

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: 09-10-2026

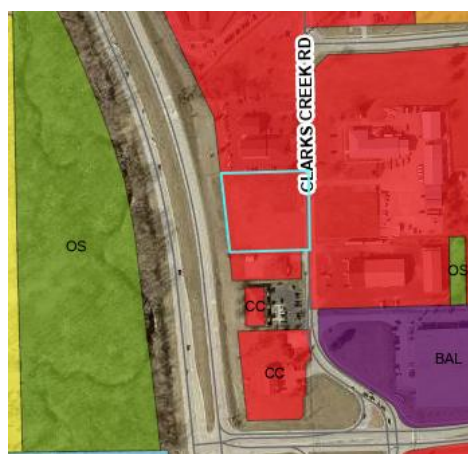
CASE NO.: [DP-26-082](#)
[PP-26-081](#)

PETITIONER: Dale Kruse on behalf of Larry Good Homes

REQUESTED ACTIONS: Development Plan for a proposed 8,100 square foot office building
Primary Plat approval for a 1.35 acre (+/-) parcel zoned OD: Office District within a Gateway Corridor

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

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:
- Development Plan approval for a proposed 8,100 square-foot office building
 - Primary Plat approval for a 1.35 acre (+/-) parcel zoned OD: Office District within a Gateway Corridor
- Concurrent Actions:
- None
- Future Action(s):
- Improvement Location Permit and other required permits (*Administrative*).



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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.

A [Primary Plat](#) is required because the 1.35-acre property on the east side of Quaker Boulevard is part of a larger 3.4-acre parcel (shown on right) that was divided by the acquisition of right-of-way for Quaker Boulevard. The resulting tracts have not been platted since.



The Design Review Committee (DRC) reviewed this project at their August 11, 2026 meeting. The **Committee took no action** on the petition and requested that the applicant provide staff with the following materials:

- Sidewalk connection towards Clarks Creek Road (Added to [Site Plan](#))
- A complete and compliant landscape plan ([Landscape plan](#) provided)
- Colorized renderings being provided for review ([Color elevations](#) provided)

The applicant will be attending the September 8, 2026 Design Review Committee with physical material samples and to answer any questions related to the materials requested in August. **Staff will provide the Plan Commission with an update at the September 10, 2026 meeting as this report will be issued prior to that DRC meeting.**

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'
Maximum Building Height	14.2.E.2	Compliant	20'+
			Side (L)
			10'
			10'+
			Side (R)
Building Materials	4.21	Compliant	10'
			10'+
			Rear
			20'
			20'+
Mechanical Equipment:	4.1G	Compliant	FAÇADE POINTS
			Required
			Shown
			Front (Primary)
			600
Building Lighting	4.9.C	Compliant	800
			Rear (Primary)
			600
			800
			Left (Primary)
			600
			800
			Right (Primary)
			600
			800

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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	Compliant	
Landscaping			
Perimeter Yard Landscaping	4.7.C	Compliant	
Foundation Landscaping	4.7.E	Compliant	
Parking Lot Trees	4.7.F	Compliant	
Parking Lot Screening	4.7.F	Compliant	
Trash Enclosure Landscaping	4.1.J	Compliant	

STAFF COMMENTS

- PLANNING:** Staff have no outstanding concerns regarding the proposed building or site design. The proposed development generally complies with the applicable architectural and development standards of the Plainfield Zoning Ordinance.
- PUBLIC UTILITIES:** Utilities are available along Clark's Creek
- TRANSPORTATION:** A single drive for this type of development is consistent with the surrounding development pattern in this area.

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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: Primary Plat

I move that the Plan Commission **approve** / **deny** / **continue** **PP-26-081**: Primary Plat to create a 1.35 acre (+/-) parcel zoned OD: Office District within a Gateway Corridor, 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
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 Plainfield Town Code and Plainfield Town Standards;
2. Substantial compliance with the primary plat submitted for approval.
3. As per the Plainfield Subdivision Control Ordinance, no permits shall be issued for these sites until the recording of the secondary plat.

MOTION 2: Development Plan

I move that the Plan Commission **approve** / **deny** / **continue** **DP-26-082** requesting Development Plan approval for a proposed 8,121 square foot office building on approximately 1.35 acres in a Gateway Corridor and zoned OD: Office District, 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.

subject to the following conditions:

1. Substantial compliance with the Development Plan on file on September 10, 2026.