

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

Petition Summary

Hearing Date:	June 1, 2020	
Case No.:	PP-20-029	DP-20-026
Petitioner:	Brian J. Tuohy for ATM Hospitality, LLC	Brian J. Tuohy for ATM Hospitality, LLC
Requested Action:	Primary Plat approval for the re-subdivision of Plainfield Park, Lot 14 into Plainfield Park, Lots 14A, 14B, and 14C	A petition requesting Architectural and site design review for a proposed 4-story, 95 room Avid hotel
Parcel Size:	9.13 acres	1.92 acres
Location	2340 East Perry Rd.	2301 Hartford Ave.
Applicable Regulations:	Plainfield Zoning Ordinance Plainfield Subdivision Control Ordinance Plainfield Comprehensive Plan	



<u>EXISTING ZONING AND LAND USE</u>		<u>COMPREHENSIVE PLAN</u>	
Site:	GC: General Commercial	Site:	Light Industrial
North:	GC: General Commercial	North:	Parks and Open Space
South:	C-I: Commercial-Industrial	South:	Light Industrial
East:	I-2: Office / Warehouse Distribution	East:	Light Industrial
West:	GC: General Commercial	West:	Light Industrial

PREOJECT DESCRIPTION

The applicant is proposing to construct a 4-story Avid hotel on the east side of Hartford Ave., north of Perry Rd. The hotel will include approximately 95 rooms according to the project narrative. The site is a

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

part of lot 14, Plainfield Park, Section 1. The development plan is accompanied by a request for Primary Plat approval to subdivide lot 14 into three lots.

PLANNING OVERVIEW

Petitioner's filing under PP-20-029 represents a request to subdivide Lot 14 of Plainfield Park, Section 1. Lot 14 was created by a Final Plat on March 25, 1997. An image file of the Lot 14 Final Plat is included in the materials supporting this report.

Lot 14 was setup to be surrounded on two sides by public right-of-way (Perry Road and Hartford Avenue) and two privately owned parcels, one of which has been identified to include a '27' ingress/egress easement. Staff has requested the petitioner confirm that Lot 14 has a legal right to access the referenced easement. The petitioner has provided an email from IPL, who owns a utility easement over the same property, stating it takes no objection to a road being built within the IPL easement. The petitioner has not provided any additional supplemental information regarding the ingress/egress easement.

The petitioner's request to subdivide Lot 14 would create 3 new lots: 14A, 14B, and 14C. A draft version of 'Primary Plat – Lot 14' is provided to the Commission for consideration. Note the following:

- Lot 14A is proposed to identify existing Parcel ID #32-15-01-480-002.000-012 located at 2340 E. Perry Road.
- Lot 14C is proposed as the new parcel for the Avid Hotel being proposed under DP 20-026.
- Lot 14B is the residual land from Lot 14.

Lot 14A is an existing developed commercial property that was approved by the Town under DP-05-037. That approval was for a 3 building site that is evidenced by an image from the materials submitted for the 2005 plan and which is included for the Commission's understanding. Only the building to the furthest south was actually constructed. The parcel owner, Plainfield Trade Center LLC, sold the remainder parcel to the petitioner in 2018. This further 'subdivision' of lot 14 was completed without any approval by the Town. To correct the previous unapproved subdivision, the owner of proposed Lot 14A has agreed to be a signatory party to the proposed primary plat.

The development proposal of the Avid Hotel on Lot 14C is driving the need to subdivide. Access to Lot 14C is partially addressed within this report under the 'Transportation' section. For the purposes of meeting platting requirements, it is noted here that Lot 14C fronts public right-of-way.

