

## **FAMILY PROMISE RESOURCE AND CULTURAL CENTER**

### **Proposed Property Owner:**

Family Promise of Hendricks County, Inc.  
238 North Vine Street  
Plainfield, IN 46168  
(317) 296.3742  
[julie@familypromisehendrickscounty.org](mailto:julie@familypromisehendrickscounty.org)

### **Engineer:**

Banning Engineering, Inc.  
853 Columbia Road, Suite 101  
Plainfield, IN 46168  
(317) 707.3700  
[jbanning@banning-eng.com](mailto:jbanning@banning-eng.com)

### **Attorney:**

Comer Law Office, LLC  
71 West Marion Street  
P.O. Box 207  
Danville, IN 46122  
(317) 745.4300  
[aelliott@comerlaw.com](mailto:aelliott@comerlaw.com)

**Certified by Plan Commission:** \_\_\_\_\_  
**Adopted by Town Council:** \_\_\_\_\_  
**ORDINANCE NO. PUD-** \_\_\_\_\_ **-** \_\_\_\_\_

**AN ORDINANCE OF THE TOWN OF PLAINFIELD, INDIANA ESTABLISHING THE FAMILY  
PROMISE RESOURCE AND CULTURAL CENTER PLANNED UNIT DEVELOPMENT DISTRICT**

## **Section 1. Zoning Map.**

The Official Zoning Map of the Town of Plainfield Zoning Ordinance is hereby changed to designate the land described in Exhibit “A” (the “Real Estate”), as a Planned Unit Development District to be known as Family Promise Resource and Cultural Center PUD Ordinance (the “District”).

## **Section 2. General Purpose Statement**

The proposed Family Promise Resource and Cultural Center Planned Unit Development (PUD) will consist of one (1) existing building, currently consisting of approximately 12,000 square feet, situated on 4.85 acres, more or less, and bordered by Section Street to the North, Lawndale Drive to the West and West Oliver Avenue to the South. The current zoning classification is REL Religious Use District and has been utilized as a church for over 50 years. The surrounding land uses comprise single family homes all of which are R-4 Medium Density Residential and duplexes that are zoned R-5 High Density Residential located at the southwest corner of Southmore Street and Lawndale Drive.

The establishment of the District as a PUD is to allow flexibility of use to meet the established goals and services of Family Promise of Hendricks County, Inc. The size of the property allows for and currently offers ample open and green space.

## **Section 3. Uses**

### **1. Permitted Uses.**

- a. Offices and meeting space for the use of Family Promise of Hendricks County, Inc. (hereinafter “Family Promise”) staff, agents, contract providers and volunteers.
- b. Client services during the hours of 6:00 A.M. – 6:00 P.M., seven days a week for:
  - i. Meeting space;
  - ii. Dining and common space;
  - iii. Vocational and educational resource center; and
  - iv. Food, clothes and household items pantry.
- c. Overnight Family Promise security staff.
- d. Playground and basketball goal.

### **2. Temporary Uses.**

Temporary uses may include, but not be limited to, social activities, volunteer events, fundraisers and drives (e.g., backpack give-away), evening meetings, evening meetings for community groups (including but not be limited to Boys Scouts, Girls Scouts, Alcoholics Anonymous, etc.), special and temporary education and/or vocational events and/or trainings (e.g., Domestic Abuse awareness, personal safety awareness) during the hours of 6:00 P.M. – 9:00 P.M. and not to exceed ten (10) hours in a week in total.

**Section 4. Further Conditions:**

1. The existing physical building and site shall continue to be utilized in their current physical condition as exhibited on Exhibit "B".
2. A four (4) cubic yard dumpster shall be located on the southeast corner of the parking lot and enclosed with a brick veneer wall with a locked wooden gate that opens north, being twelve feet (12') deep and eight feet (8') wide, as depicted on attached Exhibit "C".
3. Existing landscaping shall be maintained and/or replaced pursuant to attached Exhibit "D".
4. Existing lighting shall be replaced as depicted in the attached Exhibit "E".
5. One (1) monument sign shall be permitted. The existing church sign is located to the south of the northernmost entrance, the fact of which will be altered for the sole purpose of identifying Family Promise as depicted on the attached Exhibit "F".

