

January 27, 2022

Eric Berg
Town of Plainfield
Planning and Zoning
206 W. Main Street
Plainfield, IN. 46168

Re: Hendricks Regional Health
US 40 West – Plainfield, IN. site
(Revised and resubmitted 1-27-2022)

Dear Eric,

On behalf of our client, Hendricks Regional Health, we respectfully request acceptance of our Conceptual Plan filing for Rezone and Primary Plat approval. Details of the request are contained in the project narrative, various exhibits and primary plat plan set. Members of the project team previously met with you and Kevin to discuss the site, rezoning and review a rough site plan. This submission is the result of further study of the site, completion of field survey work and discussions with the Indiana Department of Transportation and Scott Singleton regarding access and traffic impact.

Hendricks Regional Health is on a very tight timeline with this petition, and we would appreciate your assistance with moving this through the process in an expedient manner. Should you have any questions, please contact the project team.

Sincerely,

A handwritten signature in black ink that reads "Steven A. Brehob". The signature is written in a cursive, flowing style.

Steven A. Brehob

**Hendricks Regional Health
US 40 West – Plainfield Site
Zoning**

Purpose

Hendricks Regional Health (“HRH”) proposes to rezone approximately 8.9 acres of property located at 1138 W. Main Street in Plainfield, IN. to create a 3 lot subdivision. The initial phase of the development would be for medical uses. HRH is willing to commit to constructing a medical use in the initial phase, but any future redevelopment or reuse of the facility would not be limited to a medical use.

Zoning

The site appears to be currently zoned PUD, based on the May 21, 2020, Plainfield Zoning Map. HRH proposes to rezone the property to GC (General Commercial) with limitations on uses. The Growth Strategy Plan appears to indicate that this site is a Secondary Growth Area and the AND Use Plan Appears to identify this area as Local/Corridor Commercial. HRH would, by commitment, exclude the uses indicated by “strike through” below:

Automobile Service

Clothing Service

Dressmaking
Dry Cleaning and Laundry Establishment
Millinery Shop (Fabric Shop)
Self-service Laundry
Shoe Repair Shop
Tailor and Pressing Shop

Communications/Utilities

Communication Relay Tower
Public Wells
Telephone Exchange

Educational Use

Child Care Center
Library
School - Public or Private
School - Commercial, Trade or Business

Food Sales and Service

Bakery – Retail
Dairy – Retail
Delicatessen
Drive-in / Drive-thru Restaurant
Grocery
Convenience Store
Meat Market
Restaurant

Governmental Use

Miscellaneous

~~Agriculture Seed Sales~~
~~Bus Station~~
Clinic, Medical, Dental or Optometrists
Electrical Repair
Hospital/Sanitarium/
Rehabilitation Center
Hotel
Mortuary/Funeral Home/Crematories
Print Shop
Radio / Television Stations (without
transmission towers)
Sign Painting
Tool/Equipment Rental (without truck
rental, outdoor display or storage)
Tourist Home / Bed & Breakfast
Veterinary Hospital, (excluding
Boarding (outdoor pet runs
or kennels)
Office/Professional Services
Architect
Artist
Bank Machines
Bank/Savings & Loan/Credit Union
Construction Companies, Contractors,
and Home Remodeling Companies
Dentist

Fire Station
 Governmental Offices
 Police Station
 Post Office, without outdoor parking of
 delivery vehicles

Office/Professional Services (cont.)

Physician
 Pharmacist
 Photographic Studio
 Professional Offices
 Real Estate Office
 Research Laboratories
 Service Organization Office
 Travel Agency

Personal Service

~~Barber Shop~~
~~Beauty Shop~~
 Health Spa or Fitness Center
 Locksmith / Security Systems
~~Tanning Salon~~

Public Facilities

Museum
 Public Park
 Parking Lot

Religious Use

Recreation

~~Arcade~~
~~Bait Sales~~
 Banquet Hall
~~Billiard Room~~
~~Bowling Alley~~
 Dancing, Aerobics, Gymnastics, Cheerleading Studio
~~Indoor Recreation~~
~~Lodge or Private Club~~
~~Night Club~~
 Skating Rink (Ice and Roller), indoor
 Social Hall
 Tennis / Racquet Club, indoor
 Theater, Indoor
~~Video Store~~

Residential

Assisted Living Facility
 Convalescent Home
 Nursing Home

Retail

Antique Shop

Design Services
 Engineer
 Insurance Agent
 Lawyer
 Musician

Retail (cont.)

