

# TOWN OF PLAINFIELD PLAN COMMISSION

**DATE:** 7-6-2026

**Project Page:** [Altura](#)

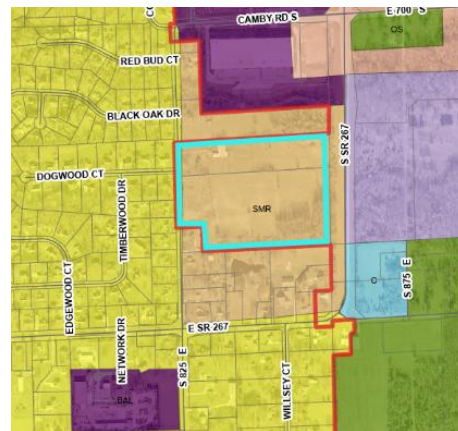
**CASE NO.:** RZ-26-019  
MDP-26-019

**PETITIONER:** Andy Gerdom, TriCo Development

**REQUESTED ACTIONS:** Zone Map Amendment of approximately 28.5 +/- acres from AG: Agriculture to RF: Residential Flex.  
Master Development Plan review of a proposed 21 single-family and 312 multifamily unit neighborhood

**LOCATION:** Located to the south of Camby Road, immediately east of CR S 825 E and west of Quaker Boulevard

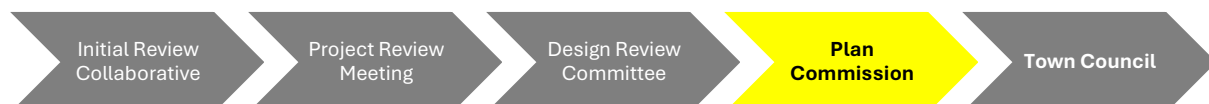
**PARCEL SIZE:** 28.5 +/- acres



| EXISTING ZONING AND <i>LAND USE</i> |                                   | <i>THRIVE! COMPREHENSIVE PLAN</i> |                                 |
|-------------------------------------|-----------------------------------|-----------------------------------|---------------------------------|
| <b>Site:</b>                        | AG: Agriculture                   | <b>Site:</b>                      | SMR: Suburban Mixed Residential |
| <b>North:</b>                       | RB: Single Family (1)             | <b>North:</b>                     | SMR: Suburban Mixed Residential |
| <b>South:</b>                       | RB: Single Family (1)             | <b>South:</b>                     | SMR: Suburban Mixed Residential |
| <b>East:</b>                        | I2: Office/Warehouse Distribution | <b>East:</b>                      | FT: Tech Flex                   |
| <b>West:</b>                        | RB: Single Family (1)             | <b>West:</b>                      | SR: Suburban Residential        |
| (1) Hendricks County Zoning         |                                   |                                   |                                 |

## PROJECT DESCRIPTION

|                     |                                                                                                                                                                                                                                                 |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Requested Actions:  | <ul style="list-style-type: none"> <li>Zone Map Amendment of 28.5 +/- acres from AG: Agriculture to RF: Residential Flex</li> <li>Master Development Plan approval for a 312 multi-family unit and 21 single-family home development</li> </ul> |
| Concurrent Actions: | <ul style="list-style-type: none"> <li>None</li> </ul>                                                                                                                                                                                          |
| Future Action(s):   | <ul style="list-style-type: none"> <li>Primary &amp; Secondary Plats</li> <li>Improvement Location Permits and other necessary permits (Administrative)</li> </ul>                                                                              |



