

# TOWN OF PLAINFIELD PLAN COMMISSION REPORT

**DATE:** August 7, 2023

**CASE NO.:** PP-23-036  
FDP-23-036

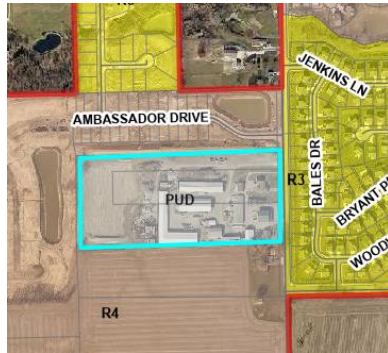
**PETITIONER:** Banning Engineering

**REQUESTED ACTIONS:** Final Detailed Plan for Lot 1 of the Hall Business Park  
Primary Plat to create 3 non-residential lots

**LOCATION:** Vicinity of 6644 South County Road 675 East

**PARCEL SIZE:** 9.58 acres +/-

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



<u>EXISTING ZONING AND LAND USE</u>		<u>COMPREHENSIVE PLAN</u>	
<b>Site:</b>	PUD Hall Business PUD	<b>Site:</b>	SFD Single Family Detached
<b>North:</b>	R4 Medium Density Residential	<b>North:</b>	SFD Single Family Detached
<b>South:</b>	R4 Medium Density Residential	<b>South:</b>	SFD Single Family Detached
<b>East:</b>	R3 Medium Density Residential	<b>East:</b>	SFD Single Family Detached
<b>West:</b>	R4 Medium Density Residential	<b>West:</b>	SFD Single Family Detached

## PROJECT DESCRIPTION

The applicant is seeking Final Detailed Plan approval for the storage units permitted within the Hall Business Planned Unit Development. The site is located on the west side of County Road 675 and will be accessed through an existing cut. A primary plat has been submitted and will be reviewed concurrently by the Plan Commission concurrently with the Final Detailed Plan.

## STAFF COMMENTS

The approved Planned Unit Development was written to provide the development that has been proposed.

## DESIGN REVIEW

The following items are identified by the Zoning Ordinance as standards for Development Plan review:

Building/Architectural	Complies?	Question/Comments
Maximum Building Height	Yes	
Finished Façade Toward a Gateway	Yes	
Building Materials	Yes	
Site Design	Complies?	Question/Comments

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Minimum Yards and Building Setbacks	Yes	
Loading Space Orientation	Yes	
Outside Storage	Yes	
Parking Spaces	Yes	
Site Lighting (Photometric and Cut Sheets)	Yes	
Mechanical Equipment:	Yes	
Trash Enclosure / Trash Compactor	Yes	
Pedestrian Connectivity	Yes	
Signs:	Submitted	Final approval will be administrative
<b>Landscaping</b>	<b>Complies?</b>	<b>Question/Comments</b>
Perimeter Yard Landscaping	Yes	
Parking Lot Trees	Yes	
Parking Lot Screening	Yes	
Foundation Landscaping	Yes	

### **STAFF COMMENTS:**

#### **PLANNING**

The proposed development is substantially compliant with what was proposed in the Hall Business PUD.

#### **PUBLIC UTILITIES:**

Town utilities near the site are adequate to service the project. Drainage outlet and detention appears to have been coordinated with the Trescott development detention systems. This project is utilizing a pond in Trescott. Compliance with the Town storm water quality requirements is not 100% clear currently. If the project is approved those details will be reviewed for compliance during civil plan review. Chapter 56 of Town code is a condition of approval below.

#### **FLOODPLAIN**

No known flood plain issues.

