



9365 Counselors Row, Suite 116, Indianapolis, IN 46240

## **PROJECT NARRATIVE FOR URBAN AIR**

### Existing Conditions:

The proposed Urban Air project site is undeveloped and is located at 385 S. Perry Road in Plainfield, Indiana within the Plainfield Commons development. The existing site contains approximately 4.88 acres and will be subdivided into two tracts; Tract 1 = 3.33 acres and Tract 2 = 1.55 acres. Urban Air will be developed on Tract 1 and a future development will occur on Tract 2.

### Proposed Conditions:

The proposed project is to construct a new 38,250 square foot one-story Urban Air indoor entertainment facility that will require a total of 152 parking spaces. The project will be developed on Tract 1 (3.33 acres disrupting < 3.0 acres) and include 96 onsite parking spaces. The project will utilize the Integrated Center parkshed option and locate 56 parking spaces in the adjacent existing east parking lot. Additionally, the project is requesting a Side Yard incentive along the south property line due to the subdivision. Tract 2 will remain undeveloped at this time.

### Zoning:

The site is currently zoned GC – General Commercial District and is within the US 40 Gateway overlay district. As part of the Plainfield Commons development, the use of the Town's Parkshed Ordinance will be utilized with this project. Additionally, the project is requesting a Side Yard incentive due to the subdivision.

### Utilities:

Building utilities will be extended from existing municipal services located in existing easements that are adjacent to the site. Minimal disruption to land area is anticipated for utility extensions.

### Site Access/Traffic:

Site access will be from the existing Plainfield Commons Drive and the existing unnamed private drive. The proposed parkshed area located in the existing adjacent east parking lot will use speed hump type painted crosswalks for pedestrian access. Additionally, new 90 degree, head-in parking along Plainfield Commons Drive will provide ease of access for patrons and be a means to calm traffic that currently travels the existing drive.

### Storm Drainage:

The existing undeveloped parcel was constructed with four storm sewer stubs that discharge storm water runoff from this site into the existing regional detention pond located south of City Center Way. Since the 4.88 acre site is being subdivided into two tracts; Tract 1 = 3.33 acres and Tract 2 = 1.55 acres and Tract 1 will disrupt < 3.0 acres, the use of the existing detention pond as the stormwater quantity and quality best management practice (BMP) will reduce land disruption. New trash/debris collection devices will be installed with the new storm sewer system supporting Urban Air's development. Due to the subdividing of the parcel, the use of the existing storm sewer stubs will result in minimal disruption to land area.

### Landscaping:

The site will be planted as required by the Plainfield Land Usage Ordinance with a request for a Side Yard incentive due to the subdivision and Tract 2 not being developed at this time. Plant values will be doubled along the rear and side yards per the request.



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**Building Design and Architecture:**

The building will be constructed of load bearing precast concrete panels, utilizing a form liner to achieve a brick/stone exterior aesthetic as required to comply with local design guidelines for material percentages. The building's design features and colors will follow the Urban Air corporate image requirements.