

Craig May 4/13/2023 1:40 pm

With the requirement of 152 parking spaces for Urban Air, and the subject parcel having sufficient ground for the project to support itself, without a recorded crossing parking easement with Plainfield Commons South, LLC or Plainfield Commons II, LLC, our ownership is not open to taking on the “parkshed option and locate 56 parking spaces in the adjacent east parking lot”.

The current flow of traffic on Plainfield Commons Drive that has provided access to 225,000 square feet of our existing retail space for the past 22 years cannot withstand the hazardous, constant flow of children and families streaming across the already busy roadway. The vehicles entering and existing parking spaces along Plainfield Commons Drive will create an overwhelming interruption to the traffic flow that provides an ingress/egress for the rest of the patrons throughout the center. The parking at the northeast corner of the proposed building will obviously introduce vehicles pulling into and backing out of parking spaces directly in the middle of a busy intersection, which is a problematic design.

Again, we are in support of the Urban Air use and design of the building, but the project should be contained onto its own parcel and not encumber the existing retail projects and adjacent roadway.

Craig May 4/12/2023 4:46 pm

As CEO/Manager of Plainfield Commons South, LLC and Plainfield Commons II, LLC, I am reaching out to you regarding the proposed Urban Air project that would be adjacent to my family’s property. I read through your Design Review Committee April staff report related to the project. I also have sent emails to Mr. Whaley and Mr. McPhail regarding my position at the end of March.

I am in support of the Urban Air use, and I believe it will be a nice complement to the neighboring retail, restaurants and apartments.

My family also owns and operates five entertainment facilities in Central Indiana, and we recognize the parking intensity that is generated by indoor entrainment establishments. We are not open to shared parking with the proposed project. There is not a recorded parking easement agreement with Plainfield Commons South with the subject parcel. If necessary, to obtain its required 152 parking spaces, Urban Air may need to eliminate any future retail development and utilize the full 4.88 acres solely for the Urban Air portion of the project. Also, I request that the customer entrance to the facility be located either in the southwest corner or the center of the south side of the building so that the layout does not promote parking outside of its own parcel. Urban Air’s proposed layout (southeast entrance) also would encourage vehicular drop-off and waiting for exiting children, directly along the busy Plainfield Commons Drive.

Direct parking spaces along Plainfield Commons Drive cannot be an option. Plainfield Commons Drive’s traffic flow servicing all of the other Plainfield Commons shops, along with the ingress/egress flowing through the area, cannot sustain the traffic interruptions of vehicles attempting to enter and exit parking spaces.