# TOWN OF PLAINFIELD PLAN COMMISSION

## PROJECT REVIEW

### PROJECT COMPLIANCE SUMMARY

Compliance unknown / needs attention

Does not comply

| Review Area                                     | Code Reference   | Status                                                        | Questions / Comments |          |       |
|-------------------------------------------------|------------------|---------------------------------------------------------------|----------------------|----------|-------|
| Building Design                                 |                  |                                                               |                      |          |       |
| Minimum Yards and Building Setbacks             | 14.2.D.2         | Overall site setback lines shown and met.                     | Setback Side         | Required | Shown |
|                                                 |                  |                                                               | South                |          |       |
|                                                 |                  | Individual building/house setbacks verified with Primary Plat | West                 |          |       |
|                                                 |                  |                                                               | East                 |          |       |
|                                                 |                  |                                                               | North                |          |       |
| Maximum Building Height                         | 14.2.E.2         | Compliant                                                     |                      |          |       |
| Building Materials                              | 4.21             | Compliant Multifamily Only                                    | FAÇADE POINTS        | Required | Shown |
|                                                 |                  |                                                               | Front (Primary)      | 600      | 800   |
|                                                 |                  |                                                               | Rear (Primary)       | 600      | 800   |
|                                                 |                  |                                                               | Left (Primary)       | 600      | 800   |
|                                                 |                  |                                                               | Right (Primary)      | 600      | 800   |
| Mechanical Equipment:                           | 4.1G             | Compliant                                                     |                      |          |       |
| Building Lighting                               | 4.9.C            | Compliant                                                     |                      |          |       |
| Site Design                                     |                  |                                                               |                      |          |       |
| Drive-Through Facilities                        | 4.1.D            | Not Applicable                                                |                      |          |       |
| Loading Space Orientation                       | 4.11.C.1.d       | Compliant                                                     |                      |          |       |
| Outside Storage                                 | 4.16.B.9         | Not Applicable                                                |                      |          |       |
| Outdoor Seating/Dining                          | 4.16.E           | Not Applicable                                                |                      |          |       |
| Parking Area Location                           | 4.10.C           | Compliant                                                     |                      |          |       |
| Off-Street Parking Area Cross Access Connection | 4.10.D.7         | Compliant                                                     |                      |          |       |
| Bicycle Parking                                 | 4.10.E           | Compliant                                                     |                      |          |       |
| Parking Spaces                                  | 4.10.F           | Compliant                                                     |                      |          |       |
| Site Lighting                                   | 4.9.D<br>5.5.C.6 | Compliant                                                     |                      |          |       |
| Trash Enclosure / Trash Compactor               | 4.1.J            | Compliant                                                     |                      |          |       |
| Pedestrian Connectivity                         | 4.1.H            | Compliant                                                     |                      |          |       |
|                                                 |                  |                                                               |                      |          |       |
| Perimeter Yard Landscaping                      | 4.7.C            | Compliant                                                     |                      |          |       |
| Foundation Landscaping                          | 4.7.E            | Compliant                                                     |                      |          |       |
| Parking Lot Trees                               | 4.7.F            | Compliant                                                     |                      |          |       |
| Parking Lot Screening                           | 4.7.F            | Compliant                                                     |                      |          |       |
| Trash Enclosure Landscaping                     | 4.1.J            | Compliant                                                     |                      |          |       |

# TOWN OF PLAINFIELD PLAN COMMISSION

## STAFF COMMENTS

### PLANNING:

#### Planning Overview

The subject property is a 28.5 +/- acre parcel currently zoned AG: Agriculture, located south of Camby Road between CR S 825 E and Quaker Boulevard. The petitioner, TriCo Development, is requesting a Zone Map Amendment to RF: Residential Flex along with approval of a Master Development Plan for a mixed residential development to be known as Altura.

This petition has been before the Design Review Committee (DRC) on two occasions – first on May 5, 2026 and again on June 9<sup>th</sup>. The project has undergone meaningful revisions between those reviews, with the applicant responding substantively to staff and DRC feedback at each stage. The Design Review Committee unanimously approved this project, subject to compliance with the commitments discussed at the June 9 meeting, which have been incorporated into the project.

The proposed development includes both single-family and multifamily residential components. The single-family portion consists of twenty proposed rear alley-loaded homes, a design approach that places front porches and primary entrances (rather than garage doors) at the forefront of the public realm. The multifamily component consists of thirteen three-story walk-up apartment buildings. The development also includes a shared clubhouse facility, stormwater management features including bio-retention and pond areas, and substantial landscaping throughout the site including tree preservation areas and street trees.

