

# TOWN OF PLAINFIELD PLAN COMMISSION REPORT

**DATE:** 06-01-2026

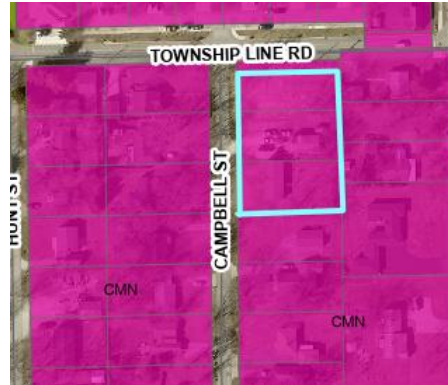
**CASE NO.:** [RZ-25-036](#) and [DP-26-036](#)

**PETITIONER:** Pam Albertson

**REQUESTED ACTIONS:** [RZ-26-036](#): Zone Map Amendment. Rezone of approximately 1 acre from R4: Medium Density Residential to RI: Residential Infill  
[DP-26-036](#): Master Development Plan for 12 townhome units

**LOCATION:** Southeast corner of Township Line Road and Campbell Street

**SIZE:** 1 acre (+/-)



EXISTING ZONING		THRIVE! COMPREHENSIVE PLAN	
R-4	Medium Density Residential	<b>Site:</b>	CMN <a href="#">Community Mixed Node (Perry/Main)</a>
R-4	Medium Density Residential	<b>North:</b>	CMN <a href="#">Community Mixed Node (Perry/Main)</a>
R-4	Medium Density Residential	<b>South:</b>	CMN <a href="#">Community Mixed Node (Perry/Main)</a>
R-4	Medium Density Residential	<b>East:</b>	CMN <a href="#">Community Mixed Node (Perry/Main)</a>
R-4	Medium Density Residential	<b>West:</b>	CMN <a href="#">Community Mixed Node (Perry/Main)</a>

## PROJECT DESCRIPTION

- Requested Action:
- Zone Map Amendment. Rezone of approximately 1 acre from R4: Medium Density Residential to RI: Residential Infill
  - Master Development Plan for 12 townhome units
- 
- Concurrent Actions:
- None
- 
- Future Action(s):
- Improvement Location Permit and other required permits (*Administrative*).



## STAFF COMMENTS

### PLANNING:

### (RE)-INTRODUCTION TO THE RI: RESIDENTIAL INFILL CLASSIFICATION

The *RI: Residential Infill* classification was written to allow easier redevelopment of sites that had either fallen into disrepair or had been damaged by fire or other natural phenomena. There are reasons why these properties were difficult to redevelop prior to the RI classifications, such as:

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- The single-lot nature was not conducive to larger developers that would want to spread out cost across a greater geographic area.
- Smaller developers or “mom and pop” developers could find it financially difficult to purchase a property, bring the site to a development-ready state, and then build a single-family home. These upfront costs either led to a redevelopment that did not pencil out or the need for a single-family home that was far larger than the counterparts in the neighborhood.

In 2023, the Town Council enacted [Ordinance 15-2023](#), which created the *RI: Residential Infill* and *RF: Residential Flex* classifications.

Since each infill site has the possibility of having different characteristics and challenges than a typical zone, the *RI: Residential Infill* creates flexible standards through the Master Development Plan process. This flexibility is achieved through waivers that the Commission may approve. This development does not require any waivers.

## **ZONE MAP AMENDMENT**

The proposed redevelopment of the site is a trail-oriented development as residents will be able to be on the Vandalia Trail a few strides from their front porch. Additionally, it will remove an existing vehicle/Vandalia Trail conflict (see *Figure 1*) as the applicant has proposed that this entrance will be abandoned for one on Campbell Street. The buildings shown in *Figure 1* have since been demolished and removed from the site.



*Figure 1: Vehicle/Trail conflict  
(©2024 Google Streetview)*

The area is predominantly inter-war era to 1960's era, one-story development on ¼ to ½ acre lots. With some exceptions, individual reinvestment and property upgrades in this area have not been as prevalent as other areas of town and pockets of compliance issues have emerged as non-local rental ownership has increased.

However, the adjacent duplexes, nearby Bo-Mar, Hobbs Station, and Grey Hawk development are providing a compelling case for incremental, vibrant, private redevelopment in this area near the heart of Plainfield's commercial area.

The proposed Zone Map Amendment requires a Master Development Plan, meaning that what has been shown in that Master Development Plan is substantially what will be developed. This provides the Commission and Town Council with more

### **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.*

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confidence in what will be built than a traditional Zone Map Amendment.

## **RELATIONSHIP TO THE THRIVE! COMPREHENSIVE PLAN**

The *Thrive!* Comprehensive Plan calls for this area to be [Community Mixed Node](#), more specifically the [Perry/Main Mixed Node](#). Among the intents and descriptions:

- “moderate-scale walkable mixed-use area along major corridors” that
- “provide a vibrant mix of uses that support a range of activities and amenities.”
- The plan specifically mentions a goal to “(i)ntegrate a housing mix of multi-family, single family attached, and residential apartments above ground floor retail.” This project is single-family attached.
- It lists as a design focus having surface lots “located to the rear and side of buildings”, which this project does.

**PUBLIC UTILITIES:** No offsite utility improvements are expected and the onsite service lines are understood to have sufficient capacity to serve the new building.

**FLOODPLAIN:** There are no mapped flood hazards in this area.

**TRANSPORTATION:** This development does not meet the minimum requirements for completing a Traffic Impact Study and the incremental change in living units does not create a capacity concern. Cambell Street has existing platted right-of-way and the Petitioner has proposed sidewalk along the right-of-way as part of the improvements.

## **POTENTIAL MOTIONS.**

The following motions are provided to the Plan Commission for the possible decisions that can be made on each of the petitions: **favorable/approve**, **unfavorable/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 1: Zone Map Amendment**

I move that the Plan Commission certify [RZ-26-036](#): Zone Map Amendment of approximately 1 acre (+/-) from R-4: Medium Density Residential to RI: Residential Infill, with a(n) **favorable recommendation** / **unfavorable recommendation** / **no recommendation** subject to the following condition(s):

1. Substantial compliance with the Master Development Plan on file on June 1, 2026.

### **MOTION 2: Master Development Plan**

I move that the Plan Commission **approve** / **deny** / **continue** [DP-26-036](#) requesting Master Development Plan approval for a proposed 12-unit townhome project on approximately 1 acre proposed to be zoned RI: Residential Infill, finding that:

1. The development plan **complies** / **does not comply** with all applicable development standards of the underlying District for which a waiver has not been granted;
2. The development plan **complies** / **does not comply** with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted;
3. The proposed development **is** / **is not** consistent with the Comprehensive Plan;
4. The proposed development **is** / **is not** appropriate to the site and its surroundings; and

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5. The proposed development **is / is not** consistent with the intent and purpose of this ordinance.

subject to the following conditions:

1. Substantial compliance with the Master Development Plan on file on June 1, 2026.
2. Approval is subject to the ratification of the Zone Map Amendment ordinance by the Town Council.