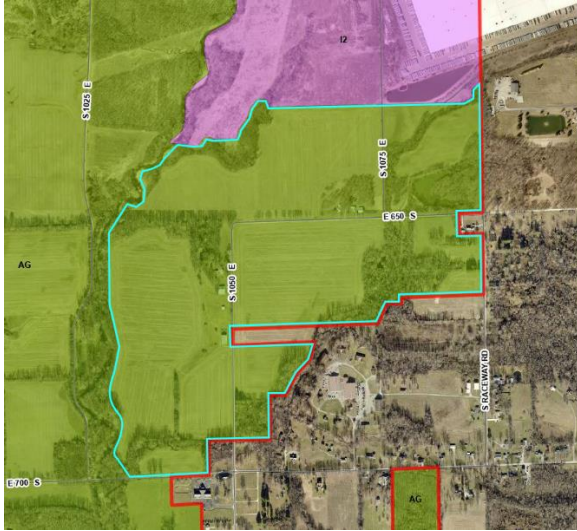


# TOWN OF PLAINFIELD PLAN COMMISSION REPORT

**DATE:** 09-04-2025  
**CASE NO.:** [RZ-25-051](#)  
**PETITIONER:** APG Land Acquisitions, LLC  
**REQUESTED ACTIONS:** Zone Map Amendment from AG: Agriculture to I-2: Office/Warehouse Distribution  
**LOCATION:** Southwest of the I-70/Ameriplex Parkway interchange, approximately east of CR S 1025 E between Orly Road (CR E 600 S) and Camby Road (CR E 700 S) with Raceway Road as the easternmost border.  
**PARCEL SIZE:** 240 +/- acres



<b>EXISTING ZONING AND LAND USE</b>		<b>2025 THRIVE! COMPREHENSIVE PLAN</b>	
<b>Site:</b>	AG Agriculture <sup>(1)</sup>	<b>Site:</b>	TF Tech Flex SR Suburban Residential
<b>North:</b>	I2 Office/Warehouse Distribution	<b>North:</b>	POS Parks and Open Space TF Tech Flex
<b>South:</b>	PUD Planned Unit Development <sup>(2)</sup> AG Agriculture <sup>(2)</sup>	<b>South:</b>	SR Suburban Residential <sup>(4)</sup>
<b>East:</b>	DA Dwelling Agriculture <sup>(3)</sup>	<b>East:</b>	LI Light Industrial <sup>(5)</sup> SR Suburban Residential <sup>(5)</sup>
<b>West:</b>	AG Agriculture	<b>West:</b>	POS Parks and Open Space

- (1) Seeking Zone Map Amendment to I-2: Office/Warehouse Distribution
- (2) Hendricks County Zoning
- (3) Marion County Zoning
- (4) Hendricks County Land Use Plan
- (5) Marion County Land Use Plan

# TOWN OF PLAINFIELD PLAN COMMISSION REPORT

## PROJECT DESCRIPTION

The petitioner, APG Land Acquisitions, LLC, is requesting a rezoning of approximately 240 acres from Agriculture (AG) to I-2: Office/Warehouse Distribution to allow for the potential development of an industrial park (Plainfield Innovation Park, Phase II) as generally depicted on the submitted Preliminary Site Plan (Figure 1).

The site is located east of CR S 1025 E and situated between Orly Road (CR E 600S) to the north and Camby Road (CR E 700 S) to the south. South Raceway Road and the Marion County line form the easternmost boundary of the property. The site lies southwest of the I-70/AmeriPlex Parkway interchange and falls within the Town of Plainfield's jurisdiction.

Primary site access will be provided from the I-70/AmeriPlex Parkway interchange via Stansted Road. As part of the project, Stansted Road will be extended from its current terminus at Orly Road in Marion County south/southwest through the site to Camby Road. Recorded right-of-way for the off-site Stansted extension has been established in both Marion and Hendricks County.

To accommodate the new corridor, the petitioner proposes vacation of portions of CR E 650 S and CR S 1050 E; formal street vacation exhibits will be submitted under a separate process. Internal circulation and driveway placement will be finalized at the development plan stage to meet Town ordinances.