Floor Coverings
 Furniture Store
 Gift Shop
 Gun Shop and Gunsmith Shop
 Hardware Store
 Home Improvement Store
 Jewelry Store
 Music Store
 Newsdealer
 Paint Store
 Radio, TV, Music Service and Sales
 Retail Showroom
 Shoe Store
 Stationery and Book Store
 Sporting Goods
 Variety Store
 Vehicle Parts and Accessories,
 without Repair or Installation
 Wall Coverings
 Floor Coverings
 Drug Store
 Flower Shop

Apparel Shop
 Appliance Store
 Convenience Store
 Department Store
 Drug Store
 Flower Shop

2. Special Exception Uses

Alcoholic Beverage Sales

Any Permitted use which includes the sale of alcoholic beverages for on-site consumption or carry-out

Agricultural Uses

Commercial Greenhouse
 Cropland and Orchards
 Plant Nursery

Automobile Service

Fueling Station

Communication/Utilities

Public Utility Substation
 Public Wells
 Sewage Treatment Plant
 Water Treatment Plant

Educational Uses

Child Caring Institution
 Kindergarten

Food Sales and Service

Farmers Market
 Roadside Food Sales Stand

Governmental Use

Post Office, with outdoor parking of delivery vehicles

Miscellaneous

Artificial Lake
 Boat Sales, Service and Storage
 Farm Equipment Sales and Service
 Motel (not within 600' of a Gateway Corridor)
 Radio/Television Stations (with transmission towers)
 Self-storage (Mini-) Warehouse (not within 600' of a Gateway Corridor)
 Tool/Equipment Rental (with outdoor display or storage)
 Veterinary Hospital, but excluding Boarding and (with outdoor pet runs or kennels)

Personal Service

Tattoo, Body Piercing, Scarifying and Branding Establishments

Public Facilities

Neighborhood Recycling Collection Point
 Parking Garage
 Recycling Facility

Recreation

Amusement Park
 Ball Fields
 Driving Range
 Miniature Golf
 Outdoor Commercial Recreational Enterprise
 Private Recreational Development
 Skating Rink (Ice and Roller), outdoor
 Stadium/Arena
 Tennis/Racquet Club, outdoor
 Theater, Outdoor

Retail

Liquor Store
 Lumber Yard
 Satellite Dish Sales and Service

Project Narrative
Hendricks Regional Health
US 40 West – Plainfield Site
Primary Plat

Subdivision

HRH proposes to subdivide the property into 3 lots split by a private drive. Lot 1 will be approximately 5.7 acres in size and will be developed for HRH use. Lot 2 will be approximately 2.5 acres in size and will be made available for sale or developed for an HRH use. A common area on Lot 1 will provide a buifer to the existing Saratoga Crossing apartment complex by preserving existing tree canopy in the area.

Access

Access to the site will be derived by development of a new roadway connecting US 40 and running north across the site. The road can be extended through a 50' wide easement north from the site to Concord Drive. There are also cross access easements in place on the adjacent CVS site and professional office site to allow for access from the site to Saratoga Parkway. The north/south roadway connecting US 40 to Concord will be constructed within a 50' wide easement such that it could become a public roadway. A 50' wide access and utility easement is also planned along the north line of the site. This could allow for development of a road or drive access providing a direct connection between the new north/south road on site to Saratoga Parkway.

**Project Narrative
Hendricks Regional Health
US 40 West – Plainfield Site
Site Development**

Proposed Site

HRH contemplates that Lot 1 will be developed as a doctor's office or outpatient facility in phases. The initial development will be a building of approximately 10,000 SF with associated parking. The building could be expanded an additional 20,000 SF and the parking field expanded to accommodate such.

At this time HRH has no plans for development of Lot 2. Lot 2 could be made available for sale or developed by HRH at a later date.

Proposed Roadway

The private drive connecting US 40 and providing access to the site will be constructed within a 50' wide easement. If the Town is so inclined, this could be a public roadway. The typical cross section consists of 24' of pavement with 2' curb and gutter, 6' tree plots and 5' concrete sidewalk.

Drainage and Detention

A storm water detention basin will be constructed on Lot 1 to meet the requirements for water quantity and water quality control. There is sufficient room available, and it is anticipated that Lot 2 would construct a similar basin to meet it's storm water needs.

Preservation of Existing Tree Canopy Coverage

Lot 3 will be a buffer lot and will not be developed. The purpose of the lot is to preserve the existing tree canopy coverage and provide a buffer yard between the HRH site and the adjacent Saratoga Crossing apartment site.

Utilities

Lots 1 and 2 can be served by existing public sewer, water and storm lines in the area. Private utility lines are available to meet the reasonable needs of the project. Significant main extensions or upsizing is not anticipated to be necessary.

US 40

The existing full access median cut on US 40 will be modified, improved and re-used. Discussions have been ongoing with the Indiana Department of Transportation, and we anticipate approval of a left in through the median for east bound US 40 traffic. A Traffic Impact Study is currently underway and will be submitted to the Town once completed.

Waivers

It is anticipated that development of the site will meet the requirements of the zoning ordinance such that waivers will not be required. Detailed landscaping and lighting information will be submitted at a later date as part of a set of site development and architectural plans.