

TOWN OF PLAINFIELD, INDIANA

Zone Map Amendment — Project Narrative

Petition Type: Conventional Rezone Existing Zoning: AG Requested Zoning: REL
Prepared by: Banning Engineering, P.C. Job No.: 24062 Date: May 13, 2026

1. Who

Owner: Plainfield Christian Church ("Owner"), a religious nonprofit organization incorporated under the laws of the State of Indiana and recognized as a tax-exempt entity under Section 501(c)(3) of the Internal Revenue Code. The Owner holds fee simple title to the subject property.

Engineer / Surveyor / Agent: Banning Engineering, P.C., 853 Columbia Road, Suite 101, Plainfield, Indiana 46168 (317) 707-3700. Banning Engineering has been engaged by the Owner to prepare the survey, legal description, zoning exhibit, and supporting documentation for this petition and is authorized to act as the Owner's agent in this matter.

Concurrent Petitions: This Zone Map Amendment petition is being filed concurrently with a Master Plan Amendment petition seeking to incorporate the subject property into the existing approved Master Plan for the Owner's campus located immediately adjacent to the east. The Master Plan Amendment and this Zone Map Amendment are interdependent actions necessary to authorize the proposed development.

2. What

The Owner petitions the Plainfield Plan Commission to recommend, and the Town Council to approve, a Zone Map Amendment reclassifying approximately 17.103 acres from the AG: Agriculture District to the REL: Religious Use District. The subject property is described by metes and bounds in the Legal Description attached hereto as Exhibit A and depicted graphically in the Zoning Exhibit attached hereto as Exhibit B (Banning Engineering Job No. 24062, dated May 13, 2026).

The REL: Religious Use District is a Special Use District established by Article 3.4 of the Plainfield Zoning Ordinance to promote and maintain the development of religious institutions and their accessory uses in a planned, orderly manner consistent with the Town's Comprehensive Plan. Development within the REL District is governed by an approved Master Plan under Article 6.2 of the Zoning Ordinance, which ensures that growth of the campus is coordinated, compatible with surrounding uses, and subject to the Town's full development review process.

The proposed rezoning does not authorize any specific building or improvement on its own. All development of the subject property following rezoning will require approval of the concurrent

Master Plan Amendment and, thereafter, issuance of an Improvement Location Permit in accordance with Article 11.2 of the Zoning Ordinance.

3. Where

Location: The subject property is located in the Southeast Quarter of Section 23, Township 15 North, Range 1 East of the Second Principal Meridian, Washington Township, Hendricks County, Plainfield, Indiana. The property lies generally [describe cardinal direction, e.g., "west of Dan Jones Road and north of C.R. 300 S. and is identified by Hendricks County Parcel Numbers 25-1-23-51E-400-015, 25-1-23-51E-400-016, 25-1-23-51E-400-017, 25-1-23-51E-400-012, 25-1-23-51E-400-011.

Size: Approximately 17.103 acres, more or less, per survey certified by Brian L. Haggard on April 26, 2006, recorded as Instrument No. 200622541 in the Office of the Recorder of Hendricks County, Indiana.

Adjacent Properties and Zoning: The subject property is bounded as follows:

- **North:** Adjacent use and zoning — e.g., AG: Agriculture District / undeveloped
- **South:** Existing church campus, currently zoned REL: Religious Use District, owned by the Owner
- **East:** Adjacent use and zoning — e.g., R2: Residential Use District right-of-way / roadway
- **West:** Adjacent use and zoning — e.g., R2: Residential Use District and PUD: Residential Use District / right-of-way / roadway

The subject property directly abuts the Owner's existing REL-zoned campus to the east. The proposed rezoning will extend the REL boundary to include the subject parcel, creating a unified, contiguous campus under a single zoning classification.

4. When

The Owner intends to file this petition for consideration at the earliest available Plan Commission cycle following the filing deadline. The proposed zone map amendment, if approved, will take effect upon adoption of the authorizing ordinance by the Town Council.

Development of the subject property is anticipated to occur in July of 2026, "one phase over the next two years" in conjunction with the concurrent Master Plan Amendment. No grading, construction, or land disturbance will occur on the subject property prior to approval of the Zone Map Amendment, the Master Plan Amendment, and issuance of all required permits.

5. Why — Basis for the Rezone Request

5.1 The Subject Property is Contiguous with and a Natural Extension of the Existing REL-Zoned Campus

The Owner has operated a religious campus immediately adjacent to the east of the subject property for [number] years. The existing campus is zoned REL and governed by an approved Master Plan. The subject property represents the logical and natural expansion of that campus. Rezoning the subject property to REL creates a unified, contiguous religious campus under a single, coordinated zoning classification and eliminates the split-zoning condition that currently exists along the shared boundary.

5.2 Religious Institutional Use is Consistent with the Intent of the REL District

Article 3.4 of the Plainfield Zoning Ordinance establishes the REL: Religious Use District specifically to accommodate the development of religious institutions and their accessory uses in a planned manner subject to Master Plan oversight. The Owner's proposed use — expansion of an existing church campus — is precisely the use for which the REL District was created. Rezoning the subject property to REL, rather than seeking relief through a variance or other mechanism, is the appropriate and ordinance-contemplated path for this type of development.

5.3 The Current AG Zoning is No Longer Consistent with the Character of This Area

The AG: Agriculture District is established by Article 2.16 of the Zoning Ordinance to conserve land near the periphery of the Town's jurisdictional boundary that is used for agricultural activities and is not expected to develop for intensive urban or suburban uses in the near future. The subject property is located within the incorporated limits of the Town of Plainfield, is directly adjacent to an established institutional campus, and is served by or proximate to public infrastructure. The agricultural character described in Article 2.16 is no longer applicable to this parcel. Continued AG zoning does not reflect the current or reasonably anticipated future character of this location.