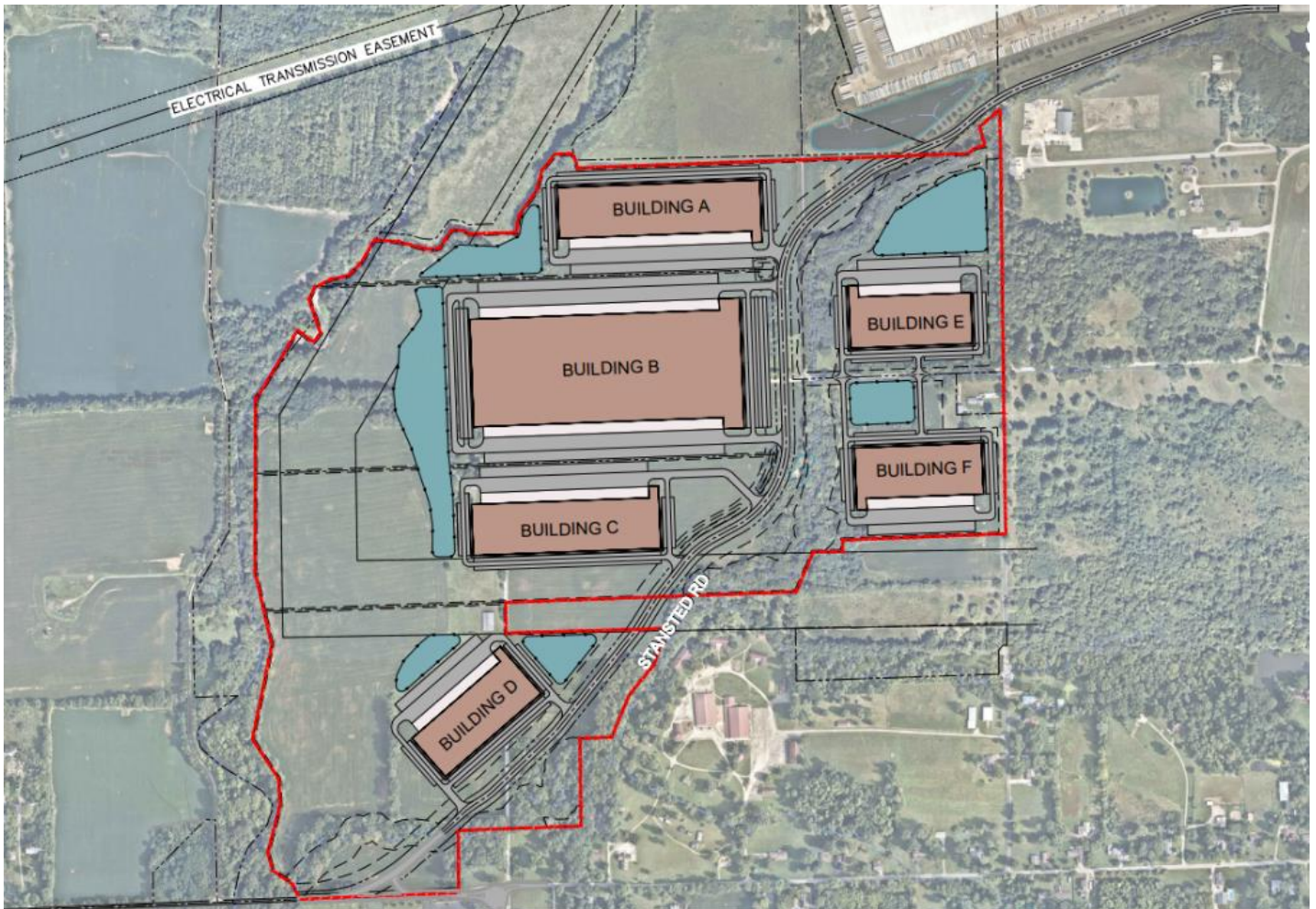


Figure 1 - Proposed Concept Plan

# TOWN OF PLAINFIELD PLAN COMMISSION REPORT

## Comprehensive Plan – Tech Flex

The Thrive! Comprehensive Plan designates the majority of the requested rezone site as Tech Flex, with a smaller strip near the Marion County line shown as Suburban Residential. Tech Flex is intended for office, research/tech, and light industrial in a campus setting, with higher standards for building design, landscaping, and buffering – especially where projects sit next to parks and institutions. The plan directs large warehouses to the Business/Advanced Logistics areas north of I-70.

