



November 1, 2022

Mr. Scott Singleton  
Director of Transportation  
Town of Plainfield  
206 W. Main Street  
Plainfield, IN 46168

**Re: PLP Block C Rezone & Replat  
Traffic Study Review  
Kimley-Horn Project No. 170008019**

Dear Mr. Singleton,

In conjunction with the rezoning and replat of Block C of Plainfield Logistics Park, Kimley-Horn has reviewed the proposed uses for consistency with the “SR-267 & Camby Road Traffic Impact Study” by Butler, Fairman, & Seufert, Inc. (BF&S) dated July 24, 2019.

The Town of Plainfield contracted with BF&S to prepare a Traffic Impact Study (TIS) for the intersection of SR-267 & Camby Road. This TIS was focused on the potential impact of growth near the intersection, including the proposed Plainfield Logistics Park (PLP) development. On page 13 of the TIS the “Land Use and Intensity of Proposed Development” was listed in Exhibit 3. This was based off the site plan provided in Appendix A. The site plan showed a potential six (6) industrial warehouse buildings with three (3) remaining areas to potentially be utilized as other uses. Page 13 of the TIS and Appendix A have been included as attachments to this letter.

**Exhibit 3: Land Use and Intensity of Proposed Development**

Building #	Land Use	Size
1	Industrial Park (LU 130)	203,000 SF
2		259,200 SF
3		138,600 SF
4		151,200 SF
5		104,400 SF
6		76,800 SF
N/A	Retail (LU 820)	67,000 SF
N/A	Hotel (LU 310)	125 Rooms
N/A	Gas Station w/ C-Store (LU 945)	16 Fueling Positions

After the TIS was completed Plainfield Logistics Park went through the several site plan layout changes. The approved overall site plan includes three (3) industrial warehouse buildings and two (2) vacant blocks for a potential General Commercial (GC) use. Additionally, improvements were made

to SR-267 and Camby Road per the recommendations of the TIS. The approved overall site plan has been provided as an attachment to this letter. Using the Institute of Transportation Engineers (ITE) Trip Generator, Kimley-Horn analyzed and compared the anticipated trips generated for the Land Use codes assumed in Exhibit 3 of the TIS and with approved overall site plan for PLP. Refer to the Table A below for the comparisons.

Plainfield Logistics Park - TIS Assumed vs Approved/Proposed					
			Trips Generated		
TIS Assumptions	LUC	Size	AM Peak	PM Peak	Daily
Industrial Park (All Square Footage)	130	903,200 SF	307	307	3044
Retail	821	67,000 SF	237	633	6569
Hotel	310	125 Rooms	58	74	999
Gas Station w/ C- Store	945	16 Fueling Positions	257	295	4242
Total Assumed Trip Generated			859	1309	14854
Approved Overall Plan					
Approved Overall Plan	LUC	Size	AM	PM	Daily
Industrial Park (All Square Footage)	130	867,214 SF	295	295	2923
Retail	821	67,000 SF	237	633	6569
Hotel	310	125 Rooms	58	74	999
Gas Station w/ C- Store	945	16 Fueling Positions	257	295	4242
Total Approved/Proposed Trip Generated			847	1297	14733
Assumed versus Approved/Proposed			-12	-12	-121

**Table A**

It is our opinion that the current petition to rezone a portion of Lot 3 to GC and replat Block C is consistent with the assumptions made on page 13 of the TIS. The proposed GC zoning would allow uses that mimic those found on page 13 such as Retail, Hotel and Gas Station uses. Per our analysis the approved overall site plan and the proposed uses result in a reduction of trips generated during the AM Peak Hour, PM Peak Hour, and a 24-Hour period for a typical weekday.

If you have any questions or require any additional information, please contact me at (317) 218-9563.

Sincerely,

**Kimley-Horn and Associates, Inc.**



Liam D Sawyer, PE  
Project Manager

Attachments:

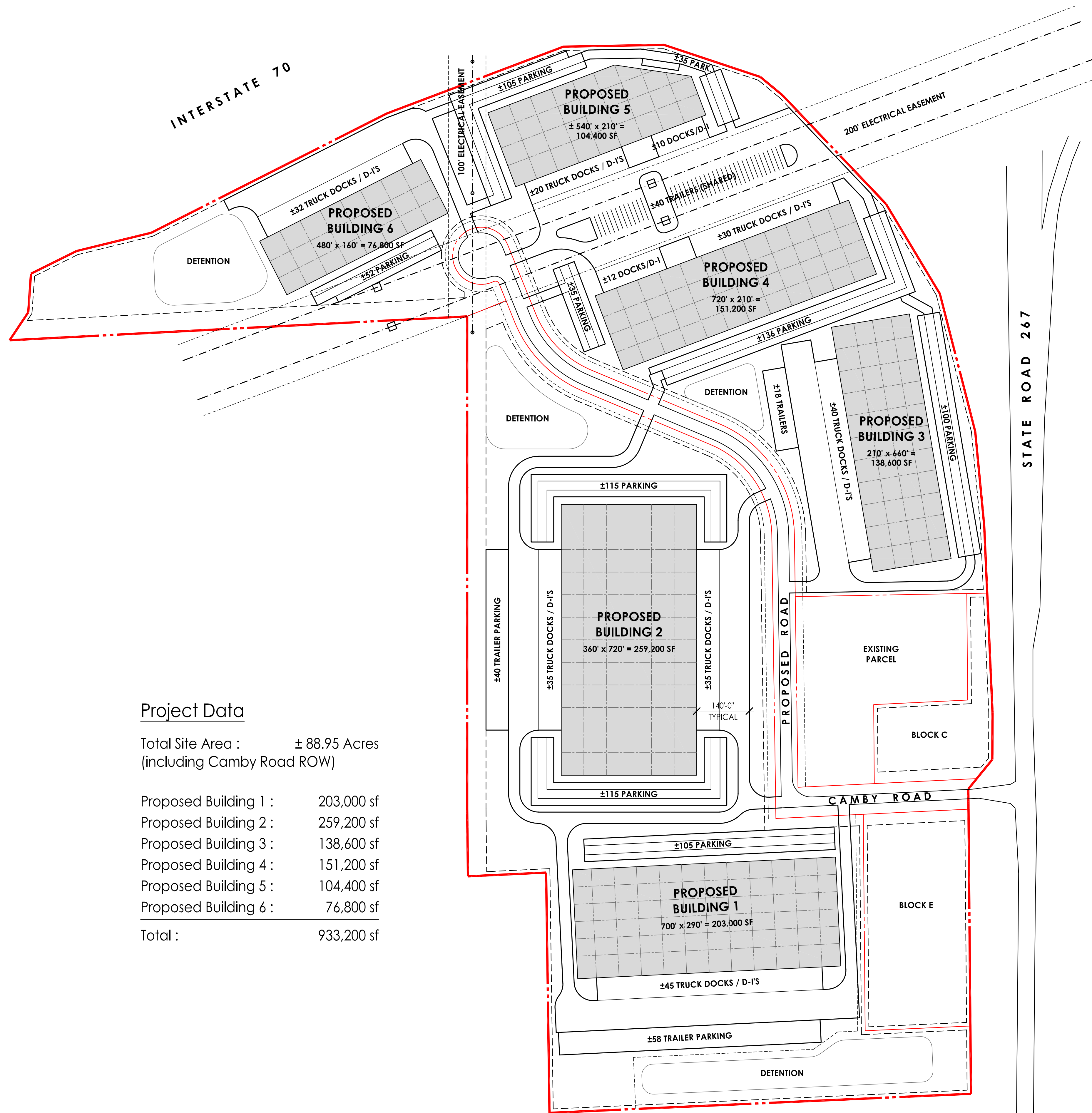
- SR-267 & Camby Road Traffic Impact Study by BF&S Dated 7/24/2019 – Page 13 & Appendix A
- Approved PLP Overall Site Plan

**PROJECT DESCRIPTION**

According to the site plan, the Proposed Development consists of six industrial buildings of various sizes between 76,800 square feet and 259,200 square feet. In addition, the project also includes outlots for future development. Factors for the trip generation were taken from ITE’s *Trip Generation*, 10<sup>th</sup> Edition. In addition to the outlots, there is an existing parcel that currently contains a small church. For a more conservative analysis, it was assumed that the existing parcel would be redeveloped with a higher intensity land use. The outlots and existing parcel were assumed to be developed with a mix of retail, hotel, and gas station with convenience store land uses. The specific size breakdown for each proposed land use is shown in **Exhibit 3**. The current site plan is included in **Appendix A**. For the purposes of this study it was assumed that the development would be completed within two years. **Exhibit 4** shows the location of the Proposed Development. Also illustrated on Exhibit 4 are the approximate locations of Background Development also being considered in this study.

**Exhibit 3: Land Use and Intensity of Proposed Development**

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1	Industrial Park (LU 130)	203,000 SF
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N/A	Hotel (LU 310)	125 Rooms
N/A	Gas Station w/ C-Store (LU 945)	16 Fueling Positions



**Project Data**

Total Site Area : ± 88.95 Acres  
(including Camby Road ROW)

Proposed Building 1 :	203,000 sf
Proposed Building 2 :	259,200 sf
Proposed Building 3 :	138,600 sf
Proposed Building 4 :	151,200 sf
Proposed Building 5 :	104,400 sf
Proposed Building 6 :	76,800 sf
<b>Total :</b>	<b>933,200 sf</b>



Location Plan

**Site Plan**

Scale: 1" = 150'-0" (24" x 36")



# Plainfield Logistics Center

## SW Quadrant I-70 & SR 267

PLAINFIELD, INDIANA

27 NOVEMBER 2018

ARCHITECTURE®

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