



November 20, 2024

Mr. Kevin Whaley, Director of Planning
 Town of Plainfield
 206 W. Main Street
 Plainfield, IN 46168

**RE: AHN Plainfield
 NE Corner of Stanley & SR 267
 FES Project # 2410001**

Dear Mr. Whaley,

Please accept the enclosed applications, plans, supporting documents and the following Project Narrative for a Detailed Development Plan petition related to the proposed **AHN Plainfield** project. The applicant, Steven Garcia with Little Architects, proposes the design and construction of a new 9,375 SF medical office building and onsite utility services, parking and drainage infrastructure on a proposed 1.5 acre split of Block A of the Plainfield Commerce Center Subdivision.

Zoning

As noted, the site is located within the Zoning Classification GC-General Commercial as well as the Gateway Corridor Overlay. The proposed childcare use is permitted within the GC district. There are no surrounding protected districts that require additional buffers or greenspace. No zoning bulk standard variances are proposed with the project. Below is a table of the required and proposed site development standards.

DEVELOPMENT STANDARDS SUMMARY TABLE		
ZONING CLASSIFICATION, TOWN OF PLAINFIELD, IN	GC-GENERAL COMMERCIAL AND GATEWAY CORRIDOR OVERLAY	
USE	MEDICAL OFFICE BUILDING – PERMITTED IN ZONING DISTRICT	
DEVELOPMENT STANDARDS	REQUIRED	PROPOSED
PARCEL SIZE	N/A	1.5 ACRES
MIN LOT WIDTH/STREET FRONTAGE	50 FT	191 FT (WEST)
MAX LOT COVERAGE	N/A	14% (BUILDING ONLY)
MAX. BLDG HEIGHT	75 FT	22 FT
SETBACKS		
FRONT	20 FT PER ZONE 30 FT PER PLAT	32 FT (SOUTH)
SIDE	10 FT or 5 FT ON EACH SIDE OF OUTLOT	11 FT (NORTH)
REAR	10 FT	N/A
BUFFERYARDS / GREENBELTS	N/A	N/A
PARKING	PER DEVELOPER	47 STANDARD SPACES 2 ADA SPACES 49 TOTAL SPACES
BICYCLE PARKING	1 PER MAIN ENTRANCE	1
VEHICLE STACKING	N/A	N/A



Existing Site Description

The proposed development will utilize the currently vacant southern portion of Block A of the Plainfield Commerce Center subdivision and will require a Replat to create the proposed development lot. The proposed development lot will be approximately 1.5 acres and the remaining Block A will be comprised of approximately 1.4 acres.

Vehicular Access and Parking

Traffic will access the proposed development from the existing commercial drive on the south side of the site accessing Stanley Road which is a public street. A second vehicular access along the north side of the site will connect to a future private drive that will extend out to Edwards Drive.

Onsite parking will be provided including 47 standard parking spaces and 2 ADA Accessible spaces for a total of 49 onsite parking spaces. A medical office building generally has a desired parking ratio of between 1 space per 200 SF and 1 space per 300 SF. The proposed building is 9,375 SF resulting in a range of desired parking of between 31 and 47 spaces. Therefore, the proposed parking meets the typical desired parking.

Utility Services

Water – Plainfield Public Works/Utilities provides water service to this site. An existing water main is located on the west side of the project site. It is anticipated this water main will be sufficiently sized to provide service to the proposed building. A 2” domestic service is proposed to serve the building. A new 6” fire suppression service is proposed but will be evaluated throughout the design process.

Sanitary – Plainfield Public Works/Utilities provides sanitary sewer service to this site. There is an existing 8” sanitary main along the west and south sides of the project site. A new 6” lateral is proposed to extend and connect to the existing main.

Gas – Centerpoint Energy provides gas services to this site. An existing gas main is located along the west side of the property. The developer will work with Centerpoint on the required gas service.

Electricity – Duke Energy provides electrical service to this area. An existing transformer is located near the northwest corner of the subject property. A new secondary conduit and cable are anticipated to be extended to the proposed building from the existing transformer. The developer will work with Duke to provide power for the proposed development.

Telephone/Data/Cable – There are a few providers for telephone/data/cable in the project area. The developer will work with the providers to serve the development.

Stormwater Infrastructure

The Plainfield Commerce Center began development around 2007. At that time, a new wet detention basin was constructed with the overall Subdivision immediately east of the subject property. This pond was designed to provide the stormwater management for the proposed site and will be serve the same. No new onsite stormwater detention is proposed for this project. The original design data is unavailable at the time of this document. As a result, the proposed onsite stormwater management system consists of onsite stormwater collection inlets, conveyance piping and an outfall to the existing detention basin along the east side of the site.



Building Design & Architecture

This project is proposing a new ground up, single story 9,375 SF Medical Office Building, occupancy “B”, outpatient clinic. Prior to design we reviewed adjacent properties and design sensibilities throughout the Town of Plainfield. In addition, we conversed with the planning team of the Town of Plainfield and used the Town’s guidelines to adhere to the percentages of the recommended materials. Please refer to the exhibit “C” exterior elevations for material renderings and design as well as exhibit “A” site plan. We have included for your reference the currently proposed floor plan, exhibit “B”.

Proposed exterior materials (exhibit “C”) include a red brick as the majority of the façade material, as well as accented light stacked stone work at the base of punched windows and “pop outs” located at the front of the façade. This is a typical design element for the AHN (client part of United health Group).

The front primary entrance has a proposed metal panel material, with a new canopy. Percentages of each material, including fenestration is included on exhibit “C. We have located a staff entrance on the western side of the building that leads into the staff areas.

The parapet will be utilized to screen mechanical and plumbing infrastructure as needed, as design is completed, a line of sight diagram can be provided if required.

Development Schedule

The proposed development timeline is outlined below.

Plainfield Process

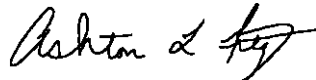
- Project Review Meeting Filing – October 24, 2024
- Initial Review Collaborative Meeting – November 7, 2024
- Project Review Meeting – November 27, 2024
- Design Review Meeting Filing – December 3, 2024
- Design Review Meeting – December 10, 2024
- Site Plan Review Submittal – December 10, 2024
- Docketed for Plan Commission – December 13, 2024
- Plan Commission Public Hearing – January 6, 2025
- Site Plan Approval – January 31, 2025

Construction

- Construction Start – March 1, 2025
- Construction Completion – December 31, 2025

Best Regards,

Fritz Engineering Services, LLC



Ashton L. Fritz, PE
Principal

Cc: Development Team, via email
Plainfield TAC Members

