



Civil Engineers & Land Surveyors
7384 Business Center Drive
Avon, Indiana 46123
(317) 272-5508 • Fax: (317) 272-2410

August 4, 2026

Town of Plainfield
206 W. Main St.
Plainfield, IN 46168

Re: Larry Good Homes Office Suites – Primary Plat & Architectural and Site Design Review

To whom it may concern:

Brian & Lisa Good request the Town's consideration for a Primary Plat and Architectural & Site Design Review for the property they own at 3832 Clarks Creek Rd Plainfield, IN 46168. The property is on the West side of Clarks Creek Road, approximately 500 feet South of the intersection with Gladden Road. Brian and Lisa would like to construct an approximately 8,100 square-foot office building with up to 5 suites within the overall footprint of the building.

Brian is the owner and president of Larry Good Homes, whose office is currently located approximately 0.17 miles South of the proposed project site. One of the office suites in the proposed building would house the office of Larry Good Homes. The other suites would provide the potential for spaces to lease to other companies.

The parking needs for the building are based upon the total number of employees, as well as an expectation for the number of visitors. Each suite is expected to have 4 employees. 5 suites with 4 employees each results in a total of 20 employees. The plans included as a part of this submittal provide for 31 parking spaces (including 2 ADA accessible spaces). This would allow for approximately 2 visitors per suite at any given time without exceeding available parking spaces. There is no site lighting proposed as a part of this project. The only lighting will be via soffit lights and can lights on the porches of the building.

The property is currently zoned OD. The adjoining zoning to the South is also OD. The adjoining zoning to the North is GC. The adjoining zoning on the East side of Clarks Creek Road is I2. The businesses present to the South of the property include Quality Title, Abstract & Title, Edward Jones, and other small office-based businesses. The businesses present to the North of the property include Luxury Auto Depot and JT's Pro Auto Repair. The businesses present on the East side of Clarks Creek Road include Pools of Fun, Herff Jones, and Interior Walls, Inc. An office building with multiple suites seems to fit well with these existing uses.

Brian and Lisa look forward to working with the Town of Plainfield on this project. Please feel free to contact me with any questions you may have regarding the project.

Joel Brame
Senior Project Manager