

# TOWN OF PLAINFIELD PLAN COMMISSION REPORT

**DATE:** December 3, 2018

**CASE NO.:** DP-18-024

**PETITIONER:** Hendricks County Hospital (DBA: Hendricks Regional Health)

**REQUESTED ACTION:** Architectural and site design review for a 10,000 square foot medical office building

**LOCATION:** Northwest corner of Vandalia Boulevard and West Main Street

**PARCEL SIZE:** 15.229 acres

**APPLICABLE REGULATIONS:** Vandalia Planned Unit Development  
Plainfield Zoning Ordinance  
Plainfield Subdivision Control Ordinance  
Plainfield Comprehensive Plan



**Zoning**



**Comprehensive Plan**

<b><u>EXISTING ZONING AND LAND USE</u></b>		<b><u>COMPREHENSIVE PLAN</u></b>	
<b>Site:</b>	Vandalia PUD	<b>Site:</b>	Single Family Detached
<b>North:</b>	Vandalia PUD	<b>North:</b>	Single Family Detached
<b>South:</b>	RB:Single Family (Hendricks County) Sugar Grove PUD (Plainfield)	<b>South:</b>	Single Family Detached Park/Open Space
<b>East:</b>	Vandalia PUD	<b>East:</b>	Single Family Detached
<b>West:</b>	RB:Single Family (Hendricks County)	<b>West:</b>	Single Family Detached

## **PLANNING OVERVIEW**

**Project Description:** The applicant is proposing to construct a 10,000 square foot medical office building on the northwest corner of West Main Street and Vandalia Boulevard. The setbacks comply.

The site is zoned Vandalia PUD and has similar zoning to the east and north. The parcels to the west are unincorporated and the south is also largely unincorporated with a small portion that abuts the Sugar Grove Planned Unit Development to the South.

The site fronts West Main Street/U.S. Highway 40 and Vandalia Boulevard, but no access will be gained from West Main Street/U.S. Highway 40. The setbacks comply.

A Secondary Plat application has been submitted to split the parcel to correspond with the 3.08 acre “project area” as shown in the exhibits. The remainder of the acreage is denoted as “Lot 2”

**Land Use / Compatibility:** The Vandalia Planned Unit Development designated this parcel and the parcel across Vandalia Boulevard as restricted commercial parcels. Further to the east are two similar designed commercial areas within Planned Unit Developments in Saratoga and Legacy Farms.

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Development Standards: Plans were reviewed for compliance with the Vandalia Planned Unit Development standards. No variances have been requested.

Site Plan:

Building Materials:

The proposed building is largely masonry in construction, with the at least 3/4 of the building being brick with stone and metal as accent materials. Architecturally, the building does share some design elements with the larger Hendricks Regional Health facility on Stanley Road and Quaker Boulevard.

Elevation	Material	%
North	Brick	75.33%
	Metal	11.94%
	Stone	12.73%
West	Brick	78.41%
	Metal	12.88%
	Stone	8.71%
South	Brick	79.42%
	Metal	13.95%
	Stone	6.63%
East	Brick	82.95%
	Metal	9.30%
	Stone	7.75%

Mechanical Equipment: The rooftop mechanical equipment is shown to be screened from an elevation view by parapets. A brick wall parapet has been extended above the existing parapet to screen the units at the request of the Design Review Committee.

Trash Enclosure: A compliant trash enclosure is shown northwest of the building.

Landscaping: The foundation, parking lot interior, and parking lot screen landscaping are in compliance. The south and east perimeters comply. The west perimeter requirements can be met if an alternative landscape plan is considered by utilizing excess foundation landscaping and landscaping around an employee patio. A significant amount of landscaping has been proposed off-site as a buffer to the Vandalia Model Court on the north, but cannot be considered as north perimeter landscaping. This leaves this north perimeter short 3.6 PUV.

Lighting: The photometric plan and the light fixtures comply.

