

## PLAINFIELD TOWN COUNCIL

### ORDINANCE NO. 46-2022

#### AN ORDINANCE TO AMEND THE PLAINFIELD ZONING ORDINANCE OF THE TOWN OF PLAINFIELD, INDIANA, AND FIXING A TIME WHEN THE SAME SHALL TAKE EFFECT (Master Plan)

**WHEREAS**, I.C. 36-7-4, et seq., empowers the Town of Plainfield Plan Commission to hold public hearings and make recommendations to the Town Council of the Town of Plainfield concerning ordinances for the zoning or districting of all lands within the incorporated areas of the Town of Plainfield; and,

**WHEREAS**, the Town of Plainfield Plan Commission has conducted a public hearing in accordance with I.C. 36-7-4, et seq., with respect to a proposal to amend the Plainfield Zoning Ordinance of the Town of Plainfield, Indiana, and has certified such petition TA-22-090 to the Town Council of the Town of Plainfield with a favorable recommendation:

#### **NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PLAINFIELD, HENDRICKS COUNTY, INDIANA AS FOLLOWS:**

##### **Section 1. Amendment of Plainfield Zoning Ordinance**

That the Plainfield Zoning Ordinance, Ordinance No. 21-97, as amended, be further amended in the following manner: Amendments to Title XV Land Usage, Chapter 154 Zoning Ordinance, Articles: 3.2 P: Park District; 3.3. S: School Districts; 3.4 REL: Religious Use District; 3.5 C-I: Commercial-Industrial District; 3.6 G: Golf District; 3.8 MUN: Municipal District; 3.10 ROW Overlay District; Enactment of Title XV Land Usage, Chapter 154 Zoning Ordinance, Article: 6.2 Master Plan by deleting the ~~strikeout~~ text and inserting the double-underlined text as set forth in the attached **Exhibit A** attached hereto and incorporated herein.

##### **Section 2. Severability**

If any section of this Ordinance shall be held invalid by a court of competent jurisdiction, its invalidity shall not affect any other provisions of this Ordinance that can be given effect without the invalid provision, and for this purpose, the provisions of this Ordinance are hereby declared to be severable.

### Section 3. Effective Date

This Ordinance shall be effective within the incorporated areas of the Town of Plainfield, Hendricks County, Indiana upon its adoption by the Town Council of the Town of Plainfield, as provided in I.C. 36-7-4.

Passed and adopted by the Town Council of the Town of Plainfield, Indiana, on this 14<sup>th</sup> day of November, 2022.

#### TOWN COUNCIL, TOWN OF PLAINFIELD HENDRICKS COUNTY, INDIANA

DocuSigned by:  
*Robin G. Brandgard*  
0995BF6F9B57437...  
Robin G. Brandgard, President

DocuSigned by:  
*Bill Kirchoff*  
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Bill Kirchoff, Vice President

DocuSigned by:  
*Kent McPhail*  
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Kent McPhail

DocuSigned by:  
*Dan Bridget*  
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Dan Bridget

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*Lance Angle*  
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Lance Angle

ATTESTED BY:

DocuSigned by:  
*Mark J. Todisco*  
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Mark J. Todisco, Clerk Treasurer, of the  
Town of Plainfield, Indiana

## EXHIBIT A

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### ARTICLE 3.2. P: PARK DISTRICT

#### § 3.2C PARK MASTER PLAN APPROVALS. See Article 6.2

~~— (1) *Applicability.*~~

~~— (a) *New parks.* A development plan, which includes a Park Master Plan, shall be approved by the Plan Commission prior to the development of a new park.~~

~~— (b) *Major park expansions.* A development plan, which includes a Park Master Plan, shall be approved by the Plan Commission prior to any major expansion of recreational facilities or the development of additional real estate at an existing park.~~

~~— (c) *Minor park expansions.* Minor expansions of existing park facilities and the addition of accessory uses or temporary uses shall be subject only to Director's review of an improvement location permit application for compliance with the provisions of Article 3.2A and Article 3.2B above.~~

~~— (2) *After approval.* After a Park Master Plan has been approved for a particular park by the Plan Commission pursuant to this Article 3.2C, (or by the Board of Zoning Appeals in connection with a special exception grant prior to the adoption of this P: Park District) all development within that park shall be subject only to Director's review of improvement location permit applications for individual improvements for:~~

~~— (a) Compliance with the permitted uses of Article 3.2A, above;~~

~~— (b) Compliance with the development standards of Article 3.2B, above;~~

~~— (c) Substantial compliance with an approved Park Master Plan; and~~

~~— (d) Compliance with any waivers which may have been granted by the Plan Commission pursuant to Article 3.2C(6) below (or by the Board of Zoning Appeals in connection with a special exception grant prior to the adoption of this P: Park District).~~

~~— (3) *Procedures and filing requirements.* Notwithstanding anything in this ordinance to the contrary, a Park Master Plan shall be filed as a development plan under same procedures as set forth in Article 5.8 of this ordinance for architectural and site design review.~~

~~— (4) *Development requirements for the P: Park District.*~~

~~— (a) Development requirements for the P: Park District shall include the development standards of Article 3.2B, above, and the additional development requirements specified below.~~

~~— (b) The additional development requirements which shall be satisfied prior to the approval of a development plan for architectural and site design review for any development within a P: Park District include the following:~~