The residual land proposed as Lot 14B will also retain frontage along public right-of-way. However, the limited length of frontage creates a parcel shape where a future drive cut to the public right-of-way is recommended to be restricted, particularly when considering the existing access on Hartford Avenue that services the 27' ingress/egress easement noted above and the proposed two drive cuts being requested to serve Lot 14C. To ensure that Lot 14B will retain suitable access in accordance with the Town's ordinances, staff would like to emphasize the following comments regarding 'Primary Re-Plat –

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

Lot 14:

1. A cross-parcel access easement is needed across each Lot 14A, Lot 14B, and Lot 14C, either by separate instrument or on the plat, to ensure that existing and future access to public rights-of-way can potentially be used for critical access needs to each lot. The applicant has provided a copy of the Declaration of Restrictions, Covenants, and Cross-Easements for Plainfield Park which addresses this issue. A note has been added to the plat which references the document.
2. The existing “27’ Ingress/Egress Easement” across Lot 12 and Block C Common Area Plainfield Park Section 1, will need to be reclassified as “27’ Private Street” and to be constructed with maintenance guarantees being provided in accordance with the Town of Plainfield Subdivision Control Ordinance. The easement is not included in the proposed Primary Re-Plat but it will affect access to Lot 14-B in the future especially if it is further subdivided.

Similarly, and to support the recommended cross-parcel access intent, the petitioner has agreed to include a future Interior Access Drive easement across Lot 14C for the benefit of Lot 14B. The Interior Access Drive easement is proposed to be able to serve a future plan to further subdivide Lot 14B, which is illustrated as part of an ‘Overall Conceptual Development Plan’ that has been provided by the petitioner and is included for the Commission’s consideration. Creation of this easement will be handled administratively through the secondary platting process, but Staff wanted to ensure the Commission was made aware of the intended means to create access for the residual land so that it stays in compliance with the Town’s planning requirements.

DESIGN REVIEW

Building Materials: The primary building material on each elevation is E.I.F.S. The secondary material (Limestone Veneer) exceeds 20% on each elevation.

Mechanical Equipment: Rooftop mechanical equipment will be screened by a parapet.

Trash Enclosure / Trash Compactor: An enclosure with CMU walls covered in a limestone veneer will be located toward the rear of the property. The gates will be clad with a composite material.

Pedestrian Connectivity: The site plan includes connections to the sidewalk along Hartford Ave. near the north and south access drives.

Parking: The parking lot includes 100 spaces and exceeds the ordinance requirement.

Landscaping: The applicant revised the landscape plan to include recommendations from the DRC regarding plant substitutions and placement. The plan complies with the ordinance.

Lighting: A photometric has been provided and complies with the ordinance. Wall pack fixtures will be located on the building and will provide pedestrian lighting.

Signage: All signage shall fall under the provisions of Article 7 of the Zoning Code and require an Improvement Location Permit.

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

This request was reviewed by the Design Review Committee (DRC) at its March 10th 2020 meeting. The committee identified items that needed to comply with the ordinance and recommended that the project be brought back to the committee with revisions.

Staff received revised plans which were distributed electronically to the DRC members for review. The committee met via videoconference on May 12 and noted that all items had been addressed by the applicant. The committee recommended **approval** of the petition subject to the following:

1. The wall pack lighting may be moved to a location that is lower on the sides of the building to provide adequate pedestrian lighting. *(Note: Plans provided for the resubmittal show that the fixtures have been moved.)*
2. The applicant verified that the “Deeepwood PVC Panels” used on the dumpster enclosure gate is a composite material.
3. The applicant verified that the dumpster enclosure walls will be constructed with CMU blocks and the sides will be covered with a limestone veneer that will match the hotel.

APPLICABLE PLANNING POLICIES

Public Utilities: Utilities are available at the site.

Floodplain: The property is not located within a Special Flood Hazard Area.

Transportation: The hotel site is proposed to be serviced by two access points to Hartford Ave. The petitioner performed a detailed Traffic Impact Study. An abridged version has been included in the materials to accompany this report. The study indicates that the expected trip generation will not significantly reduce levels of service at nearby intersections and that additional capacity improvements are not warranted to support this development.

