

ROYAL TRANSPORTATION SITE PLAN NARRATIVE
Nov. 14, 2022

Petitioner: Isaaq Awale (Royal Transportation)
2938 S. Ronald Reagan Pkwy
Indianapolis, IN 46231

Represented by: Banning Engineering
853 Columbia Road, Suite 101
Plainfield, IN 46168

Current Property Owner: Royal Transportation
2938 S. Ronald Reagan Pkwy
Indianapolis, IN 46231

Project Description

Royal Transportation is proposing to combine several tracts of land and plat the land as a 2 lot Major Subdivision. The existing land is zoned General Commercial and a portion is zoned Residential 1. The purpose of platting & development plan for this land is to provide a drive access to Klondike Road and future sewer and water services. In addition to the drive and utilities, the residential lot in this development will be used as a primary residence in the future. No architectural plans of this future dwelling have been provided at this time.

Site Access and Circulation

Vehicular access to this site is on the east property line: The proposed access drive comes from the west property line off Klondike Road. This entrance will be wide enough for the proposed bus traffic. This new drive will have a wide turning apron and improved curb cut. The existing access on the east property line will be used for right turns on to Ronald Reagan Parkway.

Parking Requirement

Parking spaces provided on site meet the requirement of number of spaces per square foot of existing buildings.

Landscape and Irrigation

No landscape plan has been provided as the site is currently wooded. It is known by the owner that Landscape shall be focused on the street frontages and parking areas if existing trees are cleared for any new structure or paved areas.

Site Signage

No plans for signage have been provided at this time. No commercial signs for Royal Transport exist along Ronald Reagan Parkway currently. As this is considered the maintenance and storage facility for the vehicles of Royal Transport it is not foreseeable that unsolicited traffic will increase on site or that signage will be deemed necessary.

Site Utilities:

All utilities are available from Ronald Reagan Parkway. Water service is provided by the Town of Plainfield Water; Sewer is provided by the Town of Plainfield; Power is provided by AES Indiana and Gas is by Centerpoint Energy. The existing electric and gas lines on site will provide service to the proposed buildings.

Site Lighting

No plans for additional site lighting have been provided at this time.

Drainage

Site drainage utilizes the existing creek in the southerly portion of the site.

Project Compliance

This project is an expected use in an existing General Commercial classification, and meets all adopted plans and policies for the Town of Plainfield.