~~— 1. A Park Master Plan, which shall include, at a minimum, general guidelines for the improvement of a park, including, but not limited to: a listing the types of recreational uses proposed; the overall layout and design of the park (i.e., location of activity areas or structures, including off-street parking areas and signs); conceptual building elevations for major buildings or structures; proposed site lighting; conceptual landscape plans; and the approximate size or scope of proposed recreational facilities;~~

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~~2. Each Park Master Plan shall demonstrate compliance with all applicable development standards of the P: Park District for which a waiver is not provided for in this Article; and~~

~~3. Each Park Master Plan shall demonstrate compliance with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted.~~

~~(5) Findings. The Plan Commission may approve a development plan for architectural and site design review as proposed by a Park Master Plan upon finding that:~~

~~(a) The development plan complies with all applicable development standards of P: Park District for which a waiver has not been granted;~~

~~(b) The development plan complies with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted;~~

~~(c) The proposed development is consistent with the Comprehensive Plan;~~

~~(d) The proposed development is appropriate to the site and its surroundings; and~~

~~(e) The proposed development is consistent with the intent and purpose of this ordinance.~~

~~(6) Waivers. In order to encourage creativity in the design of recreational facilities within the town, the Plan Commission may grant a waiver of any of the development requirements specified in this Article 3.2B, for: minimum lot area; minimum lot width; minimum lot frontage; minimum yards and building setbacks; use of minimum yards and bufferyards; and off-street parking; upon finding that the proposed park development:~~

~~(a) Represents and innovative development of recreational uses, including site design features, lighting and landscaping which will enhance the use or value of area properties;~~

~~(b) Is consistent with and compatible with development located in the immediately surrounding area; and~~

~~(c) Is consistent with the intent and purpose of this ordinance.~~

~~(Ord. 21-97, passed --1997; Ord. 6-2004, passed 4-12-2004)~~

## ARTICLE 3.3. S: SCHOOL DISTRICTS

### § 3.3C SCHOOL MASTER PLAN APPROVALS. See Article 6.2

~~School Master Plans shall be approved in the following manner:~~

~~(1) Approval of School Master Plans. The following shall be deemed to be approved School Master Plans.~~

~~(a) A School Master Plan submitted for Plan Commission approval as part of a requested petition for zone map change or, if the property is already zoned to the S: School District, submitted for Plan Commission approval as part of a development plan.~~

~~(b) The latest plan for development at a school approved by the Board of Zoning Appeals in connection with a special exception grant prior to the adoption of this S: School District.~~

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~~— (c) In the event of a legally established nonconforming school for which there has been no Plan Commission approval of a School Master Plan or grant of a special exception by the Board of Zoning Appeals, the School Master Plan shall be interpreted as being the educational uses and physical development of the school campus in existence on the date of adoption of this ordinance.~~

~~— (2) *Phases.* A School Master Plan may be submitted as follows.~~

~~— (a) School Master Plan approvals may be obtained for a total school project or school campus at one time or in phases. Phases may include physical areas of development (i.e., portions of an overall site) or elements of a development (i.e., building elevations, a sign program, landscaping, parking, athletic fields or stadiums and the like).~~

~~— (b) If phases are of physical areas of development, the initial phase shall be depicted on an overall plan for the entire site. As the approval of each subsequent phase is requested, an updated overall plan which incorporates the prior approved phases and the proposed phase, shall be required.~~

~~— (c) Any initial School Master Plan or subsequent phases of approval may include a request for waivers as authorized by Article 3.3C(8) below.~~

~~— (3) *Applicability.*~~

~~— (a) *New schools.* A School Master Plan shall be approved by the Plan Commission prior to the development of a new school.~~

~~— (b) *Major school expansions.* A School Master Plan shall be approved by the Plan Commission prior to any major expansion (i.e., greater than 10,000 square feet or in excess of 20% of gross floor area of existing buildings) or the development of additional real estate at an existing school site.~~

~~— (c) *Minor school expansions.* Minor expansions of existing school facilities (i.e., less than 10,000 square feet and less than excess of 20% of gross floor area of existing buildings) and the addition of accessory uses or temporary uses shall be subject only to the Director's review of an improvement location permit application for compliance with the provisions of Article 3.3A and Article 3.3B above.~~

~~— (d) *Amendments.* Amendments to School Master Plans shall be determined in compliance with the process outlined in Article 5.8E(3), applicable to commercial/industrial development within 600 feet of a residential district.~~

~~— (4) *After approval.* After a School Master Plan has been approved for a particular school by the Plan Commission pursuant to this Article 3.3C, all development within that school site shall be subject only to the Director's review of improvement location permit applications for individual improvements for:~~

~~— (a) Compliance with the permitted uses of Article 3.3A above;~~

~~— (b) Compliance with the development standards of Article 3.3B above;~~

~~— (c) Substantial compliance with an approved School Master Plan; and~~

~~— (d) Compliance with any waivers which may have been granted by the Plan Commission pursuant to Article 3.3C(6) below (or by the Board of Zoning Appeals in connection with a special exception grant prior to the adoption of this S: School District).~~

~~— (5) *Procedures and filing requirements.* Notwithstanding anything in this ordinance to the contrary, unless filed as part of a petition for zone map change, a School Master Plan shall be filed as a development plan under same procedures as set forth in Article 5.8 of this ordinance for architectural and site design review.~~

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~~— (6) Development requirements for the S: School District.~~