Of note is the proximity of the proposed southernmost drive to an existing drive on Hartford Ave. Staff inquired about the feasibility of reaching an agreement to utilize the existing drive as a single point of shared access with the parcel located to the south of the proposed hotel. The petitioner has requested that the drive be approved as shown, citing concerns about the mixture of vehicle use, given the existing drive provides direct access to the back of a building that is more of a mixed commercial/industrial. Due to the expected low volume use of the proposed new drive and noting that the primary entrance for the Avid hotel (along with other expected future development) will be signed at the north entrance, staff has not taken any strong objection to the petitioner’s request.

Additional comments in this report concerning previous approvals and the current platting request help provide insight on how development plan changes worked to create some uncertainties about the logical implementation of the Town’s ordinances that generally promote, and at times require, cross-parcel access easements to be created. This site exhibits both past and future

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

examples of the challenges that are presented when parcel lines and development plans are changed over time.

STAFF COMMENTS, QUESTIONS, AND CONCERNS

1. The existing “27’ Ingress/Egress Easement” across Lot 12 and Block C Common Area Plainfield Park Section 1, will need to be reclassified as “27’ Private Street” and to be constructed with maintenance guarantees being provided in accordance with the Town of Plainfield Subdivision Control Ordinance.

MOTIONS

MOTION 1: Primary Plat

I move that the Plan Commission **approve / deny / continue** PP-20-029 as filed by ATM Hospitality, LLC. to create a three (3) lot subdivision on approximately 9.13 acres 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 condition(s):

1. Compliance with the Town Standards, including but not limited to: Plainfield Ordinance 01-2019 regarding Floodplain Management; Plainfield Ordinance Nos. 12-2015 and 06-2017 regarding Sewage Works; Plainfield Ordinance No. 17-97 regarding Drainage; Plainfield Ordinance No. 19-97 regarding Municipal Waterworks; and Plainfield Ordinance No. 18-97 regarding Access Permits.
2. Compliance with the standards and specifications of the Plainfield Subdivision Control Ordinance.
3. Substantial compliance with the primary plat file submitted May 15, 2020.

MOTION 2: Development Plan

I move that the Plan Commission **approve / deny / continue** DP-20-026 as filed by ATM Hospitality, LLC. requesting Architectural Site Design approval for a 4-story hotel on a parcel zoned GC: General Commercial within a Gateway Corridor finding that the proposed Development Plan:

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

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 submitted May 15, 2020.



PLAINFIELD TRADE CENTER

*Perimeter Pkwy. (Hadley Rd.)
& Hartford Avenue*

Plainfield Planning
and Zoning

DEC 02 2005

DP BZA ILP Other
Approved

TREE/S HRUB SCHEDULE

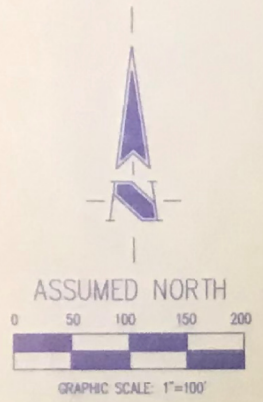
QTY.	KEY	BOTANICAL NAME	P.U.V.	SIZE
14	CC	Cercis canadensis Eastern Redbud	.5	1-1/2" Caliper
40	CP	Chamaecyparis pisifera 'Boulevard' Boulevard Falsecypress	.25	4' Height
33	EA	Euonymus alatus Burning Bush	.05	24" Height
10	FG	Fothergilla gardenii Dwarf Fothergilla	.05	18" Height
308	JC	Juniperis chinensis 'Sea Green' Sea Green Juniper	.05	18" Spread
21	PA	Picea abies Norway Spruce	.5	6' Height
5	PN	Pinus nigra Austrian Pine	.5	6' Height
131	TM	Taxus x media 'Hicksi' Hicksi Yew	.05	48" Spread
45	VB	Viburnum x burkwoodi Burkwood Viburnum	.05	36" Height
128	WF	Weigela florida 'Alexandria' Wine & Roses Weigela	.05	24" Height
27	ZS	Zelkova serrata Japanese Zelkova	.75	2-1/2" Caliper
14	CB	Carpinus betulus 'Fastigiata' Pyramidal European Hornbeam	.5	2" Caliper

