

# TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: June 5th, 2023  
CASE NO.: [MP-23-028](#)  
PETITIONER: Plainfield Community School Corporation  
REQUESTED ACTIONS: Development Plan Approval for School Expansion  
LOCATION: 1672 S. Quaker Blvd.  
PARCEL SIZE: 90.07 acres+/-



EXISTING ZONING AND LAND USE			COMPREHENSIVE PLAN		
Site:	S	School	Site:	PSP	Public/Semi-Public
North:	S	School	North:	SFD	Single-Family Detached
South:	R-2	Low-Density Residential	South:	SFD	Single-Family Detached
East:	P	Park	East:	POS	Parks/Open Space
West:	R-3	Medium-Density Residential	West:	SFD	Single-Family Detached
	REL	Religious Use			

## **PROJECT DESCRIPTION**

The applicant is seeking Development Plan approval for three building additions totaling approximately 35,000 square feet. The additions will include new classrooms and expansion of existing classrooms. The building exterior is intended to match the existing building materials and colors. Construction is planned for fall of 2023.

## **PLANNING OVERVIEW**

The site received Master Plan approval in 2005 for construction of the existing high school. Article 6.2,D of the Plainfield Zoning Ordinance states, "A Master Plan shall be approved by the Plan Commission prior to any major expansion (i.e., greater than 10,000 square feet or in excess of 20% of gross floor area of existing buildings) or the development of additional real estate at an existing site."

The Plan Commission may approve a development plan for architectural and site design review as proposed by a Master Plan upon finding that:

1. The development plan complies with all applicable development standards of the underlying District for which a waiver has not been granted;
2. The development plan complies with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted;

# TOWN OF PLAINFIELD PLAN COMMISSION REPORT

3. The proposed development is consistent with the Comprehensive Plan;
4. The proposed development is appropriate to the site and its surroundings; and
5. The proposed development is consistent with the intent and purpose of this ordinance

## PROJECT / DESIGN REVIEW

This request was reviewed by the Design Review Committee (DRC) at its May 11<sup>th</sup>, 2023 meeting. The committee recommended approval of the petition subject to the following comments:

1. Any proposed modifications to the landscape plan shall be reviewed and approved by staff prior to being submitted to the Plan Commission.

The project has been reviewed for compliance with applicable Town ordinances and regulations. Items which do not comply or that need additional information to determine compliance have been identified below. Comments from reviewing agencies are also provided following the compliance summary.

## PROJECT COMPLIANCE SUMMARY

Compliance unknown / needs attention

Does not comply

Review Area	Code Reference	Status	Questions / Comments
<b>Building Design</b>			
Minimum Yards and Building Setbacks	3.3.B	Complies	
Maximum Building Height	3.3.B	Complies	
Building Materials	5.5.C.3.b	Complies	<i>Requirement: Additions to an existing building. All additions to an existing buildings shall utilize building materials with a style, color, texture and architectural detailing which is compatible and harmonious with the materials used on the existing building.</i>
<b>Site Design</b>			
Loading Space Orientation	5.5.C.4.b	Not applicable	
Outside Storage	5.5.C.4.c	Not applicable	
Outdoor Seating/Dining	4.17	Complies	
Parking Area Location	4.10.C	Not applicable	
Off-Street Parking Area Cross Access Connection	4.10.D.7	Not applicable	
Bicycle Parking	4.10.E	Not applicable	
Parking Spaces	4.10.F	Not applicable	
Site Lighting	4.9.B.4.d.1 5.5.C.6	Complies	
Mechanical Equipment:	5.5.C.4.d	Complies	Mechanical units will be interior to the building
Trash Enclosure / Trash Compactor	5.5.C.4.e	Not applicable	
Pedestrian Connectivity	5.5.C.4.g	Not applicable	
<b>Landscaping</b>			
Gateway Corridor Yard	5.5.C.5	Not Applicable	Existing landscaped perimeter yards

## TOWN OF PLAINFIELD PLAN COMMISSION REPORT

Landscaping			
Perimeter Yard Landscaping	4.7.C	Not applicable	Existing landscaped perimeter yards
Foundation Landscaping	4.7.D	Complies	See staff comments below
Parking Lot Trees	4.7.E	Not applicable	
Parking Lot Screening	4.7.E	Not applicable	
Trash Enclosure Landscaping	5.5.C.4.e	Not applicable	
Other			
Signs:	7	Not applicable	No signage proposed

### **STAFF COMMENTS**

#### **Planning**

Sheet L410 includes the following note:

*Tabular data provided in response to Staff Comments. Plainfield Schools is filing Plans in conformance with landscape standards for building base planting requirements. However, ongoing discussions between Town staff and school administrators will determine if required plant material (i.e. the total plant unit value) may be redistributed elsewhere on school property. Plainfield High School has concerns about building base plantings potentially creating hiding areas and/or obstructing surveillance sight lines. Pending the agreement and cooperation of Town officials, planting commitments may be redistributed. If no agreement can be forged, the Plans will remain as-filed.*

Staff recognized the safety concerns expressed by the High School and requested that the applicant explore the possibility of using the required PUV to enhance safety elsewhere on the site. Landscaping near building foundations does present the safety concerns cited in the note. However, landscaping can also discourage people from entering restricted areas and deter or prevent hostile surveillance. As noted above the applicant is discussing this topic with school officials but has also presented a plan that complies with the ordinance.

#### **Transportation**

The proposed modifications to the site do not impact any of the existing site driveways, nor is any added parking proposed. The original coordination with the school anticipated several additions occurring. This particular addition is not expected to significantly increase or alter any existing traffic patterns that would warrant new street improvements.

#### **Public Utilities**

Water, sewer, and drainage systems supporting this site are sufficient for the proposed project.

# TOWN OF PLAINFIELD PLAN COMMISSION REPORT

## MOTION

I move that the Plan Commission **approve** / **deny** / **continue** [MP-23-028](#) as filed by Plainfield Community School Corporation requesting architectural and site design approval for proposed high school building additions on a 90.07 acre parcel zoned S: School 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; and,
5. The proposed development **is** / **is not** consistent with the intent and purpose of this Ordinance.

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

1. Substantial compliance with the development plan file as of June 5<sup>th</sup>, 2023.
2. An alternate landscape plan to redistribute the Plant Unit Values associated with the required foundation landscape materials may be approved by the Director, subject to Article 4.7 – Landscape Provisions of the Plainfield Zoning Ordinance.