Any future replacement sign shall:

- a. Be non-illuminated.
  - b. Not exceed one hundred (100) square feet.
  - c. Have a Front Yard Setback of not less than ten (10) feet from road right-of-way.
  - d. Have a maximum height of six (6) feet above grade.
  - e. Be located along Section Street.
6. Parking shall consist of no less than fifty (50) spaces and shall comply with ADA requirements.

## **EXHIBIT "A"**

### **Legal Description**

Part of the Northeast Quarter of the Northeast Quarter of Section Thirty-Five (35), Township Fifteen (15) North, Range One (I) East in the Town of Plainfield, Hendricks County, Indiana, described as follows:

Beginning at a point on the west line of said Quarter Quarter, twenty-five (25) feet south of the stone at the northwest corner thereof; thence Easterly, parallel with the north line of said Quarter Quarter, four hundred fourteen and nine-tenths (414.9) feet; thence South, parallel to the west line thereof, five hundred ten and one-tenth (510.1) feet to the north line of proposed Oliver Street; thence Westerly with said north street line four hundred fourteen and nine-tenths (414.9) feet to the west line of said Quarter Quarter, which is also the east line of D.P. Daum's Second Addition to Plainfield; thence North on said west line of the Quarter Quarter, five hundred eight and eight-tenths (508.8) feet to the place of beginning; containing four and eighty-five hundredths (4.85) acres, more or less.

# EXHIBIT B

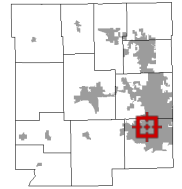


Beacon™

Hendricks County, IN



## Overview



## Legend

- Parcels
- Road Centerlines

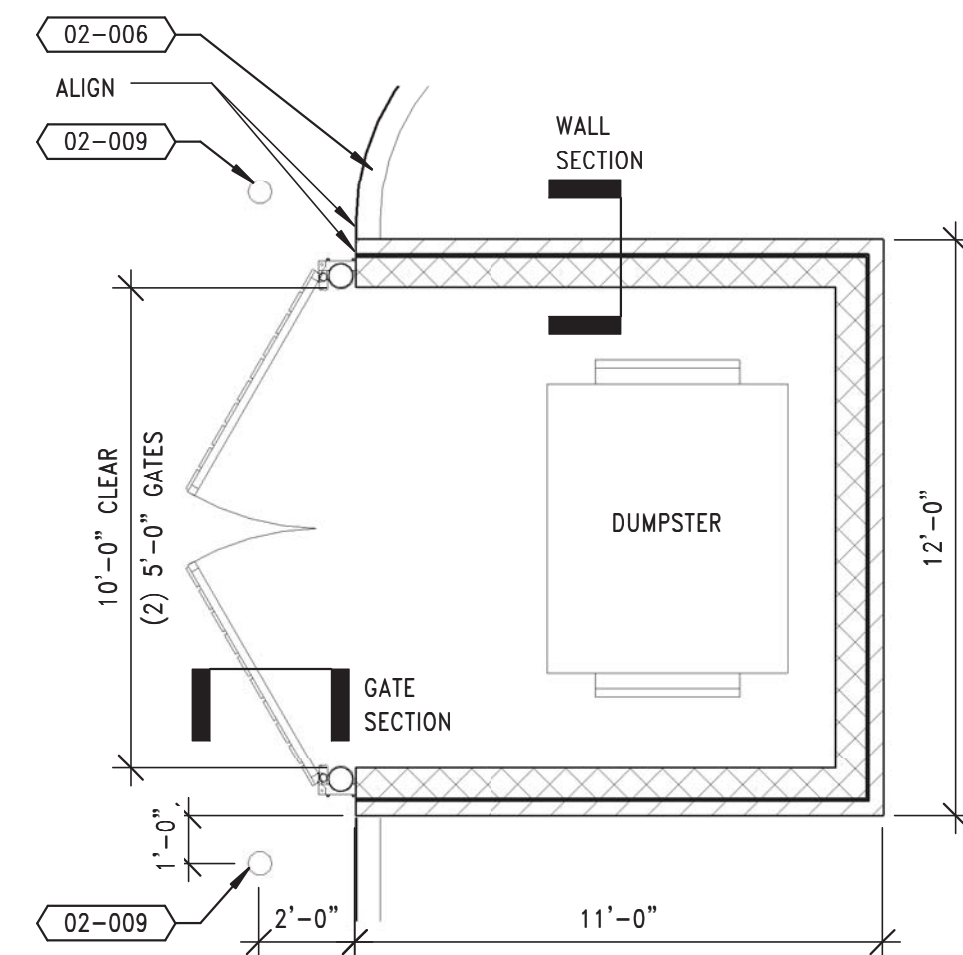
Parcel ID	32-10-35-226-001.000-012	Alternate ID	21-2-35-51E 226-001	Owner	HOPE UNITED PRESBYTERIAN CHURCH OF PLAINFIELD INDIANA
Sec/Twp/Rng	0035-0015-1E	Class	CHURCH, CHAPEL, MOSQUE, SYNAGOGUE, TABERNACLE, OR TEMPLE THAT IS GRANTED AN EXEMPTION	Address	an INDIANA non-profit corporation 1331 SECTION ST Plainfield, IN 46168
Property Address	1331 SECTION ST Plainfield	Acreage	4.85		
District	Town Of Plainfield				
Brief Tax Description	Pt Ne 35-15-1E 4.85a 21.86-1-5 (Note: Not to be used on legal documents)				

