

# TOWN OF PLAINFIELD PLAN COMMISSION REPORT

**DATE:** March 4, 2019

**CASE NO.:** DP-19-030

**PETITIONER:** US HealthVest

**REQUESTED ACTION:** Architectural and site design review for a 66,510 square foot medical office building.

**LOCATION:** East side of Southfield Drive, north of the current Hendricks Regional Hospital facility

**PARCEL SIZE:** 5.07 acres

**APPLICABLE REGULATIONS:** 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>	General Commercial	<b>Site:</b>	Local Commercial
<b>North:</b>	General Commercial	<b>North:</b>	Local Commercial
<b>South:</b>	General Commercial	<b>South:</b>	Public/Semi Public
<b>East:</b>	General Commercial	<b>East:</b>	Park/Open Space
<b>West:</b>	R6:Multifamily Residential	<b>West:</b>	Multi-Family

## **PLANNING OVERVIEW**

**Project Description:** The applicant is proposing to construct a 66,510 square foot medical office building on the east side of Southfield Drive, north of the existing Hendricks Regional facility. The building will be split between 112 inpatient bed areas and the support areas for the inpatient beds.

The site is zoned General Commercial and is within the Gateway Corridor Overlay. It is largely surrounded by like zoning. After the area is re-platted, the public right-of-way and a small strip will separate the parcel from the R-6 to the west. The setbacks comply.

A Secondary Plat application has been submitted to split the parcel to create this development lot along with ensuring that all of the Hendricks Regional Hospital parking is collected on their parcel. The original approval of the Hendricks Regional Hospital plans included an incremental plat provision. This secondary plat will also formalize the final location of the Southfield Drive right-of-way and dedicate it to the Town.

**Land Use / Compatibility:** The land use of the property fits into what could be referred to as the “Quaker Medical Corridor”. There is a large agglomeration of medical uses along Quaker Boulevard, primarily north of the intersection with Reeves Road. The building is compatible with many of its neighbors

**Development Standards:** Plans were reviewed for compliance with the General Commercial and Gateway Corridor Development Standards. No variances have been requested.

# TOWN OF PLAINFIELD PLAN COMMISSION REPORT

## 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.

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 southwest of the building.

Landscaping: The foundation plan complies as an alternative landscape plan as additional landscaping on the west side has been utilized to account for the north landscape requirement. The parking interior, parking lot screening, and perimeters comply. The landscape architect on the Design Review Committee may provide additional comments regarding plant species selection.

Lighting: The photometric plan and the light fixtures comply.

Parking: The provisions of Article 4.10 do not specifically reference "behavioral hospital".

Basing the parking requirements solely upon the bed use would lead to a requirement of 61 spaces. If the parking count were to be based solely upon the medical office square footage, the required spaces would total 333 spaces. The applicant has provided 147 parking spaces and an interconnection to the HRH facility to the south. The applicant has stated that both parcels are to remain owned by HRH, therefore, if more spaces are required, a shared parking agreement could be reached or additional parking spaces provided in the space between the two buildings.

#### **TABLE 4.10.B.35**

**USES NOT SPECIFIED:** For any use not specified above, specific requirements shall be determined by the *Director* and shall be based upon requirements for similar uses, expected demand and traffic generated by the proposed use, and other information from appropriate traffic engineering and planning criteria.

Pedestrian Circulation: Pedestrian connections have been provided to both the sidewalk along

Signs: The applicant has shown both wall and ground signs. 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 February 5, 2019 meeting. The committee had comments about landscaping, HVAC units, signage, and the glazing.

They moved to recommend with the following conditions:

1. Building material samples must be provided for the Plan Commission.
2. Support only for a waiver on the metal canopy.
3. The parapet should be raised to block the rooftop mechanical units
4. Trash enclosure needs to be moved.
5. Parking issue needs to be resolved.
6. Landscape needs more evergreens and further comments from Elaine Taylor
7. North entrance sign will be the only ground sign and must be moved to comply with the setback.

### **Applicable Planning Policies:**

**PUBLIC UTILITIES:** Utilities are in the vicinity of the site that can support the development.

**FLOODPLAIN:** The site is not within a flood plain

**TRANSPORTATION:** The site has a frontage on, but no current access to Quaker Boulevard/S.R. 267. An existing access easement to Quaker Boulevard is shown, but is not

# **TOWN OF PLAINFIELD PLAN COMMISSION REPORT**

currently being proposed as being utilized. The portion of Southfield Drive adjacent to the property will be modified and platted as a public right-of-way.

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

1. As there is no specific parking requirements for the stated use, Staff has added condition 2 to the approval should the Commission not feel comfortable with the parking provisions that have been made. The applicant has stated that a similar facility in another state has a smaller quantity of parking spaces

## **MOTION**

I move that the Plan Commission **approve / deny / continue** DP-19-030 as filed by US HealthVest requesting Architectural Site Design for a 66,510 square foot medical office building on 5.07 acres zoned General Commercial within a Gateway Corridor 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 February 15, 2019.
2. Should additional parking be required, either an agreement must be executed with Hendricks Regional Health for shared their parking area(s) or creation of a new parking area, most likely in the currently undeveloped area between the two buildings.
3. An approved Secondary Plat will be required.
4. Landscape revisions based upon Design Review Committee comments.