

# TOWN OF PLAINFIELD PLAN COMMISSION

**DATE:** 9-10-2026

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

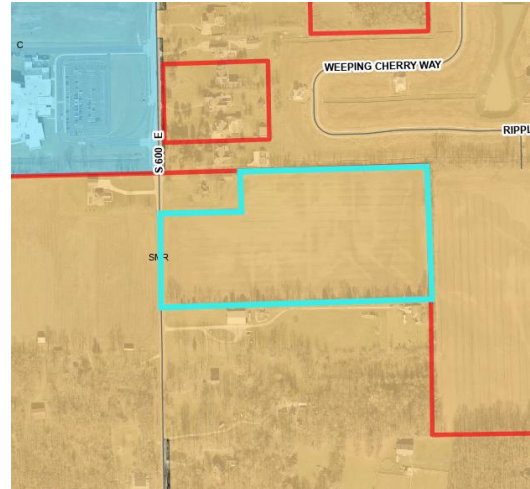
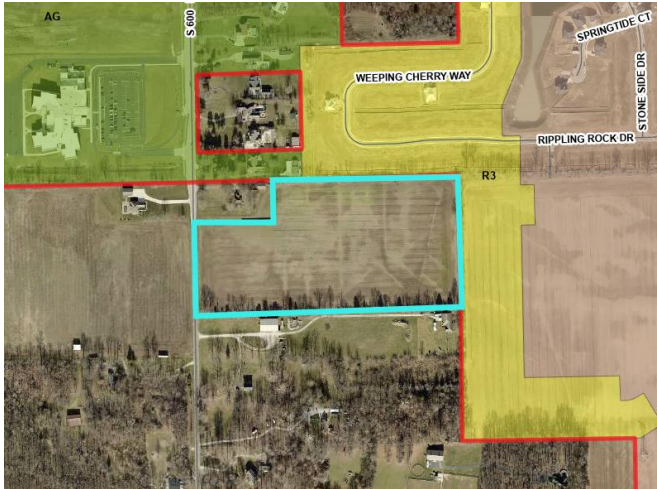
**CASE NO.:** RZ-26-056

**PETITIONER:** Brian Tuohy on behalf of Olthof Homes

**REQUESTED ACTIONS:** Zone Map Amendment of approximately 18.61 +/- acres from AG: Agriculture to R-4: Medium Density Residential

**LOCATION:** 6057 South CR 600 East

**PARCEL SIZE:** 18.61 +/- acres

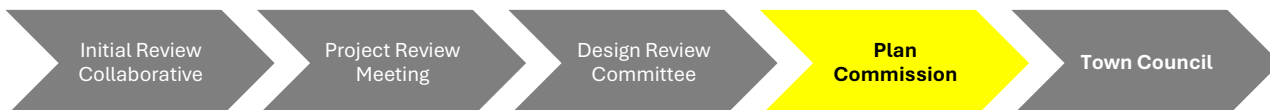


| EXISTING ZONING AND <i>LAND USE</i> |                                                    | <i>THRIVE! COMPREHENSIVE PLAN</i> |                                 |
|-------------------------------------|----------------------------------------------------|-----------------------------------|---------------------------------|
| <b>Site:</b>                        | RB: Single Family Residential (1)                  | <b>Site:</b>                      | SMR: Suburban Mixed Residential |
| <b>North:</b>                       | AG: Agriculture<br>R-3: Medium Density Residential | <b>North:</b>                     | SMR: Suburban Mixed Residential |
| <b>South:</b>                       | RB: Single Family Residential (1)                  | <b>South:</b>                     | SMR: Suburban Mixed Residential |
| <b>East:</b>                        | R-3: Medium Density Residential                    | <b>East:</b>                      | SMR: Suburban Mixed Residential |
| <b>West:</b>                        | AGR: Agriculture Residential (1)                   | <b>West:</b>                      | SMR: Suburban Mixed Residential |