Date created: 9/16/2022  
Last Data Uploaded: 9/15/2022 11:49:25 PM

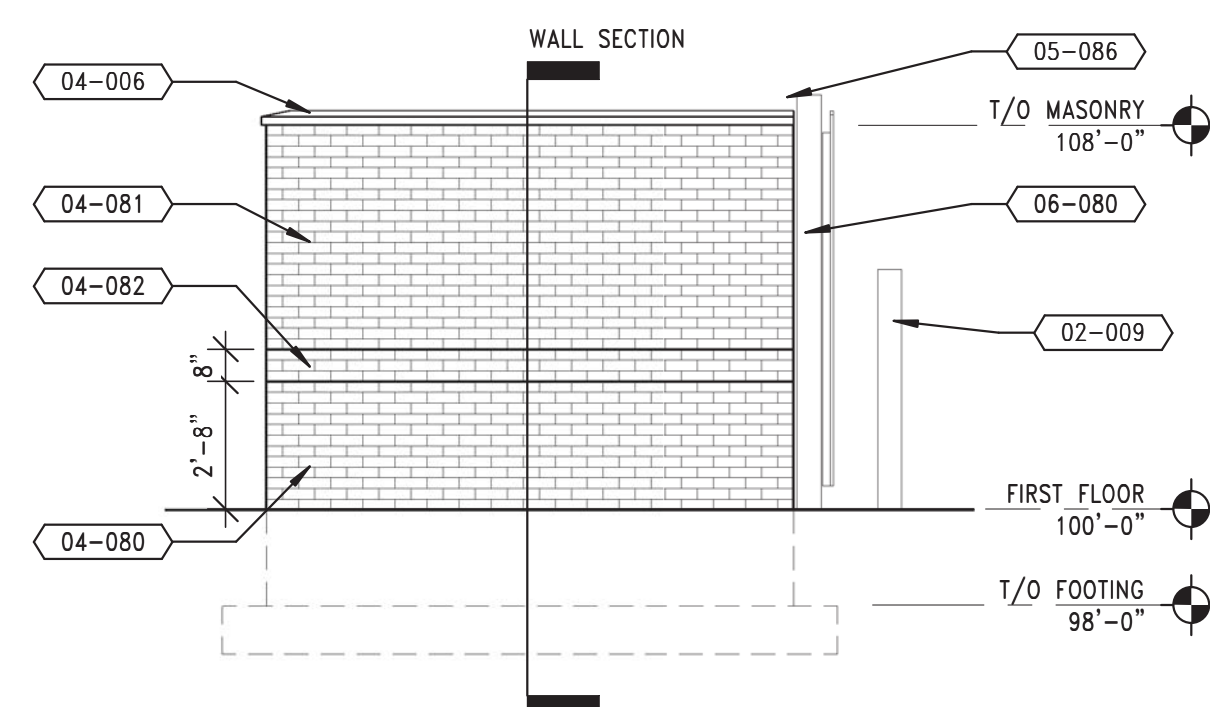
Developed by Schneider GEOSPATIAL



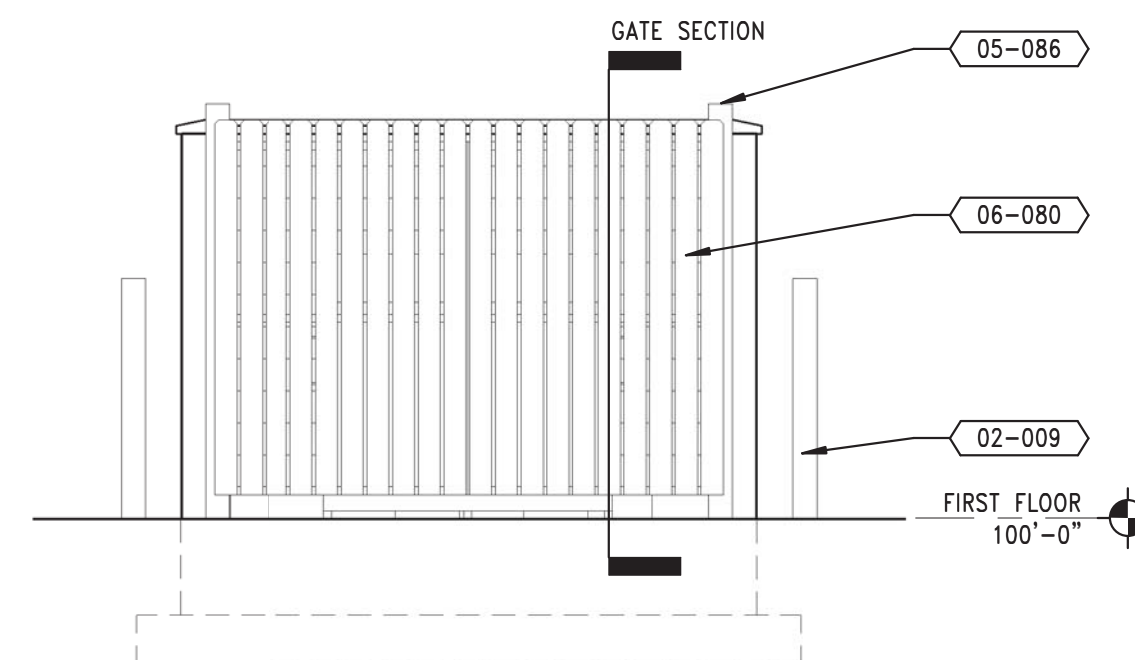
## EXHIBIT C



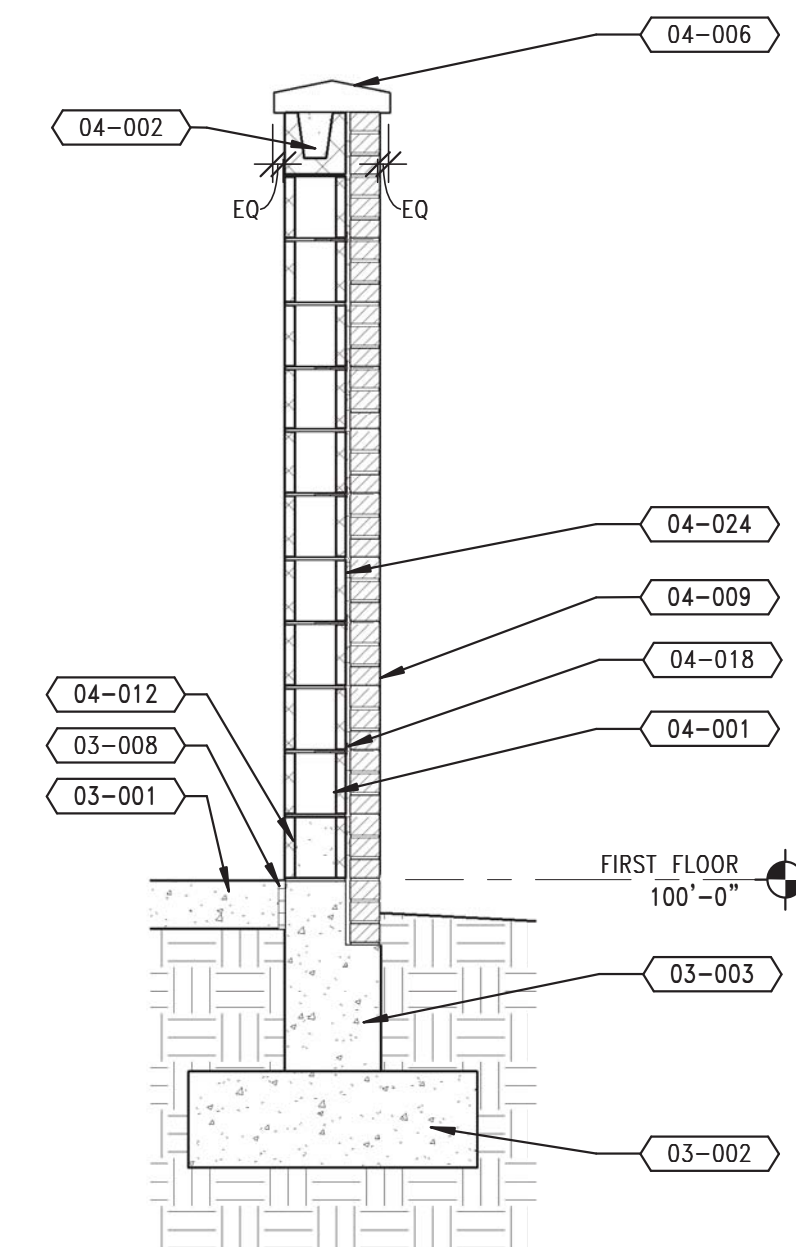
## TRASH ENCLOSURE PLAN

$$1/4'' = 1'-0''$$


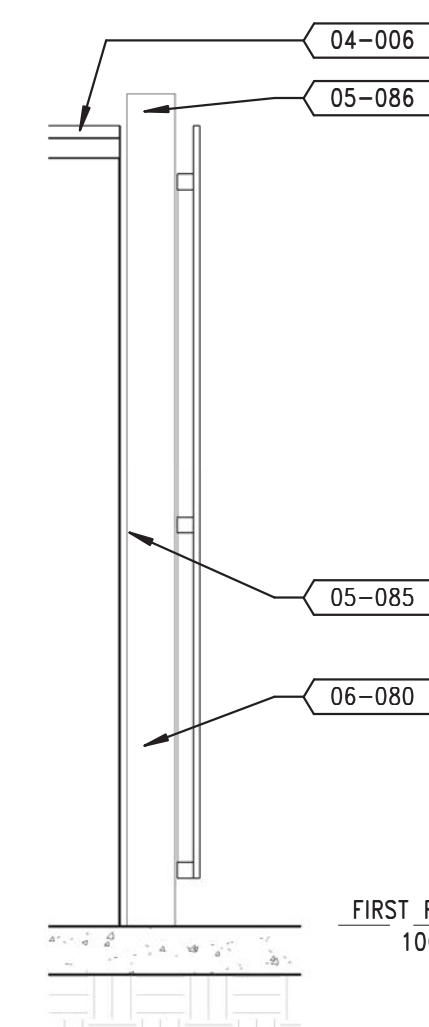
### SIDE ELEVATION

$$1/4'' = 1'-0''$$


FRONT ELEVATION

$$1/4'' = 1'-0''$$


WALL SECTION

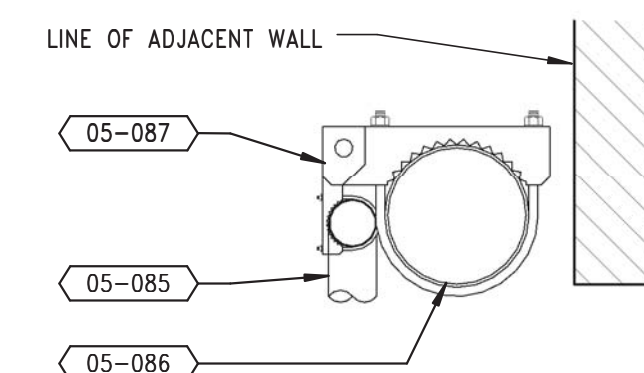
$$1/2'' = 1'-0''$$