~~— (a) Development requirements for the S: School District shall include the development standards of Article 3.3B above, and the additional development requirements specified below.~~

~~— (b) The additional development requirements which shall be satisfied prior to the approval of a development plan for architectural and site design review for any development within a S: School District include the following:~~

~~— 1. A School Master Plan, which shall include, at a minimum, general guidelines for the improvement of a school campus, including, but not limited to: a listing the types of educational uses proposed; the overall layout and design of the school site (i.e., location, size and scope of educational buildings or structures, athletic fields and stadiums, off-street parking areas and signs); conceptual building elevations for major buildings or structures; proposed site lighting; and conceptual landscape plans;~~

~~— 2. Each School Master Plan shall demonstrate compliance with all applicable development standards of the S: School District for which a waiver is not provided for in this Article; and~~

~~— 3. Each School Master Plan shall demonstrate compliance with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted.~~

~~— (7) Findings. The Plan Commission may approve a development plan for architectural and site design review as proposed by a School Master Plan upon finding that:~~

~~— (a) The development plan complies with all applicable development standards of S: School District for which a waiver has not been granted;~~

~~— (b) The development plan complies with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted;~~

~~— (c) The proposed development is consistent with the Comprehensive Plan;~~

~~— (d) The proposed development is appropriate to the site and its surroundings; and~~

~~— (e) The proposed development is consistent with the intent and purpose of this ordinance.~~

~~— (8) Waivers. In order to encourage creativity in the design of educational facilities within the town, the Plan Commission may grant a waiver of any of the development requirements specified in this Article 3.3B for: minimum front yards; maximum building height; signs; landscaping; lighting; and building materials, upon finding that the proposed school development:~~

~~— (a) Represents an innovative and appropriate development of educational uses, including site design features, building materials, lighting and landscaping which will enhance the use or value of area properties and the safety and functionality of the educational uses;~~

~~— (b) Is consistent with and compatible with development located in the immediately surrounding area; and~~

~~— (c) Is consistent with the intent and purpose of this ordinance.~~

~~(Ord. 21-97, passed 1997; Ord. 04-2013, passed 2-25-2013)~~

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### ARTICLE 3.4. REL: RELIGIOUS USE DISTRICT

#### § 3.4C RELIGIOUS USE MASTER PLAN APPROVALS. See Article 6.2

~~Religious Use Master Plans shall be approved in the following manner.~~

~~(1) *Approval of Religious Use Master Plans.* The following shall be deemed to be approved Religious Use Master Plans:~~

~~(a) A Religious Use Master Plan submitted for Plan Commission approval as part of a requested petition for zone map change or, if the property is already zoned to the REL: Religious Use District, submitted for Plan Commission approval as part of a development plan;~~

~~(b) The latest plan for development at a religious use approved by the Board of Zoning Appeals in connection with a special exception grant prior to the adoption of this REL: Religious Use District; and~~

~~(c) In the event of a legally established nonconforming religious use for which there has been no Plan Commission approval of a Religious Use Master Plan or grant of a special exception by the Board of Zoning Appeals, the Religious Use Master Plan shall be interpreted as being the worship facilities, accessory uses and physical development of the site in existence on the date of adoption of this ordinance.~~

~~(2) *Phases.* A Religious Use Master Plan may be submitted as follows.~~

~~(a) Religious Use Master Plan approvals may be obtained for a total project at one time or in phases. Phases may include physical areas of development (i.e., portions of an overall site) or elements of a development (i.e., building elevations, a sign program, landscaping, parking, athletic fields or stadiums and the like).~~

~~(b) If phases are of physical areas of development, the initial phase shall be depicted on an overall plan for the entire site. As the approval of each subsequent phase is requested, an updated overall plan which incorporates the prior approved phases and the proposed phase, shall be required.~~

~~(c) Any initial Religious Use Master Plan or subsequent phases of approval may include a request for waivers as authorized by Article 3.4C(8) below.~~

~~(3) *Applicability.*~~

~~(a) *New religious uses.* A Religious Use Master Plan shall be approved by the Plan Commission prior to the development of a new religious use.~~

~~(b) *Major expansions.* A Religious Use Master Plan shall be approved by the Plan Commission prior to any major expansion (i.e., greater than 10,000 square feet or in excess of 20% of gross floor area of existing buildings) or the development of additional real estate at an existing religious use site.~~

~~(c) *Minor expansions.* Minor expansions of existing facilities (i.e., less than 10,000 square feet and less than excess of 20% of gross floor area of existing buildings) and the addition of accessory uses or temporary uses shall be subject only to Director's review of an improvement location permit application for compliance with the provisions of Article 3.4A and Article 3.4B above.~~

~~(d) *Amendments.* Amendments to Religious Use Master Plans shall be determined in compliance with the process outlined in Article 5.8E(3), applicable to commercial/industrial development within 600 feet of a residential district.~~

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~~— (4) *After approval.* After a Religious Use Master Plan has been approved for a particular religious use by the Plan Commission pursuant to this Article 3.4C, all development within that religious use site shall be subject only to Director's review of improvement location permit applications for individual improvements for:~~

~~— (a) Compliance with the permitted uses of Article 3.4A above;~~

~~— (b) Compliance with the development standards of Article 3.4B above;~~

~~— (c) Substantial compliance with an approved Religious Use Master Plan; and~~

~~— (d) Compliance with any waivers which may have been granted by the Plan Commission pursuant to Article 3.4C(6) below (or by the Board of Zoning Appeals in connection with a special exception grant prior to the adoption of this REL: Religious Use District).~~

