

# TOWN OF PLAINFIELD PLAN COMMISSION REPORT

**DATE:** 09-04-2025

**CASE NO.:** [DP-25-063](#) Plainfield Fire Territory Station 124

**PETITIONER:** Banning Engineering for GM Development

**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.
- Incremental Primary Plat to subdivide one 58-acre parcel of record into 1 lot (3.5 acres +/-) and one block

**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)



<b>EXISTING ZONING AND LAND USE</b>		<b>THRIVE! COMPREHENSIVE PLAN</b>	
AG	Agriculture. <i>Vacant</i>	<b>Site:</b>	OS Open Space
AG	Agriculture. <i>Vacant</i>	<b>North:</b>	C Civic and Utilities
AG	Agriculture. <i>Vacant</i>	<b>South:</b>	OS Open Space
AG	Agriculture. <i>Vacant</i>	<b>East:</b>	OS Open Space
RB	Single Family Residential (Hendricks County). <i>Blackrock Subdivision and an unplatted lot</i>	<b>West:</b>	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.
  - Incremental Primary Plat to subdivide one 58-acre parcel of record into 1 lot (3.5 acres +/-) and one block.
- 
- Concurrent Actions:**
- None
- 
- Future Action(s):**
- Secondary Plat (*Administrative*)
  - Improvement Location Permit and other required permits (*Administrative*).



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## COMPREHENSIVE PLAN

The Thrive Comprehensive Plan calls for this site to be Open Space. At the time of the plan, Fire Station 124 was thought to be placed in the C: Civic area to the north. Other than the 3.5 acres for the fire station, the remainder of the parcel is proposed to be a block, which is not developable without a secondary plat. As this area is within the Town's control and within the general Echo Hollow area, it is not likely that the remnant block will be developed much beyond park uses and a potential north/south extension of Quaker Boulevard.

Given the immediate accessibility to the upcoming portions of the Echo Hollow Nature Park, the future connectivity to the Camby area, and the residential communities along Center Street/Highway 267 and the southern portions of Guilford Township, this location brings improved essential emergency services to residents, businesses, and potential visitors alike.

While the Comprehensive Plan identifies land north of East County Road 750 South as Civic and the land south as Open Space, the relatively minor movement of the project to the south side of the County Road is notable, but not troubling.

## MASTER PLAN

Master Plans are typically intended for governmental or institutional uses. The Master Plan process builds in both flexibility (*waivers*) and long-range coordination and planning to ensure effective and efficient use of taxpayer or nonprofit funds.

The Master Plan process allows the Plan Commission to approve a collection of plans for a site that may be constructed as funding or time permits. This is unlike the time-delimited Development Plan process that is commonly used by for-profit developers.

The proposed use, Plainfield Fire Station 124, is a Master Plan Use in 25 of the 27 zoning classifications. It is not an allowed use in the *RI: Residential Infill* zoning classification, as this classification is meant for individual residential infill lots. It is also not permitted in the *RF: Residential Flex* zoning classification.

This Master Plan is requesting two (2) waivers in lieu of a rezone from AG: Agriculture.

1. To allow an *AG: Agriculture* lot to be less than five (5) acres.
2. To allow an *AG: Agriculture* lot to have a rear setback of less than one hundred and fifty (150) feet.

As mentioned in the section above, the lot is within the OS: Open Space Future Character area, so maintaining the *AG: Agriculture* zoning classification would fit within the Comprehensive Plan better than modifying the zoning classification to something that could allow more substantial development should the Fire Territory ever decommission the station. The proposed waivers would allow the full site to

## PRIMARY PLAT

### 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;	Provided
4.	Proposed name of the subdivision;	Provided

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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
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;	Deferred
9.	The complete text of any existing covenants on the property (if applicable);	No Known Existing Covenants
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;	Provided
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;	Provided
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.

### **STAFF COMMENTS**

**PLANNING:**

The original legal notice for the property contained a directional error. A corrected notice was prepared and distributed in compliance with both state statute and the Plan Commission Rules of Procedure.

In terms of architecture and layout, this site is very similar to the other fire stations that have been constructed in the last dozen years. There are site and function specific differences, but the design DNA is consistent, allowing the public to quickly identify these as stations of the Plainfield Fire Territory.

