

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE

DATE: 08-11-2026

CASE NO.: [DP-26-082](#)

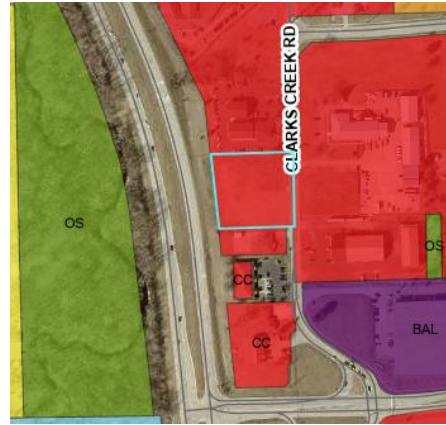
Project Page: Larry Good Homes Office Suites

PETITIONER: Dale Kruse on behalf of Larry Good Homes

REQUESTED ACTIONS: Architectural & Site Design Review for a proposed 8,100 square foot office building

LOCATION: West side of Clarks Creek Road, approximately 500 feet south of intersection with Gladden Road

PARCEL SIZE: 1.34 +/- acres



EXISTING ZONING AND LAND USE		THRIVE! COMPREHENSIVE PLAN	
Site:	OD: Office District	Site:	Corridor Commercial
North:	GC: General Commercial	North:	Corridor Commercial
South:	OD: Office District	South:	Corridor Commercial
East:	I2: Office/Warehouse/Distribution	East:	Corridor Commercial
West:	R4: Medium Density Residential	West:	Open Space

PROJECT DESCRIPTION

- Requested Action:
- Architectural & Site Design Review for a proposed 8,100 square foot office building
- Concurrent Actions:
- Primary Plat
- Future Action(s):
- Secondary Plat
 - Improvement Location Permit and other necessary permits (Administrative)



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PROJECT REVIEW

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.D.2	Compliant	Setback Side	Required	Shown	
			Front	20'	20'+	
			Side (L)	10'	10'+	
			Side (R)	10'	10'+	
			Rear	20'	20'+	
Maximum Building Height	14.2.E.2	Compliant				
Building Materials	4.21	Compliant	FAÇADE POINTS		Required	Shown
			Front (Primary)		600	800
			Rear (Primary)		600	800
			Left (Primary)		600	800
			Right (Primary)		600	800
Mechanical Equipment:	4.1G	Compliant				
Building Lighting	4.9.C	Compliant				
Site Design						
Drive-Through Facilities	4.1.D	N/A				
Loading Space Orientation	4.11.C.1.d	Compliant				
Outside Storage	4.16.B.9	N/A				
Outdoor Seating/Dining	4.16.E	N/A				
Parking Area Location	4.10.C	Compliant				
Off-Street Parking Area Cross Access Connection	4.10.D.7	Compliant				
Bicycle Parking	4.10.E	Compliant				
Parking Spaces	4.10.F	Compliant				
Site Lighting	4.9.D 5.5.C.6	Compliant				
Trash Enclosure / Trash Compactor	4.1.J	Compliant				
Pedestrian Connectivity	4.1.H	Compliance Unknown	Civil plans do not show site sidewalks connecting to new sidewalk along Clarks Creek Road			
Landscaping						
Perimeter Yard Landscaping	4.7.C	Compliance Unknown				
Foundation Landscaping	4.7.E	Compliance Unknown				
Parking Lot Trees	4.7.F	Compliance Unknown				
Parking Lot Screening	4.7.F	Compliance Unknown				
Trash Enclosure Landscaping	4.1.J	Compliance Unknown				

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STAFF COMMENTS

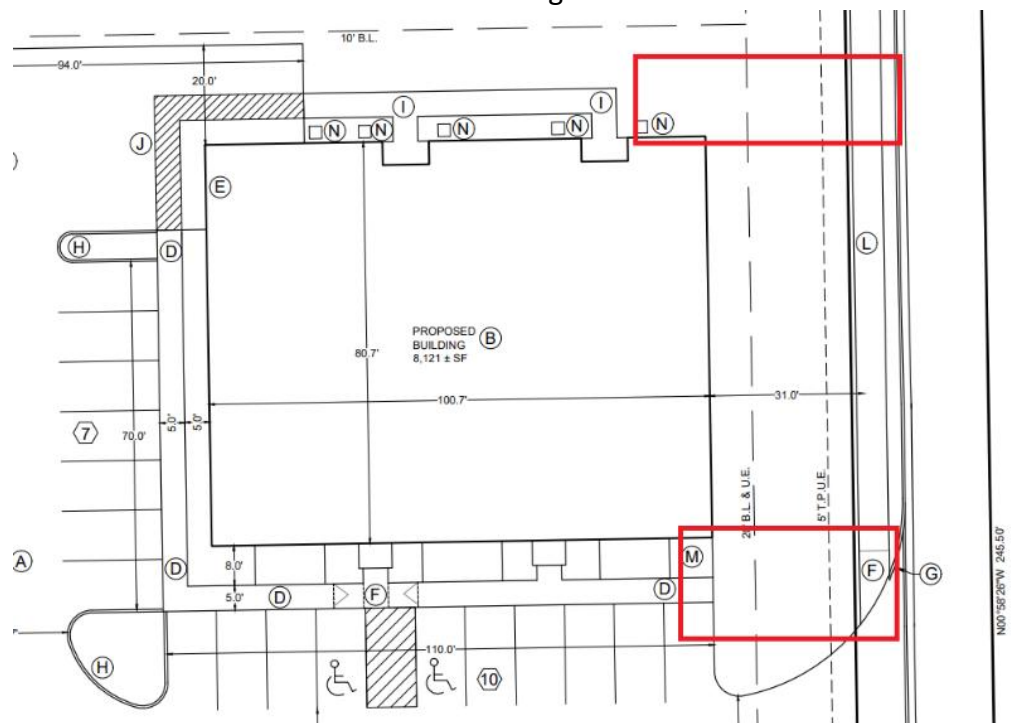
PROJECT REVIEW: The applicant is requesting Architectural and Site Design Review for the construction of an approximately 8,100 square-foot multi-tenant office building at roughly 3832 Clarks Creek Road. The proposed building would accommodate up to five (5) individual office suites, with one suite intended for Larry Good Homes and the remaining suites available for other office users.

The proposed building and site improvements have been reviewed for compliance with the applicable development and design standards of the Plainfield Zoning Ordinance. As proposed, the development is generally compliant with the applicable standards, except for the pedestrian connection and landscape plan discussed below.

PLANNING: Staff have no outstanding concerns regarding the proposed building or site design, aside from the pedestrian connection and landscape plan discussed below. The proposed development generally complies with the applicable architectural and development standards of the Plainfield Zoning Ordinance.

Pedestrian Connectivity:

The submitted plans do not appear to provide a connection between the sidewalks surrounding the proposed building and the sidewalk proposed to run along Clarks Creek Road. The pedestrian network must provide a continuous connection between the building and public sidewalk. The areas highlighted in red below depict where those connections seem to be missing.



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Landscaping:

The applicant has submitted a landscape plan identifying the general type and location of proposed plantings throughout the site. However, the plan does not currently identify the specific plant species or the proposed size of each planting at the time of installation. This information is necessary for staff to verify compliance with the applicable landscaping standards of the Zoning Ordinance.

Staff have requested additional information from the applicant and will continue to work with them to confirm compliance with the landscaping requirements.

Staff recommend that any approval by the Design Review Committee be conditioned upon the submission of a complete and compliant landscape plan prior to the project's public hearing before the Plan Commission.

TRANSPORTATION:

UTILITIES: