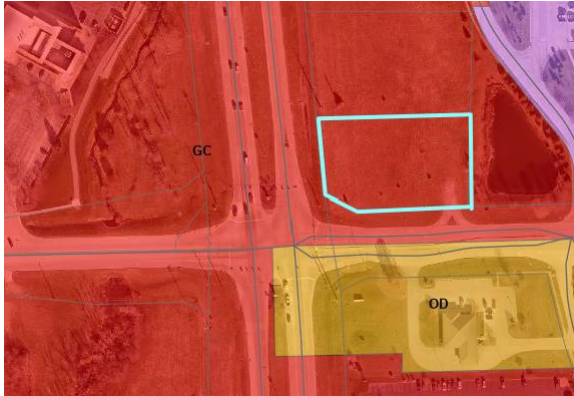


# TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE

**DATE:** 03-03-2025  
**CASE NO.:** [DP-24-107](#)  
**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)



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

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## STAFF COMMENTS

<b>PLANNING:</b>	<p>The proposed project is a logical land use within an area that is emerging as a medical corridor (<i>Quaker Medical Corridor</i>). The medical offices are intended to replace ones that were previously located within the Hendricks Regional Health building across Quaker Boulevard.</p> <p>Excepting an expected revision to add a man door or “maze” to the refuse/reuse enclosure, the project complies with the ordinance and exceeds the architectural standards.</p> <p>A secondary plat with <a href="#">The Learning Experience</a> to create both lots will be required. The Transportation report below provides the expectations regarding the necessity of the shared access drive for the development of this property.</p>
<b>PUBLIC UTILITIES:</b>	Utilities are present at the site and able to be connected.
<b>FLOODPLAIN:</b>	The parcel does not appear to be within a flood hazard area based upon available mapping.
<b>TRANSPORTATION:</b>	<p>This Development Plan should be considered and required to be consistent with the previously approved <a href="#">DP-23-082</a> (image below), and the expectation that the existing parcel will get subdivided to support both proposed improvements. DP-24-107 is proposed to utilize an existing RI/RO drive to Stanley Road while also benefiting for a cross-parcel access design that was approved through DP-23-082, giving the proposed project full access to Edwards Drive. This access is necessary in order to eliminate U-turns at the intersection of Stanley Drive &amp; Edward Drive and to provide improved access for public safety vehicles.</p> <div style="text-align: center;"> </div> <p>Throughout the development review of DP-24-107, Staff has anticipated that construction on the abutting site would begin and that the needed construction for access to Edwards Drive would exist. However, at the time of this report, it is unclear when/if that project will begin in order to see the expected access drive constructed.</p> <p>Accordingly, Staff recommends any approval by the Plan Commission on this development plan be conditioned upon this project having direct access constructed to Edwards Drive prior to the Town issuing a Certificate of Occupancy.</p>

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	Finally, note that DP-24-107 has been submitted with a proposed sidewalk running parallel along the east side of the Interior Access Drive, while DP-23-082 presumes to connect on the west. The Petitioner may offer additional explanation of this to the Commission for consideration, as Staff doesn't have an opinion beyond it needs to be consistent.
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## ORDINANCE REQUIREMENTS BASED REVIEW

### DEVELOPMENT PLAN

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.

## 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	14.2.E.2	Complies	Complies with larger platted setback. Could be re-platted to lesser ordinance setback.
Maximum Building Height	14.2.E.2	Complies	
Building Materials	5.5.C.3.2	Complies	
Mechanical Equipment:	5.5.C.4.d, 4.1G	Complies	The applicant is showing a line-of-sight view instead of the required elevation view. The applicant has stated that the parapet extends higher than the rooftop units.
Building Lighting	4.9.C	Complies	
<b>Site Design</b>			
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
Site Lighting	4.9.D 5.5.C.6	Complies	
Trash Enclosure / Trash Compactor	4.1.J	Complies	
Pedestrian Connectivity	4.1.H	Complies.	
<b>Landscaping</b>			

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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	Complies	
Trash Enclosure Landscaping	4.1.J	Complies	

### FAÇADE POINTS

Elevation	Required Façade Points	Proposed Façade Points	Status
North	600	800	Complies
East	600	800	Complies
South	600	800	Complies
West	600	790	Complies

### POTENTIAL MOTIONS.

The following motions are provided to the Plan Commission for the possible decisions that can be made on each of the petitions: **favorable/approve**, **unfavorable/deny**, and **continue**.

Conditions and/or commitments can be added as the Commission deems appropriate, even if no conditions or commitments have been provided/proposed by the applicant or Town Staff.

#### **MOTION: Development Plan**

I move that the Plan Commission **approve / deny / continue** [DP-24-107](#) requesting Architectural Site Design approval for a 9,375 square foot building on a proposed 1.5-acre +/- lot on a parcel zoned GC: General Commercial 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 March 3, 2025
2. The cross-access drive with the lot to the north and its intersection with Edwards Drive must be completed prior to the Certificate of Occupancy.
3. No rooftop mechanical units shall extend above the height of the lowest parapet.