### **Tech Flex**

Tech Flex areas are employment centers with a mix of high technology, office, commercial, and institutional uses emphasizing biotechnology, life science, research, and high technology. These areas may be arranged in a walkable setting with connecting open space. Limited supportive housing and commercial will be within the area, but these will not form regional commercial nodes.

#### **INTENT**

- » Provide flexible space to support a variety of low-impact but high-value activities.
- » Encourage physical connections to adjacent areas.
- » Encourage the use of higher quality building materials and landscaping for highly visible sites.

### **Business / Advanced Logistics**

Business / Advanced Logistics are areas with operations including light manufacturing, assembly, and distribution. They are characterized by large, single-story buildings set back a considerable distance from the street. These areas typically have access or highway corridors for business operations and require large parcel sizes to conduct operations.

#### **INTENT**

- » Encourage logistics and employment uses that provide job opportunities and support the Town's tax base.
- » Support logistics and employment activities away from neighborhoods and other commercial or mixed-use areas.
- » Utilize natural or man made buffers to separate industry from other uses.

## Tech Flex Form & Feel



Tech Flex-type areas are often considered to be office-first employment districts: glass-forward office spaces and visitor entries that line primary streets with production, R&D, and logistic functions organized behind the building line and fully screened. AmeriPlex, shown on the left and adjacent to the request site, is beginning to demonstrate the market for this employment mix, but the form there is inconsistent. The Thrive! Comprehensive Plan seems intent on raising the bar by pushing development to be office-forward to create a higher-quality public realm, creating more of a workplace campus rather than a warehouse park feel.



Figure 2 - AmeriPlex Campus

Novartis Facility & Purdue Technology Campus - AmeriPlex

# **TOWN OF PLAINFIELD PLAN COMMISSION REPORT**

## **Zoning Options and Tech Flex**

The petitioner has requested I-2 (Office/Warehouse Distribution). Staff believes the Comprehensive Plan's Tech Flex direction, which indicates the desire for an office first, warehouse second pattern of development, can be better implemented through (1) a mapped mix of I-1, I-2, and C-I, or (2) a tailored PUD. Each path is viable, they just differ in how reliably they deliver the desired form and mix.

### **Option A – I-2 (Petitioner's Request)**

#### Strengths:

- Efficiently entitles warehousing, distribution, and light assembly with accessory office space.
- Straightforward to administer under existing zoning regulations

#### Limitations:

- By right, I-2 tends to produce large, single-story warehouse buildings with limited office components, extensive surface parking, and expansive truck courts.
- Does not, on its own, secure an office-forward form or achieve the level of design quality envisioned in the Comprehensive Plan
- To achieve the desired Tech Flex character, additional commitments regarding building form, site layout, and frontage uses would likely be necessary.

#### Potential Outcomes:

- Without added conditions, development would likely follow a warehouse-first pattern, with office space limited to accessory functions.

### **Option B – Mix of I-1, I-2, and C-I**

#### Strengths:

- Allows I-1: Research/Office Industrial along public frontages, near Echo Hollow, and adjacent to sensitive areas to promote smaller-scale buildings with greater office orientation.
- Could place I-2 on interior segments, away from more public-facing areas, where large-format distribution facilities are most compatible.
- Uses C-I: Commercial-Industrial zoning at key gateways to establish higher-quality frontage developments and support facilities for surrounding industrial options.
- Promotes a more intentional site design and can deliver a balanced mix of office, light industrial, and distribution uses.

#### Limitations:

- Requires careful master planning to ensure transitions between districts are seamless.
- More complex to administer than a single-district approach

#### Potential Outcomes:

- Creates a more diversified employment district, balancing logistics and light industrial functions with office and research uses, but requires disciplined planning to achieve the intended Tech Flex form.

### **Option C – Purpose-Built Tech Flex PUD**

#### Strengths:

- Provides the greatest control over building form, land use mix, and design quality by tailoring regulations to match the Comprehensive Plan's Tech Flex vision.
- Can require office, training, or research functions on primary frontages while still permitting large-scale distribution facilities in secondary locations.
- Offers flexibility to incorporate design standards, landscaping, and connectivity requirements that aren't achievable under conventional zoning districts.

#### Limitations:

- Requires significant upfront coordination between the Town and the petitioner to draft a custom ordinance.
- May involve a longer entitlement process and more detailed negotiations than traditional zoning options.