(1) Hendricks County Zoning

## PROJECT DESCRIPTION

- Requested Actions:**
- Zone Map Amendment of 18.61 +/- acres from AG: Agriculture to R-4: Medium Density Residential
- Concurrent Actions:**
- Interlocal Agreement with Hendricks County
- Future Action(s):**
- Annexation (Town Council)
  - Primary & Secondary Plats (Plan Commission)
  - Improvement Location Permits and other necessary permits (Administrative)



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## STAFF COMMENTS

### PLANNING:

#### Planning Overview

The applicant is requesting a Zone Map Amendment from AG: Agriculture to R-4: Medium Density Residential to build a single-family residential subdivision. Because the subject property is not currently located within Plainfield's corporate limits, an interlocal agreement between Hendricks County and the Town of Plainfield has been officially adopted by both entities that gives the Town of Plainfield zoning authority over the property until such a time as the property is annexed into the Town's corporate limits.

A primary plat has not been submitted concurrently with this rezone request. While not required, concurrent review of a primary plat generally provides a more detailed understanding of the proposed subdivision layout and development pattern.

The applicant has provided voluntary commitments, similar in process to what was done at Sandstone, in the absence of a concurrent primary plat. The applicant, after reading the [staff report](#) that was prepared for the July Plan Commission meeting, has adjusted their voluntary commitments to address many of the concerns raised by staff previously. Only the remaining concerns will be discussed in this staff report.

#### 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.

#### Comprehensive Plan

The Thrive! Comprehensive Plan designates this area as Suburban Mixed Residential. Neighborhoods within this district are meant to be primarily single and multi-family residential and should share open space and be interconnected with surrounding uses.

The applicant's conceptual plan envisions a 43-lot single-family neighborhood. This will provide roughly 2.3 units per acre, which as shown in the chart below is consistent with the surrounding and nearby neighborhoods, including the fully custom Hickory Woods.

While the development plans for this property remain conceptual, the R-4: Medium Density Residential zoning is consistent with both the Suburban Mixed Residential classification in the Thrive! Comprehensive Plan as well as the current conditions and character in the district.

| Density Comparison |                    |                     |
|--------------------|--------------------|---------------------|
| Subdivision        | Smallest lot       | Dwelling Units/Acre |
| Artisan (proposed) | 8,125 square feet  | 2.3                 |
| Oxford Square      | 5,029 square feet  | 3.0                 |
| Trescott           | 6,000 square feet  | 2.3                 |
| Hickory Woods      | 13,500 square feet | 1.9                 |

#### 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.)

# TOWN OF PLAINFIELD PLAN COMMISSION

## Concept Plan & Commitments

The applicant has provided the Town with a conceptual plan (shown below) for the neighborhood envisioned for the property. This plan depicts the proposed 43 lots (40 lots south of the future Hackamore Road, 3 lots north) as well as some associated improvements to be included with the development.

It should be stressed that the exhibit below is a conceptual plan, only the voluntary commitments associated with this rezone request would be formalized on the property as an outcome of this petition.



### - **Lots & Open Space**

The applicant has included a neighborhood parklet as part of their concept plan associated with this petition (highlighted in red).

Due to the conceptual nature of this plan, it is not known what the average lot size will be within the community. Based on the materials provided, the smallest lots are anticipated to be approximately 8,000 square feet.

The applicant has included language in their commitments modifying the minimum lot width for R-4: Medium Density Residential zoning from 60' to 65'. The applicant is committing to a maximum of 43 lots for the property.

The applicant has made the following **landscaping-related** commitments:

- All homes in the development are to include 2-2" trees (one front, one year), 1 ornamental tree, and 18 shrubs.
- Lots 28-38 will include 2-2" deciduous trees in the rear yard. It is unclear if this is in addition to the landscaping commitment above.
- All front yards shall be fully sodded, and all corner lots will be sodded on the side adjacent to the street.
- A landscape buffer with a minimum PUV of 5 will be included on the south side of Hackamore Road.

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## - Commitments

The applicant has included a list of commitments associated with the conceptual neighborhood plan shown above. These commitments also include language regarding rights-of-way and public realm improvements. The commitments in their entirety are available for review [here](#). Certain commitments are discussed in more detail below.

