

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: August 3, 2020

CASE NO.: RZ-20-076

PETITIONER: Brian J. Tuohy for Rock Creek Partners

REQUESTED ACTIONS: Request to rezone 4.76 acres from GC: General Commercial to I2: Office/Warehouse Distribution and a modification of commitments approved in prior rezoning cases.

LOCATION: Southwest corner of Interstate 70 and SR 267.

PARCEL SIZE: 4.76 +/- acres for the rezone, 63.47 acres for the modification of commitments.

APPLICABLE REGULATIONS: Plainfield Zoning Ordinance
Plainfield Comprehensive Plan



EXISTING ZONING AND LAND USE (YELLOW OUTLINED PARCEL)		COMPREHENSIVE PLAN (YELLOW OUTLINED PARCEL)	
Site:	GC General Commercial	Site:	Highway Commercial
North:	I2 Office/Warehouse Distribution	North:	Highway Commercial
South:	I2 Office/Warehouse Distribution	South:	Single Family Detached Highway Commercial
	GC General Commercial		
East:	GC General Commercial	East:	Light Industrial
West:	I2 Office/Warehouse Distribution	West:	Single Family Detached

PLANNING OVERVIEW

Project Description: The applicant is proposing a rezone of 4.76 acres from GC: General Commercial to I2: Office/Warehouse Distribution.

The parcels within the greater 63.47-acre rezone are currently under either commitments approved in 2011, commitments approved in 2017, or no commitments at all. The applicant is seeking to consolidate these parcels into a single set of commitments.

Land Use / Compatibility: Although the 2016 Comprehensive Plan calls for Highway Commercial for this site, the Plan Commission and Town Council have approved zone map amendments to Office/Warehouse Distribution. To the west of this site is an existing residential neighborhood under Hendricks County jurisdiction zoned RB: Single Family Residential. This neighborhood has sought involvement and has worked with the applicants in the prior five rezone cases to ensure a minimal impact to their homes.

APPLICABLE PLANNING POLICIES:

PUBLIC UTILITIES: Public utilities and drainage are available at the site.

TRANSPORTATION: The requested rezone limits propose to leave a GC zoned area with an approximate depth of ~310' measured from the public right-of-way for SR 267. Staff has advised the petitioner that this area needs to retain full access to

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Camby Road. To accomplish this, it is expected that the development occurring in the GC zoned area will require access to a Private Street that crosses the area being proposed to be changed to I2. **Staff recommends that the petitioner provide a commitment to ensure this access arrangement occurs as part of future development planning.**

STAFF COMMENTS, QUESTIONS AND CONCERNS:

1. In preparing and considering proposals regarding zoning map changes, the plan commission and the legislative body shall pay reasonable regard to:
 - a) The comprehensive plan;
 - b) Current conditions and the character of current structures and uses in each district;
 - c) The most desirable use for which the land in each district is adapted;
 - d) The conservation of property values throughout the jurisdiction; and
 - e) Responsible development and growth.
2. The revised commitments increase the maximum size of both individual buildings and the maximum combined size of all buildings within the rezone area.
3. While the requested rezone will result in the remaining General Commercial lot being buildable, there is a legitimate concern about access to the lot based upon the necessary design of the intersection of Camby Road and State Road 267.
4. If the utility and stormwater plans are complete, what is the necessity of the text in the commitments that refers to the crossing of existing vegetation and/or berms with such utility and/or stormwater improvements?
5. The Hendricks County Communications Center has concerns about the name "Kemper Drive" being confused with similar names in Hendricks County and has requested that the name not be used. Planning Staff has brought this concern to the attention of the applicant multiple times and it has not yet changed.
6. This will be the fifth rezoning petition for the southwest corner of Interstate 70 and State Road 267. Each time, the rezoning has become more permissive. While it is certainly well within the right of an applicant to seek a zone map amendment, many applications do bring the concern of utilizing multiple amendments making smaller incremental changes to effect a larger impact more gradually. While Staff does not necessarily observe this happening in this occasion, it is a general concern with such actions.

MOTION 1:

I move that the Plan Commission certify the zone map amendment RZ-20-076 requesting rezoning of 4.76 +/- acres at the southwest corner of Interstate 70 and State Road 267 from GC: General Commercial to I2: Office/Warehouse Distribution with a **favorable recommendation / unfavorable recommendation / no recommendation**.

And, that such approval shall be subject to the following commitments that may be added by the Commission or Applicant:

1. The [Permitted Use commitments](#) as submitted by the Applicant or as amended by the Plan Commission at the Public Hearing.
2. The name "Kemper" or "Kemp" shall not be utilized for the north/south street to avoid confusion and delays in emergency response dispatching from Hendricks County Communications Center.

MOTION 2:

I move that the Plan Commission certify the modification of existing rezone commitments approved in RZ-11-002 and RZ-17-004 with a **favorable recommendation / unfavorable recommendation / no recommendation**.