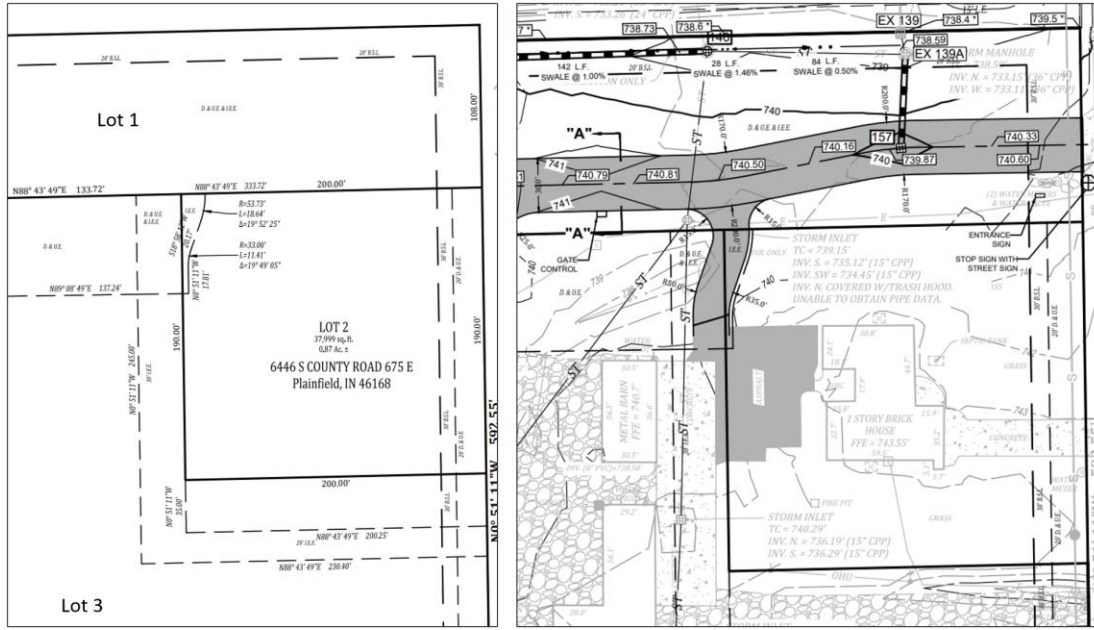
#### **TRANSPORTATION:**

The FDP does not propose any new driveways and Staff has not requested a dedicated Traffic Impact Analysis given the generally low-volume use of storage facilities.

Lot 1 has a single point of access to public right-of-way, but the Petitioner has agreed to construct an Interior Access Drive over a platted 'I.E.E.' (Ingress-Egress Easement) that will encumber both Lot 2 and Lot 3. Placement of this drive is outside the expected security fence for Lot 1 and will provide an alternative access point should future construction impede the right-of-way access.

[ Image on following page ]

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## SUBDIVISION CONTROL ORDINANCE REQUIREMENTS

The following items are listed as requirements for a Primary Plat by the Plainfield Subdivision Control Ordinance. The Ordinance provides for certain elements at the discretion of the Commission to be deferred to the Secondary Plat either in full or for more detail.

No.	Requirement	Deferred/Provided
1.	Scale, date and north arrow;	Provided
2.	Legal description of the real estate to be subdivided;	Provided
3.	Area map insert showing the general location of the proposed <i>Subdivision</i> with reference to major <i>Streets</i> and section lines as well as all school district lines and zoning <i>District</i> properly designated;	Provided
4.	Name of the <i>Subdivision</i> (if a replat of an existing <i>Subdivision</i> ), proposed name for the <i>Subdivision</i> (which shall not duplicate the name of any <i>Subdivision</i> plat previously recorded or any <i>Subdivision</i> plat for which primary approval is still in effect), or name by which property is locally known;	Provided
5.	Name, address, telephone number of the Owner. If applicable, name address and telephone number of the agent representing the Owner. Citation of last deed of record conveying title to each parcel involved in the proposed <i>Subdivision</i> , including name of grantor, grantee, date and recording information;	Provided <sup>(1)</sup>
6.	Name, address and telephone number of the developer and any design professional(s) responsible for the design of the <i>Subdivision</i> , design of public improvements, or for surveys;	Provided <sup>(1)</sup>
7.	The complete text of any existing covenants on the property (if applicable);	No Existing Covenants
8.	Accurate boundary lines of the proposed <i>Subdivision</i> showing distance, bearings, angles and references to section corners, township and range lines;	Provided
9.	Location, width, dimension from the center-line and name of all existing and proposed public or private <i>Streets</i> , <i>Access</i> easements	Provided

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and *Rights-of-Way* located on and adjacent to the site;