#### Potential Outcomes:

- Offers the highest likelihood of delivering a true Tech Flex form and feel, balancing logistics capacity with an office-forward character, stronger design standards, and compatibility with surrounding sensitive areas.

# TOWN OF PLAINFIELD PLAN COMMISSION REPORT

## Echo Hollow Nature Park

This request involves roughly one mile of shared boundary with land planned for the expansion of Echo Hollow Nature Park, a major community investment. While the Comprehensive Plan identifies this area as Tech Flex, the way adjacent property develops will influence how the park is perceived and experienced for decades to come. Considering how different zoning options relate to nearby recreational and community assets will be an important part of this request.

### I-2 Compatibility

- **Scale and Views:** Very large building footprints, long blank walls, and visible loading yards can dominate sightlines from park trails and key viewpoints, weakening a “nature-forward” identity.
- **Truck Intensity and Routing:** High volumes of truck traffic near potential trailheads and park access points create avoidable conflicts for visitors and special events.
- **Stormwater Quality and Runoff:** Given the site’s proximity to Echo Hollow’s ponds and streams, attention to runoff patterns and drainage design will need extra consideration during site planning to ensure compatibility and longevity with the park.
- **Brand and Investment Risk:** Echo Hollow is planned a regional destination, and surrounding development will influence how it is perceived and experienced. Zoning choices along its boundary will shape expectations for the area and play a role in supporting the park’s long-term success.

