

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: 11-04-2024

CASE NO.: [RZ-24-092, PP-24-093, DP-24-094](#)

PETITIONER: Pace Property Holding LLC

REQUESTED ACTIONS:

[RZ-24-092:](#) Zone Map Amendment for 3.567 acres +/- from AG: Agriculture to I-2: Office/Warehouse Distribution to consolidate the zoning on a parcel to be created.

[PP-24-093:](#) Incremental Primary Plat for the Pace Life Sciences Park, a 202.65 acre +/- non-residential development.

[DP-24-094:](#) 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 consolidated from AG: Agriculture and I-2: Office/Warehouse Distribution to I-2: Office/Warehouse Distribution

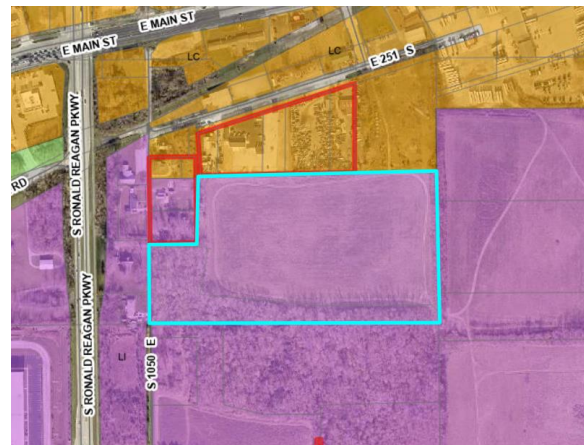
LOCATION: South of East County Road 251 South, east of S County Road 1050 E

SIZE:

3.567 acres +/- (*Zone Map Amendment*)

202.65 acres +/- (*Incremental Primary Plat*)

19.96 acres +/- (*Development Plan*)



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

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

(2) Hendricks County Zoning

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PROJECT DESCRIPTION

- Requested Action:
- Zone Map Amendment for 3.567 acres +/- from AG: Agriculture to I-2: Office/Warehouse Distribution to consolidate the zoning on a parcel to be created.
 - Incremental Primary Plat for the Pace Life Sciences Park, a 202.65 acre +/- non-residential development.
 - 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 consolidated from AG: Agriculture and I-2: Office/Warehouse Distribution to I-2: Office/Warehouse Distribution

- Concurrent Actions:
- None

- Future Action(s):
- Secondary Plat (*Administrative*)
 - Improvement Location Permit and other required permits (*Administrative*).
 - Zone Map Amendment(s) for the remainder of the concept plan area.



STAFF COMMENTS

PLANNING:

ZONE MAP AMENDMENT

The requested Zone Map Amendment will consolidate the zoning classification on a parcel that is in process of being platted. The desired lot is largely I-2: Office/Warehouse/Distribution (~83%), but there is a part of another lot that is sought to be platted into a new parcel that is zoned AG: Agriculture (~17%).

The zoning ordinance does have provisions for such a case, but it would result in the most stringent regulations prevailing. These regulations would result in the AG zoning creating larger setbacks and disallowing uses that the larger I-2 zoning would allow.

As the applicant is seeking to develop as a headquarters/distribution use, amending the AG to the I-2 would be required for such a land use.

Similarly, to achieve the land uses in the concept plan, Zone Map Amendments from AG: Agriculture and I-4: Heavy Industrial will be required.

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.

PUBLIC UTILITIES:

The overall utility concept plan is in general conformance with the master sewer and water plans of the Town. A major interceptor sewer will need to cross the site from north to south along the east side of the site between Main Street and future Airtech Blvd. This interceptor sewer is necessary for the full development of the area within the primary plat, and it is an important link in the Plainfield sewer system. The timing of the interceptor sewer is not yet determined; however, it is not needed to support

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the initial warehouse and office. An easement for this sewer will be necessary in the future as development progresses.

The initial development plan for the proposed warehouse and office envisions use of a private and temporary sewer system that can be taken offline as the area continues to develop. The private system and the nearby public connection point both appear adequate for this initial project. The initial system does not provide service to the future lots along Earham Lane.

The water service for the initial development plan follows existing CR 1050 E. While this plan will provide water for the proposed building, the proposed main does not provide for water service for future lots along proposed Earham Lane.

Storm drainage planning has the benefit of significant stream outlets being available. The conceptual plan appears to follow Plainfield regulation which will be verified during infrastructure detail review.

This project has essentially provided acceptable long term concept plans for utility and drainage service. The initial proposed building development plan has attempted to break down the larger view concept plan into a smaller phase for implementation. Finding a balance between making the initial phase affordable while simultaneously opening larger areas for future development is a tough balance to find. If the project goes forward, I expect the applicant and the Town to continue to look for ways to open up future development area by leveraging the initial phase investment while not breaking the budget.

