

PROJECT NARRATIVE

Updated 2/22/24

Huber and Son Construction LLC (“Petitioner”) wishes to purchase and renovate the property located at 5688 E. U.S. Highway 40, Plainfield, for commercial purposes. The property is currently zoned AG (Agricultural). Petitioner has submitted a rezoning application requesting the GC (General Commercial) zoning district, for the purpose of moving its construction office to this location in the Town of Plainfield.

The site is located on U.S. Highway 40, with existing GC zoning in the immediate area, as well as neighboring LI (Light Industrial) zoning within the County jurisdiction. For these reasons, Petitioner believes this is an appropriate location for GC zoning.

Petitioner currently operates its business from 3717 Clarks Creek Road in Plainfield. Petitioner wishes to relocate its operations to the subject site on U.S. Highway 40. Renovations are proposed to convert the existing home into offices, showroom, and an indoor storage facility for equipment and material related to the business. There will be no outside storage of equipment or materials at this site, except for employee parking and a flatbed trailer in a designated area. Customers will have a separately designated parking area in front of the building. Petitioner currently employs eight (8) people. Office hours are typically 7:00 a.m. to 6:00 p.m. weekdays only. The only lighting to be installed will be wall packs on the buildings.

Petitioner is willing to make the following Commitments, as part of zoning approval:

1. That a privacy fence will be installed along the north property line, if requested by the Town.
2. That an ingress-egress easement will be granted along the north property line, if requested by the Town, for cross-access purposes to a future stop light.