The project has followed the Town’s standard review process: Initial Review Collaborative, Project Review Meeting, and two rounds of Design Review Committee review. The revisions made between the first and second DRC hearings are substantial, particularly with respect to the single-family housing product and landscape plan. Those revisions are described in greater detail within the Master Development Plan section of this report.

#### **Rezone Request**

The petitioner requests a Zone Map Amendment of approximately 28.5 +/- acres from AG: Agriculture to RF: Residential Flex.

The RF: Residential Flex district is established by the Plainfield Zoning Ordinance to promote and maintain the ability to mix differing types of residential dwelling unit types within a cohesive development. Importantly, the stated intent of the district is not to create enclaves of any one housing type, but rather to allow varied residential uses to coexist in a more organic, traditional manner. The district permits single-family detached homes, two-family dwellings, and multifamily residential uses, along with associated accessory and community uses. Development within the Residential Flex district requires approval of a Master Development Plan, which governs the layout, design standards, and mix of uses for the project as a whole. The RF district is classified in the Zoning Ordinance as a Mixed-Use designation alongside the TC: Town Center district – a designation that reflects its intentional accommodation of residential diversity rather than a single, uniform housing type.

#### **Considerations of Zone Map Amendment** (from Indiana Code 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.

# TOWN OF PLAINFIELD PLAN COMMISSION

The Town's Thrive! Comprehensive Plan designates this parcel as SMR: Suburban Mixed Residential. Single-family attached and detached housing as well as multiple formats of multifamily residential are listed as a primary use within the Suburban Mixed Residential designation. The Comprehensive Plan's stated intent for the SMR designation includes integrating a housing mix of single-family detached with a range of types of multifamily as well as encouraging integrated neighborhoods through shared open space, amenities, and pedestrian connectivity.

The proposed development, with its rear alley-loaded single-family homes, three-story walkup apartment buildings, shared clubhouse, and internal pedestrian network, aligns directly with each of these stated intentions. The RF: Residential Flex district is the zoning tool best equipped to implement the Suburban Mixed Residential land use designation, and the proposed rezone from AG to RF brings this parcel into direct alignment with what the Comprehensive Plan has envisioned for this location. The rezone is also consistent with the plan's broader goal of supporting a variety of housing styles and types throughout the community.

The Thrive! Comprehensive Plan's Suburban Mixed Residential designation for this parcel has long contemplated a mix of residential uses at this location, including multifamily. That designation was established through the Town's comprehensive planning process and reflects a deliberate policy decision about the type and character of development appropriate for this area. This development pattern is also consistent with how the SMR designation has been applied elsewhere in Plainfield, where multifamily residential development exists in proximity to established single-family neighborhoods. The proposed rezone is, in that respect, an expression of a land use vision the Town has already embraced in other parts of the community.

## **Master Development Plan**

In addition to the rezone request, the petitioner has submitted a Master Development Plan for review. The MDP governs the overall layout, design standards, and development character of the project. The following sections address the key elements of the plan as presented at the June 9 Design Review Committee meeting.

### **Site Design**

The site is organized around a network of both public and private streets, with Talon Way and Skyward Drive serving as the primary access points from CR S 825 E. Internal circulation is structured around roundabouts that serve as organizing elements for vehicular movement and overall site layout. Angled on-street parking has been incorporated along portions of the internal street network, reducing reliance on large surface parking areas. The site plan also preserves the opportunity for future roadway and pedestrian connectivity to the east to Quaker Boulevard. Pedestrian facilities do not currently exist along Quaker Boulevard.

Pedestrian connectivity is provided both internally and to the surrounding area via sidewalk connections to CR S 825 E, including a proposed 10-foot path along the eastern side of the roadway.

## **Suburban Mixed Residential**

Suburban Mixed Residential areas are primarily single-family residential with a higher percentage of attached homes and some multi-family units, with connectivity between neighborhoods and other non-residential areas.

