

# TOWN OF PLAINFIELD PLAN COMMISSION REPORT

**DATE:** April 6, 2023

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

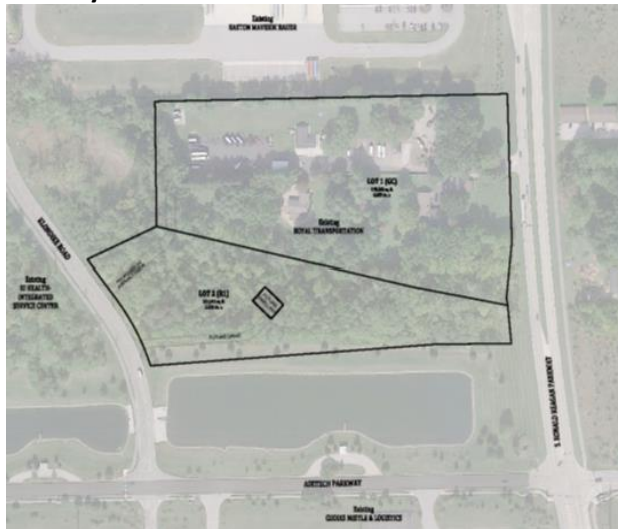
**PETITIONER:** Royal Transportation

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

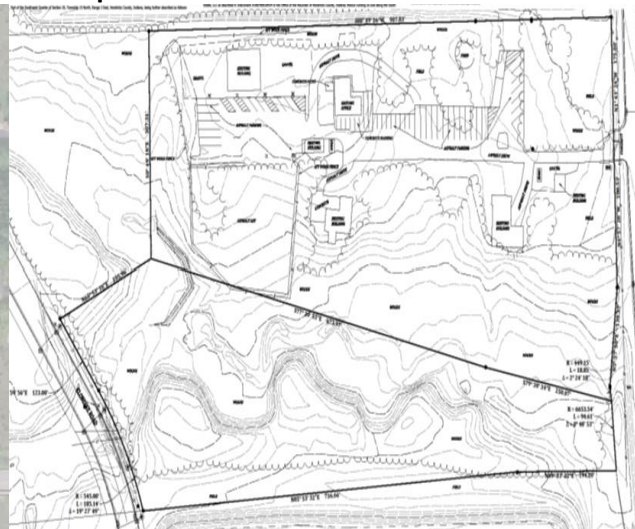
**LOCATION:** 2938 South Ronald Reagan Parkway

**LOCATION MAP:**

**Primary Plat**



**Development Plan**



<b>EXISTING ZONING AND LAND USE:</b>	<b>COMPREHENSIVE PLAN:</b>
<b>Site:</b> GC – General Commercial and R-1 Low Density Residential	<b>Site:</b> Light Industrial/Warehousing
<b>North:</b> I-2 Office/Warehouse Distribution	<b>North:</b> Light Industrial/Warehousing
<b>South:</b> I-2 Office/Warehouse Distribution	<b>South:</b> Light Industrial/Warehousing
<b>East:</b> GC – General Commercial	<b>East:</b> Light Industrial/Warehousing
<b>West:</b> I-2 Office/Warehouse Distribution	<b>West:</b> 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. This project is partly a redevelopment of existing structures that had previously been on a private drive that outlet onto 1050 East and was bisected by creation of Ronald Reagan Parkway. The private drive, which now primarily accesses directly to Ronald Reagan Parkway, will traverse the entire project area from Ronald Reagan Parkway to its new primary access at Klondike Drive. The applicant will provide the terms and maintenance language prior to Secondary Plat approval.

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 lot, does not pose a traffic concern. However, it should be noted that under previous applications

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by the Petitioner, a commitment to construct a drive to Klondike Drive (with the benefit of eliminating the need for U-turns on the Ronald Reagan Parkway) has not been fulfilled. Staff has 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 commitment has been fulfilled.

Additionally, as iterated above, one access option presented for Lot 2 was 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.

## **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](mailto:DMuntz@isdh.IN.gov)>  
**Sent:** Friday, October 25, 2019 1:09 PM  
**To:** [annb.royallimo@yahoo.com](mailto:annb.royallimo@yahoo.com)  
**Cc:** Ginger Harrington <[gharrington@co.hendricks.in.us](mailto:gharrington@co.hendricks.in.us)>; Krista Click <[kclick@co.hendricks.in.us](mailto:kclick@co.hendricks.in.us)>; Hancock, Marc <[MHancock1@isdh.IN.gov](mailto: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*

*Environmental Public Health Division  
Indiana State Department of Health  
100 N. Senate Ave., N855  
Indianapolis, IN 46204  
317.233.7265 office  
317.233.7047 fax  
[dmuntz@isdh.in.gov](mailto:dmuntz@isdh.in.gov)  
[www.StateHealth.in.gov](http://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. Due to uncertainty of utility infrastructure placement in the area, sidewalks and pedestrian ways will be deferred to a time suitable for their location. The applicant will either install the sidewalks at that time or seek a waiver from the Plan Commission.
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. All structures have been properly issued permits and inspected to Indiana Building Code for their intended uses.
8. 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.

## **Petitioners Voluntary Commitments and Conditions for Approval**

1. The existing RV which appears to be occupied will be removed from the site.
2. No additional building permits are to be issued until the terms of the commitments are completed or a plan is in place with timeframes to complete.

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3. Applicant will provide information for the private drive standards and an easement will be recorded on the plat.
4. Applicant will provide information regarding the existing buildings and their intended and future uses.
5. Applicant will have committed to sanitary sewer being installed by 12/22/2023.
6. Applicant will provide a plan that will show tree preservation areas and commitments for replacement in the event of any need for removal.

### **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.

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. Due to uncertainty of utility infrastructure placement in the area, sidewalks and pedestrian ways will be deferred to a time suitable for their location. The applicant will either install the sidewalks at that time or seek a waiver from the Plan Commission.
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.

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## **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.