



MEMORANDUM

TO: Plan Commission
CC:
FROM: Kevin Whaley, AICP, Planning Director
DATE: December 29, 2025
RE: [CP-25-100](#) Thrive Future Character and Land Use Map Amendment

The purpose of this memo is to explain why the Town of Plainfield is proposing a targeted amendment to the Future Character and Land Use Map of the [Thrive!](#) Comprehensive Plan.

Background on the Thrive! Plan

The Thrive! Comprehensive Plan was adopted in 2025 following an extensive public engagement and planning process. Early in that process, the Town made a deliberate decision to retain the same planning area that had been used for the 2016 Comprehensive Plan. This approach reflected the Town's observed growth and development patterns over the past decade, which have been characterized primarily by infill and redevelopment rather than outward expansion.

During the development of the Thrive! Comprehensive Plan, the Town became aware that the Henke Development Group had expressed interest in the Deer Creek property along the SR 39 corridor for the potential redevelopment of the existing golf course and adjacent lands as a mixed-use, golf course-oriented community. This potential development was understood to be inherently tied to the fixed geography of the site, including the presence of an established golf course and terrain characteristics that are uniquely suited to this form of development.

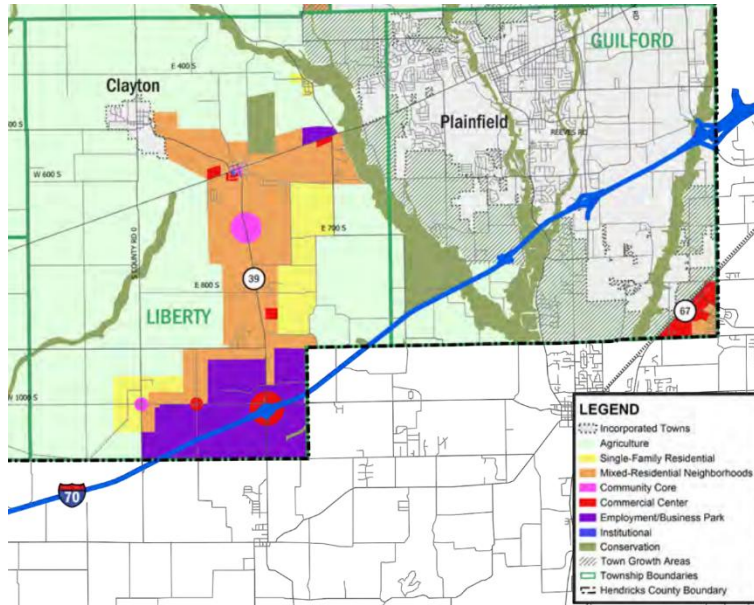
From a long-range planning perspective, the Town has consistently promoted orderly growth by prioritizing redevelopment, infill, and expansion in areas contiguous to Plainfield's corporate limits. As such, the SR 39 corridor was not identified as an appropriate location for general residential growth within the Thrive! planning horizon due to its distance from Plainfield's existing urbanized area. Accordingly, the area was excluded from the Plan upon initial adoption to avoid signaling broader expectations or a shift in long-range growth policy beyond a location-specific opportunity. This action was taken with the intention of amending the Future Character and Land Use Map after the Plan's initial adoption, should the Henke development move closer to becoming a viable project in the future.

