

# TOWN OF PLAINFIELD PLAN COMMISSION REPORT

**DATE:** November 5, 2018

**CASE NO.:** RZ-18-009

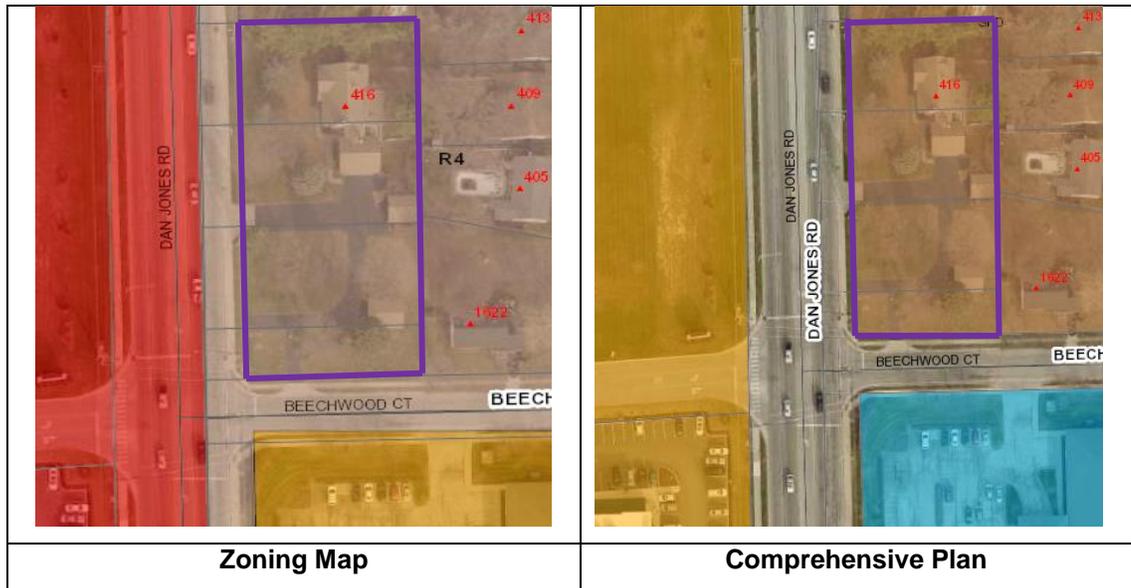
**PETITIONER:** Dr. Anthony Imburgia, DDS, MSD

**REQUESTED ACTION:** **RZ-18-006:** Rezoning of 0.80 acres from R4- Medium Density Residential to OD- Office District

## SITE INFORMATION

**LOCATION:** 416 N Dan Jones Road

## LOCATION MAP:



**APPLICABLE REGULATIONS:** Plainfield Zoning Ordinance  
Plainfield Subdivision Control Ordinance  
Plainfield Comprehensive Plan

## PLANNING OVERVIEW

**Project Description:** The applicant is requesting to rezone a 0.80 acre parcel located on the corner of Beechwood Court and North Dan Jones Road from R4- Medium Density Residential to OD- Office District.

**Land Use/ Compatibility:** The parcel is surrounded by GC- General Commercial, R4- Medium Density Residential, & OD- Office District.

<b>Existing Zoning and Land Use</b>		<b>Comprehensive Plan</b>	
<b>Site:</b>	R4- Medium Density Residential	<b>Site:</b>	Single Family Detached
<b>North</b>	R4- Medium Density Residential	<b>North:</b>	Single Family Detached
<b>South</b>	OD- Office District	<b>South:</b>	Public/Semi Public
<b>East:</b>	R4- Medium Density Residential	<b>East:</b>	Single Family Detached
<b>West:</b>	GC- General Commercial	<b>West:</b>	Local Corridor Commercial

**Parcel Size:** 0.80 acres +/-

**Applicable Planning Policies:**

**Public Utilities:** Utilities are in the vicinity of the site that can support the development.

**Floodplain:** None

**Transportation:** The parcel gains access from N Dan Jones Road and Beechwood Court

**STAFF COMMENTS, QUESTIONS AND CONCERNS**

1. A rezone of this property could lead to further zone map change requests along N Dan Jones Road. Currently, on the of Dan Jones, Beechwood Court, & Linden Lane act as a division between office and residential use.

**MOTION**

I move that the Plan Commission certify the zone map amendment request RZ-18-009 as filed by Dr. Anthony Imburgia, DDS, MSD requesting a rezone of approximately 0.80 acres from R4- Medium Density Residential to OD- Office District district with a **favorable recommendation / unfavorable recommendation / no recommendation.**