~~— (5) *Procedures and filing requirements.* Notwithstanding anything in this ordinance to the contrary, unless filed as part of a petition for zone map change, a Religious Use Master Plan shall be filed as a development plan under same procedures as set forth in Article 5.8 of this ordinance for architectural and site design review.~~

~~— (6) *Development requirements for the REL: Religious Use District.*~~

~~— (a) Development requirements for the REL: Religious Use District shall include the development standards of Article 3.4B above, and the additional development requirements specified below.~~

~~— (b) The additional development requirements which shall be satisfied prior to the approval of a development plan for architectural and site design review for any development within a REL: Religious Use District include the following:~~

~~— 1. A Religious Use Master Plan, which shall include, at a minimum, general guidelines for the improvement of a religious use site, including, but not limited to: a listing the size of the worship facility proposed; the overall layout and design of the site (i.e., location, size and scope of buildings or structures, school and athletic facilities, off-street parking areas and signs); conceptual building elevations for major buildings or structures; proposed site lighting; and conceptual landscape plans;~~

~~— 2. Each Religious Use Master Plan shall demonstrate compliance with all applicable development standards of the REL: Religious Use District for which a waiver is not provided for in this Article; and~~

~~— 3. Each Religious Use Master Plan shall demonstrate compliance with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted.~~

~~— (7) *Findings.* The Plan Commission may approve a development plan for architectural and site design review as proposed by a Religious Use Master Plan upon finding that:~~

~~— (a) The development plan complies with all applicable development standards of REL: Religious Use District for which a waiver has not been granted;~~

~~— (b) The development plan complies with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted;~~

~~— (c) The proposed development is consistent with the Comprehensive Plan;~~

~~— (d) The proposed development is appropriate to the site and its surroundings; and~~



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~~— (e) The proposed development is consistent with the intent and purpose of this ordinance.~~

~~— (8) *Waivers.* In order to encourage creativity in the design of educational facilities within the town, the Plan Commission may grant a waiver of any of the development requirements specified in this Article 3.4B for: minimum front yards; maximum building height; signs; landscaping; lighting; and building materials, upon finding that the proposed religious use development:~~

~~— (a) Represents an innovative and appropriate development of a religious use, including site design features, building materials, lighting and landscaping which will enhance the use or value of area properties and the safety and functionality of the religious use;~~

~~— (b) Is consistent with and compatible with development located in the immediately surrounding area; and~~

~~— (c) Is consistent with the intent and purpose of this ordinance.~~

~~(Ord. 21-97, passed 1997; Ord. 51-2005, passed 10-10-2005; Ord. 27-2007, passed 2007)~~

## ARTICLE 3.5. C-I: COMMERCIAL-INDUSTRIAL DISTRICT

### § 3.5E MASTER PLANS. See Article 6.2

~~— Master Plans shall be approved in the following manner.~~

~~— (1) *Approval of Master Plans.* The following shall be deemed to be approved Master Plans:~~

~~— (a) A Master Plan submitted for Plan Commission approval as part of a requested petition for zone map change or, if the property is already zoned to the C-I District, submitted for Plan Commission approval as part of a Development Plan;~~

~~— (b) The latest plan for development as approved by the Plan Commission in connection with a PUD District established prior to the adoption of this C-I District; and~~

~~— (c) In the event of a legally established nonconforming development for which there has been no Plan Commission approval of a Master Plan or PUD District established prior to the adoption of this C-I District, the Master Plan shall be interpreted as being the buildings, structures, accessory uses and physical development of the site in existence on the date of adoption of this ordinance.~~

~~— (2) *Phases.* A Master Plan may be submitted as follows:~~

~~— (a) Master Plan approvals may be obtained for a total project at one time or in phases. Phases may include physical areas of development (i.e., portions of an overall site) or elements of a development (i.e., building elevations, a sign program, landscaping, parking, athletic fields or stadiums and the like).~~

~~— (b) If phases are of physical areas of development, the initial phase shall be depicted on an overall plan for the entire site. As the approval of each subsequent phase is requested, an updated overall plan which incorporates the prior approved phases and the proposed phase, shall be required.~~

~~— (c) Any initial Master Plan or subsequent phases of approval may include a request for waivers as authorized by Article 3.5E(8) below.~~

~~— (3) *Applicability.*~~

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~~— (a) *New development.* A Master Plan shall be approved by the Plan Commission prior to any new development in a C-I District.~~

~~— (b) *Major expansions.* A Master Plan shall be approved by the Plan Commission prior to any major expansion (i.e., greater than 10,000 square feet or in excess of 20% of gross floor area of existing buildings) or the development of additional real estate at an existing site.~~

~~— (c) *Minor expansions.* Minor expansions of existing facilities (i.e., less than 10,000 square feet and less than excess of 20% of gross floor area of existing buildings) and the addition of accessory uses or temporary uses shall be subject only to Director's review of an improvement location permit application for compliance with the provisions of Article 3.5A and Article 3.5B above.~~

~~— (d) *Amendments.* Amendments to Master Plans shall be determined in compliance with the process outlined in Article 5.8E(3), applicable to commercial/industrial development within 600 feet of a residential district.~~

~~— (4) *After approval.* After a Master Plan has been approved for a particular site by the Plan Commission pursuant to this Article 3.5E, all development within that site shall be subject only to Director's review of improvement location permit applications for individual improvements for:~~

