

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: November 6, 2023

CASE NO.: VAC-23-035 [Dubak Electric](#)
 PP-23-035 [Dubak Electric](#)
 RZ-23-035 [Dubak Electric](#)
 DP-23-035 [Dubak Electric](#)

PETITIONER: IMX Group

REQUESTED ACTIONS: Zone Map Amendment from GC: General Commercial to CI: Commercial-Industrial

Vacation of Lots 11-12 of Heritage Farms subdivision 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



EXISTING ZONING AND LAND USE			COMPREHENSIVE PLAN		
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. The C-I classification better meets the needs of the applicant and the Town.

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.

The site is located at the southeast corner of Reeves Road and Cambridge Way. This area currently

Considerations of Zone Map Amendment (from Indiana Code 36-7-4-603)
The plan commission and the legislative body shall pay reasonable regard to:
1. The comprehensive plan;
2. Current conditions and the character of current structures and uses in each district;
3. The most desirable use for which the land in each district is adapted;
4. The conservation of property values throughout the jurisdiction; and,
5. Responsible development and growth.

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has single family dwellings upon the site.

STAFF COMMENTS

- PLANNING** Additional rights-of-way are required to be dedicated on Reeves Road and the plat reflects that dedication.
- PUBLIC UTILITIES:** Adequate water, sewer and storm drainage systems are available along the frontage of the proposed project. The current proposal shows the water meter pits in the drive. Relocation of the pits can be addressed in detail during final construction plan review. It is likely that the existing home that is proposed to be demolished has an adequate sanitary sewer lateral stub. If so, the existing stub might be reuseable for this project at a reduced cost to the project. This will be further investigated during final construction plan review.
- FLOODPLAIN** No known flood plain issues.
- TRANSPORTATION:** The development is proposed to derive access from a single driveway to Reeves Road. Early site considerations was given toward including a second access to Cambridge, but after site and building configuration alternatives were considered, the proposed layout was preferred. Due to minimal expected traffic generation, Staff does not anticipate any significant concern for the access. An interior drive is proposed along the south face of the building to provide appropriate access for fire protection.
- As noted above, the Petitioner has agreed to dedicate additional public right-of-way along Reeves and Cambridge to be consistent with the surroundings and to allow for the construction of sidewalk across both front faces of the property.

SUBDIVISION CONTROL ORDINANCE REQUIREMENTS

The following items are listed as requirements for a Primary Plat by the Plainfield Subdivision Control Ordinance. The Ordinance provides for certain elements at the discretion of the Commission to be deferred to the Secondary Plat either in full or for more detail.

No.	Requirement	Deferred/Provided
1.	Scale, date and north arrow;	Provided
2.	Legal description of the real estate to be subdivided;	Provided
3.	Area map insert showing the general location of the proposed subdivision with reference to major streets and section lines as well as all school district lines and zoning districts properly designated;	Deferred
4.	Proposed name of the subdivision;	Sheet 2 requires a minor revision
5.	Name, address, telephone number of the owner. If applicable, name address and telephone number of the agent representing the owner. Citation of last deed of record conveying title to each parcel involved in the proposed subdivision, including name of grantor, grantee, date and recording information;	Provided ⁽¹⁾
6.	Accurate boundary lines of the proposed subdivision showing distance, bearings, angles and references to section corners, township and range lines;	Provided

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|-----|---|-----------------------|
| 7. | Names, centerlines and right-of-way widths of all existing streets, alleys and easements affecting or providing service to the proposed subdivision; | Provided |
| 8. | Layout, number and dimension of all lots with proposed setback lines; | Provided |
| 9. | The complete text of any existing covenants on the property (if applicable); | No Existing Covenants |
| 10. | Location, delineation and elevation of all floodway and floodway fringe areas within the boundaries of the subdivision; | Not applicable |
| 11. | Location of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable, if applicable; | Deferred |
| 12. | All improvements to the street system on-site and off-site, including measurement of curb radius and taper; | Deferred |
| 13. | Sidewalk plan (or alternate plan for pedestrian ways, when applicable); | Deferred |
| 14. | The approximate location, dimensions and area of all parcels of land proposed to be reserved for park, conservation, wetland, common area, lake or other similar uses for the use of property owners within the proposed subdivision; | Not applicable |
| 15. | Proposed covenants, commitments, conditions and restrictions for the subdivision; | Deferred |
| 16. | A proposed address plan for the subdivision consistent with the address patterns established for the town and county; and | Deferred |
| 17. | Any other information requested in writing by the Director, members of the Technical Advisory Committee or the Plan Commission deemed important to the development of the subdivision. | To Be Determined |