Coordination with Hendricks County

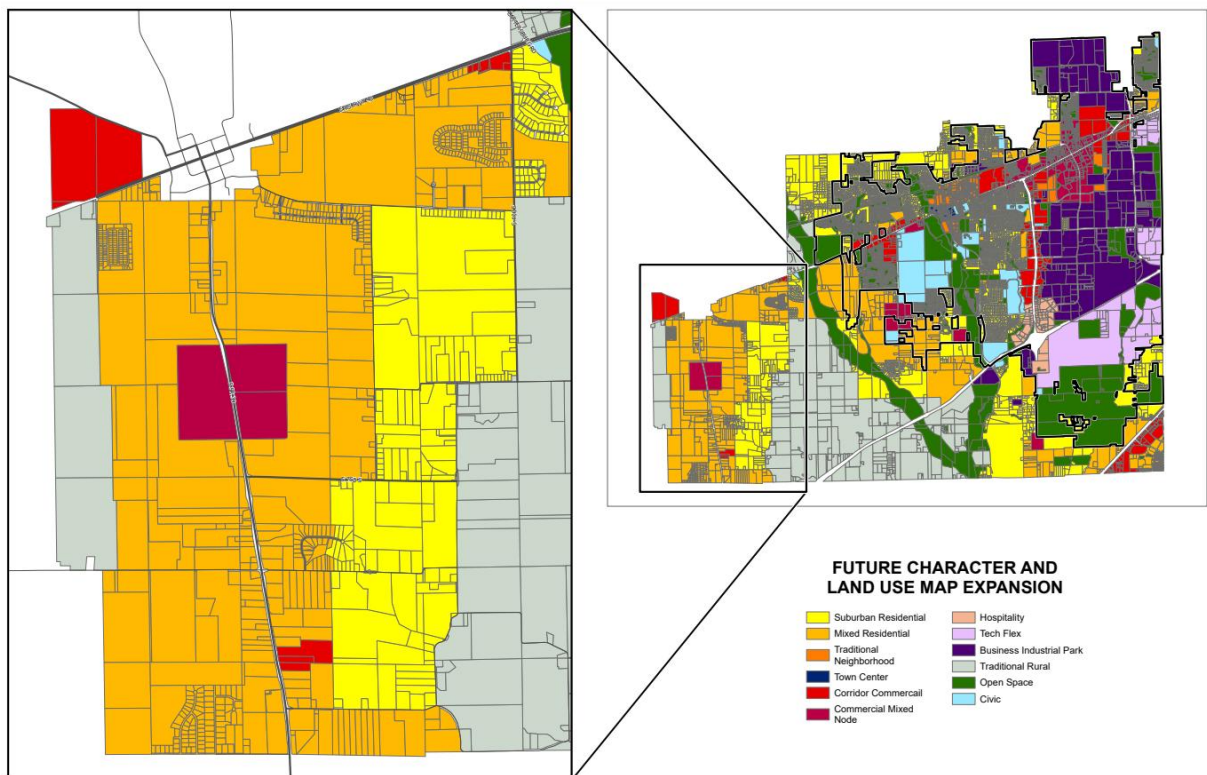
While Thrive! was under development, [Hendricks County completed its own comprehensive plan update](#). Town staff coordinated with the County Planning Department so that the County's plan, which is typically updated less frequently, could reflect the potential redevelopment of the Deer Creek property in its future land use mapping. To ensure consistency, coordination, and sound long-range planning, the Town is proposing to amend the Thrive! Future Character and Land Use Map to primarily mirror the recommendations of the county's adopted plan.

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Hendricks County Future Land Use Map



Proposed Thrive! Future Character and Land Use Map (Plainfield)

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Why an Amendment Is Appropriate

The Henke Development Group has expressed interest in being annexed by the Town of Plainfield through a “noncontiguous” annexation. Planning, zoning, and permitting authority for the land has been granted to the Town of Plainfield by Hendricks County through an interlocal agreement.

Amending the Future Character and Land Use Map is appropriate for several reasons:

- The area needs to be reflected in the Town’s Comprehensive Plan for the Town to exercise zoning authority over the property.
- The Thrive! Plan was never intended to be static; it is designed to respond to changing conditions and emerging opportunities.
- The proposed amendment reflects new information and a development proposal that did not meaningfully exist at the time the Plan was adopted.
- Aligning with the County’s comprehensive plan supports coordinated growth, infrastructure planning, and land use decision-making.
- The amendment does not negate or undermine the broader vision, goals, or policies of the Thrive! Plan but rather ensures they can be applied to a newly relevant area.

What the Amendment Does — and Does Not — Do

<u>Does Do:</u>	<ul style="list-style-type: none">• Updates the Future Character and Land Use Map to include the subject area• Establishes a long-range planning framework for evaluating future proposals
<u>Does Not Do:</u>	<ul style="list-style-type: none">• Approve a specific development or project• Annex property• Change zoning• Extend zoning regulations outside Town boundaries• Predetermine outcomes of future Town actions

MOTION

I move that the Plan Commission certify [CP-25-100](#) with a(n) **favorable** / **unfavorable** / **no** recommendation to the Plainfield Town Council.