10.	Location, sizes, elevations, and slopes of all existing utility facilities and easements, including, but not limited to sanitary sewer, water, storm water management, electric, gas, telephone and cable;	Provided
11.	Preliminary proposals for connection with existing sanitary sewer, water, storm water management, electric, gas, telephone and cable utilities;	Provided
12.	Layout, number and dimension of all <i>Lots</i> and <i>Out Lots</i> with proposed <i>Setback</i> lines;	Provided
13.	Location, delineation and elevation of all floodway and floodway fringe areas within the boundaries of the <i>Subdivision</i> ;	Provided
14.	Proposed finished floor elevation of all <i>Building</i> pads adjacent to or within the flood plain;	Provided
15.	Drainage Plan for all watersheds in and around the proposed <i>Subdivision</i> , indicating the general drainage pattern of <i>Streets</i> and <i>Lots</i> , the location of all drainage channels and sub-surface drainage structures, the proposed method of disposing of all stormwater runoff from the proposed <i>Subdivision</i> including data to show that the proposed outlet(s) are adequate to accommodate the drainage requirements of the <i>Subdivision</i> , and all existing and proposed detention facilities;	Provided
16.	Names of all legal ditches and streams on or adjacent to the <i>Subdivision</i> ;	Provided
17.	A preliminary erosion control plan for all areas of site disturbance;	Provided
18.	Topographic contour every two (2) feet superimposed upon the proposed <i>Subdivision</i> plat; provided, that the <i>Director</i> may require one (1) foot intervals on very flat land or permit five (5) foot intervals on very steep slopes;	Provided
19.	Traffic Study, if required by the terms and provisions of Plainfield Ordinance No. 18-97, "Access Permit Ordinance";	Deferred
20.	All improvements to the <i>Street</i> system on-site and off-site, including measurement of curb radius and taper;	Provided
21.	Stop sign plan indicating the proposed location of all stop signs within the proposed <i>Subdivision</i> ;	Provided
22.	Sidewalk plan (or alternate plan for pedestrian ways, when applicable);	Deferred
23.	Preliminary plans and specifications for all infrastructure improvements and installations required or proposed in the <i>Subdivision</i> ;	Provided
24.	The approximate location, dimensions, and area of all parcels of land proposed to be reserved for park, conservation, wetland, common area, lake or other similar uses for the use of property owners within the proposed <i>Subdivision</i> ;	Deferred
25.	Method and depiction of <i>Access</i> for each <i>Lot</i> or <i>Out Lot</i> (i.e., direct <i>Public Street</i> , <i>Private Street</i> , blanket easement or specifically located easement);	Provided
26.	Designation of common site facilities to benefit all <i>Lots</i> or <i>Out Lots</i> (i.e., <i>Parking Areas</i> , <i>Loading Areas</i> , <i>Interior Access Drives</i> , <i>Private Streets</i> , storm water management, sanitary sewer, water, electric, gas, telephone, cable, etc.);	Provided
27.	Proposed covenants, commitments, conditions and restrictions for the <i>Subdivision</i> ;	Deferred

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28.	If the <i>Subdivision</i> is to be developed in sections, an indication of the approximate section boundaries;	Provided
29.	A proposed address plan for the <i>Subdivision</i> consistent with the address patterns established for the Town of Plainfield and Hendricks County; and,	Provided
30.	Any other information requested in writing by the <i>Director</i> , members of the <i>Technical Advisory Committee</i> or the <i>Plan Commission</i> deemed important to the development of the <i>Subdivision</i> .	To Be Determined

(1) Phone number in application

### **MOTION 1: Primary Plat**

I move that the Plan Commission **approve / deny / continue** PP-23-036 requesting approval of an Incremental Primary Plat for Klondike Crossing, dividing an 17.75 acres (+/-) parcel into 3 lots on a parcel zoned Hall Business PUD within a 600 feet of a residential zoned district, 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 conditions:

1. Compliance with the Town Standards, including but not limited to the following Chapters of the Plainfield Town Code;
  - Chapter 51: General Sewer Use and Wastewater Pretreatment
  - Chapter 52: Water Regulations;
  - Chapter 55: Drainage;
  - Chapter 56: Storm Water;
  - Chapter 93.15: Access to Public Streets and Thoroughfares;
  - Chapter 152: Flood Hazard Reduction; and,
  - Chapter 153: Subdivision Control Ordinance
2. Compliance with the standards and specifications of the Plainfield Subdivision Control Ordinance.
3. Substantial compliance with the primary plat submitted for approval.

### **MOTION 2: Final Detailed Plan**

I move that the Plan Commission **approve / deny / continue** PUD-23-036 requesting Final Detailed Plan approval for Lot 3 of the Hall Business Planned Unit 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 6.1, C., 2 of the Zoning Ordinance.

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

1. Substantial compliance with the PUD file dated August 7, 2023.