~~— (a) Compliance with the permitted uses of Article 3.5A above;~~

~~— (b) Compliance with the development standards of Article 3.5B above;~~

~~— (c) Substantial compliance with an approved Master Plan; and~~

~~— (d) Compliance with any waivers which may have been granted by the Plan Commission pursuant to Article 3.5E(6) below (or standards established by the Plan Commission as part of a PUD District established prior to the adoption of this C-I District).~~

~~— (5) *Procedures and filing requirements.* Notwithstanding anything in this ordinance to the contrary, unless filed as part of a petition for zone map change, a Master Plan shall be filed as a development plan under same procedures as set forth in Article 5.8 of this ordinance for architectural and site design review.~~

~~— (6) *Development requirements for the C-I District.*~~

~~— (a) Development requirements for the C-I District shall include the development standards of Article 3.5B above, and the additional development requirements specified below.~~

~~— (b) The additional development requirements which shall be satisfied prior to the approval of a development plan for architectural and site design review for any development within a C-I District include the following:~~

~~— 1. A Master Plan, which shall include, at a minimum, general guidelines for the improvement of a site, including, but not limited to: a listing the size of the types of uses proposed; the overall layout and design of the site (i.e., location, size and scope of buildings or structures, school and athletic facilities, off-street parking areas and signs); conceptual building elevations for major buildings or structures; proposed site lighting; and conceptual landscape plans;~~

~~— 2. Each Master Plan shall demonstrate compliance with all applicable development standards of the C-I District for which a waiver is not provided for in this Article; and~~

~~— 3. Each Master Plan shall demonstrate compliance with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted.~~

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~~— (7) Findings. The Plan Commission may approve a development plan for architectural and site design review as proposed by a Master Plan upon finding that:~~

~~— (a) The development plan complies with all applicable development standards of C-1 District for which a waiver has not been granted;~~

~~— (b) The development plan complies with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted;~~

~~— (c) The proposed development is consistent with the Comprehensive Plan;~~

~~— (d) The proposed development is appropriate to the site and its surroundings; and~~

~~— (e) The proposed development is consistent with the intent and purpose of this ordinance.~~

~~— (8) Waivers. In order to encourage creativity in the design of educational facilities within the town, the Plan Commission may grant a waiver of any of the development requirements specified in this Article 3.5B for: minimum front yards; maximum building height; signs; landscaping; lighting; and building materials, upon finding that the proposed development:~~

~~— (a) Represents an innovative and appropriate development, including site design features, building materials, lighting and landscaping which will enhance the use or value of area properties;~~

~~— (b) Is consistent with and compatible with development located in the immediately surrounding area; and~~

~~— (c) Is consistent with the intent and purpose of this ordinance.~~

~~(Ord. 51-2005, passed 10-10-2005; Ord. 39-2006, passed 10-9-2006)~~

## ARTICLE 3.6. G: GOLF

### § 3.6C GOLF COURSE MASTER PLAN APPROVALS. See Article 6.2

~~— (1) Applicability.~~

~~— (a) New golf courses. A development plan, which includes a Golf Course Master Plan, shall be approved by the Plan Commission prior to the development of a new golf course.~~

~~— (b) Major golf course expansions. A development plan, which includes a Golf Course Master Plan, shall be approved by the Plan Commission prior to any major expansion of golf course facilities or the development of additional real estate at an existing park.~~

~~— (c) Minor golf course expansions. Minor expansions of existing golf course facilities and the addition of accessory uses or temporary uses shall be subject only to Director's review of an improvement location permit application for compliance with the provisions of this Article.~~

~~— (2) After approval. After a Golf Course Master Plan has been approved for a particular golf course by the Plan Commission pursuant to this Article, all development within that golf course shall be subject only to Director's review of improvement location permit application for individual improvements for:~~

~~— (a) Compliance with the permitted uses of this Article;~~

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~~— (b) Compliance with the development standards of this Article;~~

~~— (c) Substantial compliance with an approved Golf Course Master Plan; and~~

~~— (d) Compliance with any waivers which may have been granted by the Plan Commission pursuant to this Article.~~

~~— (3) *Procedures and filing requirements.* Notwithstanding anything in this ordinance to the contrary, a Golf Course Master Plan shall be filed as a development plan under same procedures as set forth in Article 5.8 of this ordinance for architectural and site design review.~~

~~— (4) *Development requirements for G: Golf District (applicable to new golf courses constructed after the adoption of this ordinance).*~~

~~— (a) Development requirements for the G: Golf District shall include development standards of this Article, and the additional development requirements specified below.~~

~~— (b) The additional development requirements which shall be satisfied prior to the approval of a development plan for architectural and site design review for any development within a G: Golf District include the following:~~

~~— 1. A Golf Course Master Plan, which shall include, at a minimum, general guidelines for the improvement of a golf course, including, but not limited to: a listing of the types of recreational uses proposed; the overall layout and design of the golf course (i.e., location of activity areas or structures, including off-street parking areas and signs); locations of buildings or structures; proposed site lighting; conceptual landscape plans; and the approximate size or scope of proposed recreational facilities;~~

~~— 2. Each Golf Course Master Plan shall demonstrate compliance with all applicable development standards of the G: Golf District for which a waiver is not provided in this Article; and~~

~~— 3. Each Golf Course Master Plan shall demonstrate compliance with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted.~~

