

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

DATE: October 12, 2023
CASE NO.: PP-23-XXX [Dubak Electric](#)
 RZ-23-XXX [Dubak Electric](#)
 DP-23-XXX [Dubak Electric](#)

Will not be docketed until after DRC per procedure.

PETITIONER: IMX Group

REQUESTED ACTIONS: Zone Map Amendment from GC: General Commercial to CI: Commercial-Industrial
 Vacation of existing plat (and any restrictive covenants) and primary plat for a single lot non-residential subdivision
 Architectural and Site Design approval for a 26,174 square foot warehouse/office/education building

LOCATION: Southeast corner of Reeves Road and Cambridge Way.

PARCEL SIZE: 1.9 acres +/-

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



<u>EXISTING ZONING AND LAND USE</u>				<u>COMPREHENSIVE PLAN</u>			
Site:	GC	General Commercial		Site:	HC	Highway Commercial	
North:	I1	Research/Office Industrial		North:	LI	Light Industrial	
South:	GC	General Commercial		South:	HC	Highway Commercial	
East:	I2	Office/Warehouse Distribution		East:	LI	Light Industrial	
West:	REL	Religious		West:	HC	Highway Commercial	

PROJECT DESCRIPTION

The applicant is seeking a zone map amendment to the property from GC: General Commercial to CI: Commercial Industrial. Additionally, the Heritage Farm subdivision and any restrictive covenants would need to be vacated. Finally, a development plan for a combination office/education/service facility is proposed.

PLANNING OVERVIEW

The site is located at the southeast corner of Reeves Road and Cambridge Way. This area currently has single family dwellings upon the site. Additional rights-of-way are required to be dedicated on Reeves Road and the plat reflects that dedication. The development has been revised since the last

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DRC meeting and meets the ordinance. The elevations have been modified for the review of the DRC.

DESIGN REVIEW

The following items are identified by the Zoning Ordinance as standards for Development Plan review:

Building/Architectural	Complies?	Question/Comments
Maximum Building Height	Yes	
Finished Façade Toward a Gateway	Yes	
Building Materials	Yes	
Site Design	Complies?	Question/Comments
Minimum Yards and Building Setbacks	Yes	Applicant has made revisions to comply.
Loading Space Orientation	Yes	Applicant has removed the drive-in-doors to comply
Outside Storage	Yes	No outside storage is proposed.
Parking Spaces	Yes	Notation was corrected.
Site Lighting (Photometric and Cut Sheets)	Yes	The photometric plans comply. Tilt or tilt arm options are not allowed for exterior lighting
Mechanical Equipment:	Yes	Applicant has made revisions to comply.
Trash Enclosure / Trash Compactor	Yes	Elevation view of enclosure shown here . The enclosure complies as the Commission and Council approved solid metal gates painted a compatible color with the Primary Building.
Pedestrian Connectivity	Yes	Applicant has made revisions to comply.
Signs:	Yes	Signs are subject to an administrative Improvement Location Permit (ILP).
Landscaping	Complies?	Question/Comments
Perimeter Yard Landscaping	Yes	
Parking Lot Trees	Yes	
Parking Lot Screening	Yes	
Foundation Landscaping	Yes	

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. As more details have become available on the proposed land use, it appears to fit better within the CI: Commercial Industrial zoning district than the I-2: Office/Warehouse Distribution zone.
2. This project will need to vacate the existing Heritage Farm subdivision. It should also note that a vacation of any restrictive covenants associated with this subdivision is occurring as well.
3. The project name on the top of page 2 of the plat and the associated Township/Range information should be corrected for this project. (*This is an informational notation for the Plan Commission resubmittal*).