FINAL PLAT

PLAINFIELD PARK, SECTION ONE

SECTION 1 - TOWNSHIP 14 NORTH - RANGE 1 EAST

GUILFORD TOWNSHIP, PLAINFIELD, INDIANA



THIS PLAT HAS BEEN REVIEWED AND IS HEREBY RELEASED
FOR RECORDING
DATE 3-25-97
HENDRICKS COUNTY ENGINEER

LEGEND
D.E. DRAINAGE EASEMENT
U.D.E. UTILITY & DRAINAGE EASEMENT
U.D. & S.E. UTILITY, DRAINAGE AND SANITARY SEWER EASEMENT
B.S.L. BUILDING SETBACK LINE

○ DENOTES 5/8" DIAMETER X 6" LONG ALUMINUM ROD WITH 1 1/2" DIAMETER TAPERED ALUMINUM CAP STAMPED "SCHNEIDER-FIRM NO. 0001" TO BE SET FLUSH WITH FINISH STREET SURFACE.

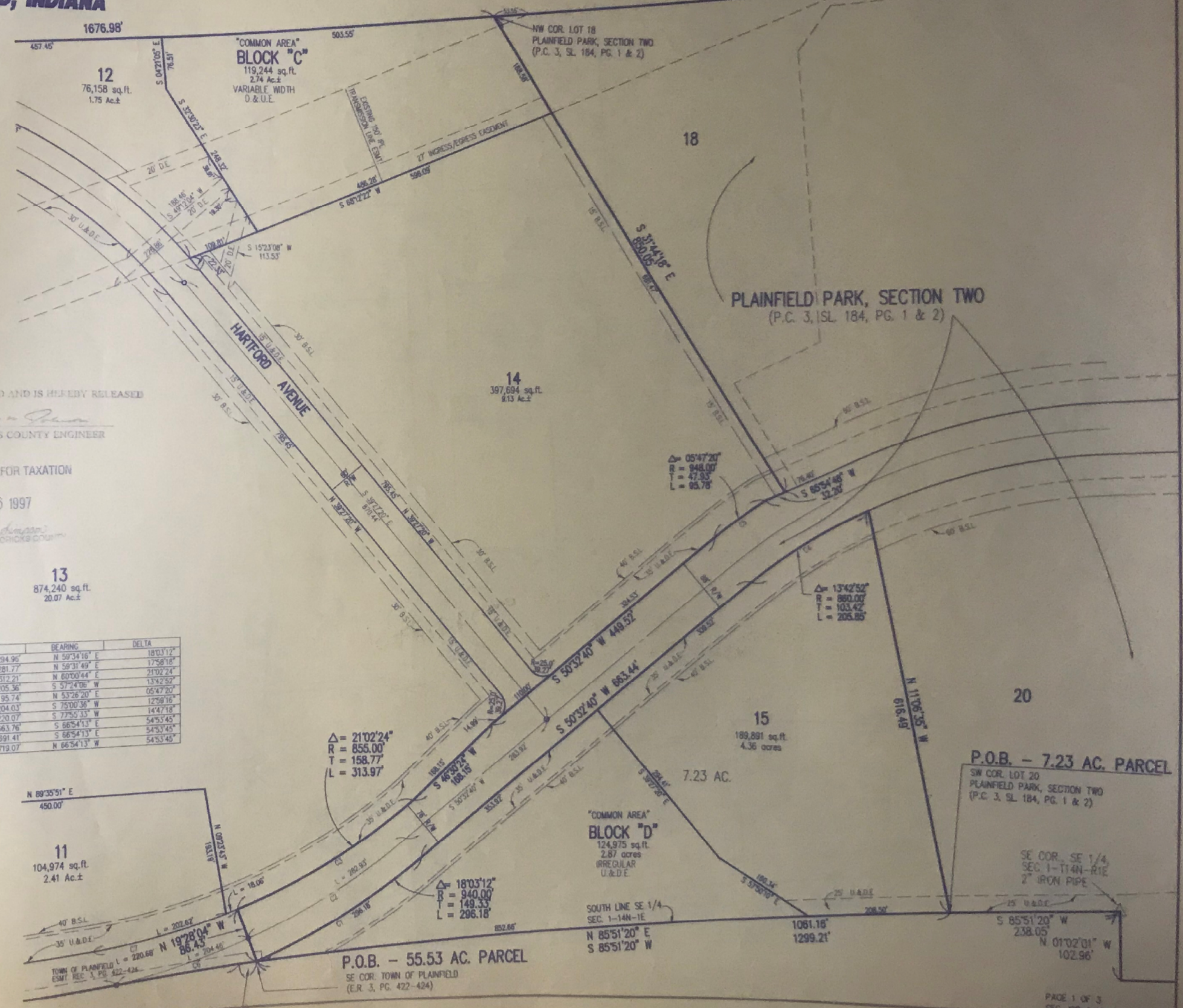
DULY ENTERED FOR TAXATION
MAR 26 1997
Auditor HENDRICKS COUNTY

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	940.00	296.18'	149.33'	294.96'	N 59°34'16" E	18°03'12"
C2	902.00	282.93'	142.64'	281.77'	N 59°31'49" E	17°58'18"
C3	855.00	313.97'	158.77'	312.21'	N 60°00'44" E	21°02'24"
C4	860.00	205.85'	103.42'	205.36'	S 57°24'06" W	13°42'52"
C5	948.00	95.78'	47.93'	95.74'	N 53°26'20" E	06°47'20"
C6	902.00	204.46'	102.67'	204.03'	S 75°00'36" W	12°59'16"
C7	855.00	220.68'	110.96'	220.07'	S 77°55'33" W	14°47'18"
C8	720.00	689.84'	373.98'	663.76'	S 66°54'13" E	54°53'45"
C9	750.00	718.58'	389.56'	691.41'	S 66°54'13" E	54°53'45"
C10	780.00	747.33'	405.14'	719.07'	N 66°54'13" W	54°53'45"

Schneider Engineering Corporation
6845 East U.S. 38
Suite 100
Bloomington, Indiana 47403
317-272-6100
317-272-0415 Fax

Engineering
Surveying
GIS - L&S
Geology



KEY PRIMARY PLAT NOTATIONS FOR LOT 14

N.T.S.

Future
Private
Street

***Include cross-parcel
access easement across
Lots 14A, 14B, & 14C***

LOT 14B
CONT. 3.303 ACRES

PLAINFIELD PARK, SECTION ONE
LOT 14
INSTR. #9700005524
P.C. 4, SL. 79, PAGES 1 & 2
SL. 80, PAGE 1

LEGAL DESCRIPTION

All of Lot 14 in Plainfield Park, Section One, an Addition to the Town of Plainfield, Hendricks County, Indiana, as plat thereof recorded March 26, 1997 in Plat Cabinet 4, Slide 79, Pages 1 & 2 as Instrument No. 9700005524 in the Office of the Recorder of Hendricks County, Indiana.

Containing 9.130 acres, more or less

LOT 14: CONT. 9.130 ACRES

LOT 14A : CONT. 3.906 ACRES
LOT 14B : CONT. 3.303 ACRES
LOT 14C : CONT. 1.921 ACRES

LOT 14A
CONT. 3.906 ACRES

LOT 14C
CONT. 1.921 ACRES

LOT CONTAINS: 1.921 ACR
PARKING COUNT:
100 PARKING STALLS
4 HANDICAP ACCESSIBLE
3 TEMP. DROP-OFF SPACES

PUBLIC

PERRY ROAD
(R/W VARIES)

PRIMARY PLAT - LOT 14
PLAINFIELD PARK - SECTION ONE

ATM HOSPITALITY, LLC
located in
Section 1, Township 14 North, Range 1 East
Dearborn County, IN

