

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

DATE: July 7, 2022

CASE NO.: Not Docketed

PETITIONER: Mike Timko (Kimley-Horn)

REQUESTED ACTIONS: Petition requesting Architectural and Site Design review for an approximately 300,000 square foot distribution facility on approximately 28.20 acres utilizing an Orientation of Loading Space Development Incentive to allow loading docks to face Smith Road.

LOCATION: Northeast Corner of Smith Road and Bradford Road

PARCEL SIZE: 28.20 acres +/-

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



EXISTING ZONING AND LAND USE		COMPREHENSIVE PLAN	
Site:	I2 Office/Warehouse Distribution AG Agriculture	Site:	LI Light Industrial POS Park/Open Space
North:	I2 Office/Warehouse Distribution	North:	LI Light Industrial POS Park/Open Space
South:	Hendricks County	South:	SFD Single Family Detached
East:	I2 Office/Warehouse Distribution	East:	LI Light Industrial
West:	I2 Office/Warehouse Distribution	West:	LI Light Industrial POS Park/Open Space

PROJECT DESCRIPTION

The applicant is seeking Architectural and Site Design review for an approximately 300,000 square foot distribution facility on approximately 28.20 acres utilizing an Orientation of Loading Space Development Incentive to allow loading docks to face Smith Road.

PLANNING OVERVIEW

The site is located on the northeast corner of Bradford Road and Smith Road. A portion of the site is undevelopable due to mitigation and conservation easements, as well as floodway issues. These areas have been left undeveloped. Three ingress/egresses are proposed off Midwest Drive, one will handle truck traffic only, one will handle only passenger vehicles, and one will handle both. No accesses to Smith or Bradford have been requested.

Due to its location across from established residential neighborhoods to the south, Staff recommended that a wing wall or other extension be created from the southwest portion of the building to act as a visual and audio screen.

A rezone of a portion of the property to I2 will be required.

TOWN OF PLAINFIELD

DESIGN REVIEW COMMITTEE REPORT

DESIGN REVIEW

Staff requests that the Design Review Committee review the proposed development project and provide comments and / or design recommendations to the applicant and staff. The following items are identified by the Zoning Ordinance as standards for Development Plan review:

1. **Minimum Yards and Building Setbacks: Complies.**
2. **Finished Façade Toward a Gateway: Complies.**
3. **Loading Space Orientation: Does not comply. The applicant has requested an Orientation of Loading Space Development Incentive to bring into compliance.**
4. **Outside Storage: Not applicable.**
5. **Maximum Building Height: Complies.**
6. **Parking Spaces: Ordinance 23-2022 removes the minimum parking requirements and compels the developer to demonstrate sufficiency.**
7. **Site Lighting: Cut sheets comply. Photometric values must be shown at the property line.**
8. **Building Materials: Complies.**
9. **Mechanical Equipment: Complies based upon the line-of-sight drawing.**
10. **Trash Enclosure / Trash Compactor: No enclosure sites are shown.**
11. **Pedestrian Connectivity: Complies.**
12. **Perimeter Yard Landscaping: Based upon the southern property line length, 37.2 Plant Unit Value is required, only 12.0 is shown.**
13. **Parking Lot Trees: Complies.**
14. **Parking Lot Screening: Complies.**
15. **Foundation Landscaping: Complies.**
16. **Signs: No sign information has been presented. Permits will be required for any/all non-exempt signage.**

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. Given the presence of residences to the south, Staff had recommended the extension of the building wall along the southern edge to provide a visual and sound barrier. It does not appear that this recommendation has been observed.