

## **JONA TOWNHOMES**

### **Residential Infill (RI) Rezoning Narrative**

Prepared for: Town of Plainfield, Indiana  
Prepared by: Andrew Gerdom PE, LS, LEED AP  
Gerdom Engineering LLC

#### **Project Overview**

Project Name: Jona Townhomes  
Location: 11211 W. Township Line Rd & 3425 S. Campbell St  
Township: Guilford Township  
Site Area: 0.801 Acres  
Proposed Units: 12 Condo Units (1,030 sf)  
Open Space: 40%

#### **History / Property Overview**

The subject property consists of approximately 0.801 acres across three parcels.  
The parcels are currently owned by Suzanne M. Shipley, Samuel Shipley, et al.  
The site was previously developed with single-family homes and is now partially vacant.  
The Thrive Comprehensive Plan designates the future site use as Community Mixed-Use with secondary multi-family use.

#### **Rezoning Request**

The petitioner requests rezoning from R-4 to Residential Infill (RI).  
The RI district supports higher-density, context-sensitive infill housing.  
The request aligns with the Comprehensive Plan.

#### **Proposed Development**

12 two-story condominium/townhome units  
Surface parking per ordinance and 2 garage spaces  
Pedestrian walkways and internal connectivity  
Landscaping and common open space  
40% of site preserved as green space

## **Dimensional Standards**

Front Setback: 20 feet

Side Setback: 15 feet

Rear Setback: 20 feet

All setbacks comply with RI zoning standards

## **Pedestrian Connectivity**

Connection to existing trail on north side of parcel

Direct access to Franklin Park

Sidewalks along west (Campbell Street)

Internal pedestrian network connecting all units

## **Transportation & Parking**

12 units generating minimal traffic impact

Access to site restricted to Campbell Street to avoid trail crossing

Parking meets Town ordinance requirements

## **Utilities & Drainage**

Utilities will connect to existing infrastructure along the adjacent streets

Stormwater managed via on-site detention as required by ordinance

All systems will meet Town standards

## **Project Goals**

Provide high-quality infill housing

Support Comprehensive Plan goals

Enhance connectivity to Franklin Park Trail System

Provide 40% open space

## **Schedule**

Construction Start: Late Summer 2026

Completion: Summer 2027

## Conclusion

The project represents appropriate infill redevelopment consistent with Town planning goals. Approval of the RI rezoning is respectfully requested.

Sincerely,  
Gerdom Engineering LLC

A handwritten signature in blue ink, appearing to read 'AG', is positioned below the typed name.

Andrew Gerdom PE, LS, LEED AP