## GATE SECTION

$$1\ 1/2'' = 1'-0''$$

## MATERIAL NOTES

02--006	CONCRETE CURB - SEE CIVIL DRAWINGS
02--009	STEEL PIPE BOLLARD
03--001	CONCRETE SLAB - SEE STRUCTURAL DRAWINGS
03--002	CONCRETE FOOTING - SEE STRUCTURAL DRAWINGS
03--003	CONCRETE FOUNDATION - SEE STRUCTURAL DRAWINGS
03--008	SLAB EDGE EXPANSION FILLER - CONTINUOUS AT ALL SLAB EDGES AND PENETRATIONS
04--001	CONCRETE MASONRY UNIT (CMU) - NOMINAL 8" THICK U.N.O. COLOR A U.N.O.
04--002	CMU BOND BEAM - THICKNESS TO MATCH ADJACENT CMU U.N.O.
04--006	CAST STONE - SEE PROFILES AND WALL SECTIONS FOR SIZE AND LOCATION
04--009	BRICK VENEER
04--012	GROUT CORE SOLID
04--018	HORIZONTAL JOINT REINFORCING AT 16" O.C. VERTICAL
04--024	GROUT CAVITY SOLID FULL HEIGHT
04--080	BRICK VENEER - COLOR A
04--081	BRICK VENEER - COLOR B
04--082	BRICK VENEER - COLOR C
05--085	GALVANIZED STEEL TUBE GATE FRAME
05--086	6" DIA. GALVANIZED STEEL GATE POST, CONCRETE FILLED
05--087	GALVANIZED INDUSTRIAL HINGES
