

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: 06-01-2026

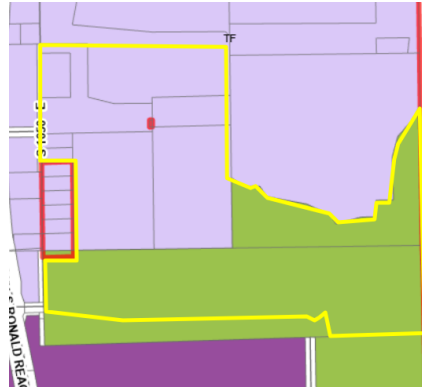
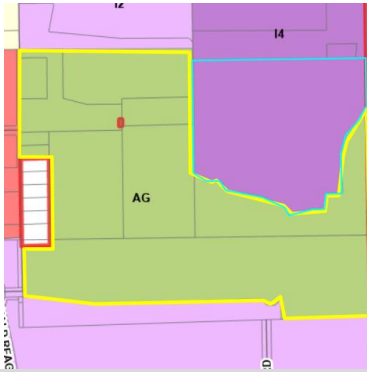
CASE NO.: [RZ-26-034](#) and [PP-26-032](#)

PETITIONER: Pace Property Holding LLC

REQUESTED ACTIONS: [RZ-26-034](#): Zone Map Amendment of approximately 74.24 acres +/- from AG: Agriculture to I-2: Office/Warehouse Distribution.
[PP-26-032](#): Incremental non-residential Primary Plat for the area to be rezoned to I-2: Office/Warehouse Distribution.

LOCATION: South of East Main Street, west of the Marion County Line, north of the extension of Airtech Parkway and east of South County Road 1050 East

SIZE: 74.24 acres (+/-)



EXISTING ZONING		THRIVE! COMPREHENSIVE PLAN	
AG	Agriculture	Site:	TF Tech Flex OS Open Space
I-2	Office/Warehouse Distribution	North:	TF Tech Flex
I-4	Heavy Manufacturing	South:	OS Open Space
I-2	Office/Warehouse Distribution	East:	<i>Special Use, Public or Institutional, Airport Vicinity</i> (PlanIndy Comprehensive Plan for Indianapolis/Marion County)
I-4	Heavy Manufacturing	West:	TF Tech Flex
SU-46	<i>Airport Special Use District (Indianapolis/Marion County)</i>		
I-2	Office/Warehouse Distribution		
GC	General Commercial		
AGR	<i>Agricultural Residential (Hendricks County)</i>		

PROJECT DESCRIPTION

Requested Action:

- Zone Map Amendment of approximately 74.24 acres +/- from AG: Agriculture to I-2: Office/Warehouse Distribution.
- Incremental non-residential Primary Plat for the area to be rezoned to I-2: Office/Warehouse Distribution.

Concurrent Actions:

- None

Future Action(s):

- Annexation of a 0.02 acre parcel that was omitted during prior annexations.
- Development Plan for the Pace Headquarters and other future build outs.
- Secondary Plat (*Administrative*)
- Improvement Location Permit and other required permits (*Administrative*).
- Zone Map Amendment(s) for the remainder of the concept plan area.

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STAFF COMMENTS

PLANNING:

ZONE MAP AMENDMENT

The requested Zone Map Amendment is the second of at least three that will be required to create the Indiana Life Sciences Park concept approved in the [first zone map amendment in 2024](#).

In the 2024 zone map amendment, primary plat, and development plan, the Pace Headquarters was proposed to be built on the northwest corner of their property. This would have required an extension of Earlham Road.

Since that time, the applicant has been able to reach an agreement with the Indianapolis Airport Authority for a land purchase adjacent to the newly constructed Airtech Parkway East.

At a later date, the applicant will be bringing forward a development plan to construct their headquarters near the southwest part of the conceptual area. Indications are that the structures for this new area will be very similar to what has been approved, but the complete set of utility, landscaping, and lighting plans are still in the works.

There is a small (871 square foot / 0.02 acre) parcel that was omitted from prior annexations within the area. This is being rezoned using the Conditional Zone Map Amendment procedure.

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.*

PUBLIC UTILITIES:

Water exists along Wamsley Way and will get extended to provide service to the new lot. Other, non-Town utilities would be expected to generally follow the same approach.

