

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: 01-05-2026

CASE NO.: [RZ-25-086](#): Request to rezone parcels to Residential Flex (RF) Zoning District for an 87-lot single-family residential subdivision

PETITIONER: Steve Brehob, Banning Engineering for Lennar Homes

REQUESTED ACTIONS: Primary Plat approval for an 87-lot single family residential subdivision on a parcel of land totaling 29 acres +/- zoned Residential Flex.

LOCATION: +/- 1000' South of the intersection of E 600 S (Hadley Rd) and S 600 E (Moon Rd)

PARCEL SIZE: 28.775 +/- acres

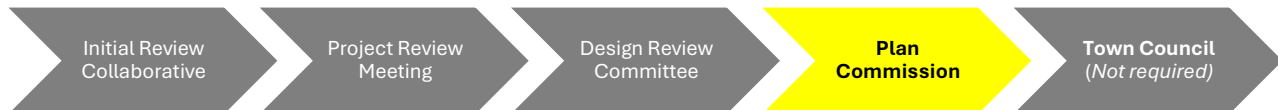


EXISTING ZONING			THRIVE COMPREHENSIVE PLAN	
RF	Residential Flex	Site:	CMN	Community Mixed Node, New Commercial Mixed Node
			SMR	Suburban Mixed Residential
RB	Single Family Residential ⁽¹⁾	North:	CMN	Community Mixed Node, New Commercial Mixed Node
R3	Medium Density Residential	South:	SMR	Suburban Mixed Residential
RB	Single Family Residential ⁽¹⁾			
RB	Single Family Residential ⁽¹⁾	East:	SMR	Suburban Mixed Residential
AG	Agriculture	West:	CMN	Community Mixed Node, New Commercial Mixed Node

⁽¹⁾ Hendricks County

PROJECT DESCRIPTION

- Requested Action:**
- Requesting a Zone Map Amendment of 28.775 acres from AG: Agriculture to RF: Residential Flex Zoning District
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- Concurrent Actions:**
- None
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- Future Action(s):**
- Secondary Plat (*Administrative*)
 - Improvement Location Permit and other required permits (*Administrative*).



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SUBDIVISION CONTROL ORDINANCE REQUIREMENTS

The following items are listed as requirements for a Primary Plat by the Plainfield Subdivision Control Ordinance. The Ordinance provides for certain elements at the discretion of the Commission to be deferred to the Secondary Plat either in full or for more detail.

Item	Requirement	Deferred/Provided
1.	Scale, date and north arrow;	Provided
2.	Legal description of the real estate to be subdivided;	Provided
3.	Area map insert showing the general location of the proposed subdivision with reference to major streets and section lines as well as all school district lines and zoning districts properly designated;	Provided
4.	Proposed name of the subdivision;	Provided
5.	Name, address, telephone number of the owner. If applicable, name address and telephone number of the agent representing the owner. Citation of last deed of record conveying title to each parcel involved in the proposed subdivision, including name of grantor, grantee, date and recording information;	Provided
6.	Accurate boundary lines of the proposed subdivision showing distance, bearings, angles and references to section corners, township and range lines;	Provided
7.	Names, centerlines and right-of-way widths of all existing streets, alleys and easements affecting or providing service to the proposed subdivision;	Provided
8.	Layout, number and dimension of all lots with proposed setback lines;	Provided
9.	The complete text of any existing covenants on the property (if applicable);	No Known Existing Covenants
10.	Location, delineation and elevation of all floodway and floodway fringe areas within the boundaries of the subdivision;	Not applicable
11.	Location of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable, if applicable;	Provided
12.	All improvements to the street system on-site and off-site, including measurement of curb radius and taper;	Provided
13.	Sidewalk plan (or alternate plan for pedestrian ways, when applicable);	Provided
14.	The approximate location, dimensions and area of all parcels of land proposed to be reserved for park, conservation, wetland, common area, lake or other similar uses for the use of property owners within the proposed subdivision;	Provided
15.	Proposed covenants, commitments, conditions and restrictions for the subdivision;	Deferred
16.	A proposed address plan for the subdivision consistent with the address patterns established for the town and county; and	Deferred
17.	Any other information requested in writing by the Director, members of the Technical Advisory Committee or the Plan Commission deemed important to the development of the subdivision.	To Be Determined

The Director, in his or her sole discretion, may waive or relax any of the requirements listed above.

STAFF COMMENTS

PLANNING: The applicant has provided a conceptual plan for the entrance monument.

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PUBLIC UTILITIES: Sanitary sewer and water service are available at the site perimeter and could be extended by the developer. If the project advances the subdivision control and other drainage ordinances in effect will require storm water detention to be included as part of any future development. A drainage study is required as part of the subdivision process. The developer is aware of concerns raised by existing landowners downstream of the area being considered for development. The Town's ordinances require drainage design and improvements that consider the current capacity of downstream conditions. In this situation a complication exists in that there is a downstream private pond to consider in the drainage study. The Primary Plat appears to address the onsite concerns for stormwater drainage, but the Secondary Plat will be subject to the final drainage study.

FLOODPLAIN: No known flood hazard.

TRANSPORTATION: Right-of-way dedication and proposed improvements along Moon Road (aka CR 600 E) are consistent with the Town's long term plans for the corridor and the recommendations of the Traffic Impact Study.

The plat indicates two Private Alleys that will be the responsibility of the HOA to own and maintain. Snow plowing for neighborhood street parking is also expected to be maintained by the HOA.

Lastly, the Primary Plat currently lists the cul-de-sac's as 'Temporary'. While these streets may get extended someday, the cul-de-sac's as not temporary in the typical use of the Town. They represent the final construction outcome of the proposed development and will get constructed and platted accordingly.

POTENTIAL MOTIONS.

The following motion is provided to the Plan Commission for the possible decisions that can be made on each of the petition(s): **approve**, **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: Primary Plat

I move that the Plan Commission **approve** / **deny** / **continue** [PP-24-086](#) requesting Primary Plat approval for an 87-lot single family residential subdivision including a waiver to reduce the front yard easement to 15 feet on a parcel of land totaling 29 acres +/- zoned Residential Flex 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
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 Plainfield Town Code and Plainfield Town Standards;
2. Substantial compliance with the primary plat submitted for approval.
3. Should the entry monument exceed the maximum height or size, approved variance/variances will be required from the Board of Zoning Appeals.