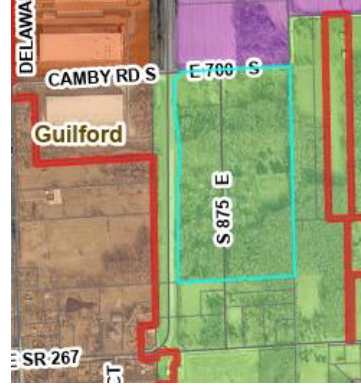


TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

DATE: 08-06-2024
CASE NO.: DP-24-070 [Not Docketed](#)
PETITIONER: Rock Creek Partners
REQUESTED ACTIONS: Architectural and Site Design Review for a 182,520 square foot building on a proposed 17.04-acre lot on a parcel proposed to be zoned to I-2: Office/Warehouse Distribution
LOCATION: Southeast corner of Camby Road and Quaker Boulevard.
PARCEL SIZE: 17.04 acres+/- (proposed)



EXISTING ZONING AND LAND USE			2016 COMPREHENSIVE PLAN		
Site:	AG	Agriculture ⁽¹⁾	Site:	POS	Parks and Open Space
North:	AG	Agriculture	North:	LI	Light Industrial
South:	AG	Agriculture	South:	POS	Parks and Open Space
East:	AG	Agriculture	East:	POS	Parks and Open Space
West:	HB	Agriculture ⁽²⁾	West:	SFD	Single Family Detached
	I2	Office Warehouse Distribution ⁽²⁾			
	RB	Single Family Residential ^{(2) (3)}			

(1) Seeking Zone Map Amendment to I-2: Office/Warehouse Distribution and HB: Highway Business
(2) The GC: General Commercial zone shown on the diagram is on Quaker Boulevard
(3) Hendricks County Zoning

PROJECT DESCRIPTION

- Requested Action:**
- Architectural and Site Design Review for a 182,520 square foot building on a proposed 17.04-acre lot on a parcel proposed to be zoned to I-2: Office/Warehouse Distribution
-
- Concurrent Actions:**
- Zone Map Amendment from AG: Agriculture to I-2: Office/Warehouse Distribution and HB: Highway Business (*Plan Commission and Town Council*)
 - Primary Plat (*Plan Commission*)
-
- Future Action(s):**
- Vacation of all or parts of certain roadways (*Town Council*).
 - Secondary Plat (*Administrative*)
 - Improvement Location Permit and other required permits (*Administrative*).



TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

STAFF COMMENTS

PLANNING

The applicant is seeking Architectural and Site Design Review for a 182,520 square foot building on a proposed 17.04-acre lot on a parcel proposed to be zoned to I-2: Office/Warehouse Distribution.

Given the proposed development's adjacency to protected bat habitat and the Echo Hollow Nature Park, care should be taken to ensure that this use does not interfere with the viability of the Indiana Brown Bat or cause a long term detriment to the Nature Park.

The applicant has provided a plan regarding how the shared truck dock area could be fenced the buildings are subdivided with requirements for secured dock space.

PROJECT REVIEW

The project has been reviewed for compliance with applicable Town ordinances and regulations. Items which do not comply or that need additional information to determine compliance have been identified below. Comments from reviewing agencies are also provided following the compliance summary.

PROJECT COMPLIANCE SUMMARY

Compliance unknown / needs attention

Does not comply

Review Area	Code Reference	Status	Questions / Comments
Building Design			
Minimum Yards and Building Setbacks	14.2.E.2	Complies	
Maximum Building Height	14.2.E.2	Complies	The applicant has set the building back from the front yard more than the required additional 11 feet to account for the additional height as required by Article 14.2.E.2.d.
Building Materials	5.5.C.3.2	Complies	See Staff Comment 1 below.
Mechanical Equipment:	5.5.C.4.d, 4.1G	Appears to comply	Staff remains concerned about speculative distribution buildings. Frequently, taller units are placed by future users after the building has been approved, constructed, and sold by the applicant.
Building Lighting	4.9.C	Complies	
Site Design			
Drive-Through Facilities	4.1.D	Not applicable	
Loading Space Orientation	5.5.C.4.b	Complies	
Outside Storage	5.5.C.4.c	Not requested	
Outdoor Seating/Dining	4.16.E	Not applicable	
Parking Area Location	4.10.C	Complies	
Off-Street Parking Area Cross Access	4.10.D.7	Complies	

