

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE

DATE: 08-05-2025

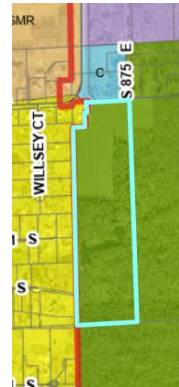
CASE NO.: DP-25-063 Plainfield Fire Territory Station 124 [Not Docketed](#)

PETITIONER: Banning Engineering for the Town of Plainfield, Indiana

REQUESTED ACTIONS: Master Plan and Development Plan for a proposed fire station on the 3.46 acre +/- acre lot to be created by the proposed incremental primary plat.

LOCATION: Southeast corner of the intersection of Quaker Boulevard and East County Road 750 South.

PARCEL SIZE: 3.46 acres+/- (proposed for the fire station lot, 58 acres+/- overall)



EXISTING ZONING AND LAND USE		THRIVE! COMPREHENSIVE PLAN CHARACTER TYPE	
Site:	AG Agriculture Vacant	Site:	OS Open Space
North:	AG Agriculture Vacant	North:	C Civic and Utilities
South:	AG Agriculture Vacant	South:	OS Open Space
East:	AG Agriculture Vacant	East:	OS Open Space
West:	RB Single Family Residential (Hendricks County) Blackrock Subdivision and an unplatted lot	West:	SR Suburban Residential

PROJECT DESCRIPTION

- Requested Action:**
- Master Plan and Development Plan for a proposed fire station on the 3.5 acre +/- acre lot to be created by the proposed incremental primary plat.
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- Concurrent Actions:**
- Incremental Primary Plat to subdivide one 58-acre parcel of record into 1 lot (3.5 acres +/-) and one block which can be administratively subdivided at a later date.
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- Future Action(s):**
- Secondary Plat (*Administrative*)
 - Improvement Location Permit and other required permits (*Administrative*).

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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	
Maximum Building Height	14.2.E.2	Complies	
Building Materials	5.5.C.3.2	Information on material percentages needed.	Appears likely to comply, but material percentages per elevation were not provided.
Mechanical Equipment:	5.5.C.4.d, 4.1G	Complies	
Building Lighting	4.9.C	Complies	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	There are parking spaces between the building and County Road 750. However, it appears that some are placed there for ADA compliance and that placing parking in other locations may hinder emergency vehicle access. This appears to be similarly laid out to Station 121.
Off-Street Parking Area Cross Access Connection	4.10.D.7	Complies	
Bicycle Parking	4.10.E	Complies	Complies with Market Based Parking.
Parking Spaces	4.10.F	Partially complies	There are parking spaces between the building and County Road 750. However, it appears that some are

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			placed there for ADA compliance and that placing parking in other locations may hinder emergency vehicle access. This appears to be similarly laid out to Station 121.
Site Lighting	4.9.D 5.5.C.6	Concern	The Master Plan allows for fixture height to be approved by the Plan Commission. A height of 23 feet is taller than what is permitted under the ordinance (20 feet). There does not appear to be a justification for the height. Given that this area is near the future Echo Hollow Nature Park, it would seem that lower lights would cause less glare and glow.
Trash Enclosure / Trash Compactor	4.1.J	Complies	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	More information needed	It appears to comply, but there are 20 "JC" that do not appear to be in the plant schedule.
Trash Enclosure Landscaping	4.1.J	Complies	

FAÇADE POINTS

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

Staff Comments

- 1) Consider shifting the four parking spaces in front of the building to the side (similar to stations 122 on Moon Rd. and 123 on Airtech Parkway). This will eliminate the need for the two-way drive providing access to the spaces and reduce the amount of impervious surface on the site.

