



Benchmark Consulting, Inc  
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# Hendricks Therapy Plainfield

## Project Narrative



Hendricks Therapy, LLC  
304 North East Street  
Indianapolis, IN 46202

Prepared by:  
Benchmark Consulting, Inc  
69 Augusta Drive Brownsburg, IN 46112  
(317) 852 – 5695

December 7, 2020

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Complete Land Development Services



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## Introduction

Hendricks Therapy is a group of mental health professionals that provide a wide range of therapies and counseling services. As mental health services have become more mainstream and the need for these types of services expand so has the client base for Hendricks Therapy. After reviewing the needs of their clients Hendricks Therapy has determined that the Town of Plainfield will be an excellent location for their second free-standing facility bringing their total to three treatment facilities. After searching the greater Town of Plainfield area Hendricks Therapy has chosen the former Country Heritage Winery as the location of their new facility.

Current Site Zoning: General Commercial (GC)

Site Address: 6261 & 6291 Cambridge Way

Site Area: 2.12 Ac

Petitioner: Hendricks Therapy Plainfield, LLC  
304 North East Street  
Indianapolis, IN 46202

## Development Plan

To allow for Hendricks Therapy to utilize the former Country Heritage Winery facility the interior of the existing building will need to undergo significant remodeling. While the interior will be removed and rebuilt with professional office space, therapy space, and a small coffee shop space the exterior will remain largely unchanged. The only significant changes to the exterior of the building will be the addition of two new entryways and the removal of the existing depressed truck dock.

On the east side of the existing building, the depressed truck dock will be removed and replaced with one of these new entryways. The east entryway will allow access to the existing parking facilities on that side of the build and will be mainly used as a staff entrance.

On the west side of the existing building, the main client and visitor entrance will be constructed. This entrance will connect the existing building to the former Ritters Frozen Custard site. The former custard stand has been previously removed leaving a large parking area that can be utilized as the main parking area for the new therapy center. The only improvements required for the parking area will be restriping and installation of wheel stops in the appropriate locations.

## Drainage

The planned site improvements will make insignificant changes to the amount of hard surface area and as a result, there will be no measurable change to the amount of stormwater runoff. No major storm sewer or detention improvements are anticipated.

## Utilities

No large-scale utility improvements are anticipated. The existing building currently has municipal water and sewer service along with the appropriate private utilities. Private utilities will be adjusted or relocated as needed but no new utility mains or offsite improvements are anticipated.

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### Replat

The existing site consists of two different platted parcels. To allow for the planned entryway on the west side of the existing building to encroach to the side yard a replat will be submitted to combine the two lots into one parcel.

### Development Standards Variance

During the review of the existing site and planning for the proposed remodeling of the existing facility, it was determined that parking areas on the east side of the existing building do not meet the current requirements. Since there is no room for the additional pavement to bring these areas into compliance a development standards variance is being proposed to allow for the existing parking areas to remain with drive aisles smaller than currently required.

In addition to the variance for drive aisle width, there is also a need for side and rear yard variances. The existing parking areas encroach required yards. Development standards variances will need to be granted to allow for the existing parking areas to remain.