~~— (5) *Findings.* The Plan Commission may approve a development plan for architectural and site design review as proposed by a Golf Course Master Plan upon finding that:~~

~~— (a) The development plan complies with all applicable development standards of G: Golf District for which a waiver has not been granted;~~

~~— (b) The development plan complies with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted;~~

~~— (c) The proposed development is consistent with the Comprehensive Plan;~~

~~— (d) The proposed development is appropriate to the site and its surroundings; and~~

~~— (e) The proposed development is consistent with the intent and purpose of this ordinance.~~

~~— (6) *Waivers.* In order to encourage creativity in the design of recreational facilities within the town, the Plan Commission may grant a waiver of any of the development requirements specified in this Article 3.6.B., for minimum lot area; minimum lot width; minimum lot frontage; minimum yards and building setbacks; use of minimum yards and bufferyards; and off-street parking; upon finding that the proposed park development:~~

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~~— (a) Represents and innovative development of recreational uses, including site design features, lighting and landscaping which will enhance the use or value of area properties;~~

~~— (b) Is consistent with and compatible with development located in the immediately surrounding area; and~~

~~— (c) Is consistent with the intent and purpose of this ordinance.~~

~~(Ord. 13-2007, passed 6-11-2007)~~

## ARTICLE 3.8. MUN: MUNICIPAL USE DISTRICT

### § 3.8C MUNICIPAL USE MASTER PLAN APPROVALS. See Article 6.2

~~— Municipal Use Master Plans shall be approved in the following manner.~~

~~— (1) *Approval of Municipal Use Master Plans.* The following shall be deemed to be approved Municipal Use Master Plans:~~

~~— (a) A Municipal Use Master Plan submitted for Plan Commission approval as part of a requested petition for zone map change or, if the property is already zoned to the MUN: Municipal Use District, submitted for Plan Commission approval as part of a development plan;~~

~~— (b) The latest plan for development at a municipal use site approved by the Board of Zoning Appeals in connection with a special exception grant prior to the adoption of this MUN: Municipal Use District; and~~

~~— (c) In the event of a legally established nonconforming municipal use for which there has been no Plan Commission approval of a Municipal Use Master Plan or grant of a special exception by the Board of Zoning Appeals, the Municipal Use Master Plan shall be interpreted as being the primary facilities, accessory uses and physical development of the site in existence on the date of adoption of this ordinance.~~

~~— (2) *Phases.* A Municipal Use Master Plan may be submitted as follows:~~

~~— (a) Municipal Use Master Plan approvals may be obtained for a total project at one time or in phases. Phases may include physical areas of development (i.e., portions of an overall site) or elements of a development (i.e., building elevations, a sign program, landscaping, parking and the like);~~

~~— (b) If phases are of physical areas of development, the initial phase shall be depicted on an overall plan for the entire site. As the approval of each subsequent phase is requested, an updated overall plan which incorporates the prior approved phases and the proposed phase shall be required; and~~

~~— (c) Any initial Municipal Use Master Plan or subsequent phases of approval may include a request for waivers as authorized by Article 3.8C(8) below.~~

~~— (3) *Applicability.*~~

~~— (a) *New municipal uses.* A Municipal Use Master Plan shall be approved by the Plan Commission prior to the development of a new municipal use.~~

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~~— (b) *Major expansions.* A Municipal Use Master Plan shall be approved by the Plan Commission prior to any major expansion (i.e., greater than 10,000 square feet or in excess of 20% of gross floor area of existing buildings) or the development of additional real estate at an existing municipal use site.~~

~~— (c) *Minor expansions.* Minor expansions of existing facilities (i.e., less than 10,000 square feet and less than excess of 20% of gross floor area of existing buildings) and the addition of accessory uses or temporary uses shall be subject only to the Director's review of an improvement location permit application for compliance with the provisions of Article 3.8A and Article 3.8B above.~~

~~— (d) *Amendments.* Amendments to Municipal Use Master Plans shall be determined in compliance with the process outlined in Article 5.8E(3) applicable to commercial/industrial development within 600 feet of a residential district.~~

~~— (4) *After approval.* After a Municipal Use Master Plan has been approved for a particular municipal use by the Plan Commission pursuant to this Article 3.8C, all development within that municipal use site shall be subject only to Director's review of improvement location permit applications for individual improvements for:~~

~~— (a) Compliance with the permitted uses of Article 3.8A above;~~

~~— (b) Compliance with the development standards of Article 3.8B above;~~

~~— (c) Substantial compliance with an approved Municipal Use Master Plan; and~~

~~— (d) Compliance with any waivers which may have been granted by the Plan Commission pursuant to Article 3.8C(8) below (or by the Board of Zoning Appeals in connection with a special exception grant prior to the adoption of this MUN: Municipal Use District).~~

~~— (5) *Procedures and filing requirements.* Notwithstanding anything in this ordinance to the contrary, unless filed as part of a petition for zone map change, a Municipal Use Master Plan shall be filed as a development plan under same procedures as set forth in Article 5.8 of this ordinance for architectural and site design review.~~

~~— (6) *Development requirements for the MUN: Municipal Use District.*~~

~~— (a) Development requirements for the MUN: Municipal Use District shall include the development standards of Article 3.8B above, and the additional development requirements specified below.~~

~~— (b) The additional development requirements which shall be satisfied prior to the approval of a development plan for architectural and site design review for any development within a MUN: Municipal Use District include the following:~~

