

# **HILTON BRANDED HOTEL – SITE PLAN NARRATIVE**

March 2024

## **OVERVIEW**

Peachtree Group (Applicant) is proposing a free standing hotel (transient commercial indoor lodging) with associated drives and parking areas along with landscaping on the remaining undeveloped 1.55-acres of the 4.88-acre lot located at approximately 385 S. Perry Road in Plainfield Commons, Lot 5. The site is located at the northwest corner of the intersection of City Center Way and Plainfield Commons Drive.

The 4.88-acre parcel has been planned, approved, and platted as part of the Plainfield Commons Integrated Center. Additionally, in 2023, the 4.88 acre site was designed and permitted for the Urban Air project and the construction of a new freestanding building. The Urban Air project on the northern portion of the parcel is currently under construction. The Peachtree Group proposes a Hilton Branded Hotel as a commercial indoor lodging use for the free standing building outlined in the Urban Air project. The proposed Hilton Branded Hotel is a non-related and separately operated use occupying this common site.

Facilities and appurtenances for the Plainfield Commons Integrated Center, including drainage, sanitary, access to the public rights-of-way, parking, and signage were master planned to work together for the whole of the development, not merely for any one individual owner

The Applicant appreciates the opportunity to submit the proposed development plan to the Town and looks forward to participating in the review process to provide an acceptable development.

## **BUILDING**

The proposed Hilton Branded Hotel will provide a four-story building with 98 lodging rooms (keys). The building footprint is 11,000 sf with a total of 43,250 sf heated building area. The Hilton Branded Hotel will provide more space to spark creativity, more opportunities for connection, and thoughtfully designed guest rooms that concentrate on comfort.

## **ACCESS**

The proposed development includes a shared driveway ingress/egress with Urban Air to the north off of Plainfield Commons Drive and from an unnamed Interior Access drive to the west of the site that connects to City Center Way. Ownership of these private drives are by Sila Perry LLC. Additional pedestrian connectivity will be provided to connect the walks along the east side of the site to the north Urban Air development and the new sidewalk along the north side of Center City Way.

## **PARKING**

Parking is proposed along the north side of the parcel aligning with the Urban Air development as outlined in the Urban Air master planning of the site. The current site plan proposes 63 additional spaces to the shared parking lot at the north side of the building abutting the Urban Air parking and along the west side of the building. Location of the dumpster enclosure is currently in the southwest corner of the parking lot and will need additional consideration into the optimal location on the site.

## **STORMWATER**

Drainage for the site is provided by a regional detention pond to the south. There are four (4) storm sewer stubs located around the perimeter of the site that will be used to convey the proposed developed runoff to the existing pond.

Based on the Masterplan development and Urban Air project historical data and calculations, the existing storm sewer stubs were designed to accommodate a specific watershed area with

a .85 runoff coefficient to discharge the post developed runoff to the pond. This parcel falls within the watershed area and future calculations are anticipated to confirm continued compliance with the master plan.

The site is not located within a Special Flood Hazard Area.

## **UTILITIES**

Water and sewer exist at or adjacent to the site to support the proposed development.

## **ZONING**

The site is currently zoned General Commercial District (GC) and is within the Airspace Overlay District (Airport Horizontal Surface Area). This parcel has been planned, approved, and platted as a part of the Plainfield Commons Integrated Center. The site currently has no address. The Urban Air site directly north on Tract 1 is 385 S. Perry Road, Plainfield and the Logan's Roadhouse on the west side of the unnamed drive with an address of 351 S. Perry Road, Plainfield. Under the Comprehensive Plan, the site is noted as Regional Commercial.

On November 13, 2023 the Town Council passed a moratorium that Commercial Indoor Lodging is not appropriate in the Town Center, Neighborhood Retail, Office District, Automotive Commercial, and General Commercial zoning districts.

The Plainfield Zoning Ordinance in the Town of Plainfield was amended by the Town Council of the Town of Plainfield, Indiana, on January 8, 2024. The Plainfield Zoning Ordinance, Ordinance No. 21-97, amended the Land Use Matrix Table 4.1.C Table of Uses to show Commercial Indoor Lodging as a primary structure only in the Commercial HB zoning district and it is permitted as part of an approved Master Plan in the Park (P) or Institutional Government (IG) Master Plan District.

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