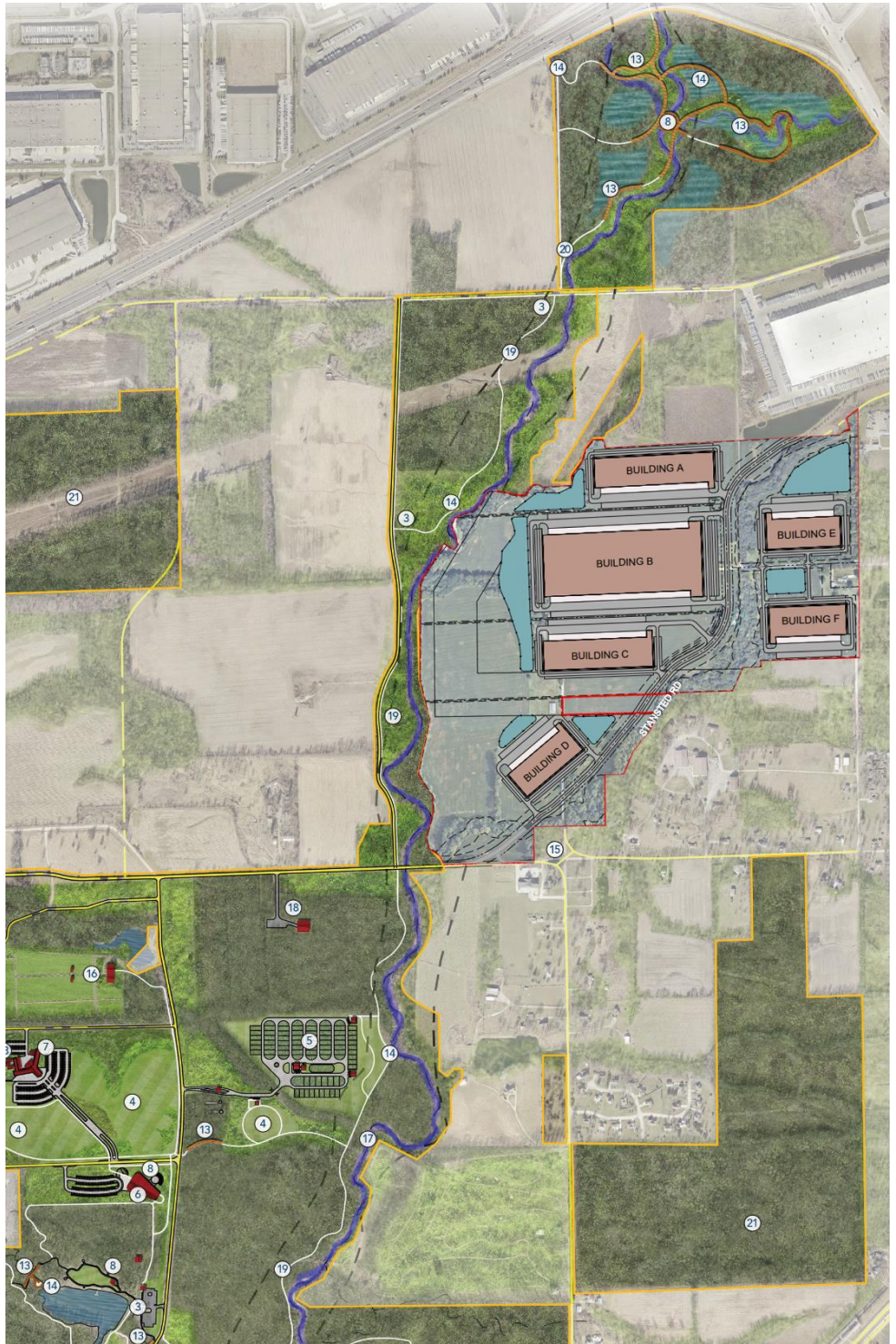


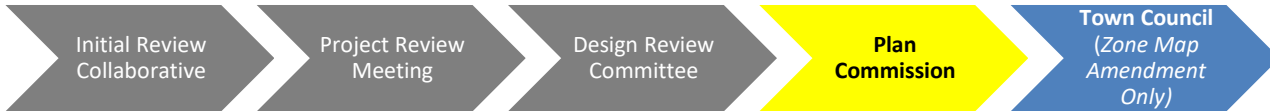
Figure 3 - Echo Hollow Nature Park in relation to proposed rezone area and site concept plan

# TOWN OF PLAINFIELD PLAN COMMISSION REPORT

Requested Action: • Zone Map Amendment from AG: Agriculture to I-2: Office/Warehouse Distribution

Concurrent Actions: • Annexation

Future Action(s): • Vacation of all or parts of certain roadways (Town Council).  
• 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 identifies most of the site as Tech Flex, intended for office, research, and light industrial uses in a campus-like setting with higher-quality design, landscaping, and buffering, especially near neighborhoods or public spaces.

The request for I-2 zoning points towards large-scale warehousing and distribution, which better aligns with the Business/Advanced Logistics areas north of I-70. Approving I-2 here could set a long-term pattern of development that conflicts with the Comprehensive Plan’s vision for higher-value, well-designed employment uses at this location.

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

The site is currently farmland with a few nearby homes. It sits at a transition point: industrial uses and I-70 to the north; residential designations to the east and south; and open space and larger farm parcels to the west. The property also borders sensitive community-facing uses, including planned Echo Hollow parkland, Camp Camby, and a nearby church campus. These existing and planned neighbors set a higher expectation for design quality and compatibility.

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

The most desirable use for this site is one that balances economic growth and surrounding context. While logistics remain integral to Plainfield’s economy, large-scale distribution facilities here may not represent the highest and best use given the site’s proximity to Echo Hollow and nearby residential areas. Thrive! envisions this area evolving to support employment opportunities that complement community assets rather than create long-term land use conflicts.

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

Protecting property values means ensuring new development complements existing and planned community investments and property. This site is adjacent to several sensitive uses, including Echo Hollow Nature Park, Camp Camby, and nearby residential areas. The scale and intensity of the types of development permitted under I-2 can create impacts that are difficult to buffer when located next to recreation areas and community-oriented spaces.

**5. Responsible development and growth.**

Responsible growth balances today’s development pressures with Plainfield’s long-term vision. Thrive! encourages diversification of employment uses, higher-quality design, and locating large-scale logistics where they create fewer conflicts.

# **TOWN OF PLAINFIELD PLAN COMMISSION REPORT**

Given the site's size and location, this project will set a precedent for the future character of the area south of I-70. Approving I-2 without conditions risks locking the Town into a warehouse-first pattern, limiting flexibility to achieve the broader goals for this area.

## **Comprehensive Plan Consistency**

The Thrive! Comprehensive Plan serves as the Town's long-range vision for land use, economic development, and community character. In evaluating this rezoning request, several adopted goals are particularly relevant:

- **A.1.2 – Implement policies that encourage a mix of uses in selected locations**

Tech Flex areas are intended to develop as balanced employment districts that integrate office, research, and light industrial uses with compatible amenities. The proposed I-2 zoning focuses primarily on large-scale warehousing, which does not reflect the diverse employment environment envisioned for this area.

