

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: 12-01-2025

CASE NO.: RZ-25-069 and PP-25-015

PETITIONER: Melissa Garrard, Pulte Homes of Indiana

REQUESTED ACTIONS: **RZ-25-069:** Requesting a Zone Map Amendment of 217 +/- acres from AG: Agriculture to:
 R-3: Medium Density Residential: 74.11 acres
 R-4: Medium Density Residential: 115.83 acres
 R-5: High Density Residential: 27.08 acres
PP-25-015: Requesting a primary plat to create 416 lots on 217 +/- acres that have been requested for rezone from AG: Agriculture to R3, R4, and R5.

LOCATION: South of E US Highway 40 (4991-5165 E US Highway 40) to Hadley Road/CR 600 South (5128 E CR 600 S).

PARCEL SIZE: 217 +/- acres (proposed)



EXISTING ZONING AND <i>LAND USE</i>		THRIVE! COMPREHENSIVE PLAN	
Site:	AG Agriculture	Site:	SMR Suburban Mixed Residential
North:	PUD Vandalia PUD RB <i>Single Family Residential (Hendricks County)</i>	North:	SR Suburban Residential CC Commercial Corridor
South:	AG Agriculture AGR <i>Agricultural Residential (Hendricks County)</i>	South:	SR Suburban Residential
East:	PUD Sugar Grove Farms PUD AGR <i>Agricultural Residential (Hendricks County)</i>	East:	OS Open Space SMR Suburban Mixed Residential
West:	AGR <i>Agricultural Residential (Hendricks County)</i>	West:	SMR Suburban Mixed Residential

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PROJECT DESCRIPTION

- Requested Action:
- Requesting a Zone Map Amendment of 217 +/- acres from AG: Agriculture to R-3: Medium Density Residential, R-4 Medium Density Residential, and R-5 High Density Residential.
 - Requesting a primary plat to create 416 lots on 217 +/- acres that have been requested for rezone from AG: Agriculture to R3, R4, and R5.

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- Concurrent Actions:
- None Required

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- Future Action(s):
- Secondary Plat (*Administrative*)
 - Improvement Location Permit and other required permits (*Administrative*).



As this is the third time [RZ-25-069](#) & [PP-25-015](#) have come before the Plan Commission this year, this staff report will simply highlight the fundamental changes made between the 10-06-2025 meeting and today. Previous staff reports associated with this request may be found below.

- [10-06-2025 Plan Commission Staff Report](#)
- [07-07-2025 Plan Commission Staff Report \(PUD Application\)](#)

Development-Wide Commitments:

The following commitments apply to all three (R-3, R-4, R-5) districts being proposed by the applicant. Additional commitments applying only to specific zoning districts will be discussed in greater detail later in this report.

Exterior Materials:

- The applicant is committing to a minimum of 30” brick or masonry wainscotting on all front elevations of homes in all zoning districts. Additionally, lots where the side or rear elevation of the home abuts a trail or public street or road shall incorporate 30” brick or masonry wainscotting on all four (4) sides of the home.

Design Criteria:

- The applicant is proposing the addition of “a minimum 30” brick or masonry wainscot and two (2) items from Group 3 may count as one item from Group 2” to the RDG’s Residential Design Features” table.
- The applicant is proposing a large reduction in “green belt” size from the prescribed fifty (50) feet in the Residential Design Guidelines to twenty-eight (28) feet with a four (4) foot mound.

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Street Trees:

- The applicant is proposing the inclusion of street trees in all proposed districts. These trees will have a minimum caliper of 2 inches at time of planting and shall be placed every fifty (50) feet (at least 1 per lot) as good engineering practices allow.

Model Homes:

- The applicant is proposing that Model Homes within the community may vary from the standards prescribed in their commitments. Prior to the issuance of a Certificate of Occupancy, the subject Model Home shall be converted to conform to the standards prescribed within the commitments.

R-3 Specific Commitments:

Garages:

- The applicant is committing to the exclusive use of side-loaded two-car garages in the R-3 district. These garages shall be no less than 484 square feet (inclusive of garage bump-outs and extensions, but exclusive of areas set aside for utility purposes). If a third garage bay is added in the R-3 district, it will be front-loaded (carriage style).

R-4 Specific Commitments:

Garages:

- The applicant is proposing an increase to the allowable garage façade percentage (42.5% proposed versus 40% standard). Additionally, the applicant is requesting that an offset 3rd car garage not count towards the overall façade percentage. The applicant does not specify the depth of the setback for the 3rd car garage.
- Additionally, the applicant is committing to painting front-loaded, 16 foot garage doors to match the color of the home (excepting white or dark blue homes). It is unclear whether this would apply to a potential 3rd car garage. The applicant has carved out an exception to this commitment for garages that are surrounded on the top & both sides by brick or masonry.

R-5 Specific Commitments:

Garages:

- The applicant is proposing reducing the minimum 2 car garage size from 484 square feet to 415 square feet (inclusive of garage bump-outs and extensions but exclusive of utility areas).
- Additionally, the applicant is proposing a slight increase in garage façade coverage (40.6% vs 40% in the RDG's).
- Similar to in the R-4 district, the applicant is committing to painting all garages in the R-5 district to match the house (with the exception of white or dark blue homes). The applicant has carved out an exception to this commitment for garages that are surrounded on the top & both sides by brick or masonry.

Design Criteria:

- The applicant is proposing changes to the Front Elevation Design Guideline chart (Table 2A of the RDG's) to the following:
 - Minimum of three (3) design features from Group 1

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- The remaining design features may be chosen from groups 1-3
- Additional language about 30” brick or masonry wainscoting discussed under the “district wide commitments” from earlier in this document also apply.

Lawn Maintenance:

- The applicant is committing to HOA-provided lawn care for the R-5 district

“Craig Parcel Outlot”

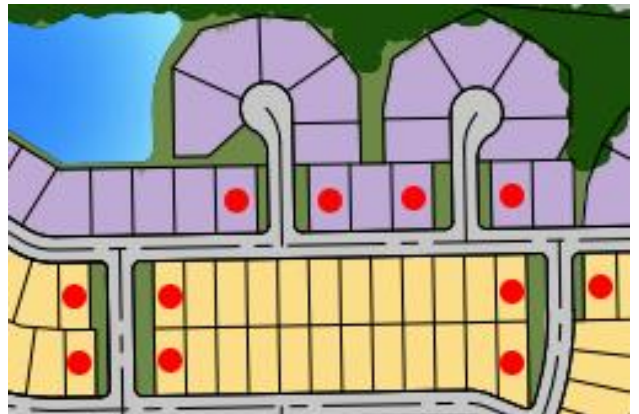
- The lot depicted as “Craig Parcel Outlot” on Exhibit A within the R-5 Written Commitments and the existing house & other structures shall be considered legal nonconforming and the terms of these written commitments shall not apply. If this lot is subdivided, it shall be subject to the terms of these written commitments.

STAFF COMMENTS

District-Wide Commitments:

Staff appreciates the inclusion of wainscoting on all front elevations by the applicant. Further consideration should be given to the following:

- Does the language of this commitment include future public streets or roads? It is unclear whether homes backing up to the future north-south or east-west collector roads apply here.
- The applicant is proposing “green space” at a significant number of corner lots throughout the neighborhood. The applicant’s commitment for wainscoting on all sides of the home reads as follows: *“Lots where the side or rear elevation of the home abuts a trail or a public street or road shall incorporate a minimum 30” brick or masonry wainscot on all four sides of the home”*
- Staff interprets that these corner “green spaces” would omit dozens of homes that otherwise would fall under the above commitment. An example of this concern is depicted to the right. A red dot indicates a lot that would receive the full 4-sided wainscoting treatment if not for the “green space” built into the corners.



R-4 Commitments:

- Concern remains about the garage-dominant nature of the applicant’s commitments in the R-4 district. While 42.5% of the front façade is not a far departure from Town standards (40%), the addition of a third car garage not counting towards the façade percentage leaves opportunity for homes in the community to be far more garage-dominant than typically allowed. Additionally, a setback between the 2-car garage door and the potential 3rd car garage door is not specified in the applicant’s commitments.

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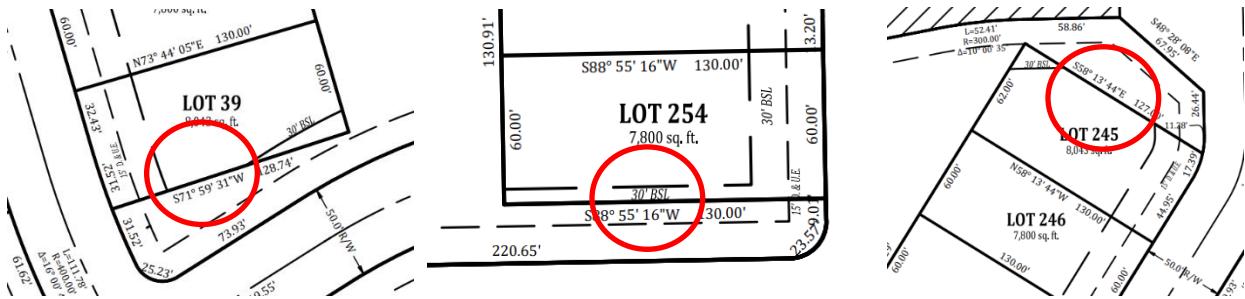
Additional Comments:

Primary Plat

There are multiple concerns regarding building setback lines as it relates to the submitted Primary Plat. In some instances, no building setback line is shown, in others it is incorrectly measured. Examples of both are shown below.

