

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: March 6, 2023

CASE NO.: PP-22-101 and DP-22-101

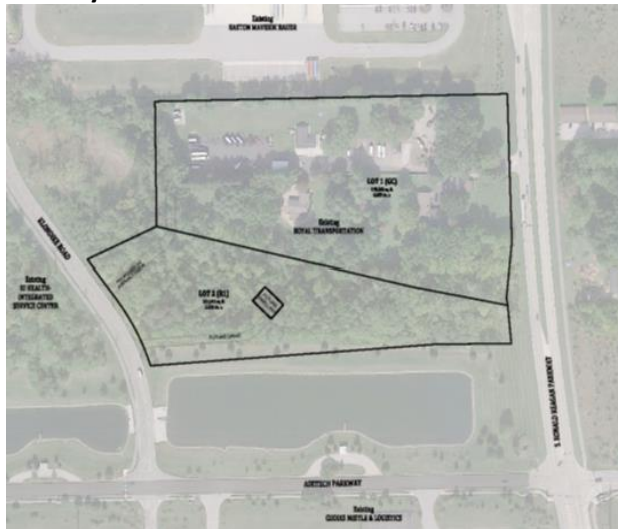
PETITIONER: Royal Transportation

REQUESTED ACTION: Approval of a Two Lot Primary Plat and Development Plan Amendment

LOCATION: 2938 South Ronald Reagan Parkway

LOCATION MAP:

Primary Plat



Development Plan



EXISTING ZONING AND LAND USE:	COMPREHENSIVE PLAN:
Site: GC – General Commercial and R-1 Low Density Residential	Site: Light Industrial/Warehousing
North: I-2 Office/Warehouse Distribution	North: Light Industrial/Warehousing
South: I-2 Office/Warehouse Distribution	South: Light Industrial/Warehousing
East: GC – General Commercial	East: Light Industrial/Warehousing
West: I-2 Office/Warehouse Distribution	West: Light Industrial/Warehousing

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

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PLANNING OVERVIEW

Project Description: Applicant desires approval of Primary Plat for a two-lot subdivision of approximately 11.2 acres. Lot 1 will be used for the commercial enterprise of limousine/coach transportation operation, and Lot 2 will be used for the construction site of a future residential structure. Block A, a Common Area had been considered to provide the future drive and primary access to both Lots 1 and 2. Staff suggested that all of Block A be incorporated into Lot 1 due to Lot 2 now being provided access directly to Klondike Drive.

Proposed Lot 1 has frontage on Ronald Reagan Parkway and a residential structure which has been converted into an office for the existing business. There is a 3,500 square foot maintenance building which has recently been completed approved development plan with architectural waivers (DP-19-152 October 7, 2019), a 1,000 square foot temporary maintenance shop building in existence as well as several storage sheds approved development plan amendment (DP-19-152A December 7, 2020). There are also two residential structures in the southern area of Lot 1 being used as residences. This proposed amendment to Development Plan (DP-19-152) is to clarify the use of two existing residential structures on proposed Lot 1.



The western most residence was constructed in 1985 prior to annexation into the Town of Plainfield (1994); the eastern most residence was constructed in 2004, allowed October 20, 2003, by an approved Use Variance (perpetual) per Town of Plainfield BZA.

The applicant has described the use of these two structures as integral part of the business activities. Only employees will utilize these facilities. If this Development Plan Amendment is approved, the facilities would not be allowed to be used, rented, leased, or occupied by anyone other than employees and businesses personnel.

TRANSPORTATION COMMENTS

The proposed plat to create two lots, one for the commercial property and one for the residentially zoned area, does not pose a traffic concern. However, it should be noted that under previous applications by the Petitioner, a commitment to construct a drive to Airtech Parkway (with the benefit of eliminating the need for U-turns on the Ronald Reagan Parkway) has not been fulfilled. Staff has

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requested the Petitioner be prepared to provide a renewed commitment to the Plan Commission when this project is formally heard. Full execution and recording of any plat associated with an approval should not occur until that lot has been built.

Additionally, as iterated above, the current illustration of Block A was an option presented if Lot 2 were to derive shared access from a single drive to Klondike. As an alternative, and due to sensitivities of drainage ways and topography in the area, the Petitioner is considering a separate drive to serve Lot 2. If this is preferred, Staff has recommended that Block A become included with Lot 1. Staff seeks to have this intent by the Petitioner clarified prior to a formal hearing on the plat request.

