



TriCo Development
16 South Keystone Avenue
Indianapolis, IN 46201

Daum Farms Development Town Council Narrative Submission

February 12, 2026

Re: Daum Farms Development - Master Plan Approval

Honorable Members of the Town Council,

Trico Development LLC respectfully submits the Daum Farms Development for your consideration. This project represents the strategic transformation of a 28.5-acre former horse farm known as “On Eagles Wings Farm” into a thoughtfully planned residential community that directly aligns with the Town of Plainfield’s Comprehensive Plan and long-term growth strategy.

Strategic Reinvestment in a Transitioning Area

Located south of Camby Road and immediately east of CR 825 E (Parcel Numbers: 06-3-13-41e-100-010 and 06-3-13-41e-100-011), the property historically operated as an equestrian facility. As surrounding development intensified and land use patterns evolved, demand for that use declined. Although the site was initially evaluated for industrial expansion consistent with nearby properties, the Town’s updated Comprehensive Plan identified the area as “Suburban Mixed Residential.”

In alignment with this forward-looking designation, Trico Real Estate Holdings partnered with residential development teams to reimagine the property in a manner consistent with the Town’s adopted planning framework.

Purposeful Residential Transition

The proposed Residential Flex (RF) Master Plan includes:

- Approximately 312 multi-family units
- 21 single-family home sites

This intentional mix of housing types is designed to serve as a transitional land use between industrial properties to the north and east and established single-family residences west of CR 825 E. The development creates a graduated and compatible shift in intensity, reinforcing sound planning principles and protecting adjacent residential character.

Open Space Commitment and Community Design

A defining feature of the Daum Farms Development is its substantial commitment to open space. The master plan provides 54.3% open space (pond area subtracted), ensuring that a significant majority of the property remains dedicated to landscaped areas, buffers, courtyards, recreational amenities, and trail connectivity.

This open space allocation:

- Preserves visual openness and neighborhood character
- Enhances buffering between differing land uses
- Supports integrated stormwater management
- Promotes walkability and resident interaction
- Aligns with Plainfield's quality-of-life priorities

The development will incorporate internal sidewalks and trails that connect directly to the Town's adjacent trail system, creating seamless pedestrian integration. Community amenities will include recreational areas, a clubhouse, pool facilities, and landscaped gathering spaces serving residents across both housing types.

Architectural Quality and Cohesion

Architectural standards for the development emphasize durability, articulation, and cohesive community identity.

The multi-family buildings will be three-story structures constructed with brick and masonry siding, incorporating articulated façades and varied vertical and horizontal siding treatments to reduce perceived massing and enhance visual character.

The single-family homes will be two-story cottage-style residences offering three- and four-bedroom floor plans. Exterior materials will include brick accents ranging from base wraps to full front elevations and masonry board siding. Each home will feature a recessed front porch integrated into the floor plan, reinforcing pedestrian orientation and neighborhood appeal.

Professional landscaping will enhance entry features, buffer zones, and common spaces throughout the development. Extensive landscaping has been included in common areas, drives, and around all buildings.

Infrastructure and Transportation Stewardship

A comprehensive traffic impact study analyzed surrounding roadways and intersections. The study concluded that the project will not generate negative impacts to the existing transportation system, and no roadway improvements are recommended.

Utility infrastructure will be responsibly extended to serve the site:

- Water service is available along CR 825 E.

- Sewer service is located north along Camby Road and will require an easement and lift station due to existing elevations. The lift station will be designed to accommodate potential service to adjacent properties.

Stormwater management will comply fully with Town standards, utilizing on-site detention and bioretention systems with controlled discharge northward consistent with existing drainage patterns.

No prohibitive infrastructure constraints have been identified.

Alignment with the Comprehensive Plan

The Daum Farms Development directly advances the Town's adopted planning objectives by:

- Implementing the Suburban Mixed Residential designation
- Providing diversified housing options
- Creating a responsible transition from industrial to residential uses
- Preserving significant open space (63.7%)
- Expanding trail connectivity and recreational opportunities

This project transforms a declining agricultural use into a long-term residential asset that strengthens Plainfield's housing portfolio while maintaining high design standards.

Development Schedule

Subject to approvals, construction is anticipated to begin in late summer 2026, with substantial completion of the majority of units projected by the end of 2027.

Conclusion

Trico Development LLC is proud to collaborate with the Town of Plainfield to advance a development that reflects thoughtful planning, architectural quality, and measurable community benefit. The Daum Farms Development represents a balanced, policy-aligned investment that will contribute positively to Plainfield's continued growth and overall character.

We respectfully request your favorable consideration.

Sincerely,



Andrew Gerdom

Member

Trico Development LLC