

Village at Plank Road

PUD Amendment, Master Plan, Development Plan

Project Narrative

Introduction

The applicant is petitioning the Town of Plainfield to amend the current Village at Plank Road PUD, Master Plan and Development Plan of the remaining un-developed land within the Village at Plank Road PUD, as most recently approved on February 13, 2023, located on the northwest corner of US 40 and Raceway Road. The reason for this application is that the current approved plan is not financially feasible.

About the developer

Brown Capital Group, 100% owned by L. Jarod Brown. See below for additional information.

PUD Amendment

The proposed development will consist of multi-family and commercial/retail. During the Project Review Meeting (PRM) on 9/25/25, Plainfield Planning Staff recommended that the previously requested RI zoning classification was not appropriate and that the applicant should amend the existing PUD instead. Accordingly, we are proposing to amend the existing Village at Plank Road PUD, now to be constructed in four (4) phases, with acreage as follows: Area A1 (2.497 acres), Area A2 (5.427 acres), Area C1 (13.504 acres), and Area C2 (9.646 acres). The difference between this PUD and what is currently approved is that the new PUD (a) allows for more density, which is part of making construction more efficient overall since site costs are distributed across more income-producing units, (b) eliminates a second vehicular creek crossing in favor of a proposed fire access easement, and (c) changes the proposed order of the phasing so that the location of existing utility stubs causes minimal cost problems.

Master Plan

The Town also advised the Master Plan process would be appropriate to show the different uses and general layout for the development. The development will be broken down to 4 Phases and configured generally as shown on the submitted Master Plan drawing.

Phase 1 – 216 multi-family units, Area C1, immediately

Phase 2 – 216 multi-family units, Area C2, within 4 years (estimated)

Phase 3 – 108 multi-family units, Area A2, within 7 years (estimated)

Phase 4 – 10,640+/- square feet of commercial/retail, Area A1, no estimated timeline, see below

Final Detailed Plan for Phase 1

Phase 1 will consist of 6 buildings with a total of 216 units, east/west public road, clubhouse, freestanding mail kiosk, and 5 freestanding garage buildings. 345 parking spaces are proposed resulting in a ratio of 1.6 spaces per unit, which is within the normal range desired by the developer based on existing projects.

Utilities will be extended to the project site to accommodate the proposed structures. Stormwater drainage and water quality will be handled by a combination of dry and wet detention basins.

Final Detailed Plan for Subsequent Phases

Final detailed plans for phases 2-4 will be submitted for approval at a later date and become part of the amended PUD ordinance at such time. Note that Phase 4 could be developed as soon as this amended PUD is approved and an appropriate retail tenant is identified.



About

Brown Capital Group (BCG) is an Indianapolis-based real estate development firm specializing in the creation of high-quality multifamily communities. We focus on building value—for our residents, partners, and the neighborhoods we serve—through thoughtful design, intentional placemaking, and long-term vision.

We tailor our developments to best serve the communities in which we choose to invest.

What We Do

- Site selection & acquisition
- Strategic planning & entitlements
- Design oversight & project branding
- Construction management
- Lease-up & stabilization
- Investor relations & asset management

Projects in the Works

The Row

Location: Indianapolis, IN

Completion Date: *Sept. 2026*

Project Type: Workforce Housing

Primary Use: Multi-family

Budget: \$26.4M

Rosedale Hills

Location: Indianapolis, IN

Closing Date: July 2025

Project Type: Mixed New Construction & Rehab

Primary Use: Multi-family

Budget: \$33.8M

Mills on Main

Location: Whitestown, IN

Closing Date: Nov. 2025

Project Type: Multi-use/Market Rate


Primary Use: Multi-family

Budget: \$74.1M

Expected Completion Date

Featured Projects

<p>The Grove</p>		<p>Location: Whitestown, IN</p> <p>Completion Date: May 2025</p> <p>Project Type: Market Rate</p> <p>Primary Use: Multi-family</p> <p>Budget: \$46.7M</p>
<p>The Grounds</p>		<p>Location: Indianapolis, IN</p> <p>Completion Date: January 2025</p> <p>Project Type: Market Rate</p> <p>Primary Use: Mixed Use</p> <p>Budget: \$68.1M</p>
<p>Greenview</p>		<p>Location: Whitestown, IN</p> <p>Completion Date: May 2023</p> <p>Project Type: Market Rate</p> <p>Primary Use: Multi-family</p> <p>Budget: \$44.1M</p>
<p>Reserve on Park</p>		<p>Location: Fort Wayne, IN</p> <p>Completion Date: March 2025</p> <p>Project Type: LIHTC/Section 42</p> <p>Primary Use: Senior Housing</p> <p>Budget: \$34.0M</p>

<p>E'Laan</p>		<p>Location: Indianapolis, IN</p> <p>Completion Date: April 2021</p> <p>Project Type: Market Rate</p> <p>Primary Use: Multi-family</p> <p>Budget: \$15.1M</p>
<p>The Meadows</p>		<p>Location: Indianapolis, IN</p> <p>Competition Date: April 2024</p> <p>Project Type: LIHTC/Section 42</p> <p>Primary Use: Multi-family</p> <p>Budget: \$43.0M</p>
<p>The Alcove at Rivers Edge</p>		<p>Location: Dacula, GA</p> <p>Competition Date: March 2024</p> <p>Project Type: LIHTC/Section 42</p> <p>Primary Use: Multi-family</p> <p>Budget: \$28.5M</p>
<p>Stageyard</p>		<p>Location: Bloomington, IN</p> <p>Competition Date: August 2019</p> <p>Project Type: Market Rate</p> <p>Primary Use: Student Housing</p> <p>Budget: \$20.5M</p>

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