Plainfield Zoning Ordinance setback definition:

SETBACK, MINIMUM. The smallest distance required by this ordinance from a lot line to the closest point of a building, structure, sign structure, parking area, loading area, storage area or any other permanent improvement. A **MINIMUM SETBACK** may be a minimum front setback, minimum side setback or minimum rear setback. Said distance shall be measured perpendicularly from the lot line.



In all three examples above, the required 30' building setback line has either been incorrectly placed or omitted entirely. These concerns were raised in detail in an email to the applicant's engineering firm on 10-21-2025. A revised Primary Plat was received on 10-23-2025. The concerns raised in this report remained on the resubmitted Primary Plat.

Signage

The applicant is currently pursuing multiple variances for signage associated with this project. There was significant confusion and concern at the 11-17-2025 Board of Zoning Appeals meeting, those concerns are highlighted below. The application for variances was continued until the 12-15-2025 Board of Zoning Appeals meeting.

- Changes were made by the applicant between their submitted paperwork (10/17) and the Board of Zoning Appeals meeting (11/17). These changes prompted the BZA to continue [BZA-25-080](#) to the 12-15-2025 meeting where a public hearing will be held.
- The applicant asserts that the entrances to the proposed neighborhood are located where the future north-south collector road bordering the west side of the development meets U.S. 40 (north side) and Hadley Road (south side). This road is to be constructed, almost in its entirety, by the Town of Plainfield at an unknown future date and will serve future development to the west. A variance permitting signage at locations that are not considered to be the entrances to the proposed neighborhood are being considered.
- Additionally, variances for the height, width, and quantity of neighborhood monument signs are being considered.

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The Plainfield Zoning Ordinance specifies that subdivision monumentation that is constructed of permanent materials must be approved by the Plan Commission as part of the subdivision review. The applicant's current monumentation proposal includes signage elements that require variances from the Plainfield Zoning Ordinance. Those variances have not yet been approved by the Board of Zoning Appeals.

Because subdivision monumentation must be approved with the subdivision, staff notes that the signage package should either:

- Receive the necessary variances from the Plainfield Board of Zoning Appeals;
- Be revised to meet ordinance requirements without variances; or
- Be omitted from the plat

Until one of these paths is finalized, staff does not believe that the proposed primary plat for this subdivision can continue forward.

POTENTIAL MOTIONS.

The following motions are provided to the Plan Commission for the possible decisions that can be made on each of the petitions: **favorable/approve**, **unfavorable/deny**, and **continue**.

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 1: Zone Map Amendment (Westlyn R-3)

I move that the Plan Commission certify [RZ-25-069](#), a Zone Map Amendment of 74.11 acres (+/-) of land to R-3: Medium Density Residential with a **favorable recommendation** / **unfavorable recommendation** / **no recommendation** with the following conditions:

MOTION 2: Zone Map Amendment (Westlyn R-4)

I move that the Plan Commission certify [RZ-25-069](#), a Zone Map Amendment of 115.83 acres (+/-) of land to R-4: Medium Density Residential with a **favorable recommendation** / **unfavorable recommendation** / **no recommendation** with the following conditions:

MOTION 3: Zone Map Amendment (Westlyn R-5)

I move that the Plan Commission certify [RZ-25-069](#), a Zone Map Amendment of 27.08 acres (+/-) of land to R-5: High Density Residential with a **favorable recommendation** / **unfavorable recommendation** / **no recommendation** with the following conditions:

MOTION 4: Primary Plat

I move that the Plan Commission **approve** / **deny** / **continue** [PP-25-015](#) to create a 416-lot residential subdivision on approximately 217 acres finding that:

1. Adequate provisions **have** / **have not** been made for regulation of minimum lot width, minimum lot depth and minimum lot area;
2. Adequate provisions **have** / **have not** been made for the widths, grades, curves and coordination of subdivisions public ways with current and planned public ways; and

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3. Adequate provisions **have** / **have not** been made for the extension of water, sewer, and other municipal services.

And that such approval shall be subject to the following conditions:

1. Compliance with the Town Standards, including but not limited to the following Chapters of the Plainfield Town Code;
 - Chapter 51: General Sewer Use and Wastewater Pretreatment
 - Chapter 52: Water Regulations;
 - Chapter 55: Drainage;
 - Chapter 56: Storm Water;
 - Chapter 93.15: Access to Public Streets and Thoroughfares;
 - Chapter 152: Flood Hazard Reduction; and,
 - Chapter 153: Subdivision Control Ordinance
2. Substantial compliance with the primary plat filed dated September 19, 2025.
3. Approval is subject to the ratification of the Zone Map Amendment ordinance by the Town Council.