ISSUE DATE:	February 25, 2025
JOB NO.:	19-0222
DRAWN BY:	SJ
CHECKED BY:	EM

SHEET

C-PLAT

1 of 1

(812) 537-2145
Fax(812) 537-490
(888) 537-2145

555 GEST STREET
SUITE 200
CINCINNATI, OH 45203
(513) 381-1020
Fax(513) 381-1070

DBE Certified
SBE Certified
WWW.LANDCONSUL.COM

[illegible]

FILE LOCATION- Z:\-2019\19-0228-Kendra-Avid Hotel-Plainfield IN\DRAWINGS\Record Plat\Primary Plat\SHEET FILES\19-0228C-PLAT.dwg

KEY PRIMARY PLAT NOTATIONS FOR LOT 14

VICINITY MAP

Future
Private
Street

***Include cross-parcel
access easement across
Lots 14A, 14B, & 14C***

LOT 14B
CONT. 3.303 ACRES

PLAINFIELD PARK, SECTION ONE
LOT 14
INSTR. #9700005524
P.C. 4, SL. 79, PAGES 1 & 2
SL. 80, PAGE 1

LEGAL DESCRIPTION

All of Lot 14 in Plainfield Park, Section One, an Addition to the Town of Plainfield, Hendricks County, Indiana, as plat thereof recorded March 26, 1997 in Plat Cabinet 4, Slide 79, Pages 1 & 2 as Instrument No. 9700005524 in the Office of the Recorder of Hendricks County, Indiana.

Containing 9.130 acres, more or less

LOT 14: CONT. 9.130 ACRES

LOT 14A : CONT. 3.906 ACRES
LOT 14B : CONT. 3.303 ACRES
LOT 14C : CONT. 1.921 ACRES

LOT 14A
CONT. 3.906 ACRES

LOT 14C
CONT. 1.921 ACRES

LOT CONTAINS: 1.921 ACR
PARKING COUNT:
100 PARKING STALLS
4 HANDICAP ACCESSIBLE
3 TEMP. DROP-OFF SPACES

PUBLIC

PERRY ROAD
(R/W VARIES)

PRIMARY PLAT - LOT 14
PLAINFIELD PARK - SECTION ONE

ATM HOSPITALITY, LLC
located in
Section 1, Township 14 North, Range 1 East
Dearborn County, IN

ISSUE DATE:	February 25, 2025
JOB NO.:	19-0222
DRAWN BY:	SJ
CHECKED BY:	EM

SHEET

C-PLAT

1 of 1

[illegible]


FILE LOCATION- Z:\-2019\19-0228-Kendra-Avid Hotel-Plainfield IN\DRAWINGS\Record Plat\Primary Plat\SHEET FILES\19-0228C-PLAT.dwg

KEY SECONDARY PLAT NOTATIONS FOR LOT 14C

PART OF LOT 14
PLAINFIELD PARK, SECTION ONE
INSTR. #9700005524
P.C. 4, SL. 79, PAGES 1 & 2
SL. 80, PAGE 1

Part of Lot 14
Plainfield Trade Center, LLC
INSTR. #200600007666

LOT CONTAINS: 1.910 ACRES
PARKING COUNT:
 100 PARKING STALLS
 4 HANDICAP ACCESSIBLE
 3 TEMP. DROP-OFF SPACES

 **LAND
CONSULTANTS**

associate companies and services:
THE ENGINEERING GROUP
THE SURVEY COMPANY
LAND DEVELOPMENT CONSULTING
COMMUNITY AND ECONOMIC PLANNING

314 FRONT STREET
LAWRENCEBURG, IN 47025
(812) 537-2146
FAX (812) 537-4901
(888) 537-2145

555 GEST STREET
SUITE 200
CINCINNATI, OH 45226
(513) 381-1020
FAX (513) 381-1070

***DBE Certified
SBE Certified***

WWW.LANDCONSUL.COM

[illegible]

**PRELIMINARY LAYOUT &
UTILITY PLAN**

AVID HOTEL
located in
Hartford Avenue
Town of Plainfield, Hendricks County, Indiana

SUE DATE: March 2, 2020
OB NO.: 19-0228
DRAWN BY: SJG
CHECKED BY: JET

EET

C-102

1 of 1

