

Lakhan Neighborhood Retail Project Narrative

Intent

The developer intends to redevelop the site for 13,266 SF neighborhood retail center comprised of 2 buildings with a drive-thru and associated parking. The project may be developed in phases with the initial phase consisting of a 6652 SF building with a drive-thru and parking.

Location

The project is located at the southwest corner of the intersection of Dan Jones Road and Township Line Road in Guilford Township, Plainfield, Indiana. The site begins at the south line of Township Line road and extends south for approximately 400'.

Property

The site is comprised of a portion of Lots 14-17 and a 50' platted right-of-way in the Fenter's Green Acres Section 1 Subdivision and totals approximately 1.63 acres in size.

Existing Use and Zoning

The northern 2 lots are vacant. There are existing single family structures on the 2 remaining lots. The northern 2 lots are zoned OD and the southern 2 lots are zoned R2

Adjacent Zoning and Land Use

The property located to the south and west is zoned REL and is a church use. Property immediately west on the north end is zoned OD and is an office use. Property to the north is zoned REL and is also a church use. Property to the east, across Dan Joes Road is outside of the corporate limits of Plainfield and is currently vacant/agricultural use.

Proposed Use and Zoning

The zoning proposed for the site is Neighborhood Retail Commercial with all applicable uses provided for in the ordinance and a drive-thru opportunity. The site may be de developed in phases with the initial phase consisting of the northern 6,652 SF building, drive-thru and parking and the second phase consisting of the smaller 6,614 SF building and the remainder of the parking. Phasing or development of the entire site and both buildings at once will be determined based on market demand.

Access

The site currently has 3 access points on Dan Jones and 1 on Township Line Road. With redevelopment, the access on Township Line will be retained. The site access to Dan Jones will result in the closure of all 3 existing drive locations but the creation of one new full access drive and one out only drive for the drive-thru exit.

Right-of-Way Dedication

The site has been designed to accommodate the dedication of right-of-way at the northeast corner for the construction of an eastbound right-turn lane by the Town. No additional right-of-way dedication is required.

Storm Water Management

A storm water collection system within the rear parking lot will route storm water to a chamber type detention system beneath the parking lot. The outlet for this system will be an existing storm inlet located along Dan Jones Road near the southeast corner of the site.

Sewer and Water

Sanitary sewer and water mains, owned and maintained by the Town are located on or adjacent to the site. There does not appear to be the need for any main extensions.

Building Architecture

Architectural elevations including colors and building material call outs have been provided as part of the application. The buildings will have a flat roof with a parapet to screen mechanical equipment and storefront entries along Dan Jones and Township Line. The back side of the buildings facing the parking lot will have service doors but will not be public entries. Building materials will consist of brick, aluminum store front glass, metal projecting canopies and fabric awnings. The intent of the development is to orient the buildings and activity along the street frontage with wide sidewalks and outdoor seating areas. There is such that there is still a need for reasonable vehicular accommodations, but the intent is that this center is walkable to the adjacent community.