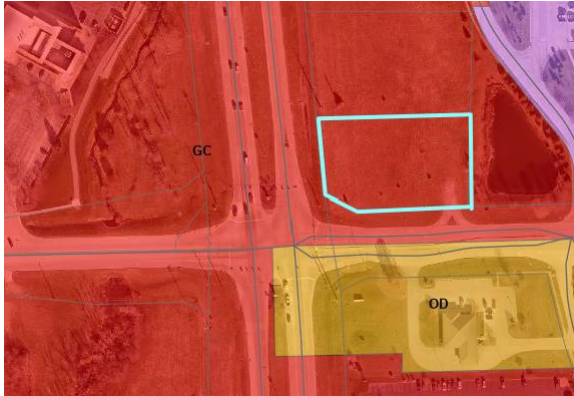


TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE

DATE: 02-05-2025
CASE NO.: DP-24-107 [Not Docketed](#)
PETITIONER: Little Architects/Fritz Engineering
REQUESTED ACTIONS: Architectural and Site Design Review for a 9,375 square foot medical office building on a proposed 1.5-acre lot on a parcel zoned GC: General Commercial
LOCATION: Northeast corner of Quaker Boulevard and Stanley Road
PARCEL SIZE: 1.5 acres+/- (proposed)



EXISTING ZONING AND LAND USE				2016 COMPREHENSIVE PLAN			
Site:	GC	General Commercial <i>Vacant</i>		Site:	PSP	Public/Semi Public	
North:	GC	General Commercial <i>Child Care Center (approved)</i>		North:	PSP	Public/Semi Public	
South:	OD	Office District <i>Fifth Third Bank</i>		South:	LC	Local/Corridor Commercial	
East:	GC	General Commercial <i>Retention Pond</i>		East:	POS	Parks and Open Space	
West:	GC	General Commercial <i>Hendricks Regional Health</i>		West:	PSP	Public/Semi Public	

PROJECT DESCRIPTION

Requested Action:

- Architectural and Site Design Review for a 9,375 square foot building on a proposed 1.5-acre lot on a parcel zoned GC: General Commercial

Concurrent Actions:

- None Required

Future Action(s):

- Secondary Plat (*Administrative*)
- Improvement Location Permit and other required permits (*Administrative*).

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE



PROJECT REVIEW

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
Building Design			
Minimum Yards and Building Setbacks	14.2.E.2	Complies	Complies with larger platted setback. Will be re-platted to lesser ordinance setback.
Maximum Building Height	14.2.E.2	Complies	
Building Materials	5.5.C.3.2	Information on material percentages needed.	No information on material percentages provided.
Mechanical Equipment:	5.5.C.4.d, 4.1G	Unknown, but appears unlikely	The applicant is showing a line-of-sight view instead of the required elevation view. There are objects on the roofline from several elevations that are not called out that could be rooftop mechanical units.
Building Lighting	4.9.C	More information needed	Photometric plan and fixtures comply. No details shown on mounting height.
Site Design			
Drive-Through Facilities	4.1.D	Not applicable	
Loading Space Orientation	5.5.C.4.b	Not applicable	
Outside Storage	5.5.C.4.c	Not requested	
Outdoor Seating/Dining	4.16.E	Not applicable	
Parking Area Location	4.10.C	Complies	
Off-Street Parking Area Cross Access Connection	4.10.D.7	Complies	
Bicycle Parking	4.10.E	Complies	
Parking Spaces	4.10.F	Complies	Complies with Market Based Parking

**TOWN OF PLAINFIELD
DESIGN REVIEW COMMITTEE**

Site Lighting	4.9.D 5.5.C.6	More information needed	Photometric plan and fixtures comply. No details shown on mounting height.
Trash Enclosure / Trash Compactor	4.1.J	Partially	Materials comply but does not show a separate entrance from the trash hauler gates.
Pedestrian Connectivity	4.1.H	Complies.	
Landscaping			
Perimeter Yard Landscaping	4.7.C	Complies	
Foundation Landscaping	4.7.D	Complies	
Parking Lot Trees	4.7.F	Complies	
Parking Lot Screening	4.7.F	Design Review Committee interpretation required	It appears that there are perennial grasses used for the screening. Does the Committee feel this falls within the definition of “compact hedge row”?
Trash Enclosure Landscaping	4.1.J	Complies	

FAÇADE POINTS

ELEVATION	REQUIRED FAÇADE POINTS	PROPOSED FAÇADE POINTS	STATUS
North	550	Not provided	Unknown
East	600	Not provided	Unknown
South	600	Not provided	Unknown
West	600	Not provided	Unknown