

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: July 1, 2019

CASE NO.: MP-19-097

PETITIONER: Plainfield Community School Corporation

REQUESTED ACTIONS: Approval of a Master Plan and Architectural Site Design Review for a new elementary school complex including a waiver for materials.

LOCATION: 6440 South County Road 600 East (approximate)

PARCEL SIZE: 30 acres

APPLICABLE REGULATIONS: Plainfield Zoning Ordinance
Plainfield Subdivision Control Ordinance
Plainfield Comprehensive Plan



EXISTING ZONING AND LAND USE		COMPREHENSIVE PLAN	
Site:	Hendricks County (Plainfield granted planning jurisdiction)	Site:	Public/Semi Public
North:	Hendricks County	North:	Single Family, Detached
South:	Hendricks County	South:	Public/Semi Public
East:	Hendricks County	East:	Single Family, Detached
West:	Hendricks County	West:	Single Family, Detached

PLANNING OVERVIEW

Project Description: The applicant is proposing to construct an 110,665 square foot elementary school on a site outside of town that the County has released jurisdictional authority. The site has two access points, both off Moon Road.

The proposed development was reviewed based upon the S: School zoning district and the Gateway Corridor Overlay. Were the development currently in town, the School zoning district would be the most appropriate and it is within six hundred feet (600') of a residential property, so the Gateway Corridor would apply.

Through an interlocal agreement, Hendricks County granted planning and development jurisdiction to the Town of Plainfield.

Land Use / Compatibility: The 2016 Comprehensive Plan contemplated the use of this site for educational facilities. Its location within the Secondary Growth Area places it within an area well suited for potential expansion of the Town toward the west or south. The area surrounding the site is largely undeveloped.

Development Standards: Plans were reviewed for compliance with the S: School zoning district and Gateway Corridor Development Standards. No development incentives have been requested.

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Site Plan:

Building Materials: The materials are primarily brick with a small amount of aluminum composite metal panel as a quaternary material, not exceeding two percent (2%) of any façade. Should the Commission approve the waiver, the materials will comply.

Mechanical Equipment: Mechanical equipment has been placed within a "Mechanical Yard" which will be screened by a brick wall.

Trash Enclosure: A trash compactor and recycling area are shown on the north part of the facility. The compactor and recycling area will be screened by the proposed building.

Landscaping: The plan complies as an alternative landscape plan.

Lighting: The photometric plan and the light fixtures comply.

Parking: Not including bus parking that can be repurposed for event parking the site provides 192 parking spaces. The plan complies.

Pedestrian Circulation: Pedestrian connections are provided to Moon Road. Complies

Signs: The applicant has shown wall signs on their elevation views. Staff has not reviewed the preliminary designs for compliance with size and square footage requirements. *Approval of this development plan neither constitutes nor implies the approval of any signs shown on this plan. All signage shall fall under the provisions of Article 7 of the Zoning Code and require an Improvement Location Permit.*

Design Review Committee: This request was reviewed by the DRC at their June 4, 2019 meeting. The committee had comments about drainage and detention, landscaping, location of HVAC and mechanical units.

They moved to recommend the plan following conditions:

1. Modify the landscaping to use more pine along the west and north as a windscreen
2. Consider the use of innovative stormwater/bioswale along the southern perimeter instead of dry detention.
3. Provide material samples to the Plan Commission.

Applicable Planning Policies:

PUBLIC UTILITIES: A water main currently exists along Moon road that is adequate to serve the site with water and fire protection. There are two primary alternatives for sanitary sewer service that are being pursued.

One alternative would require offsite easement to the west and south allowing for gravity sewer service from the school site to a recently constructed gravity sewer along the west fork of White Lick.

A second alternative would involve a sewage pumping station at the school site with a force main along existing public rights of way to the south connecting to the existing Plainfield sewers in Hickory Woods. There could be multiple options to route a force main from the site to Hickory Woods.

Either the gravity or pumping alternatives are feasible with each bringing certain positives and negatives related to cost, long term maintenance and schedule impacts.

Storm water management is planned to be directed the south and west. The plan is to develop a new outlet west of the site connecting to a tributary of the West Fork of White Lick Creek. In order to achieve a new western outlet an offsite easement would need to be acquired.

FLOODPLAIN: Not applicable.

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TRANSPORTATION: Three access points to Moon Road are being proposed. The north access is expected to be exclusive to school buses during normal school hours. A gate allows the access to service vehicles from the primary parking lot as needed. The middle and south access points will serve typical access to the school sight. The middle access is for entering traffic only and is expected to serve the larger volumes of traffic traveling to the school from the north. The south access serves all exiting traffic with dedicated lanes for right and left turning traffic. A single inbound lane is also provided at this location. The school has been designed with significant queuing areas onsite and are not expected to back-up onto public streets.

PCSC, the Town, and Hendricks County are coordinating roadway improvements as part of a public road project to be constructed ahead of the scheduled 2021 school year. The project will include improvements at the intersection of Hadley and Moon Roads, along with roadway improvements in front of the school. The full extent of the improvements are still under consideration as a high pressure gas main exists along the west edge of the roadway. If practical, roadway improvement designs will provide for southbound right turn lanes for the north and middle access points and a northbound left turn lane for the south access.

Per the Town's Thoroughfare Plan, Moon Road is a Minor Arterial and requires a minimum right-of-way dedication from this parcel of 35'. A Minor Collector running east/west is also planned to run south of the school property and could provide future access to the site. The school's design has accommodated these potential access points. While the proposed Minor Collector is expected to be located off of the school parcel, the school has agreed to dedicate right-of-way in the future should it be needed for future improvements. Similarly, a local north/south roadway is expected to be constructed near the west edge of the school's parcel and the school has agreed to dedicate right-of-way in the future in exchange for improvements.

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. The applicant is proposing to develop one part of the parcel and leave undeveloped the remainder. A primary and secondary plat will be required to formalize this process.

MOTION 1- Requested Waiver

I move that the Plan Commission **approve** / **deny** / continue a Waiver of certain Architectural and Site Design Requirements may be granted upon a finding that the proposed development:

1. **Represents/does not represent** an innovative use of Building materials, lighting, Signs, site design features or landscaping which will enhance the use or value of area properties;
2. **Is/is not** consistent with and compatible with other development located along the Gateway Corridor or within six-hundred (600) feet of the Residential District; and
3. **Is/is not** consistent with the intent and purpose of the Plainfield Zoning Ordinance.

MOTION 2- Development Plan

I move that the Plan Commission **approve** / **deny** / continue DP-19-087 as filed by Plainfield Community School Corporation requesting approval of a Master Plan and Architectural Site Design Review for a new elementary school complex finding that:

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1. The Development Plan **complies/does not comply** with all applicable Development Standards of S: School District for which a waiver has not been granted because:
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 because:
3. The proposed development **is/is not** consistent with the Comprehensive Plan because:
4. The proposed development **is/is not** appropriate to the site and its surroundings because:
5. The proposed development **is/is not** consistent with the intent and purpose of the Plainfield Zoning Ordinance because:

And that such approval shall be subject to the following condition(s):

1. Substantial compliance with the plans dated June 14, 2019.
2. Approval of a Primary Plat and Secondary Plat to split the lot as shown within the plans dated June 14, 2019.
3. Approval of required administrative permits.