### **INTENT**

- » Allow residential infill that complements the existing character (building scale, placement, design, etc.).
- » Encourage integrated neighborhoods through shared open space amenities and vehicular/pedestrian connectivity.
- » Integrate a housing mix of single-family detached, some single-family attached, and a range of types of multi-family.

### **LAND USE MIX**

#### **Primary Uses**

Single-family, detached  
Single-family, attached  
Multi-family, multiple formats

#### **Secondary Uses**

Office  
Commercial  
Specialty housing (age-targeted, etc.)

### **FORM ATTRIBUTES**

#### **BUILDING FORM**

##### **Height**

1-3 Stories

##### **Setback**

20-30 feet

## **TOWN OF PLAINFIELD PLAN COMMISSION**

The single-family portion of the development is concentrated along the western edge of the site, placing it in closest proximity to the existing Hendricks County RB: Single Family-zoned residential neighborhoods. The multifamily component is in the central and eastern portion of the site, providing a natural transition buffer between the higher-density uses and the established single-family neighborhoods to the west. This arrangement reflects a thoughtful approach to site organization that responds to the existing context. The development plan also provides for 54% of the property to remain as open space, not including pond areas, which speaks to the overall openness and livability of the development as designed.

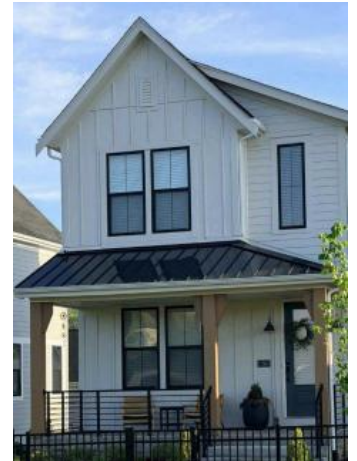
### **Single-Family Housing Product**



The single-family housing product has been substantially revised since the first DRC review. The originally submitted elevations featured a garage-forward orientation that staff noted did not align with the Town's Residential Design Guidelines. In response, the applicant has replaced the front-loaded product entirely with rear alley-loaded homes, eliminating front-facing garages along the primary street frontages. This change allows front elevations to prioritize entrances, front porches, and other features that contribute to an active, pedestrian-oriented community and streetscape.

In addition to the revised housing product, the applicant has provided a formal commitment letter establishing architectural and materials standards for the

single-family homes within the development. The commitments address exterior materials, requiring that at least half of the homes feature full brick or stone front elevations with those materials wrapping the sides, and that all homes utilize Hardie Board or Hardie Plank siding. Standards are also extended to detached garages, which are required to match the architectural character of the principal residence. Taken together with the rear alley-loaded design, these commitments reflect a single-family product that meaningfully exceeds the baseline standards typical of a suburban residential development and establishes a consistent and enforceable standards of quality throughout the neighborhood.



### **Multifamily Component**

The proposed multifamily buildings are three-story walk-up structures located on the central and eastern portions of the site. Their placement within the development – away from the established single-family neighborhoods to the west and separated from them by the single-family component of this very development – is an important element of the project's overall site organization. Residents of the adjacent RB: Single Family-zoned neighborhoods will be buffered from the multifamily buildings by both distance and the intervening single-family homes, tree preservation areas, and landscaping.

## **TOWN OF PLAINFIELD PLAN COMMISSION**

The multifamily buildings have been reviewed for compliance with the Town's architectural standards and meet those requirements, with each building achieving a perfect score in the Town's façade materials evaluation. The development's amenity buildings, including the



clubhouse, car wash, and maintenance building, likewise achieved perfect scores. The clubhouse and its associated amenities are available to all residents of the development, single-family and multifamily alike, reinforcing the cohesive, integrated character of the community as a whole.

