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Are you a resident of the Town of Plainfield?	Yes
Street Address	8200 Dogwood Ct
City	Plainfield
State	Indiana
Zip Code	46168
Public Hearing Topic	Project Altura - "Daum Farms"
Public Hearing Date	7/6/2026
Questions or Comments for the Town of Plainfield	Dear Members of the Plan Commission, We are residents who live less than one mile from the proposed Altura development, and we respectfully urge the Commission to deny the requested rezoning and master development plan approval for this project. While the development is presented as a transition between industrial and residential uses, we believe it instead creates significant concerns for existing residents and future occupants. 1. Incompatible Location Near Industrial Development One of the most concerning aspects of this proposal is its proximity to existing industrial and warehouse properties. The site is bordered by industrial-zoned land to the east. Placing a large multifamily residential development adjacent to industrial operations creates the potential for ongoing conflicts involving: • Commercial truck traffic • Noise from industrial activities • Light pollution • Future industrial expansion pressures • Reduced quality of life for residents While the developer describes the project as a "transition"

between uses, the reality is that hundreds of families would be placed directly adjacent to areas intended for employment and industrial activity. When my husband and I moved here a little over a year ago to start our family, living by employment and industrial locations was not where we intended to raise our growing family.

2. Increased Traffic on Local Roads

The site is located south of Camby Road and west of Quaker Boulevard. Even if a traffic study concludes improvements are not required, residents who drive these roads daily understand that traffic congestion has steadily increased throughout this area. The addition of more than 300 apartment units will generate substantial additional vehicle trips.

Concerns include:

- Increased congestion at Camby Road and County Road 825 E
- Longer commute times for existing residents
- Increased turning movements on County Road 825 E
- Additional school, delivery, and service traffic
- Potential safety concerns for pedestrians and cyclists
- Increased accident potential due to higher traffic volumes

Traffic studies often reflect existing conditions and modeled assumptions but may fail to fully capture future development and cumulative growth occurring throughout the southwest Plainfield/Camby area. One of our biggest concerns would be the safety of all the children who ride their bikes and motorized scooters and the families who take walks along Dogwood Ct to County Rd 825 E who head north. We fear an increase in traffic on County Road 825 E would put our children and families in danger given the large increase in traffic that an apartment complex would bring.

3. Strain on Public Infrastructure and Services

The proposal will require sewer extensions, a lift station, additional utility capacity, and increased municipal services. Growth should occur where infrastructure is already fully established and capable of handling significant residential density.

A project of this size may increase demands on:

- Road and maintenance budgets
- Police and fire protection
- Schools
- Water and sewer systems
- Parks and recreational facilities

Before approving such a substantial residential development,

the Town should ensure that services can be expanded without negatively impacting current residents.

4. Density Is Out of Character with Surrounding Neighborhoods

The proposed density appears disproportionate to nearby residential development. The introduction of approximately 312 multifamily units on 28.5 acres dramatically changes the character of an area that has historically consisted of agricultural land and lower-density residential uses.

Residents chose to live in this area because of its more open and suburban character. Replacing farmland with a large-scale apartment complex fundamentally alters that character and sets a precedent for further high-density development nearby. My husband and I did not move to this side of town to live in such a densely populated area; we moved here to get a taste of country living on an acre of land while living just outside the city.

5. Loss of Open Space and Rural Character

Although the applicant highlights open-space percentages within the project, the development still represents the permanent conversion of agricultural land into a dense residential community.

Once this land is developed, the community loses:

- Agricultural heritage
- Existing wildlife habitat
- Open views and green space
- Loss of privacy for neighboring residents
- The rural transition that currently exists between developments

Residents should carefully consider whether this location is the best place for a project of this scale. This build could be responsible for displacing a numerous amount of wildlife including large birds like hawks and even bald eagles. According to an article from the IJB titled "Airport goes batty on environmental mitigation: Cost of buying new land for bat habitat is triple estimates, on top of \$21.6 million spent since early 1990s," a large bat population (including endangered bat species) also live adjacent to this new build location. With the new Boston Scientific warehouse(s) already approved to be built across State Road 267, the question should have already been raised as to where the displaced wildlife will find their new homes which might possibly be at this new build location.

6. Future Connectivity Concerns

Staff reports note that future connectivity to Quaker Boulevard is being preserved. While connectivity can provide transportation benefits, it may also introduce additional cut-through traffic into areas that currently experience lower traffic volumes.

Future roadway connections could further increase traffic impacts beyond what is currently contemplated in the proposal.

7. Property Value and Crime Concerns

As a nearby homeowner, we are also concerned about the potential impact on property values.

Many families make significant financial investments when purchasing a home, including our family which just moved to the area a little over a year ago. The character of surrounding development can influence buyer perceptions and marketability. Introducing a large-scale multifamily development adjacent to existing residential neighborhoods and near industrial uses may create uncertainty for current homeowners regarding future property values and neighborhood desirability. Personally, if we had known a large apartment complex would be built adjacent to a house we were about to buy, we would not have moved forward purchasing that property given how close our house is to the new build.

Whether or not property values ultimately decline, existing residents should not be expected to bear the risk associated with a major change in land use that differs substantially from the area's historical character.

8. Public Safety Considerations

As a nearby resident, I am also concerned about the public safety impacts of introducing a large, high-density residential development into this area. While I am not suggesting that new residents would cause crime, it is reasonable to expect that a substantial increase in population will place additional demands on law enforcement, fire protection, emergency medical services, and other public safety resources.

Larger multifamily developments often experience greater resident turnover and generate significantly more daily activity than traditional single-family neighborhoods. As the number of residents increases, so does the potential for incidents such as property crimes, vehicle break-ins,

trespassing, vandalism, disturbances, and demands for police response. Existing residents deserve assurance that public safety resources can adequately support this level of growth without impacting response times or service levels in surrounding neighborhoods.

Many families have chosen to live in this area because it offers a quieter, lower-density environment. The introduction of hundreds of additional residential units would fundamentally change the nature of the area and could create public safety concerns that should be carefully evaluated before approval.

Conclusion

I support thoughtful growth and development in Plainfield. However, I do not believe the Altura project is appropriately located given its proximity to industrial uses, traffic concerns, infrastructure impacts, density, potential property value concerns, public safety concerns, and the significant change it would bring to the existing character of the area.

As residents living less than a mile from the proposed project, we respectfully request that the Plan Commission and Town Council deny the rezoning request or require substantial revisions that better protect neighboring residents and the long-term character of the community.

Thank you for your time and consideration.