The Director, in his or her sole discretion, may waive or relax any of the requirements listed above for a primary plat of a minor residential subdivision, as circumstances dictate.

(1) Phone number in application

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	
Loading Space Orientation	Yes	
Outside Storage	Yes	No outside storage is proposed.
Parking Spaces	Yes	
Site Lighting (Photometric and Cut Sheets)	Yes	
Mechanical Equipment:	Yes	

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Trash Enclosure / Trash Compactor	Yes	
Pedestrian Connectivity	Yes	
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	

MOTION 1: Zone Map Amendment

I move that the Plan Commission certify [RZ-23-035](#), Dubak Facility, a **favorable recommendation / unfavorable recommendation / no recommendation** subject to the following conditions:

MOTION 2: Vacation

I move that the Plan Commission **approve / deny / continue** [VAC-23-035](#) to vacate the lots and restrictive covenants for Lots 11-12, Heritage Farms, finding that:

1. The conditions in the platted area **have / have not** changed so as to defeat the original purpose of the plat;
2. It is in the public interest **to / to not** vacate part of the plat; and,
3. The value of the part of the land in the plat not owned by the Petitioner **will / will not** be diminished by the vacation.

MOTION 3: Primary Plat

I move that the Plan Commission **approve / deny / continue** [PP-23-035](#) requesting Primary Plat approval for a 1 lot subdivision on a 1.9 acre +/- parcel requesting zone map amendment to C-1: Commercial Industrial, finding that:

1. Adequate provisions **have / have not** been made for regulation of minimum lot width, minimum lot depth and minimum lot area;
2. Adequate provisions **have / have not** been made for the widths, grades, curves and coordination of subdivisions public ways with current and planned public ways; and
3. Adequate provisions **have / have not** been made for the extension of water, sewer, and other municipal services.

and that such approval shall be subject to the following conditions:

1. Compliance with the Town Standards, including but not limited to the following Chapters of the Plainfield Town Code;
 - Chapter 51: General Sewer Use and Wastewater Pretreatment
 - Chapter 52: Water Regulations;
 - Chapter 55: Drainage;
 - Chapter 56: Storm Water;
 - Chapter 93.15: Access to Public Streets and Thoroughfares;
 - Chapter 152: Flood Hazard Reduction; and,
 - Chapter 153: Subdivision Control Ordinance
2. Compliance with the standards and specifications of the Plainfield Subdivision Control Ordinance.
3. Substantial compliance with the primary plat submitted for approval.
4. Correction of information on Sheet 2 of the Primary Plat to reflect the correct project.

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MOTION 4: Development Plan

I move that the Plan Commission **approve / deny / continue** [DP-23-035](#) requesting Architectural Site Design approval for a commercial building on a 1.9 acre parcel requesting zone map amendment to C-I: Commercial Industrial within a Gateway Corridor finding that:

1. The Development Plan **complies / does not comply** with all applicable Development Standards of the District in which the site is located;
2. The Development Plan **complies / does not comply** with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted;
3. The Development Plan **complies / does not comply** with all applicable provisions for Architectural and Site Design Review for which a waiver has not been granted;
4. The proposed development **is / is not** appropriate to the site and its surroundings; and,
5. The proposed development **is / is not** consistent with the intent and purpose of this Ordinance.

And that such approval shall be subject to the following condition(s):

1. Substantial compliance with the development plan file as of November 6, 2023.
2. Subject to the approval of the zone map amendment by the Town Council.