### **Landscaping**

The landscaping plan has been substantially revised since the first Design Review Committee review. The revised plan incorporates additional street trees throughout the development, expanded landscaping along CR S 825 E, and tree preservation areas identifying existing vegetation on the site intended to remain. The total number of proposed trees across the development has increased considerably from the original submission, and the revised plan reflects a meaningful response to staff's earlier concerns regarding perimeter buffering and internal landscaping coverage.

**TRANSPORTATION:** The proposed 333 living units exceeds the minimum threshold to satisfy the requirement for completing a Traffic Impact Study. The Petitioner provided a TIS dated January 29, 2026 from Traffic Engineering, Inc. out of Danville. Traffic Engineering is a respected firm for this type of analysis. The only recommendation offered via the analysis is for consideration of a roundabout at the intersection of CR 750 E (aka Center Street) and Black Rock Road (formerly SR 267).

Staff recognizes this project may not be best viewed only through the lense of typical 'engineering' analysis protocols. There are a number of circumstances that factor into how the proposed development should be considered. Here is a partial list of items that deserve consideration when reviewing impacts to the local transportation network:

- Quaker Boulevard has established 'Limited Access Right-of-Way' (LARW). Which is to say that when the roadway was SR 267, the State used federal funding to purchase property for the expressed intent to limit the access...preferring for traffic to enter/exit at street intersections. To remove the limited access, state and/or federal approvals are needed. Given the role of Quaker Boulevard as an Arterial, Town Staff supports keeping the limited access restrictions in place. It is also worthwhile to note that the County supports pursuit of a break in the LARW.
- Most of the local impacts created by the new development would be on roads outside of the Town's jurisdiction (i.e. the County).
- Black Oak Drive will be viewed as 'cut-through' traffic since this area is developing separately, particularly with more density.
- The Town is underway to begin a new project in 2027 for a single-lane roundabout (expandable to dual-lane in the future) at Quaker Boulevard and CR 750 S.

## **TOWN OF PLAINFIELD PLAN COMMISSION**

To address some of these considerations, the Petitioner has communicated with the County and the County Engineer has provided some other feedback on the proposed project. Based upon that feedback, the Petitioner has offered a list of commitments to help improve the transportation impacts that will be experienced, should the project get constructed.

In anticipation of traffic being a primary concern of both the Plan Commission and local residents, Staff will plan to provide the Commission a brief presentation at Monday's meeting on this topic, with the hopes that it helps to have all meeting attendees working with similar information.

### **UTILITIES:**

The Town has a watermain along CR 825 E that is expected to be able to serve the development.

Sanitary sewer service is more challenging. A public gravity sewer exists to the north at Camby Road and Delaware Drive. This development would need a lift station to get to those gravity lines, but could potentially consider routes along CR 825 E or Quaker Boulevard.

### **POTENTIAL MOTIONS.**

The following motions are provided to the Plan Commission for the possible decisions that can be made on each of the petitions: **approve**, **deny**, or **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: Rezone**

I move that the Plan Commission certify RZ-26-019, a Zone Map Amendment of 28.5 (+/-) acres from AG: Agriculture to RF: Residential Flex with a(n) **favorable recommendation** / **unfavorable recommendation** / **no recommendation** subject to the following condition(s):

1. General compliance with the documents on file as of July 6, 2026.

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

I move that the Plan Commission **approve** / **deny** / **continue** petition MDP-26-019: Master Development Plan review for a proposed 21 single-family and 312 multifamily neighborhood, finding that:

1. The Development Plan **complies** / **does not comply** with all applicable Development Standards of the District in which the site is located;
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 Development Plan **complies** / **does not comply** with all applicable provisions for Architectural and Site Design Review for which a waiver has not been granted;
4. The proposed development **is** / **is not** appropriate to the site and its surroundings; and,
5. The proposed development **is** / **is not** consistent with the intent and purpose of this Ordinance.

And that such approval shall be subject to the following condition(s):

1. Substantial compliance with the development plan file as of July 6, 2026.
2. The secondary plat shall be recorded prior to the issuance of any Improvement Location Permits.

***TOWN OF PLAINFIELD***  
**PLAN COMMISSION**