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

Connection			
Bicycle Parking	4.10.E	Does not comply	No bicycle parking appears to be shown
Parking Spaces	4.10.F	Does not comply.	No ADA compliant parking appears to be shown.
Site Lighting	4.9.D 5.5.C.6	Compliance not determined, but likely	<p>The lighting is in line with the new standards on fixture height. The photometric values need to be shown to the property line.</p> <p>With both the bat habitat and the glidepaths for current/future Indianapolis International Airport runways being in the vicinity, the applicant should take care to ensure that both these biomechanical and mechanical aviators are not impacted.</p>
Trash Enclosure / Trash Compactor	4.1.J	Partially complies	The applicant has provided proposed locations for such enclosures / compactors, but not proposed renderings of these units.
Pedestrian Connectivity	4.1.H	Does Not Comply	<p>The pedestrian connections do not show the markings for the crossings of interior drives. Additionally, the connections only appear to be on the south side while the north side is closer to the future commercial amenities.</p> <p>Given the size of the buildings and the potential for tenant subdivision, pedestrian connections should be on both the north and south sides of the building.</p> <p>There does not appear to be a connection to the 10-foot-wide trail on the west side of Building 1. Given that there will be only about a 6-foot difference between the finished floor elevation and Quaker Boulevard, this should not be difficult to accomplish.</p>
Landscaping			
Perimeter Yard Landscaping	4.7.C	Does not comply	<ul style="list-style-type: none"> The north perimeter does require landscaping of a Level 2 PUV. The applicant could provide an inventory of trees to be retained that meet that requirement As the west perimeter is a bufferyard to residential, it requires a Level 4 PUV. A Level 0 PUV is being shown. The southern perimeter is adjacent to AG zoning. A level 4 PUV is required.
Foundation Landscaping	4.7.D	Does not comply	Ornamental grasses do not have Plant Unit Value.

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Parking Lot Trees	4.7.F	Does not comply	The required ratio of parking spaces to islands is 15:1, rounded up to the next island. 18 islands are required, 14 were provided.
Parking Lot Screening	4.7.F	Partially complies	The purpose of the hedge row is to block the headlights/grilles of vehicles from being seen offsite. Evergreen species are preferred to deciduous due to year-round screening ability.
Trash Enclosure Landscaping	4.1.J	Complies	Locations on the site plan have been provided. Landscaping is not required for these locations.

STAFF COMMENTS, QUESTIONS, AND CONCERNS

1. This is the first project under the new Architectural Standards to be heard by this Committee. As shown below, the project complies with the new standards.

ELEVATION	REQUIRED FAÇADE POINTS	PROPOSED FAÇADE POINTS	STATUS
North	450	535	Complies
East	400	444.6	Complies
South	450	623.4	Complies
West	450	616.8	Complies

2. The applicant's narrative mentions "the remaining portion of Willsee Lane". Based upon the county's GIS, this should be corrected to "Willsey Road." This doesn't mean that the relocated road cannot be changed to "Willsee Lane" when it is replatted, just that naming consistency should be exercised until that point.
3. The applicant is researching names to replace "Innovation Drive" due to similar names being used within the dispatching jurisdictional areas of the Hendricks County Communications Center.
4. The Site Summary on Sheet C3.0 shows a "Parking Spaces (Standard) Required." The Plainfield Zoning Ordinance does not have a required parking ratio. However, it might be keen to consider ADA Compliant spots as required by the "ADA Standards for Accessible Design" as published by the United States Department of Justice.
5. A sign plan has been provided by the applicant. The size appears to comply, but it is not clear whether the sign is properly setback from the property line.
6. The applicant has placed the docks to the interior of the site, as well as providing a proposed noise on the south side and a building bump out on the north side to reduce sound propagation.
7. It appears that the landscape architect may be using the standards from the Promenade of Noblesville Planned Unit Development in Noblesville. The Town's standards can be found starting on [page 58 of this document](#).