

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: July 2, 2018
CASE NO.: RZ-18-005
PETITIONER: David Kingen & Justin Kingen for Integrity Behavioral Solutions
REQUESTED ACTION: Request to rezone 0.631 acres from R2 (*Low Density Residential*) to OD (*Office District*)
LOCATION: 1599 East Township Line Road



Zoning Map

Comprehensive Plan Map

APPLICABLE REGULATIONS: Plainfield Zoning Ordinance
 Plainfield Comprehensive Plan

PLANNING OVERVIEW

Project Description: The applicant is proposing to rezone the property at 1599 East Township Line Road from R2: Low Density Residential to OD: Office District. The property was previously used a church and is now houses a small behavioral tutoring facility for children on the autism spectrum. It received a special exception in 2016 (*BZA-16-006*) to allow such a use in a residential district.

Land Use / Compatibility: The current use of the property largely has daytime and weekday hours, which should not cause a conflict in terms of traffic or other inconveniences with the residential uses. The adjacent religious uses will typically have larger traffic flows at times when the tutoring facility is not in operation. The applicant has been in discussions with the religious property to the south to utilize additional parking if necessary.

EXISTING ZONING AND LAND USE:

COMPREHENSIVE PLAN:

R-2: Low Density Residential	Site:	Single Family Detached
REL-Religious	North:	Public/Semi Public
REL-Religious	South:	Public/Semi Public
OD-Office District	East:	Single Family Detached
R-2: Low Density Residential	West:	Single Family Detached

PARCEL SIZE: ± 0.631 acres

Applicable Planning Policies:

PUBLIC UTILITIES: The property has existing utilities.

TRANSPORTATION: The property has two ingress/egress points on Township Line Road.

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. Rezoning this property to OD: Office District would make the use a permitted use instead of a special exception, removing a step if the business were ever to expand. This district has uses that generally have a lower impact upon neighboring residential uses than would other districts that would allow the existing use.
2. The parcel to the east is currently zoned OD: Office District, rezoning to an identical district could make an expansion of the facility easier.

MOTION

I move that the Plan Commission certify the zone map amendment RZ-18-005 as filed by David Kingen & Justin Kingen for Integrity Behavioral Solutions requesting rezoning of 0.631 acres at 1599 East Township Line Road from R2 (*Low Density Residential*) to OD (*Office District*) 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.