SANITARY WASTE CONSIDERATIONS

Currently there is an existing private septic system(s) which serves the site. There have been discussions regarding connection to the Town of Plainfield sanitary system. Since the use of the property changed from residential to commercial the Hendricks County Health Department has raised concerns about the commercial development using a septic system designed for residential use. Their request has been to require connection to the Town's public sewer system located along the east side of Ronald Reagan Parkway and discontinue use of the septic system immediately. See attached email:

From: Muntz, David <DMuntz@isdh.IN.gov>
Sent: Friday, October 25, 2019 1:09 PM
To: annb.royallimo@yahoo.com
Cc: Ginger Harrington <gharrington@co.hendricks.in.us>; Krista Click <kclick@co.hendricks.in.us>; Hancock, Marc <MHancock1@isdh.IN.gov>
Subject: Hendricks-Change of Use Request - Royal Limo - Unpermitted system - Change of Use Denial

Mr. Awale –

Upon review of the Change of Use Request for the proposed business, Royal Limousine, at 2938 S. Ronald Reagan Parkway in Indianapolis, ISDH and the Hendricks County Health Department cannot grant the request for use of the unpermitted installed on-site sewage system located at the property above.

To receive approval, you will be required to properly abandon the existing onsite sewage system in accordance with 410 IAC 6-10.1-98 and exercise one of the following options or:

- Connect to a sanitary sewer connection. Contact the Town of Plainfield for more information.
- Install a permitted commercial on-site sewage system (see attached step by step process document) that is sized to handle both the existing and new buildings daily design flow.

Best regards,

DAVE MUNTZ
Commercial Plan Reviewer

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Indiana State Department of Health
100 N. Senate Ave., N855
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317.233.7265 office
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www.StateHealth.in.gov*

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As a result, the applicant has presented to Staff that the following as a reasonable time frame for the subject site to be connected to Town of Plainfield sanitary sewers.

- 3/6 – primary plat approved
- 4/6 – development plan approved
- 5/16 – submit to BF&S
- 6/13 – BF&S approval, select contractor, start permitting process
- 6/20 – permits obtained
- 12/22 – construction complete

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. Covenants are not to be submitted.
2. All subsurface infrastructure needs to be within utility easements.
3. A preliminary erosion control plan for all areas of site disturbance will be provided with construction plans for sewer/water and drive to be reviewed by Department of Public Works (DPW) prior to Secondary Plat approval.
4. All improvements to the street system on-site and off-site, including measurement of curb radius and taper will be provided with drive construction plans to be reviewed by DPW prior to Secondary Plat approval.
5. A sidewalk plan or alternate plan for pedestrian ways, such as a commitment to install sidewalks across subject property when sidewalks reach north or south property lines, will be provided or a Waiver to not install will be provided prior to Secondary Plat approval.
6. A commitment must be submitted concerning the use of the two residential structures on the south side of Lot 1. The language of this commitment will be upon approval of the Town Attorney for the Town of Plainfield.
7. Petitioner will provide commitment concerning the date for connection to Town of Plainfield sewer services. The language of this commitment will be upon approval of the Town Attorney for the Town of Plainfield.

MOTIONS

MOTION 1: Primary Plat

I move that PP-22-101 Primary Plat petition filed by Royal Transportation be (**approved / denied / continued**) finding that:

1. Adequate provisions **have / have not** been made for regulation of minimum lot width, minimum lot depth and minimum lot area;
2. Adequate provisions **have / have not** been made for the widths, grades, curves and coordination of subdivisions public ways with current and planned public ways; and
3. Adequate provisions **have / have not** been made for the extension of water, sewer, and other municipal services.

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

1. Compliance with the Town Standards, including but not limited to: Plainfield Ordinance 01-2019 regarding Floodplain Management; Plainfield Ordinance Nos. 12-2015 and 06-2017 regarding Sewage Works; Plainfield Ordinance No. 17-97 regarding Drainage; Plainfield Ordinance No. 19-97 regarding Municipal Waterworks; and Plainfield Ordinance No. 18-97 regarding Access Permits.
2. Compliance with the standards and specifications of the Plainfield Subdivision Control Ordinance.
3. Substantial compliance with the primary plat submitted file dated March 6, 2023.
4. A sidewalk plan or alternate plan for pedestrian ways, such as a commitment to install sidewalks across subject property when sidewalks reach north or south property lines, will be provided or a Waiver to not install will be provided prior to Secondary Plat approval.
5. Petitioner will provide commitment concerning the date for connection to Town of Plainfield sewer services. The language of this commitment will be upon approval of the Town Attorney for the Town of Plainfield.

MOTION 2: Development Plan

I move that DP-22-101 Development Plan Amendment (DP-19-15) petition filed by Royal Transportation be **approved / denied / continued** finding that:

1. The Development Plan **complies / does not comply** with all applicable Development Standards of the District in which the site is located.
2. The Development Plan **complies / does not comply** with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted.
3. The Development Plan **complies / does not comply** with all applicable provisions for Architectural and Site Design Review for which a waiver has not been granted.
4. The proposed development **is / is not** appropriate to the site and its surroundings.
5. The proposed development **is / is not** consistent with the intent and purpose of the Plainfield Zoning Ordinance.

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

1. Substantial compliance with the development plan approved by Plan Commission dated March 6, 2023.
2. A commitment be submitted concerning the use of the two residential structures on the south side of Lot 1. The language of this commitment will be upon approval of the Town Attorney for the Town of Plainfield.