

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: 11-03-2025

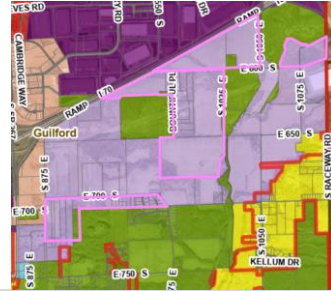
PETITION NUMBER: [RZ-25-074](#); Plainfield Innovation Park, Phase III

PETITIONER: Brian J. Tuohy (*Tuohy Bailey and Moore*) for Ambrose Property Group

REQUESTED ACTIONS: Zone Map Amendment of 469 acres (+/-) from AG: Agriculture to I-2: Office/Warehouse Distribution

LOCATION: South of 70, various parcels between the Marion County Line and Quaker Boulevard

PARCEL SIZE: 469 acres +/- (*proposed*)



EXISTING ZONING		THRIVE! COMPREHENSIVE PLAN	
AG	Agriculture <i>Vacant</i>	Site:	TF Tech Flex
AG	Agriculture <i>Vacant</i>	North:	OS Open Space
I2	Office/Warehouse Distribution <i>Distribution buildings</i>		BAL Business/Advanced Logistics
AG	Agriculture <i>Vacant</i>	South:	OS Open Space
I2	Office/Warehouse Distribution <i>Distribution buildings</i>		TF Tech Flex
AG	Agriculture <i>Vacant</i>	East:	OS Open Space
I2	Office/Warehouse Distribution <i>Distribution buildings</i> Plainfield Innovation Park, Phase II		TF Tech Flex
CS	Commercial Service (City of Indianapolis) <i>Distribution Building</i>		LI Light Industrial (<i>City of Indianapolis</i>)
AG	Agriculture <i>Vacant</i>	West:	H Hospitality
I2	Office/Warehouse Distribution <i>Distribution buildings</i> Plainfield Innovation Park, Phase I		TF Tech Flex
HB	Highway Business <i>Vacant</i>		OS Open Space

PROJECT DESCRIPTION

- | | |
|---------------------|--|
| Requested Action: | <ul style="list-style-type: none"> Zone Map Amendment of 469 acres (+/-) from AG: Agriculture to I-2: Office/Warehouse Distribution |
| Concurrent Actions: | <ul style="list-style-type: none"> None |
| Future Action(s): | <ul style="list-style-type: none"> Primary Plat (<i>Plan Commission</i>) Secondary Plat (<i>Administrative</i>) Development Plan(s) (<i>Plan Commission</i>) Improvement Location Permit and other required permits (<i>Administrative</i>). |

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ZONE MAP AMENDMENT

State Statute indicates that an amendment of the official Zone Map may be initiated by the Town or by the landowner. In this case, the petition was initiated by the owner of the land and the intended developer of the land.

The Thrive comprehensive plan calls for Tech Flex in this area. While distribution can be a part of Tech Flex, there are no commitments or conditions that compel anything other than distribution uses.

Considerations of Zone Map Amendment (IC 36-7-4-603)

The plan commission and the legislative body shall pay reasonable regard to:

1. the comprehensive plan;
2. current conditions and the character of current structures and uses in each district;
3. the most desirable use for which the land in each district is adapted;
4. the conservation of property values throughout the jurisdiction; and
5. responsible development and growth.

STAFF COMMENTS

- PLANNING:** This zone classification would allow data centers.
- PUBLIC UTILITIES:** Sanitary sewer and water service is not currently located on any of the parcels seeking rezoning. Service to the western area would likely come from the west under Quaker Blvd and then along Camby Road. Sanitary sewer has already been extended under Quaker along the north side of Camby Road. This main would need to be extended to serve the area being considered. The eastern area of this proposal would need water and sewer utility lines to be extended under Interstate 70 on or near CR 1050 East. Once under 70, water main would primarily follow existing and planned roadways eventually looping the water system from the north to Camby Road to provide redundancy of service to this large area from two directions. Drainage systems for the western and eastern areas would generally flow west through existing outlets or east to the East Fork of White Lick Creek. Detention systems would need to be created if development progressed.
- FLOODPLAIN:** There are areas adjacent to the proposed zone map amendment on the northeast portion that are floodway. Many of the floodway areas are within existing conservation easements. There are small areas that are within the proposed zone map amendment that are shown within the flood plain (*as noted on the GIS.*)
- TRANSPORTATION:** Please reference previous Petition [RZ 24-052](#) and the accompanying [Transportation Memo](#) written at that time.
- This current zone map amendment is largely considered consistent with the broader traffic reviews that have been completed for this area south of I-70. Significant infrastructure and roadway improvements will be needed to support the expected traffic generated from the zoning use.

POTENTIAL MOTIONS.

The following motions are provided to the Plan Commission for the possible decisions that can be made on each of the petitions.

- Zone Map Amendment: **favorable recommendation**, **unfavorable recommendation**, and **no recommendation**.

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Conditions and/or commitments can be added as the Commission deems appropriate, even if no conditions or commitments have been provided/proposed by the applicant or Town Staff.

MOTION: Zone Map Amendment

I move that the Plan Commission certify **RZ-25-074**: Zone Map Amendment of 469 acres (+/-) from AG: Agriculture to I-2: Office/Warehouse Distribution zoning classification with a(n) **favorable recommendation / unfavorable recommendation / no recommendation** subject to the following condition(s):

1. General compliance with the documents on file as of November 3, 2025.