

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: 05-04-2026

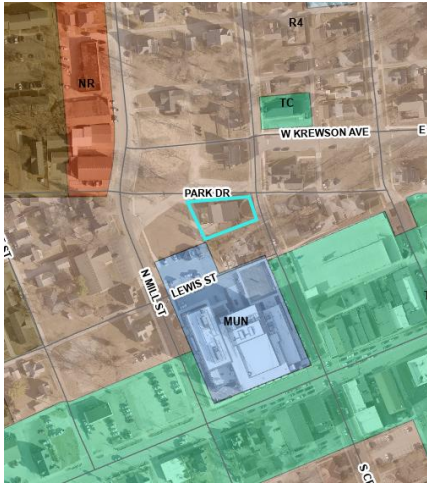
PETITION NUMBER: [RZ-26-051](#): 140 North Center Street Zone Map Amendment

PETITIONER: Patrick Keller, CrestPoint Real Estate

REQUESTED ACTIONS: Zone Map Amendment of 0.25 acres (+/-) from the R-4: Medium Density Residential zoning classification to the TC: Town Center zoning classification.

LOCATION: 140 North Center Street

PARCEL SIZE: 0.25 acres +/-



EXISTING ZONING		THRIVE! COMPREHENSIVE PLAN	
R4	Medium Density Residential	Site:	TC Town Center
R4	Medium Density Residential	North:	TC Town Center
R4	Medium Density Residential	South:	TC Town Center
R4	Medium Density Residential	East:	TC Town Center
R4	Medium Density Residential	West:	TC Town Center

PROJECT DESCRIPTION

- Requested Action:**
- Zone Map Amendment of 0.25 acres (+/-) from the R-4: Medium Density Residential zoning classification to the TC: Town Center zoning classification.
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- Concurrent Actions:**
- None
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- Future Action(s):**
- Development Plan(s) (*Plan Commission*)
 - Improvement Location Permit and other required permits (*Administrative*).



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ZONE MAP AMENDMENT

State Statute indicates that an amendment of the official Zone Map may be initiated by the Town or by the landowner. In this case, the petition was initiated by the developer as permitted by the land owner.

The *Thrive!* comprehensive plan calls for Town Center in this area. The Town Center describes compact, walkable mixed use areas, retaining historic building, reducing/consolidating parking and encouraging shared parking.

In 2017, the area was a part of a Conceptual Downtown Revitalization Plan. This plan is in the early stages of updating, particularly in the vicinity of Mill and Krewson Street (extended.)

Considerations of Zone Map Amendment (IC 36-7-4-603)

The plan commission and the legislative body shall pay reasonable regard to:

1. the comprehensive plan;
2. current conditions and the character of current structures and uses in each district;
3. the most desirable use for which the land in each district is adapted;
4. the conservation of property values throughout the jurisdiction; and
5. responsible development and growth.

STAFF COMMENTS

PLANNING:

The 2017 Conceptual Downtown Revitalization Plan puts this area into the Mixed Use/Downtown area (upper right) and the Multiplex / Flexible Housing use (lower right.) The Multiplex / Flexible Housing use area aspires for 2-3 story buildings, townhomes, brownstones, and live/work units.

Changing the zoning on a residential property to a commercial one, particularly in a downtown area, is an action that requires consideration of multiple items beyond statutory considerations:

1. Commercial uses do have the potential to activate retail spaces within the downtown during traditional business hours, but care should be exercised to ensure that there is sufficient residential use balance to help sustain a customer base outside of those hours.
2. Commercial uses that are converted from residential uses should have a compact form to allow for things such as pedestrian circulation, areal branding, and agglomeration.
3. While this property/use may be properly suited for a conversion, not all properties may be.

The property does have limited on-site parking, however, there are at least 250 parking spots within 125 feet of the property. The downtown area was the genesis for Market Based Parking as overparking an area has a detrimental impact on being able to create a commercial critical mass for retail and office uses. The Town's parking structure helps fulfill these needs for many local businesses.

As with any Zone Map Amendment, the permitted primary uses will change. This is an important consideration as zone map classifications continue through subsequent ownership. Even though the Commission typically sees a development plan or other



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petition with the zone map amendment, buildings and structures can be retrofitted or adapted to a use different from the approved development plan.

Primary uses allowed within the Town Center zoning classification include, but are not limited to:

- *Indoor Commercial Entertainment*
- *Indoor Maintenance Service*
- *Indoor Sales and Service*
- *Medical Office/Hospital*
- *Professional Office*
- *Commercial Residential (mixed-use building)*

The full list of Primary Uses, Special Exception Uses, Master Development Plan Uses, as well as the definitions and additional development standards [can be found here](#).

What the applicant has suggested fits within the *Professional Office* use type and is currently located on Main Street within the TC: Town Center zoning classification.

PUBLIC UTILITIES: This re-zone petition is not expected to impact public utilities.

FLOODPLAIN: No known flood plain issues

TRANSPORTATION: This re-zone petition is not expected to require modification to local streets.

POTENTIAL MOTIONS.

The following motion(s) are provided to the Plan Commission for the possible decisions that can be made on each of the petitions.

- Zone Map Amendment: **favorable recommendation**, **unfavorable recommendation**, and **no recommendation**.

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: Zone Map Amendment

I move that the Plan Commission certify **RZ-26-051**: Zone Map Amendment of 0.25 acres (+/-) from the R-4: Medium Density Residential zoning classification to the TC: Town Center zoning classification with a(n) **favorable recommendation** / **unfavorable recommendation** / **no recommendation** subject to the following condition(s):

1. General compliance with the documents on file as of May 4, 2026.