

Public comment for RE: 319 South Center St. rezone
March 1, 2021

This property serves as a text book example of the negative consequences to Plainfield's neighborhoods of poorly maintained rental properties. Our neighborhoods need fewer rental properties, not more. This is especially true for our historical neighborhoods into which the town now is making substantial investment to improve.

In addition, there is not adequate on-street or other parking at the site for a multi-family dwelling.

The property apparently has been rented as multi-family in violation of its current zoning for decades; this does not in any way justify its rezoning now.

The fact the town allowed this property to be rented as multi-family all these years perhaps calls into question whether other rentals that blight our neighborhoods — for instance, the property on the north-east corner of South Center and Fremont streets (that has been selling used appliance out of the yard for the past year) — is in accord with current residential zoning guidelines that presumably prohibit commercial business operations.

I oppose granting a multi-family zoning change for this property. Our neighborhood is better served if this property and others like it remain zoned R-4 Medium Density Residential. An owner-occupier would have more incentive than an absentee landlord to bring the property up to some basic level of acceptable maintenance and maintain it.

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