

Public Hearing Comments

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Are you a resident of the Town of Plainfield?	Yes
Street Address	8233 Dogwood Ct
City	Plainfield
State	IN
Zip Code	46168
Public Hearing Topic	Altura Development
Public Hearing Date	7/6/2026
Questions or Comments for the Town of Plainfield	Dear Plainfield Plan Commission, I am writing to express the collective concerns of my household and my neighbors regarding the Altura/Daum Farm development. I reside in Sycamore Estates at the southwest corner of Dogwood Court and CR 825 E. My house will sit at the north entrance of the proposed Altura development. While I accept the fact that this property will ultimately be developed, there needs to be strong council discretion as to whether this development makes sense here. 312 apartments and 21 single family homes does not make sense on multiple levels. Concern #1 is the traffic burden that this type of development will bring. I can attest to this first hand as I live on CR 825 E and see the traffic pass every day as I sit on my back deck. When the Camby Road entrance was closed to our neighborhood after the warehouse development, the traffic on CR 825 E that passes my house has doubled, if not more. Also, the eastbound turn onto Black Rock Road from CR 825 E during rush hour only allows one car to turn per light. I understand the developer claims a traffic study was done, but it needs to be revisited in more depth. This development will more than double the traffic density on CR 825 E, which will ultimately lead to a dangerous increase in through traffic

on neighborhood roads as drivers look for alternate routes in and out of the development.

Concern #2 is the population density increase this development will bring. Sycamore Estates currently has 287 lots ranging from .5-.8 acres. That is roughly 287 residences on a total of approximately 185 acres. The Altura development proposal will add 334 residences on 28.5 acres. That is more than double the residences on 15% of the property size of the surrounding neighborhood. Has the council completely vetted the impacts this surge will bring on infrastructure elements in this area? I ask that the council take a long, hard look at how this will negatively impact the immediate surrounding area.

Concern #3 is the pedestrian traffic safety issues that the above concerns will bring. Sycamore Estates is a quiet neighborhood with many young families. On any given day/evening there are many walkers, bikers, strollers, dogs, and golf carts traveling through the neighborhood. This includes on CR 825 E. There are currently no sidewalks anywhere in the neighborhood, so pedestrians are forced to the street for these recreational pursuits. As the population increases, these activities will become exponentially more dangerous. While the proposed development has a sidewalk planned only in front of the development, that alone will not protect the remainder of the neighborhood when they are fighting the increased traffic. At a minimum CR 825 E needs to be upgraded with sidewalks on both sides of its full length to properly protect both the existing and new community. Sidewalks on the neighborhood through streets should be strongly considered.

What might be some viable alternatives to the currently proposed property? I would ask that the council consider the following:

1. Consider a lower density residential development. One that makes sense with the existing infrastructure and established surrounding neighborhood.
 2. Consider continuing the warehouse development that is surrounding this property that would not have the traffic and density impacts that the Altura development will bring.
 3. If the Altura development ultimately moves forward, change the ingress/egress route for the development to be off of Quaker Blvd.
 4. If the ingress/egress remains off of CR 825 E, please make the proper road and infrastructure improvements to keep both the new and existing residents safe.
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In conclusion, I feel that the proposed 312 apartments and 21 single family homes is an overly-aggressive proposal aimed at maximizing the profits of a single developer while negatively affecting a long-standing established community. I ask that you please place consideration for your existing residents first before you grant approval to an outside corporate entity. I respectfully request that the council decline this proposal as it sits today.

Thank for you time and consideration,

Ryan Schafhauser
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