

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: November 21, 2022

CASE NO.: [PUD-22-081](#) and [FDP-22-081](#)

PETITIONER: Amy Comer Elliott for Family Promise of Hendricks County

REQUESTED ACTIONS: [PUD-22-081](#): Petition requesting a Zone Map Amendment from REL: Religious Use to Family Promise Resource and Cultural Center Planned Unit Development.
[FDP-22-081](#): Petition seeking Final Detailed Plan Approval of the Family Promise Resource and Cultural Center.

LOCATION: 1331 Section Street

PARCEL SIZE: 4.85 acres +/- (Zone Map Amendment)

APPLICABLE REGULATIONS: Plainfield Zoning Ordinance
 Plainfield Subdivision Control Ordinance
 Plainfield Comprehensive Plan



EXISTING ZONING AND LAND USE			COMPREHENSIVE PLAN		
Site:	REL	Religious Use	Site:	PSP	Public/Semi-Public
North:	R-4	Medium Density Residential	North:	SFD	Single Family Detached
South:	R-4	Medium Density Residential	South:	SFD	Single Family Detached
East:	R-4	Medium Density Residential	East:	SFD	Single Family Detached
West:	R-4	Medium Density Residential	West:	SFD	Single Family Detached

PROJECT DESCRIPTION

The applicant is seeking a Zone Map Amendment of 4.85 acres (+/-) from REL: Religious Use to Family Promise Resource and Cultural Center PUD. The applicant is seeking Final Detailed Plan approval to convert the extant religious facility to a resource and cultural center focused on assisting homeless individuals and those in danger of becoming homeless.

PLANNING OVERVIEW

The site is bounded by Section Street (north), Lawndale Drive (west), and West Oliver Avenue, (south) and is owned by the Hope United Presbyterian Church. A building on the site was constructed in 1965 (per Hendricks County Assessors information) and has been utilized as a religious land use.

Residential parcels across Lawndale Drive are part of Daum's Addition, Section 2 and generally date from the same era. Residential parcels to the north date from the slightly older Skelton's 2nd Addition. Residential parcels to the east and south are part of various additions of the Sunny Summit subdivision and generally date from the same era as the church and less than a decade newer.

The extant structure is located along the Lawndale Drive, slightly north of the north/south midpoint of the property. To the immediate south is a parking field, and to the east of the parking field, a

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playground. The site has two active ingress/egress points off Lawndale Drive. There is an inactive curb cut on Section Street that does not appear to have had a corresponding land use since at least 2002 (*based on available aerial photography*).

The Comprehensive Plan lists the future land use as "Public/Semi-Public." An excerpt from the Comprehensive Plan is shown at right.

PUBLIC/SEMI-PUBLIC

Public/Semi Public land uses include public-access elements and consist of government, education, medical, and religious uses. Government uses include municipal facilities, police and fire protection, and other government-related uses on the local, state, or federal level. Educational uses include local schools and libraries. Medical uses include large hospitals, small medical offices, and private practices. Finally, religious uses include facilities where congregations gather for worship. These uses could be easily accessible by all modes of transportation and new facilities under this category could be well-analyzed to understand impacts to the transportation network.

Excerpt from Plainfield Comprehensive Plan

DESIGN REVIEW COMMITTEE COMMENTS

The Design Review Committee reviewed the project at their November 11, 2022, meeting. They requested and received clarification on the trash enclosure, extant structure, landscaping, and lighting. The Committee moved to forward the project to the Plan Commission with a **favorable** recommendation. They supported the proposed landscape plan and recommended:

- Adding language expanding upon the applicant's mission and how it relates to the proposed use of the site; and,
- A proposed commitment further prohibiting certain types of uses on the property, such as tents and trailers.

INFRASTRUCTURE

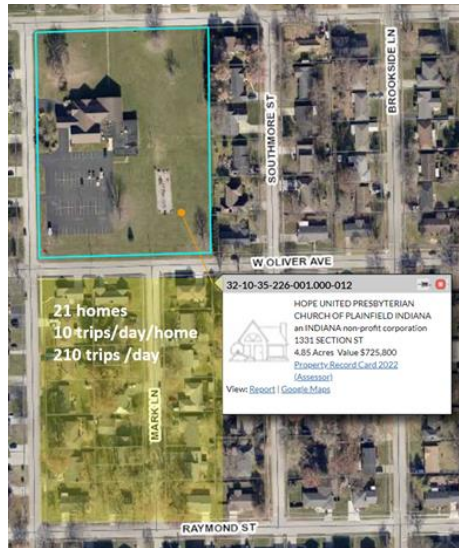
Public Utilities: The site is currently served by water, sanitary sewer, and drainage systems.

Floodplain: No known flood plain issues. The site is not located within a Special Flood Hazard Area.

Transportation: The Petitioner has advised Staff that no significant drive or parking lot modifications to the site are expected at this time.

Based upon the information provided by the Petitioner on the expected use, Staff has not identified any significant increase in trip generation that would otherwise not be potentially created by the current use or if the area was redeveloped to match the surrounding R4 use, generally illustrated by the adjacent image.

Accordingly, Staff has not requested the Petitioner commit to any new roadway improvements.



STAFF COMMENTS, QUESTIONS AND CONCERNS

1. The proposed Planned Unit Development ordinance does not permit additional permanent or temporary structures excepting the trash enclosure. Should additional permanent or temporary structures be desired on this property, an amendment to the Planned Unit Development ordinance, at a minimum, will be required. Such an amendment would require Town Council approval.

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MOTION 1: Zone Map Amendment

I move that the Plan Commission certify [PUD-22-081](#), Family Promise Resource and Cultural Center Planned Unit Development with a **favorable recommendation / unfavorable recommendation / no recommendation** subject to the following conditions:

1. (At Commission discretion)

MOTION 2—Final Detailed Plan:

I move that the Plan Commission **approve / deny / continue** [FDP-22-081](#) requesting Final Detailed Plan review for approval for Family Promise Resource and Cultural Center development, finding that:

1. The Final Detailed Plan **satisfies / does not satisfy** the Development Requirements and Development Standards specified in the PUD District ordinance establishing such District;
2. The Final Detailed Plan **accomplishes / does not accomplish** the intent set forth in Article 6 of the Zoning Ordinance;
3. The Final Detailed Plan **provides / does not provide** for the protection or provision of the site features and amenities outlined in Article 6., C., 2 of the Zoning Ordinance.

And that any approval shall be subject to the following condition(s):

1. Subject to the Town Council approving the Family Promise Resource and Cultural Center Planned Unit Development Ordinance.
2. Substantial compliance with the plans and documents approved by the Commission provided November 21, 2022.