~~— 1. A Municipal Use Master Plan, which shall include, at a minimum, general guidelines for the improvement of a municipal use site, including, but not limited to: a listing the size of the municipal facility proposed; the overall layout and design of the site (i.e., location, size and scope of buildings or structures, off-street parking areas and signs); conceptual building elevations for major buildings or structures; proposed site lighting; and conceptual landscape plans;~~

~~— 2. Each Municipal Use Master Plan shall demonstrate compliance with all applicable development standards of the MUN: Municipal Use District for which a waiver is not provided for in this Article; and~~

~~— 3. Each Municipal Use Master Plan shall demonstrate compliance with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted.~~

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~~— (7) Findings. The Plan Commission may approve a development plan for architectural and site design review as proposed by a Municipal Use Master Plan upon finding that:~~

~~— (a) The development plan complies with all applicable development standards of MUN: Municipal Use District for which a waiver has not been granted;~~

~~— (b) The development plan complies with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted;~~

~~— (c) The proposed development is consistent with the Comprehensive Plan;~~

~~— (d) The proposed development is appropriate to the site and its surroundings; and~~

~~— (e) The proposed development is consistent with the intent and purpose of this ordinance.~~

~~— (8) Waivers. In order to encourage creativity in the design of municipal facilities within the town, the Plan Commission may grant a waiver of any of the development requirements specified in this Article 3.8B for: minimum front yards; minimum side or rear yards; use of minimum yards and bufferyards; maximum building height; off-street parking; signs; landscaping; lighting; and building materials, upon finding that the proposed municipal use development:~~

~~— (a) Represents an innovative and appropriate development of a municipal use, including site design features, building materials, lighting and landscaping which will enhance the use or value of area properties and the safety and functionality of the municipal use;~~

~~— (b) Is consistent with and compatible with development located in the immediately surrounding area; and~~

~~— (c) Is consistent with the intent and purpose of this ordinance.~~

~~(Ord. 06-2010, passed --2010; Ord. 10-2010, passed 7-26-2010; Ord. 04-2013, passed 2-25-2013; Ord. 26-2019, passed 10-14-2019)~~

## ARTICLE 3.10. ROW OVERLAY DISTRICT

### § 3.10F MASTER PLAN APPROVALS. See Article 6.2

~~— (1) Procedure. Notwithstanding anything in this Ordinance to the contrary, unless filed as part of a petition for zone map change, a Right-of-Way Use Master Plan shall be filed as a development plan under same procedures as set forth in Article 5.8 of this Ordinance for Architectural and Site Design Review.~~

~~— (a) Right-of-Way Use Master Plans shall be approved in the following manner: Approval of Right-of-Way Use Master Plans.~~

~~— (b) The following shall be deemed to be approved Right-of-Way Use Master Plans: A Right-of-Way Use Master Plan submitted for Plan Commission review as part of a Development Plan.~~

~~— (2) Phases. A Right-of-Way Use Master Plan may be submitted as follows:~~

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~~— (a) Right-of-Way Use Master Plan approvals may be obtained for a total project at one time or in phases. Phases may include physical areas of development (i.e., portions of an overall site) or elements of a development (i.e., building elevations, a sign program, landscaping, parking, etc.).~~

~~— (b) If phases are of physical areas of development, the initial phase shall be depicted on an overall plan for the entire site. As the approval of each subsequent phase is requested, an updated overall plan which incorporates the prior approved phases and the proposed phase shall be required.~~

~~— (c) Any initial Right-of-Way Use Master Plan or subsequent phases of approval may include a request for waivers as authorized by Article 3.10, F., (5) below.~~

~~— (3) *Applicability.*~~

~~— (a) *New right of way uses.* A Right of Way Use Master Plan shall be approved by the Plan Commission prior to the development of a new right of way use.~~

~~— (b) *Bus shelter expansions.* An increase in the size of a bus shelter created by the increase in ridership at specific bus stops can be done administratively subject only to Director's review of an improvement location permit (ILP) application for compliance with the provisions of Article 3.10.~~

~~— (c) *Amendments.* Amendments to Right-of-Way Use Master Plans shall be determined in compliance with the process outlined in Article 5.8, E., 3., applicable to Commercial / Industrial Development within 600 feet of a Residential District.~~

~~— (d) *Secondary review.* Compliance with Master Plan shall be determined for each project as approved with the Master Plan through the improvement location permit process.~~

~~— (4) *Findings.* The Plan Commission may approve a development plan for architectural and site design review as proposed by a Right-of-Way Use Master Plan upon finding that:~~

~~— (a) The development plan complies with all applicable development standards of ROW Right-of-Way Overlay District for which a waiver has not been granted;~~

~~— (b) The development plan complies with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted;~~

~~— (c) The proposed development is consistent with the Comprehensive Plan;~~

~~— (d) The proposed development is appropriate to the site and its surroundings; and~~

~~— (e) The proposed development is consistent with the intent and purpose of this Ordinance.~~

~~— (5) *Waivers.* In order to encourage creativity in the design of facilities in the rights-of-way within the Town of Plainfield, the Plan Commission may grant a waiver of any of the development requirements specified in this Article 3.10, E., for: maximum building height; signs; landscaping; lighting; and building materials, upon finding that the proposed right-of-way use development:~~

