

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: November 6, 2023
CASE NO.: RZ-23-065 [Lakhan Neighborhood Retail](#)
 PP-23-065 [Lakhan Neighborhood Retail](#)
 VAC-23-065 [Lakhan Neighborhood Retail](#)
 DP-23-065 [Lakhan Neighborhood Retail](#)

PETITIONER: Banning Engineering for Sandeep Lakhan

REQUESTED ACTIONS: **RZ-23-065:** Rezone of property from OD and R2 to NR
PP-23-065 and **VAC-23-065:** Replat of lots into one lot and vacation of Lots 14-17 of Fenter’s Green Acres and any covenants (if applicable)
DP-23-065: 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:

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

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

<p style="color: red; margin: 0;">Considerations of Zone Map Amendment</p> <p style="margin: 0;">(from Indiana Code 36-7-4-603)</p>
<p>The plan commission and the legislative body shall pay reasonable regard to:</p> <ol style="list-style-type: none"> 1. The comprehensive plan; 2. Current conditions and the character of current structures and uses in each district; 3. The most desirable use for which the land in each district is adapted; 4. The conservation of property values throughout the jurisdiction; and, 5. Responsible development and growth.

STAFF COMMENTS

PLANNING

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*).

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.

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.

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.

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

PUBLIC UTILITIES: Sufficient public water, sanitary sewer and storm drainage systems are in place along and within this site to support the proposed project.

FLOODPLAIN No known flood plain issues.

TRANSPORTATION: Note that a supporting Memo with relevant documents is being included as a supplement to this Staff report.

For clarity, as some of the Petitioner’s drawings illustrate potential future improvements on them, note that the recommended improvements that are included as part of the proposed DP-23-065 are concrete medians constructed on both Township Line Road and Dan Jones Road. These medians are intended to restrict the use of the two drives closest to the intersection. The furthest drive to the south on Dan Jones Road is proposed to remain with full access initially.

Additionally, on Sheet C107 of the provided Plan Set is the Primary Plat. The Primary Plat proposes to vacate the existing lot lines, but Staff notes that the Plan Commission’s decision to vacate as noted below under Motion 2 would also be removing the previously platted purpose of that area to function as a Street. Utility easements will be required as part of the secondary plat to ensure no service is inadvertently disrupted.

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 subdivision with reference to major streets and section lines as well as all school district lines and zoning districts properly designated;	Deferred
4.	Proposed name of the subdivision;	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 subdivision, including name of grantor, grantee, date and recording information;	Provided ⁽¹⁾
6.	Accurate boundary lines of the proposed subdivision showing distance, bearings, angles and references to section corners, township and range lines;	Provided
7.	Names, centerlines and right-of-way widths of all existing streets, alleys and easements affecting or providing service to the proposed subdivision;	Deferred
8.	Layout, number and dimension of all lots with proposed setback lines;	Provided
9.	The complete text of any existing covenants on the property (if applicable);	No Existing Covenants

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

- | | | |
|-----|---|------------------|
| 10. | Location, delineation and elevation of all floodway and floodway fringe areas within the boundaries of the subdivision; | Not applicable |
| 11. | Location of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable, if applicable; | Deferred |
| 12. | All improvements to the street system on-site and off-site, including measurement of curb radius and taper; | Deferred |
| 13. | Sidewalk plan (or alternate plan for pedestrian ways, when applicable); | Deferred |
| 14. | 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 subdivision; | Deferred |
| 15. | Proposed covenants, commitments, conditions and restrictions for the subdivision; | Deferred |
| 16. | A proposed address plan for the subdivision consistent with the address patterns established for the town and county; and | Deferred |
| 17. | Any other information requested in writing by the Director, members of the Technical Advisory Committee or the Plan Commission deemed important to the development of the subdivision. | To Be Determined |

The Director, in his or her sole discretion, may waive or relax any of the requirements listed above for a primary plat of a minor residential subdivision, as circumstances dictate.

⁽¹⁾Phone number in application

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	No decision by the applicant has been made about rooftop units, but a condition regarding proper screening has been placed into the motion.
Trash Enclosure / Trash Compactor	Yes	
Pedestrian Connectivity	Yes	
Signs:	Yes	The applicant has submitted general wall sign locations on the renderings. Signs will be subject to an administrative Improvement Location Permit (ILP).

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

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 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	

MOTION 1: Zone Map Amendment

I move that the Plan Commission certify [RZ-23-065](#), Lakhan Neighborhood Retail, a **favorable recommendation / unfavorable recommendation / no recommendation** subject to the following conditions:

MOTION 2: Vacation

I move that the Plan Commission **approve / deny / continue** [VAC-23-065](#) to vacate the lots and restrictive covenants for Lots 14-17, Fenters Green Acres, finding that:

1. The conditions in the platted area **have / have not** changed so as to defeat the original purpose of the plat;
2. It is in the public interest **to / to not** vacated part of the plat; and,
3. The value of the part of the land in the plat not owned by the Petitioner **will / will not** be diminished by the vacation.

MOTION 3: Primary Plat

I move that the Plan Commission **approve / deny / continue** [PP-23-065](#) requesting Minor Plat approval for a 1 lot subdivision on a 1.6 acre +/- parcel requesting zone map amendment to NR: Neighborhood Retail, 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.

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

3. Substantial compliance with the primary plat submitted for approval.

MOTION 4: Development Plan

I move that the Plan Commission **approve / deny / continue** [DP-23-065](#) requesting Architectural Site Design approval for two commercial buildings on a 1.6 acre parcel requesting zone map amendment to NR: Neighborhood Retail within a Gateway Corridor 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 November 6, 2023.
2. Should the parapet height not be sufficient to screen the rooftop mechanical units by elevation view as per the ordinance, the parapet wall shall be raised to screen the mechanical units by elevation view as per the ordinance.
3. Subject to the approval of the zone map amendment by the Town Council.