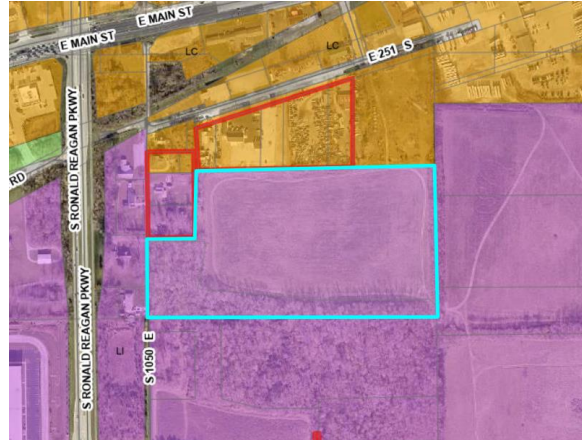


# TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE

**DATE:** 10-08-2024  
**CASE NO.:** DP-24-094 [Not Docketed](#)  
**PETITIONER:** Pace Property Holding LLC  
**REQUESTED ACTIONS:** Architectural and Site Design Review for a 75,000 square foot building on a proposed 19.96-acre lot on a parcel proposed to be zoned to I-2: Office/Warehouse Distribution  
**LOCATION:** South of East County Road 251 South, east of S County Road 1050 E  
**PARCEL SIZE:** 19.96 acres+/- (proposed)



EXISTING ZONING AND LAND USE		2016 COMPREHENSIVE PLAN	
<b>Site:</b>	AG Agriculture I-2 Office/Warehouse Distribution	<b>Site:</b>	LI Light Industrial
<b>North:</b>	AG Agriculture GB General Business <sup>(2)</sup>	<b>North:</b>	LC Local/Corridor Commercial
<b>South:</b>	AG Agriculture	<b>South:</b>	LI Light Industrial
<b>East:</b>	AG Agriculture	<b>East:</b>	LI Light Industrial
<b>West:</b>	AGR Agriculture <sup>(2)</sup> R2 Low Density Residential	<b>West:</b>	LI Light Industrial

(1) Seeking Zone Map Amendment to I-2: Office/Warehouse Distribution

(2) Hendricks County Zoning

## PROJECT DESCRIPTION

Requested Action: • Architectural and Site Design Review for a 75,000 square foot building on a proposed 19.96-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 (*Plan Commission and Town Council*)  
 • Primary Plat (*Plan Commission*)

Future Action(s): • Secondary Plat (*Administrative*)

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- Improvement Location Permit and other required permits (*Administrative*).



## 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	
Building Materials	5.5.C.3.2	Complies	See Façade Point Table on page 3
Mechanical Equipment:	5.5.C.4.d, 4.1G	Compliance cited	Note 32 of Sheet C-201 states that they will be screened by a parapet wall
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	Not applicable	
Bicycle Parking	4.10.E	Complies	
Parking Spaces	4.10.F	Complies	
Site Lighting	4.9.D 5.5.C.6	Complies	

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Trash Enclosure / Trash Compactor	4.1.J	Unsure	Staff is not familiar with the material for the gates. A material sample, photographs, and/or locations where it can be observed in person is encouraged.
Pedestrian Connectivity	4.1.H	Complies.	

**Landscaping**

Perimeter Yard Landscaping	4.7.C	Complies	
Foundation Landscaping	4.7.D	Complies	
Parking Lot Trees	4.7.F	Complies	
Parking Lot Screening	4.7.F	Complies	
Trash Enclosure Landscaping	4.1.J	Not Applicable	

**FAÇADE POINTS**

ELEVATION	REQUIRED FAÇADE POINTS	PROPOSED FAÇADE POINTS	STATUS
North	450	524	<b>Complies</b>
East	550	566	<b>Complies</b>
South	500	650	<b>Complies</b>
West	500	500	<b>Complies</b>