- **A.4.2 – Preserve environmental assets through site design**

The Plan encourages development practices that preserve stream corridors, habitat areas, and tree canopy. While expressed as a site design policy, the choice of zoning strongly influences these outcomes. The I-2 district typically results in expansive buildings and paved areas, which may make preservation goals more difficult to achieve.

- **B.2.1 – Diversify employment and job sectors beyond logistics/warehousing**

Thrive! highlights the importance of expanding Plainfield's employment base to support a more resilient and balanced economy. Rezoning this site to I-2 would further concentrate large-scale warehousing, limiting opportunities for broader employment diversity at this location.

- **B.2.4 – Encourage a range of space types for growing Plainfield businesses**

The Plan calls for providing a variety of flexible space types to accommodate a range of local employers. The proposed I-2 zoning appears primarily oriented toward very large-scale users, which could reduce opportunities for smaller and mid-sized businesses to locate and grow here.

- **C.1.3 – Improve access to the water and pursue linear park corridors**

The East Fork of the White Lick Creek runs along the edge of the site and is planned to support future public access and trail connectivity between Echo Hollow parcels. Large-scale industrial development allowed under I-2 zoning may not be the most compatible land use adjacent to these planned recreational investments.

- **E.4.3 – Encourage preservation of environmental assets**

The Plan prioritizes protecting wetlands, stream corridors, and wooded areas as development occurs. Given the site's location near the East Fork of the White Lick Creek and future parkland, a single-use I-2 development pattern may be less consistent with the Plan's environmental stewardship goals.

- **E.4.4 – Coordinate planning for the bat conservation area and adjacent parcels**

Town-owned land directly adjacent to the site is planned for future inclusion in Echo Hollow Nature Park and falls within an area referenced in the Plan for coordination with federal wildlife agencies to protect sensitive habitats. Rezoning this site to I-2 introduces development next to planned conservation areas, where careful land use transitions will be important.

- **E.4.5 – Shape development to promote efficient use of land**

The Plan encourages making efficient use of remaining undeveloped tracts at the Town's edge by balancing employment needs with community amenities and environmental assets. The proposed single-use I-2 development pattern may not fully reflect the mix and efficiency envisioned for this area.