**PUBLIC UTILITIES:**

Water and sanitary sewer service are available at the site. Storm water detention and

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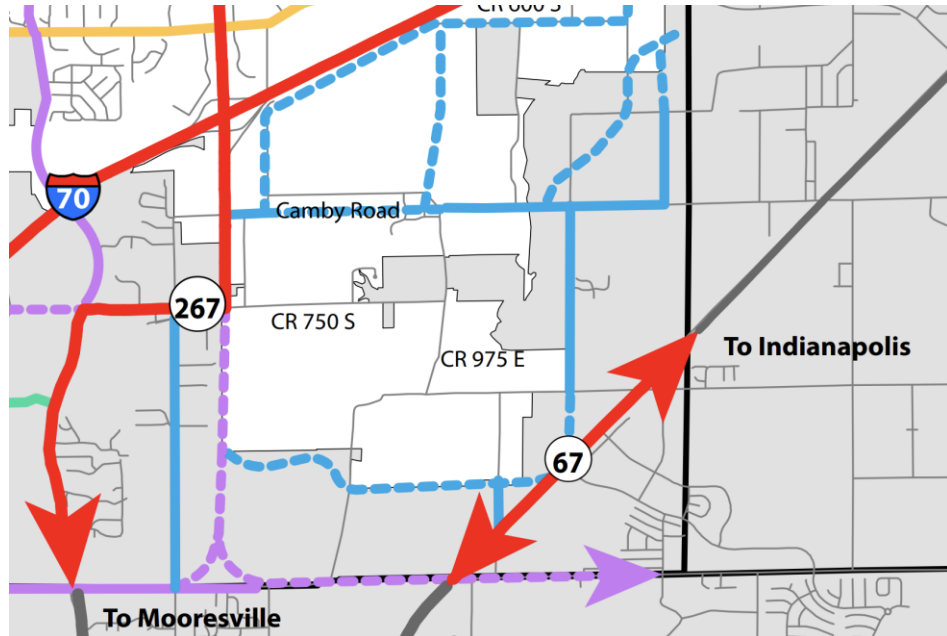
storm drainage will be developed to serve the site if approved.

## FLOODPLAIN:

The area is not within a known flood hazard area.

## TRANSPORTATION:

Road network planning for areas south of I-70 extends back decades. The active 2019 Thoroughfare Plan identifies a future roadway to extend Quaker Boulevard south at the intersection of CR 750 S.



This future connection, along with having close proximity to Quaker Boulevard, has been heavily considered in selecting the proposed location for Fire Station 124.

Consistent with these long-term planning efforts, the Town was awarded funding by the Indianapolis Metropolitan Planning Organization to improve the intersection of Quaker Boulevard and CR 750 S with a single lane roundabout. This construction funding is identified for State Fiscal Year 2028. Final design for the roundabout is just getting underway, but the site plans for FS 124 illustrate the conceptual layout for this future improvement. Detailed design coordination of that project and the FS 124 site will be ongoing, should the Plan Commission approve the Development Plan submitted.

The current site design is proposed to have direct access to CR 750 S, immediately east of the intersection with Quaker Boulevard. The proximity of the drive locations to the roundabout invite discussion about interaction with typical drivers as we've admittedly not experienced this situation previously. But this layout has been deemed valuable from the perspective that heavy, slow-moving trucks are not pulling directly onto a high-speed roadway while still being a short distance from the major roadway that connects this general area.

Over the long term, and considering the future road network improvements planned, Staff feels this location invites opportunity for highly responsive run times for the expected service area.

## PROJECT REVIEW

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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.

At its meeting on August 5, 2025, the **Design Review Committee** reviewed Station 124 and recommended approval with minor adjustments that were completed by the applicant.

## 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	
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	
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>			
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	

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## FAÇADE POINTS

ELEVATION	REQUIRED FAÇADE POINTS	PROPOSED FAÇADE POINTS	STATUS
North	600	776	Complies
East	600	776	Complies
South	550	800	Complies
West	600	800	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 1: Master Plan

I move that the Plan Commission **approve / deny / continue** petition [MP-25-063](#), requesting Master Plan approval for 58-acre (+/-) site to be subdivided into a lot upon which a municipal fire station is proposed to be constructed and a block, finding that:

1. The development plan **complies / does not comply** with all applicable development standards of the underlying District for which a waiver has not been granted;
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 proposed development **is / is not** consistent with the Comprehensive Plan;
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 conditions:

1. Substantial compliance with the development plan file as of September 4, 2025.
2. Plan Commission approval of the waivers in motion 2.

### MOTION 2: Waivers

I move that the Plan Commission **approve / deny / continue** the request for waivers to the minimum lot size and minimum rear yard as permitted in Article 6.2.H of the Plainfield Zoning Ordinance upon finding that the proposed Master Plan Use:

1. **Represents / does not represent** an innovative and appropriate development of a Master Plan use, including site design features, building materials, lighting and landscaping which will enhance the use or value of area properties and the safety and functionality of the Master Plan use;
2. **Is / is not** consistent with and compatible with development located in the immediately surrounding area; and
3. **Is / is not** consistent with the intent and purpose of this ordinance.

### MOTION 3: Primary Plat

I move that the Plan Commission **approve / deny / continue** petition [PP-25-063](#) requesting approval to create a primary plat for one lot and one block, 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

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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. Substantial compliance with the primary plat as of September 4, 2025.

### **MOTION 4: Development Plan**

I move that the Plan Commission **approve** / **deny** / **continue** petition [DP-25-063](#) requesting Architectural Site Design approval for a fire station on a proposed 3.5-acre +/- lot zoned AG: Agriculture 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 September 4, 2025.