5.4 The Rezoning is Consistent with the Town's Comprehensive Plan

The Town of Plainfield's Thrive! Comprehensive Plan (adopted May 12, 2025) recognizes the importance of institutional and community uses in supporting a complete, livable community. Religious institutions provide significant social, civic, and community benefit to the Town and its residents. The rezoning of this property to REL supports the Comprehensive Plan's goals of accommodating community-serving land uses in appropriate locations, promoting compatibility between adjacent uses, and guiding orderly growth within the Town's established boundaries.

5.5 The Rezoning Will Not Adversely Impact Public Health, Safety, or Welfare

The proposed rezoning does not authorize any specific construction. All future development will be subject to Master Plan approval by the Plan Commission and full development review, including infrastructure, stormwater, traffic, and site design requirements. The existing REL-zoned campus immediately to the east has operated compatibly with surrounding land uses for [number] years, demonstrating that religious institutional use in this location does not adversely impact the health, safety, or welfare of the community. The subject property's integration into the existing campus under a coordinated Master Plan will ensure that any new development is planned, reviewed, and built to the Town's standards.

5.6 The Rezoning Will Not Unduly Burden Public Services or Infrastructure

The subject property is located within the Town of Plainfield and will have access to municipal services consistent with the existing campus. Any expansion of public infrastructure required to serve new development on the subject property will be addressed as part of the Master Plan Amendment and subsequent ILP process. No disproportionate burden on public services, utilities, or transportation systems is anticipated from the rezoning itself.

6. How — Process and Concurrent Actions

This Zone Map Amendment petition is one component of a two-part approval process:

- **Step 1 — Zone Map Amendment (this petition):** Reclassify the subject 17.103-acre parcel from AG: Agriculture District to REL: Religious Use District. Requires Plan Commission recommendation and Town Council adoption by ordinance.
- **Step 2 — Master Plan Amendment (concurrent petition):** Amend the Owner's existing approved Master Plan to incorporate the subject property into the campus boundary and include the proposed building(s) as approved development within the Master Plan. Requires Plan Commission approval.

Following approval of both actions, the Owner will apply for an Improvement Location Permit for the proposed building in accordance with Article 11.2 of the Zoning Ordinance. No construction will commence prior to receipt of all required approvals and permits.

The Owner and its representatives are available to meet with Town staff, the Initial Review Collaborative, the Design Review Committee, and the Plan Commission at any time to discuss this petition and address any questions or concerns.

7. Response to Zone Map Amendment Findings

The following responses are provided to address the five findings required under Article 6.0 of the Plainfield Zoning Ordinance and I.C. 36-7-4-603 for approval of a Zone Map Amendment:

Finding 1: The proposed amendment is consistent with the Comprehensive Plan.

The Thrive! Comprehensive Plan supports institutional and community-serving uses at appropriate locations within the Town. The subject property is contiguous with an existing, established institutional campus. Rezoning to REL is consistent with the Comprehensive Plan's goals of supporting civic and community land uses, promoting compatibility between adjacent uses, and managing growth in an orderly and planned manner.

Finding 2: The proposed amendment is compatible with existing and permitted uses of nearby land.

The subject property directly abuts the Owner's existing REL-zoned campus to the east. The proposed REL zoning is identical to the adjacent classification and extends an established use, not introduces a new or incompatible one. Surrounding properties [describe — e.g., are

agricultural or residential in character], and the low-intensity, community-serving nature of religious institutional use is compatible with those surroundings. The Master Plan process ensures that specific development is designed and reviewed for compatibility before any construction occurs.

Finding 3: There has been a change in the area or in the policies of the Comprehensive Plan since the last map amendment.

The Owner's religious campus has grown and evolved since the original establishment of the AG zoning on the subject property. The proximity of the subject property to the existing institutional campus — and the Owner's demonstrated need for additional land to accommodate ministry growth — represents a changed condition that warrants revisiting the zoning classification. Additionally, the adoption of the Thrive! Comprehensive Plan in 2025 reflects updated community policies and land use goals that support this type of institutional expansion.

Finding 4: The amendment will not adversely affect the health, safety, and general welfare of the public.

As detailed in Section 5.5 above, the proposed rezoning does not authorize construction and does not create any immediate physical change to the property. All development will be subject to Master Plan and ILP review. The existing adjacent campus has operated without adverse impact on public health, safety, or welfare, and the proposed extension of the REL district to the subject property is consistent with that track record.

Finding 5: The amendment is not likely to result in significant adverse impacts on public services or infrastructure.

Any new development on the subject property will be reviewed for infrastructure impacts — including traffic, stormwater, utilities, and public safety — as part of the Master Plan and ILP processes. The Owner will comply with all Town requirements for public improvements and infrastructure upgrades necessary to serve the expanded campus. No significant adverse impacts on public services or infrastructure are anticipated from the zone map amendment itself.

Exhibits

- **Exhibit A:** Legal Description — Part of SE 1/4, Section 23, T15N, R1E, Washington Township, Hendricks County, Indiana (17.103 acres ±)
- **Exhibit B:** Zoning Exhibit — Banning Engineering, P.C., Job No. 24062, dated May 13, 2026

Certification

The undersigned hereby certifies that the information contained in this Project Narrative is true and correct to the best of his/her knowledge and belief, and that this petition is filed with the full authority of the Owner of the subject property.

Owner: Plainfield Christian Church Date: 05-13-2026

Printed Name & Title: Brian Cragen - COO

Agent/Engineer: Mark Meyerholtz – Project Manager Date: 05-13-2026

Printed Name & Title: Banning Engineering, P.C.