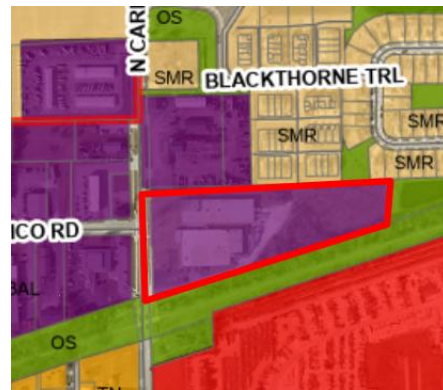
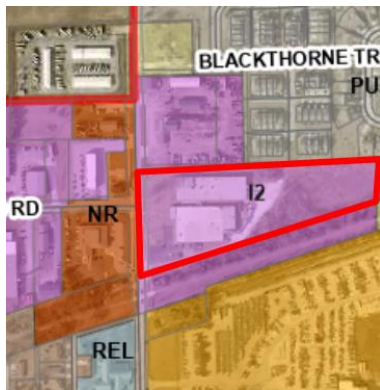




TOWN OF PLAINFIELD BOARD OF ZONING APPEALS REPORT

DATE: 09-21-2026
CASE NO.: [BZA-26-103](#)
PETITIONER: InSite Engineering for Integrity Rotational Molding
REQUESTED ACTIONS: Variance to Article 14.E.2.C to allow a fire access drive to encroach into a required bufferyard.
LOCATION: 701 North Carr Road
PARCEL SIZE: 7.28 acres (+/-)



EXISTING ZONING AND LAND USE		THRIVE! COMPREHENSIVE PLAN	
I-2	Office/Warehouse Distribution	Site:	BAL Business/Advanced Logistics
I-2	Office/Warehouse Distribution	North:	BAL Business/Advanced Logistics
PUD	Blackthorne PUD		SMR Suburban Mixed Residential
			OS Open Space
	Vandalia Trail	South:	OS Open Space
PUD	Blackthorne PUD	East:	OS Open Space
NR	Neighborhood Retail	West:	BAL Business/Advanced Logistics

PROJECT DESCRIPTION

Requested Action:	Variance to Article 14.E.2.C to allow a fire access drive to encroach into a required bufferyard (Board of Zoning Appeals)
Concurrent Actions:	Development Plan for a 53,100 square foot addition to an existing building (Plan Commission)
Future Action(s) if approved:	Improvement Location Permit and other required permits (Administrative).

BACKGROUND

This property was initially developed in the late 1960's, adjacent to Carr Road and what is now the Vandalia Trail. To the south, the Duke Energy campus was started roughly twenty years prior and to the north was a concrete batch plant dating back to the early 1940s. The Hawk Insurance building that is immediately across Carr Road was constructed in the 1920s. Further to the southwest and across the Vandalia Trail, a church and the Morrell Heights subdivision were the extent of the development that was present when the property was developed. In general, the



TOWN OF PLAINFIELD BOARD OF ZONING APPEALS REPORT

area had more industrial/commercial character at the time.

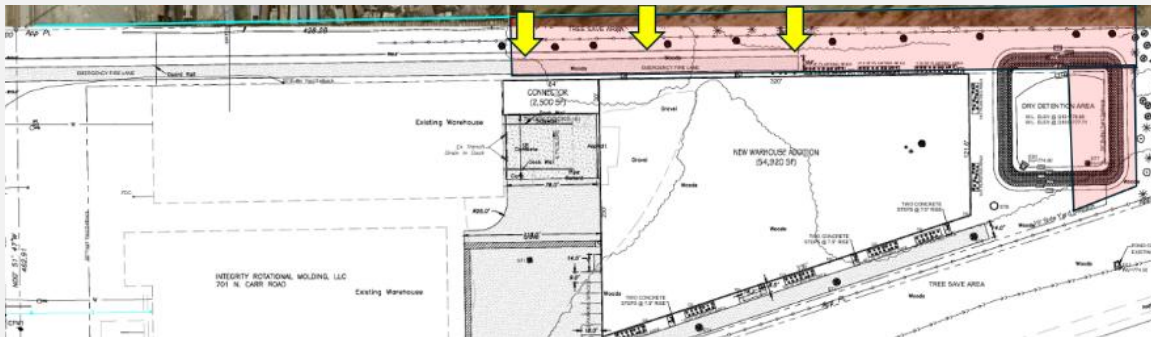
The 1990s brought more industrial to the area, with the Andico development and the self-storage complex (*Hendricks County jurisdiction*). The 2000s and 2010s saw residential development through the Blackthorne condominiums and subdivision. This created a need for the bufferyard in areas adjacent to the subdivision.

PROJECT ANALYSIS

The applicant is seeking to put a fire access drive within the required bufferyard to the Blackthorne residential subdivision. The Plainfield Zoning Ordinance allows only landscaping or an interior access driveway to non-residential adjoining lots to be placed within a setback. Since Blackthorne is a residential subdivision, an interior access driveway is not permitted.

This fire access drive is mandatory for compliance with the Fire and Building Codes to allow proper access to the building in the case of a fire or other emergency. The existing building appears to be grandfathered in terms of these access requirements, but the proposed addition will require that the building be brought into compliance with these state requirements.

Either without an addition or if the addition were to be shifted south, a variance to this Article would be necessary to construct a fire access drive as the eastern edge of the existing building roughly aligns with the westernmost boundary of the residential subdivision. A curve to the south, either around the existing building or a southward adjusted building, would still be within the bufferyard.



Site plan excerpt showing the proposed building expansion with required fire access drive extending into the bufferyard.



Existing condition with a fire access drive added, showing how it would have required a similar variance request.

Adjusting the building to the south would cause the southern fire lane to extend into a “tree save area” that buffers against the Vandalia trail.



TOWN OF PLAINFIELD BOARD OF ZONING APPEALS REPORT

Other than for emergency access, the fire access drive does not appear to have utility. It does not connect to any docks, non-emergency ingress/egress, and should not create a sight/sound impact upon the neighbors except in the case of emergency.

A representative of the Blackthorne Homeowners' Association has requested that a fence be installed along the common property line to supplement the required buffer. The Board may, at its discretion, include the installation of a fence, along with any applicable specifications, as a condition of approval.

MOTION

I move that the Board of Zoning Appeals **approve** / **deny** / **continue** [BZA-26-103](#), requesting approval for a Variance of Development Standards from Article 14.E.2.C to allow a fire access drive to encroach into a required bufferyard, finding that:

1. The approval (**will not** / **will**) be injurious to the public health, safety, morals and general welfare of the community;
2. The use and value of the area adjacent to the property included in the variance (**will not** / **will**) be affected in a substantially adverse manner; and
3. The strict application of the terms of this ordinance (**will** / **will not**) result in practical difficulties in the use of the property.

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

1. The fire access drives shall be always kept clear of obstructions unless otherwise directed by the Fire Marshal.