

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

DATE: October 12, 2023

CASE NO.: RZ-23-XXX [Lakhan Neighborhood Retail](#)
 PP-23-XXX [Lakhan Neighborhood Retail](#)
 VAC-23-XXX [Lakhan Neighborhood Retail](#)
 DP-23-XXX [Lakhan Neighborhood Retail](#)

Will not be docketed until after DRC per procedure.

PETITIONER: Banning Engineering for Sandeep Lakhan

REQUESTED ACTIONS: **RZ-23-XXX:** Rezone of property from OD and R2 to NR
PP-23-XXX and **VAC-23-XXX:** Replat of lots into one lot and vacation of extant plat and any covenants (if applicable)
DP-23-XXX: Development plan to construct two commercial buildings

LOCATION: Southwest corner of Dan Jones Road and Township Line Road

PARCEL SIZE: 1.6 acres +/-

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



<u>EXISTING ZONING AND LAND USE</u>		<u>COMPREHENSIVE PLAN</u>	
Site:	OD Office District ⁽¹⁾ R2 Low Density Residential ⁽¹⁾	Site:	SFD Single Family Detached
North:	REL Religious	North:	PSP Public/Semi Public
South:	REL Religious	South:	PSP Public/Semi Public
East:	RB Single Family Residential ⁽²⁾	East:	SFD Single Family Detached
West:	OD Office District REL Religious	West:	PSP Public/Semi Public SFD Single Family Detached

⁽¹⁾ Seeking rezone to NR: Neighborhood Retail
⁽²⁾ Hendricks County Zoning Ordinance

PROJECT DESCRIPTION

The applicant is seeking multiple petitions that may be run concurrently:

1. Zone Map Amendment of 1.6 acres +/- from OD: Office District and R-2: Low Density Residential to NR: Neighborhood Retail.
2. Primary Plat of this area, including vacation of a portion of the Fenters Green Acre Subdivision. This should include vacation of any covenants included in the plat to be vacated. The applicant has stated that they have not found any such covenants, but it would be beneficial to denote a vacation for the sake of clarity.

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3. Development Plan for two commercial structures, one with a drive-through.

PLANNING OVERVIEW

The site is located at the southwest corner of Township Line Road and Dan Jones Road. The sites currently have full access on either Township Line Road or Dan Jones Road and, in one case, both Township Line Road and Dan Jones Road. The applicant is aware that changes to these accesses will come, both immediately and potentially over time. The installation of a physical median on both Township Line Road and Dan Jones Road are being included based upon Staff feedback.

The applicant has also set aside land at the northeast corner of the property for potential future intersection improvements. The Town Council has been advised of this land swap with existing right-of-way near the south of the property, should the project receive approval. While the timing of the intersection improvements are not known, the proposed area is expected to be sufficient to allow for either a turn lane or a roundabout.

Over the years, multiple developments have been proposed for this site—many of them that would have generated a large amount of traffic and overwhelmed the area. The applicant’s request for Neighborhood Retail zoning should minimize the chance that this will occur and be a convenience for the nearby neighborhoods (*such as Colony Lake, The Settlement, Williamsburg in the Woods, Oak Park, Blackthorne, and Broadmoor*), as well as Vandalia Trail users less than 1,000 feet away (*or those en route to or from the trails*).

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
Minimum Yards and Building Setbacks	Yes	
Loading Space Orientation	Yes	
Outside Storage	Yes	No outside storage is proposed.
Parking Spaces	Yes	Based upon “Market Based Parking”, the applicant has provided the amount of parking that they deem appropriate.
Site Lighting (Photometric and Cut Sheets)	Yes	Plan is notable in the fact that the lights have been kept at heights that are conducive for the uses.
Mechanical Equipment:	Unknown	Decisions have not been made on the type of units, but the applicant is aware of the need for screening of units from an elevation view.
Trash Enclosure / Trash Compactor	Yes	
Pedestrian Connectivity	Yes	A connection is shown to the proposed public walk on Cambridge Way, but no connection is shown to the proposed public walk on Reeves Road.
Signs:	Yes	The applicant has submitted general wall sign locations on the renderings. Signs will be subject to an administrative Improvement Location Permit (ILP).
Landscaping	Complies?	Question/Comments
Perimeter Yard Landscaping	Yes	While the ordinance calls for more evergreens, this location and application along a street in a commercial setting denotes an opportunity to place trees that work well to create shade and act as a street tree that will not block the vision of the businesses and sign boards. The Missouri Botanical Garden Plant Finder refers to

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		this sweetgum as an excellent shade, lawn, or park tree that grows typically to 60'-80'. Complies as an alternative landscape plan.
Parking Lot Trees	Yes	
Parking Lot Screening	Yes	
Foundation Landscaping	Yes	

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. While the drive-through exit is somewhat unconventional, the applicant has agreed to improvements to Dan Jones that will maintain both drive-through and roadway functionality.
2. This project is one of the first to use the reduced setback to create outdoor seating in front of the building. While the seating could be moved closer to the property line, the applicant has set it at a location that they believe will create an optimum utility. Staff concurs.
3. The project is showing a cross access easement to the property to the west. While this would likely not be beneficial for the current property user to the west, should that property redevelop, it will allow cross-parcel access without needing to navigate both Dan Jones and Township Line Road.