~~— (a) Represents an innovative and appropriate development of a municipal use, including site design features, building materials, lighting and landscaping which will enhance the use or value of area properties and the safety and functionality of the municipal use;~~

~~— (b) Is consistent with and compatible with development located in the immediately surrounding area; and~~



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~~—(c) Is consistent with the intent and purpose of this Ordinance.~~

~~—(6) *Exceptions.* In situations where bus shelters are unable to be located within the ROW Overlay District because of circumstance such as utility conflicts or lack of right-of-way, bus shelters and locations shall be approved with administrative approval of an improvement location permit (ILP) by the Plainfield Plan Commission as allowed by Article 4.1 of the Plainfield Zoning Ordinance and in full compliance with development and design standards of this Article.~~

~~(Ord. 16-2016, passed 7-11-2016; Ord. 01-2018, passed 2-12-2018)~~

### ARTICLE 6.2. MASTER PLAN

**A. Approval of Master Plans.** The following shall be deemed to be approved Master Plans:

1. A Master Plan submitted for Plan Commission approval as part of a requested petition for zone map change or submitted for Plan Commission approval as part of a Development Plan;
2. In the event of a legally established nonconforming development for which there has been no Plan Commission approval of a Master Plan, the Master Plan shall be interpreted as being the buildings, structures, accessory uses and physical development of the site in existence on the date of adoption of this ordinance.

**B. Procedure and Filing Requirements.** Notwithstanding anything in this ordinance to the contrary, unless filed as part of a petition for zone map change, a Master Plan shall be filed as a development plan under same procedures as set forth in Article 5.8 of this ordinance for architectural and site design review.

**C. Phases.** A Master Plan may be submitted as follows:

1. Master Plan approvals may be obtained for a total project at one time or in phases. Phases may include physical areas of development (i.e., portions of an overall site) or elements of a development (i.e., building elevations, a sign program, landscaping, parking, athletic fields or stadiums and the like).
2. If phases are of physical areas of development, the initial phase shall be depicted on an overall plan for the entire site. As the approval of each subsequent phase is requested, an updated overall plan which incorporates the prior approved phases and the proposed phase, shall be required.
3. Any initial Master Plan or subsequent phases of approval may include a request for waivers as authorized by Article 6.2.G below.

**D. Applicability**

1. *New development.* A Master Plan shall be approved by the Plan Commission prior to any new development requiring a Master Plan.
2. *Major expansions.* A Master Plan shall be approved by the Plan Commission prior to any major expansion (i.e., greater than 10,000 square feet or in excess of 20% of gross floor area of existing buildings) or the development of additional real estate at an existing site.
3. *Minor expansions.* Minor expansions of existing facilities (i.e., less than 10,000 square feet and less than excess of 20% of gross floor area of existing buildings) and the addition of accessory uses or temporary uses shall be subject only to Director's review of an improvement location permit application for compliance with the provisions with the approved Master Plan.

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4. Amendments. Amendments to Master Plans shall be determined in compliance with the process outlined in Article 5.8E(3), applicable to commercial/industrial development within 600 feet of a residential district
- E. After Approval.** After a Master Plan has been approved for a particular site by the Plan Commission pursuant to this Article, all development within that site shall be subject only to Director's review of improvement location permit applications for individual improvements for:
1. Compliance with the approved permitted uses of the Master Plan;
  2. Compliance with the development standards of underlying zoning District;
  3. Substantial compliance with an approved Master Plan; and
  4. Compliance with any waivers which may have been granted by the Plan Commission pursuant to Article 6.2.G below
- F. Development Requirements**
1. Development requirements for Master Plan shall include the development standards of the underlying zoning district, and the additional development requirements specified below.
  2. The additional development requirements which shall be satisfied prior to the approval of a development plan for architectural and site design review for any development within a Master Plan include the following:
    - a. A Master Plan, which shall include, at a minimum, general guidelines for the improvement of a site, including, but not limited to:
      - 1) The types of uses proposed;
      - 2) The size of the types of uses proposed;
      - 3) The overall layout and design of the site (i.e., location, size and scope of buildings or structures, off-street parking areas and signs);
      - 4) Conceptual building elevations for major buildings or structures;
      - 5) Proposed site lighting; and
      - 6) Conceptual landscape plans;
    - b. Each Master Plan shall demonstrate compliance with all applicable development standards of the underlying zoning for which a waiver is not provided for in this Article; and
    - c. Each Master Plan shall demonstrate compliance with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted.
- G. Findings.** The Plan Commission may approve a development plan for architectural and site design review as proposed by a Master Plan upon finding that:
1. The development plan complies with all applicable development standards of the underlying District for which a waiver has not been granted;
  2. The development plan complies with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted;
  3. The proposed development is consistent with the Comprehensive Plan;
  4. The proposed development is appropriate to the site and its surroundings; and
  5. The proposed development is consistent with the intent and purpose of this ordinance.
- H. Waivers.** To encourage creativity in the design of Master Plan Developments, the Plan Commission may grant a waiver of any of the development standards in the underlying

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zoning District; off-street parking; signs; landscaping; lighting; and building materials, upon finding that the proposed Master Plan use development:

1. Represents an innovative and appropriate development of a Master Plan use, including site design features, building materials, lighting and landscaping which will enhance the use or value of area properties and the safety and functionality of the Master Plan use;
2. Is consistent with and compatible with development located in the immediately surrounding area; and
3. Is consistent with the intent and purpose of this ordinance.