06--080	CEDAR WOOD BOARDS ON STEEL FRAME GATE WITH CLEAR PROTECTIVE FINISH



HINGE DETAIL

$$1\frac{1}{2}'' = 1'-0''$$

## SITE DETAILS

As indicated

# Family Promise Resource and Cultural Center

1331 Section Street; Plainfield, IN

## Legend

- Hope United Presbyterian Church
- Hope United Presbyterian Church

Hope United Presbyterian Church

Hope United Presbyterian Church

Lamont Dr

Google Earth

Image Landsat / Copernicus



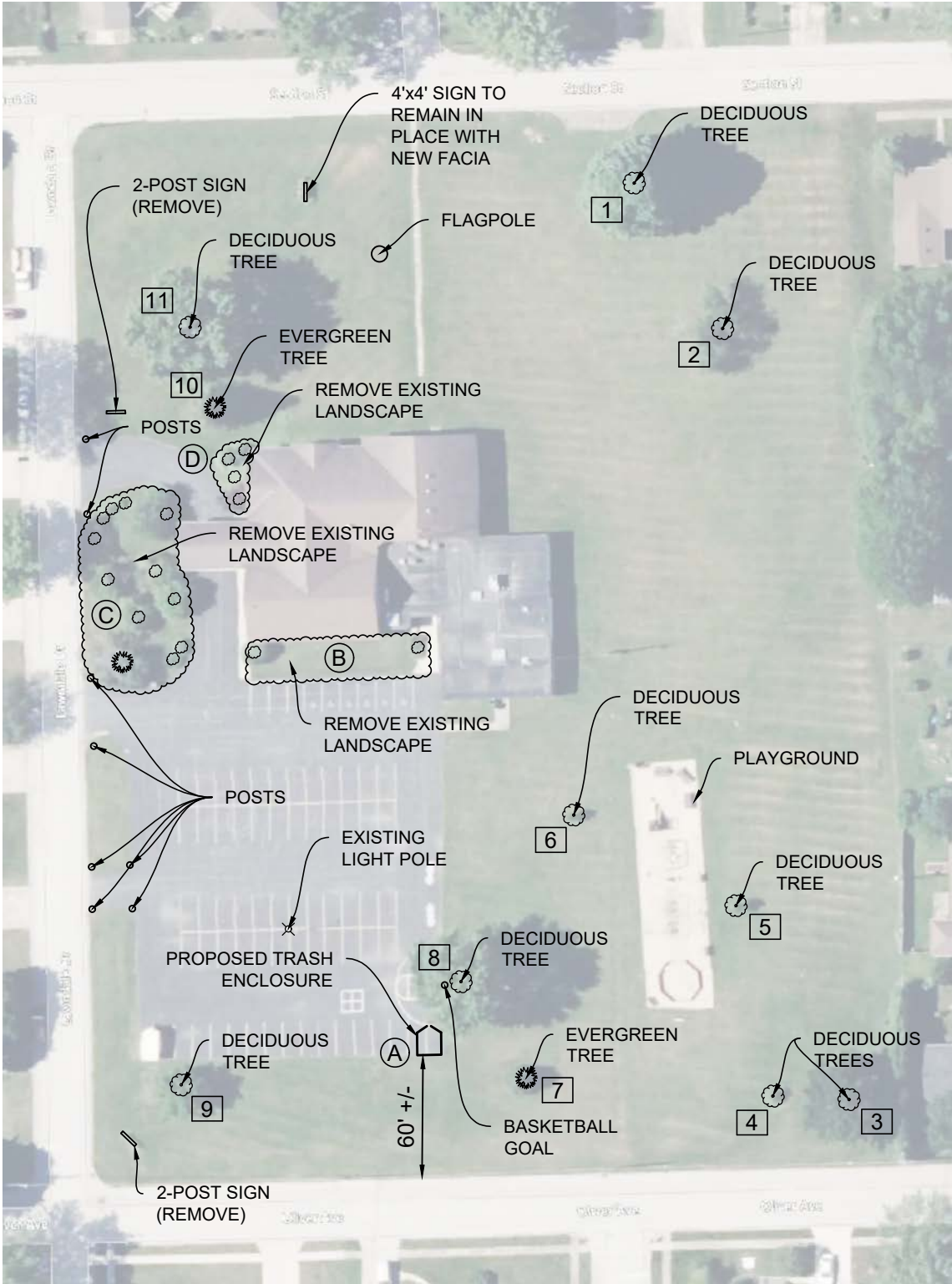
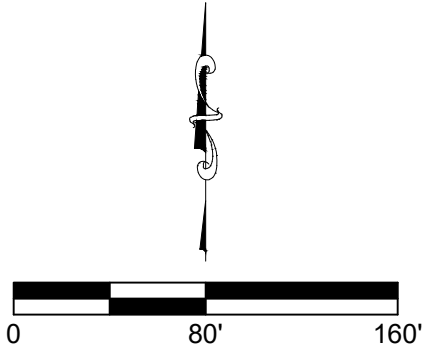
100 ft