Offsite improvements to connect to a sanitary sewer lift station at the intersection of Ronald Reagan Parkway and Airtech Parkway is achievable with the cooperation of the Indianapolis Airport Authority. This is expected to get resolved as part of any future Development Plan submission.

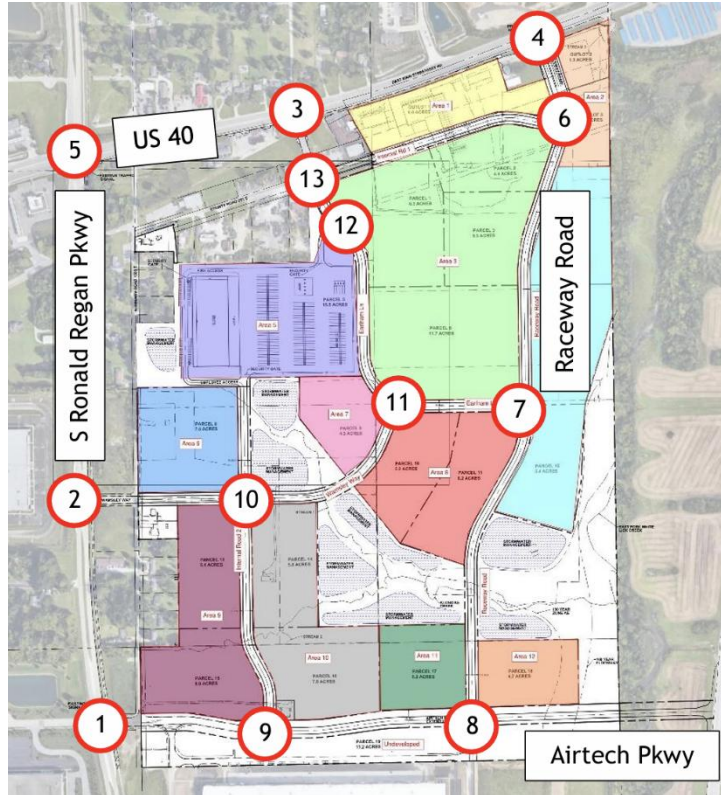
Beyond the local utility needs for this particular rezone and primary plat, a more extensive utility discussion has been underway for the broader utility planning in the area and was considered under the previous staff report that is linked to below.

FLOODPLAIN:

The floodplain of the east fork of White Lick Creek is within the overall area proposed to be subdivided. The Town and DNR flood plain regulations will apply to all lots and infrastructure developed within flood plains.

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TRANSPORTATION: A [Traffic Impact Study](#) (TIS) was completed as part of a previous public process to establish the Pace Life Sciences Park [PP-24-093](#). The [Staff Report](#) for that process offered an extensive discussion about the overall traffic improvements that are key for this area to develop. Overall, RZ-26-034 and PP-26-032 do not significantly vary from the expectations of the previous TIS, and particularly, the overall roadway network distribution. The Petitioner's engineer has provided a [memo](#) to document its review/conclusion.



What has changed with the current petition is the connecting public roadway that was previously included is no longer proposed (between 10 & 9 on the above image), but instead is replaced by a private drive that will connect the Pace site to Airtech Parkway. It is important that the future lots proposed to the south have access to this Private Drive, and the Petitioner has agreed this will be the case. Currently, the land where that Private Drive crosses is owned by the Indianapolis Airport Authority.

Additional detail will be addressed once the Petitioner advances the site Development Plan.

ORDINANCE REQUIREMENTS BASED REVIEW

SUBDIVISION CONTROL ORDINANCE REQUIREMENTS

The following items are listed as requirements for a Primary Plat by the Plainfield Subdivision Control Ordinance. The

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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.

No.	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;	Deferred
8.	Layout, number and dimension of all lots with proposed setback lines;	Deferred
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;	Deferred
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;	Deferred
13.	Sidewalk plan (or alternate plan for pedestrian ways, when applicable);	Deferred
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;	Deferred
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.

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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-26-034](#): Zone Map Amendment of 74.24 acres (+/-) from AG: Agriculture to I-2: Office/Warehouse Distribution, with a(n) **favorable recommendation / unfavorable recommendation / no recommendation** subject to the following condition(s):

MOTION 2: Primary Plat

I move that the Plan Commission **approve / deny / continue** [PP-26-032](#) requesting an incremental non-residential primary plat, 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. Approval is subject to the ratification of the Zone Map Amendment ordinance by the Town Council.