Development Process

2027

The Town of Plainfield's 2027 Development Guides are intended to assist property owners, developers, and design professionals in navigating the Town's development review process. Each guide provides information about the applicable review procedures, meeting schedules, submittal requirements, and required application forms.

Select the appropriate guide below to learn more about the process and prepare your application.

Architectural & Site Design

The Architectural & Site Design process reviews the physical development of a property, including building design, site layout, landscaping, lighting, and other site improvements. This process applies to Development Plans under conventional zoning districts and Final Detailed Plans within Planned Unit Developments (PUDs).

The guide outlines the review process, required plans and supporting documents, and applicable application forms.

2027 Architectural & Site Design Guide (PDF)

Primary Plat

The Primary Plat process establishes the proposed subdivision of land into lots or parcels for residential or non-residential development. Depending on the nature of the subdivision, the process may involve reviewing proposed streets, utilities, drainage, and other public improvements.

The guide explains the different types of residential and non-residential subdivisions, applicable review procedures, and the plans and application materials required for Primary Plat approval.

2027 Primary Plat Guide (PDF)

Zone Map Amendment

A Zone Map Amendment is required when a property owner or developer seeks to change the zoning classification of a property. This includes conventional rezoning requests and Planned Unit Developments (PUDs), which establish development-specific zoning regulations.

The guide provides information about the rezoning process, required documentation, public hearings, and the review and approval procedures involving the Plan Commission and Town Council.

2027 Zone Map Amendment Guide (PDF)

Board of Zoning Appeals

The Board of Zoning Appeals (BZA) considers requests for relief from certain zoning ordinance requirements, special exceptions, and appeals of administrative zoning decisions. These petitions may

involve proposed improvements that do not meet established development standards or land uses requiring special approval.

The guide outlines the different petition types, application requirements, required findings of fact, and the public hearing process.

2027 Board of Zoning Appeals Guide (PDF)

Plan Commission Calendar

The Plan Commission calendar provides meeting dates and corresponding submittal deadlines for development petitions throughout the year. Applicants are encouraged to review the calendar when planning their projects to ensure sufficient time for application preparation and review.

View the 2027 Plan Commission Calendar (PDF)