# EXHIBIT D

## LEGEND

- OHE
- BUSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- FLAGPOLE/BASKEBALL
- LIGHT POLE
- POST
- UTILITY POLE



## PROPOSED LANDSCAPING

- (A) 10 - SHRUBS
- (B) 16 - SHRUBS
- (C) 24 - SHRUBS & 3 - 4' TALL EVERGREENS
- (D) 8 - SHRUBS

## EXISTING TREES

NOTE: IF TREES ARE DESTROYED, REMOVED, OR ARE DECEASED WITHIN 5 YEARS OF APPROVAL, RECOMMENDED REPLACEMENT WILL BE AS FOLLOWS:

- 1 3 - 1 1/2" CALIPER DECIDUOUS TREE
- 2 2 - 1 1/2" CALIPER DECIDUOUS TREE
- 3 3 - 1 1/2" CALIPER DECIDUOUS TREE
- 4 1 - 1 1/2" CALIPER DECIDUOUS TREE
- 5 1 - 1 1/2" CALIPER DECIDUOUS TREE
- 6 1 - 1 1/2" CALIPER DECIDUOUS TREE
- 7 2 - 4' EVERGREEN TREE
- 8 3 - 1 1/2" CALIPER DECIDUOUS TREE
- 9 2 - 1 1/2" CALIPER DECIDUOUS TREE
- 10 2 - 4' EVERGREEN TREE
- 11 3 - 1 1/2" CALIPER DECIDUOUS TREE



# OUTDOOR LIGHTING



- Full Cutoff Wallpack
- 2.0
- Medium Housing
- 3,000 Lumens
- 4000K



# OUTDOOR LIGHTING



## SQUARE CANOPY



### FEATURES:

- Rugged low-profile die-cast aluminum housing
- UV stabilized and impact resistant polycarbonate lenses
- Up to 3% uplight eliminates cave effect
- Quick mounting plate with hook on feature allow for easy installation
- Three 1/2" coin plugs on sides for conduit or photocell
- 4000K & 5000K CCT
- >80 Color Rendering Index (CRI)
- 0-10V Dimmable Driver to 10%
- IP65 Rated Luminaire
- 120-277V Universal Voltage or 347-480V High Voltage
- Optional Microwave sensor for 360° occupancy detection
- Optional Universal Pencil Photocell
- 5 Year Warranty (std); 10 Year Warranty Optional
- UL Listed for Wet Locations
- DesignLights Consortium® Premium Qualified Luminaire



NEIGHBORHOOD MEETING  
WITH  
FAMILY PROMISE  
TUES AUG 23 6 - 8 PM