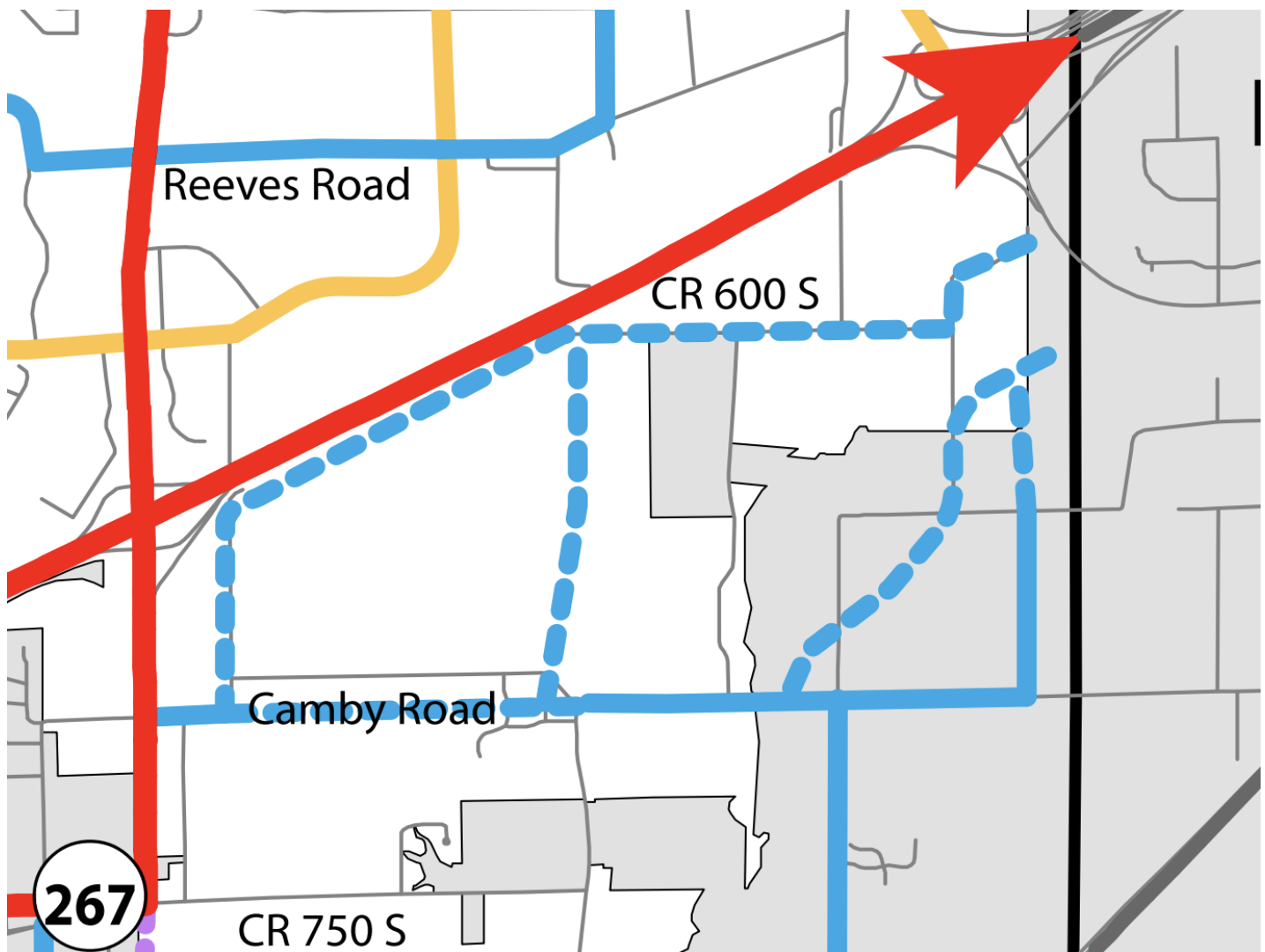
## TOWN OF PLAINFIELD PLAN COMMISSION REPORT

**PUBLIC UTILITIES:** A large powerline easement shown on the overview will influence future development of this area. Staff understanding is that AES Power and the Indianapolis Airport Authority have made provisions with this easement that would accommodate relocation of existing electric transmission lines if the IAA does eventually build a third runway.

There are no Town water or sanitary sewer lines adjacent to the parcel or south of 70. Based on preliminary planning, to serve the requested zoning class and concept, approximately 3 miles of water main and 2 miles of sanitary sewer would need to be extended. Due to scope and cost, that size of project would likely come about in a phased approach. Depending on the eventual end users, the Town's master plan could be expanded and improved to accommodate the proposed area. While the proposed zoning class has typically attracted distribution projects with relatively low water/sewer impacts, the zone class requested could attract data centers users. As staff currently understands, data centers can have high water and sewer demand that would need to be carefully evaluated to assess impacts to the Town's water/sewer system.

**FLOODPLAIN:** The East Fork of White Lick Creek and Flynn Creek each have regulated flood plains that will influence how this site is developed. The overview map shows the flood plain areas and appears to be accommodating those constraints conceptually. If the project progresses those details will be reviewed and regulatory compliance achieved.

**TRANSPORTATION:** The 2016 Comprehensive Plan forecasted land use for this area as a mixture of Light Industrial and Open Space. That land use mixture was used to develop the 2019 Thoroughfare Plan, which is reflected by the below image.



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

While the recent Comprehensive Plan update to compare Tech Flex to I-2 is important, it is not necessarily expected to offer a significant variance in the overall traffic generation of developing the area being rezoned.

The Petitioner's conceptual layout accurately displays the anticipated extension of Stansted Road reaching Camby Road (aka CR 700 S). However, while Stansted Road was part of the overall coordination with Marion County with the PepsiCo building was approved and constructed, a significant portion of the roadway must be built in Marion County for this requested rezone area to have suitable access. At the time of this report, the Petitioner has not offered a proposed commitment or conditional language that would qualify their zoning request on the construction of Stansted Road outside of the Town's jurisdictional authority.

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

I move that the Plan Commission certify [RZ-25-051](#) Zone Map Amendment from AG: Agriculture to I-2: Office/Warehouse Distribution classification, with a(n) **favorable recommendation** / **unfavorable recommendation** / **no recommendation** subject to the following condition(s):

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