



October 7th, 2022

Department of Development Services
Planning Division
206 West Main Street
Plainfield, Indiana 46168

Re: Scooter's Coffee Project Narrative

Overview

Kimley-Horn and Associates is representing Scooter's Coffee and has prepared this narrative to summarize the proposed project and requested variances. The proposed project is located at 1805 East Main Street, Plainfield, IN 46168. It is bound to the north by East Main Street, to the East by a private business, to the South by Locust Drive, and to the West by Elm Drive.

The existing property is currently vacant but was a former gas station. This site currently has multiple access points off East Main Street and pavement within setbacks on all sides. Scooter's is proposing to remediate some of these issues to provide for a better site than the property currently displays. The applicant appreciates the opportunity to submit the proposed variances of development standards to Town Staff.

Access

The existing site has 2 access points off East Main Street to the north and an access point off Elm Drive to the west. Scooter's proposes to close the access points off East Main Street and provide pedestrian connectivity by replacing the curb and sidewalks along the existing access points. Scooter's also proposes to move the existing access point on Elm Drive further south from the intersection at East Main Street to provide a safer entry and exist on to the site.

Parking

The existing site is mostly vacant with parking and travel aisle pavement still existing from the former gas station. Scooter's proposes to remove much of this pavement and only have 7 parking stalls for employees located at the south side of the site parallel to Locust Drive.

Stormwater

The existing site does not provide any stormwater management and the drainage typically sheet flows south to north and into East Main Street. The improved site will reduce the impervious area lot coverage significantly and utilize storm drains to catch drainage prior to exiting to main roadways.

Utilities

The proposed Scooter's will utilize public utilities located in the Elm Drive right of way to provide sanitary and water service to the site. Because Scooter's does not have a kitchen beyond heating ovens, no grease trap is necessary.

Buffers and Setbacks

Per Article 2.11 – General Commercial District in the Town of Plainfield Planning and Zoning Ordinance, the required setbacks on site are as follows:

North: 30' from existing right-of-way of East Main Street.
East: 10' side yard setback from neighboring commercial property.
South: 30' from existing right-of-way of Locust Drive.
West: 30' from existing right-of-way of Elm Drive.

Variance Requests

**See attached

Closure

Scooter's Coffee is asking for approval of the listed variances to develop their site. Kimley-Horn believes that Scooter's is improving existing site conditions while bringing new business to the area, and that none of the variance requests interfere with public safety, property values, etc.

If you have any questions or require any additional information, please contact me at 614-472-8830.

Sincerely,

A handwritten signature in cursive script that reads "Ryan Grassly".

Ryan Grassly, P.E.
Kimley-Horn and Associates, Inc.
Phone: 614-472-8830
Email: Ryan.Grassly@kimley-horn.com

Setback Variances

Property Side	Requirement	Code Section	Requested		Description/Notes
North	30' setback from R/W of East Main St.	Article 2.11			
			BOC of bypass lane 1' from P/L	Drive-thru lane and bypass lane within setback. R/W line is already setback 30' from EX EOP.	
			Edge of sign approx. 5' from P/L	Monument signage within setback. R/W line is already setback 30' from EX EOP.	
South	30' setback from R/W of Locust Dr.	Article 2.11			
			BOC of parking 9.5' from P/L	Parking within setback	
			Edge of sign approx. 25' from P/L	Directional signage within setback	
West	30' setback from R/W of Elm Dr.	Article 2.11			
			BOC of bypass lane 20' from P/L	Bypass lane within setback. Normal drive-thru lane does not require variance	
			Edge of sign approx. 5' from P/L	Monument signage within setback	
			Edge of sign approx. 5' from P/L	Directional signage within setback - North of entrance	
			Edge of sign approx. 5' from P/L	Directional signage within setback - South of entrance	