

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: June 6, 2022

CASE NO.: [DP-22-031](#)

PETITIONER: HSA Commercial Real Estate

REQUESTED ACTIONS: Petition requesting an amendment to an approved Architectural and Site Design Plan to add additional passenger and trailer parking spaces on a parcel zoned I2-Office/Warehouse Distribution.

LOCATION: 915 Airtech Parkway

PARCEL SIZE: 25.10 acres +/-

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



<u>EXISTING ZONING AND LAND USE</u>		<u>COMPREHENSIVE PLAN</u>	
I2	Office/Warehouse Distribution	Site:	POS Parks and Open Space
I2	Office/Warehouse Distribution	North:	LI Light Industrial
P	Park		POS Parks and Open Space
P	Park	South:	POS Parks and Open Space
P	Park	East:	POS Parks and Open Space
I2	Office/Warehouse Distribution	West:	LI Light Industrial

PROJECT DESCRIPTION

The applicant is seeking an amendment to an approved Architectural and Site Design Plan ([DP-20-082](#)) to add additional passenger and trailer parking spaces on a parcel zoned I2-Office/Warehouse Distribution. The additional trailer parking spaces would be added in an area originally approved for a “wet” detention pond. This “wet” pond was replaced by a smaller “dry” detention pond during the administrative plan approval process. The additional passenger parking area was proposed as an undeveloped area during the initial development plan.

PLANNING OVERVIEW

The proposed amendment would create 59 additional trailer parking spaces and 148 future passenger parking spaces. The approval of the primary plat for this site had a commitment for a potential east/west roadway from Airtech Parkway to Columbia Road utilizing the truck access to the south of the primary structure. The proposed trailer parking would be to the south of this corridor. While the corridor roadway may never be constructed, it was felt that the Commission should be aware of the modifications to this corridor area due to their prior approval.

APPLICABLE PLANNING POLICIES

Public Utilities: All utilities are available on site.

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

Floodplain: The project is not within the floodplain, however, to the south of the parcel is a stream that was remediated by the Town of Plainfield. The applicant is aware of the situation.

Transportation: Airtech Parkway continues to exist as a Private Street serving this development. With signalized access to Stafford Road, the additional parking requests are not expected to significantly impact the current level of service at that intersection.

DESIGN REVIEW

The Design Review Committee was not consulted for the parking lot addition.

1. **Minimum Yards and Building Setbacks: Complies.**
2. **Finished Façade Toward a Gateway: Not applicable.**
3. **Loading Space Orientation: Not applicable.**
4. **Outside Storage: None shown. Complies.**
5. **Maximum Building Height: Not applicable.**
6. **Parking Spaces: Complies.**
7. **Site Lighting: Complies.**
8. **Building Materials: Not applicable.**
9. **Mechanical Equipment: Not applicable.**
10. **Trash Enclosure / Trash Compactor: Not applicable.**
11. **Pedestrian Connectivity: Complies.**
12. **Perimeter Yard Landscaping: Complies.**
13. **Parking Lot Trees: Complies.**
14. **Parking Lot Screening: Complies.**
15. **Foundation Landscaping: Not applicable.**
16. **Signs: Not applicable.**

STAFF COMMENTS, QUESTIONS AND CONCERNS

None.

MOTION—Architectural and Site Design:

I move that the Plan Commission **approve / deny / continue** [DP-22-031](#) requesting Architectural and Site Design Approval for an amendment to an approved Architectural and Site Design Plan to add additional passenger and trailer parking spaces on a parcel zoned I2-Office/Warehouse Distribution.

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.

**TOWN OF PLAINFIELD
PLAN COMMISSION REPORT**

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 and documents provided to the Commission on June 6, 2022.