Parking: Based upon the clinical use, 50 parking spaces are required and 53 are provided, including five (5) ADA compliant spaces. The plan complies.

Pedestrian Circulation: A pedestrian connection is shown to both Vandalia Boulevard and West Main Street. With the possibility of the use of the parcel to the west, should the pedestrian walk in the vicinity of the trash enclosure be extended to the west property line?

Signs: The applicant has submitted both wall and ground signs. Based upon the information provided, the sign location appears to comply. 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 November 13, 2018 meeting. The committee had comments about landscaping, HVAC units, and the pedestrian connection.

They made the following recommendations:

1. The DRC was in favor of the project.
2. Revisions to the landscaping need to be made to address comments provided by the landscape architect.
3. HVAC units shall be screened based upon the requirements of the ordinance.
4. A pedestrian connection shall be extended to West Main Street/U.S. Highway 40.
5. Cut sheets shall be provided to staff for the under canopy lighting.

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## **Applicable Planning Policies:**

- PUBLIC UTILITIES:** Utilities are in the vicinity of the site that can support the development.
- FLOODPLAIN:** There is a floodplain to the west of the property. Based upon information submitted by the applicant, this proposed development will not be impacted by the floodplain.
- TRANSPORTATION:** The site has a frontage on, but no access to, West Main Street/U.S. Highway 40. Access is derived from a proposed cut on Vandalia Boulevard. The proposed access has been placed sufficiently north of the existing median on Vandalia Boulevard so that a northbound left turn lane can be striped in as part of the development. An ingress/egress easement will be recorded as part of the plat to ensure the remainder "Lot 2" will be able to utilize the created public access.

## **STAFF COMMENTS, QUESTIONS AND CONCERNS**

1. An ingress/egress/utility easement is shown on the northern property line on the secondary plat. The ingress/egress easement will need to be revised to avoid impacting the parking area as well as not encroaching into the side yard setbacks. Corresponding ingress/egress stubs will need to be shown to the adjacent lot to facilitate cross access. The applicant is working on these revisions any anticipates having the changes ready for distribution to the Commission at the meeting.
2. It is quite possible that the Indiana Department of Transportation (INDOT) may require that access to the western part of Lot 2 be attained through this parcel. Should the pedestrian walkway that extends to the trash dumpster area be extended to the western property line of this parcel to provide direct pedestrian cross access?
3. Does the Commission feel that the utilization of the patio landscaping and excess foundation landscaping on the west side satisfies the perimeter landscaping requirements as an alternative landscape plan?
4. The northern perimeter has none of the required landscaping (1 PUV per 100 feet). The proposed split of the lot places the landscaping shown immediately adjacent to the homes on John Quincy Adams onto Lot 2. Should this landscaping be placed and Lot 2 developed, this existing landscaping would be of great benefit to that developer.

## **MOTION**

I move that the Plan Commission **approve / deny / continue** DP-18-024 as filed by Hendricks County Hospital (DBA: Hendricks Regional Health) requesting Architectural Site Design for a 10,000 square foot medical office building on 15.229 acres zoned Vandalia PUD finding that:

1. The Development Plan **complies / does not comply** with all applicable Development Standards of the District in which the site is located.
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.
3. The Development Plan **complies / does not comply** with all applicable provisions for Architectural and Site Design Review for which a waiver has not been granted.
4. The proposed development **is / is not** appropriate to the site and its surroundings.
5. The proposed development **is / is not** consistent with the intent and purpose of the Plainfield Zoning Ordinance.

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

1. Substantial compliance with the plans dated November 19, 2019, except as below.

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2. Stub accesses are shown to the northern part and the western part of the adjoining parcels to designate areas for future cross access.
3. The applicant must provide the proper Plant Unit Value for the northern perimeter as a part of the Improvement Location Permit (ILP) process.
4. An ingress/egress easement will be recorded as part of the plat to ensure the remainder "Lot 2" will be able to utilize the created public access.