### **Shared Driveway:**

3. One, shared driveway, will be permitted on Hackamore Road to allow access to lots 41-43 as depicted on the Concept Plan in Exhibit 1. No other driveways will be permitted on Hackamore Road.

Hackamore Road is designated as a future Minor Collector Road in the Town's Thoroughfare Plan, designed to ultimately relieve traffic on Hadley Road.



### **Home Design:**

- d. Lots 1, 27-38, and 40-43 shall be constructed with an exterior masonry wainscot wrap up to, at a minimum, the lowest first floor window sill elevation on all four sides of the home.

The lots identified above occupy some of the most prominent locations within the proposed neighborhood, particularly along Hackamore Road and Moon Road. In addition to wainscoting to the front of all homes in the development, these most visible homes will see the same treatment on all four elevations. Additionally, all homes on lots 28-38 will include either a sunroom or breakfast room on the rear of the home.

- f. All homes shall have, at a minimum, a wainscot masonry treatment up to the first floor window sill, or the equivalent masonry amount, on the front of the home.

As stated throughout this document, the development plans for the Artisan neighborhood are conceptual. The applicant has, however, committed in this submittal to substantially conform with the plans and documents included with this petition (shown below). These commitments appear to only apply directly to the lot configuration and home construction.

- j. All lots constructed in Artisan shall be developed substantially in conformance with the Concept plan in Exhibit 1 attached hereto.
- k. All homes constructed in Artisan shall be constructed of substantially similar quality, size, and materials and include architectural design to those homes depicted in Exhibit 2 attached hereto.

## **TOWN OF PLAINFIELD PLAN COMMISSION**

**TRANSPORTATION:** The minimum threshold for requiring a Traffic Impact Study is 150 living units. The expected quantity of 43 homes is well below this minimum, thus a TIS has not been requested by Staff.

Still, this development is proposed on a unique piece of property critical to ensuring the Town's long-term Thoroughfare Plan can be constructed, as it sits where the future Hackamore Road (Collector) will intersect with CR 600 E (aka Moon Road; Arterial). The proposed Concept Plan and Narrative help to illustrate how this zoning request is expected to accommodate these future transportation needs, including accommodating a future roundabout that can be expected as a desirable improvement in the future, if and when further development occurs.

As an interim improvement, Town Staff has requested and the Petitioner has acknowledged as part of its commitments, that improvements along Moon Road to create a SB left turn lane onto Hackamore Road get incorporated into the neighborhood development. This expectation is addressed as part of the Petitioner's commitments. Given the complexities of constructing the improvements on Moon Road, anticipating a future roundabout, and coordinating the timing for the full construction of Hackamore Road, the commitments are offered subject to an MOU with the Town of Plainfield that is intended to address these details prior to advancing the actual Primary Plat for this location.

Lastly, the bisecting that Hackamore Road creates leaves a unique situation of developable lots whose logical drive connection is directly to a Collector-level roadway (Hackamore). The Petitioner has acknowledged this situation by proposing a single, shared-use drive. Staff takes no objection to this approach, subject to appropriately addressing the details through the platting process and establishment of the HOA.

**UTILITIES:** Hendricks County Health Department provided feedback & concerns regarding this project; however, this feedback is dependent upon the primary plat, which has not been filed concurrently.

A Town owned watermain is constructed along Moon Road and can provide service to this neighborhood. Public sanitary is available at the south edge of the nearby Guilford Elementary lot. Access to the sanitary line will be critical as part of the platting details and may be complicated by the fact that the homestead portion of the property has been previously subdivided from the agricultural field. To Staff's knowledge at the time of this report, no accommodations were made along CR 600 E to ensure proper right-of-way and utility services could be accommodated for future needs. While this topic is more closely linked to the platting process, the zoning commitment for entering into an MOU is being viewed by Staff as a potential step to see this situation properly addressed...which would include addressing any concerns expressed by the Health Dept. about the existing systems.

## **TOWN OF PLAINFIELD PLAN COMMISSION**

### **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-26-056](#), a Zone Map Amendment of 18.61 (+/-) acres from AG: Agriculture to R-4: Medium Density Residential 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 September 10, 2026.
2. Successful annexation into the Town of Plainfield corporate limits.