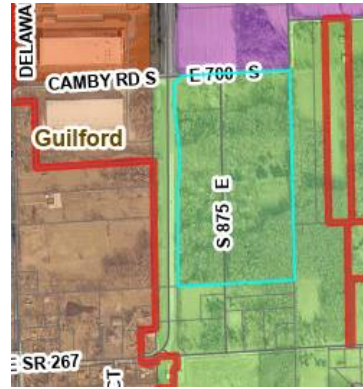


# TOWN OF PLAINFIELD PLAN COMMISSION REPORT

**DATE:** 09-05-2024  
**CASE NO.:** [DP-24-070](#)  
**PETITIONER:** Rock Creek Partners  
**REQUESTED ACTIONS:** Architectural and Site Design Review for a 182,520 square foot building on a proposed 17.40-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:** 17.40 acres+/- (proposed)



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

(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 17.40-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*) and a primary plat creating two lots and one block.
  - Architectural and Site Design Review for a 218,400 square foot building on a proposed 18.14-acre lot on a parcel proposed to be zoned to I-2: Office/Warehouse Distribution
  - 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*).

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## STAFF COMMENTS

### PLANNING

The applicant is seeking Architectural and Site Design Review for a 182,520 square foot building on a proposed 17.40-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.

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	<b>Complies</b>
East	400	444.6	<b>Complies</b>
South	450	623.4	<b>Complies</b>
West	450	616.8	<b>Complies</b>

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. Until that time, it appears that it will be referred to as “Road A.”

The landscape plan **does not comply** with the ordinance. Staff had pointed out the areas lacking compliance prior to the Design Review Committee meeting and these issues were not addressed.

The applicant has placed the docks to the interior of the site, as well as providing a proposed noise wall on the south side and a building bump out on the north side to reduce sound propagation.

### PUBLIC UTILITIES:

Water service is currently located west of Quaker Blvd at Camby Road. The proposed development, if approved, would need to extend water east under Quaker, then along Camby, and then south along the proposed new roadway. The Town water system is capable of serving the project. Sanitary sewer is currently located east of Quaker along Camby Road. The proposed development, if approved, would need to extend a sanitary sewer main east along Camby and then south along the proposed new roadway in order to provide service. The Town sanitary sewer system is capable of serving the project. Drainage from the proposed development area travels west under Quaker. The proposal provides for a storm water piping system that will discharge to proposed detention basins to provide storm water quality and quantity control before discharge to the west. The drainage system appears adequate with the proposed improvements.

### FLOODPLAIN

No known flood plain issues.

### TRANSPORTATION:

Please see related comments in the Staff Report for [RZ-24-068](#) and [PP-24-068](#)

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[for context on some of the broader planning and improvements that are proposed to support this development plan.](#)

In addition, Plainfield Innovation Park Building 1 will derive access through two private drives proposed across Lot 2 and which will connect to the proposed dedicated public right-of-way for a new N/S local industrial street, previously referred to as Innovation Drive.

Building 1 will operate with shared internal drives with the truck court of Building 2. While security may be a concern for the tenant, the private drives lengths seemingly provide sufficient distance wherein stacking for check-in procedures are not expected to create concern for the public right-of-way.

Lastly, in addition to the requirement to plat access easements across Lot 2 for the benefit of Lot 1 having access to a public right-of-way, an agreement will be required to ensure the two parties are mutually responsible for ensuring the easements are sufficiently maintained.

## **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
<b>Building Design</b>			
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	
<b>Site Design</b>			
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 Connection	4.10.D.7	Complies	

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Bicycle Parking	4.10.E	Does not comply	No bicycle parking appears to be shown. <b>This requirement was pointed out to the applicant at the Design Review Committee Meeting.</b>
Parking Spaces	4.10.F	Complies	
Site Lighting	4.9.D 5.5.C.6	Compliance not determined, but likely	The lighting is in line with the new standards on fixture height and the fixtures comply.  The photometric values need to be shown to the property line. <b>This requirement was pointed out to the applicant at the Design Review Committee Meeting.</b>
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. <b>This requirement was pointed out to the applicant at the Design Review Committee Meeting.</b>
Pedestrian Connectivity	4.1.H	Partially complies	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. <b>This requirement was pointed out to the applicant at the Design Review Committee Meeting.</b>  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. <b>This requirement was pointed out to the applicant at the Design Review Committee Meeting.</b>
<b>Landscaping</b>			
Perimeter Yard Landscaping	4.7.C	Complies	The applicant's engineer has provided a <a href="#">inventory of trees to be protected</a> to meet perimeter landscape requirements. The ordinance requires replacement of trees at an equal point value if the trees are removed or damaged.
Foundation Landscaping	4.7.D	Does not comply	The applicant claims 14.25 PUV provided through the placement of 19 evergreen trees, but only 13 could be found.
Parking Lot Trees	4.7.F	Complies.	
Parking Lot Screening	4.7.F	Does not comply	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.  Ornamental grasses do not have Plant Unit Value. <b>This requirement was pointed out to the applicant at the Design Review Committee Meeting.</b>
Trash Enclosure Landscaping	4.1.J	Complies	Locations on the site plan have been provided. Landscaping is not required for these locations.

### MOTION

## **TOWN OF PLAINFIELD PLAN COMMISSION REPORT**

I move that the Plan Commission **approve / deny / continue DP-24-070** requesting Architectural Site Design approval 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 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 September 5, 2024
2. An approved secondary plat shall be recorded prior to the issuance of any permits as per the Plainfield Subdivision Control Ordinance.
3. All the trees shown on the exhibit "Trees to be Protected" provided by the applicant shall be protected in perpetuity. If the trees are damaged or become deceased, they must be replaced with landscaping of an equivalent Plant Unit Value.
4. Approval is subject to the ratification of the Zone Map Amendment ordinance by the Town Council.