FLOODPLAIN:

The floodplain of the east fork of White Lick Creek is within the overall area propose to be platted. The Town and DNR flood plain regulations will apply to all lots and infrastructure developed within flood plains.

TRANSPORTATION:

The building size of 75,000sf proposed by DP-24-094 exceeds the minimum threshold for completing a Traffic Impact Study. Further, the Primary Plat proposed encompasses a sizeable area. The combination of these petitions warrant a robust traffic review of the expected development in this area to consider expected long-range improvements and how the proposed development plan fits into the existing conditions and these future needs.

The Petitioner has provided a Traffic Impact Study performed by Woolpert and stamped by a Professional Engineer. Due to the size of the supporting documents, the digital files are broken into two parts. An add-on Memo is also included at the request of Staff that addresses questions about trip generation.

Staff asserts that the proposed Primary Plat is generally consistent with the Town's Thoroughfare Plan. The critical components to note are the following:

- Raceway Road is to be extended south of US-40 as a Major Collector. Raceway Road is planned to connect to a future extension of Airtech Parkway, east of the Ronald Reagan Parkway (RRP), that will eventually connect to the Indianapolis Airport's West Perimeter Road. This layout is designed to ensure all traffic generated from this area will have access to a major (currently signalized) intersection at both US 40 & RRP.
- The Thoroughfare also illustrates a network of Local roadways to distribute trips in the area to not only Raceway Road, but to two other existing intersections: US-40 and Earham Lane and RRP and Wamsley Way. While

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these intersections are not currently signalized, they do both exist today with full-access and could be considered for capacity improvements in the future if warranted.

- Existing CR 251 is shown to be expanded to act as a commercial frontage road that will help distribute that traffic along US-40 while minimizing the need for excessive direct access to that arterial. And, an additional local street connection has been included with Airtech Parkway to offer a more desirable distance from RRP than the current CR 1050 E intersection.



The Primary Plat technically only encumbers land owned by the Petitioner but illustrates the future expectation that some of the public right-of-way to connect to the future Airtech Parkway extension will cross land currently owned by the Indianapolis Airport Authority (IAA). The Town is actively working on a project with IAA to see this extension project completed by 2026. Once complete, the remnant land north of the Airtech Pkwy extension is expected to be released by the IAA for development, which would be expected to accommodate the proposed street connectivity.

One key component of the Primary Plat that deserves consideration is the proposed tie-in of Roadway A with Raceway Road. The geometry of the intersection and the distance from US-40 will likely create some adjustments through future development planning, but given the Petitioners current focus on DP-24-094 for Lot 1, Staff's determination has been the Primary Plat suitably indicates the desired intent as this early stage of development.

As an incremental plat and development towards the broader Pace Life Sciences Park, DP-24-094 proposed to extend Earham Lane south to offer the new development direct access to a public right-of-way. Staff supports this extension to provide access as shown, but acknowledges two specific design issues that will need further review:

- The current plans do not properly illustrate the level of improvements that will be needed as the intersection of CR 251 and Earham Lane. This can be more suitably addressed through the Town's Infrastructure and Site Plan review. Coordination of these improvements may require the Petitioner to enter into an agreement with the Town of Plainfield to address construction and funding details.
- The TIS indicates a future signal will be warranted at Earham Lane and US-40, though doesn't specifically determine whether warrants are met given only the construction of DP-24-094. Consideration is also given whether the intersection may exist long-term as a RI/RO/LI design. Under INDOT's jurisdiction, US-40 is currently under a

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design contract to consider future improvements. Staff has shared the Woolpert TIS with INDOT for their review. And while future considerations will need to be made toward the improvements and timing, the proposed DP-24-094 is not expected to generate sufficient new traffic that would be cause to delay the development until final decision-making along US-40 is settled.

Though more detailed design and engineering will be necessary, and additional analysis will ultimately be required for other future infrastructure improvements indicated by the Primary Plat and the TIS, the proposed overall plan and intent to develop Lot 1 by extending Earham Lane south appears to provide a suitable development path, consistent with the Town’s high-level transportation expectations.

ORDINANCE REQUIREMENTS BASED REVIEW

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; | Provided |
| 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 |
| 6. | Accurate boundary lines of the proposed subdivision showing distance, bearings, angles and references to section corners, township and range lines; | Provided |
| 7. | Names, centerlines and right-of-way widths of all existing streets, alleys and easements affecting or providing service to the proposed subdivision; | Deferred |
| 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 Known Existing Covenants |
| 10. | Location, delineation and elevation of all floodway and floodway fringe areas within the boundaries of the subdivision; | Deferred |
| 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; | Provided |
| 12. | All improvements to the street system on-site and off-site, including measurement of curb radius and taper; | Provided |

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| | | |
|-----|---|------------------|
| 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; | Deferred |
| 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.

DEVELOPMENT PLAN

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.

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 | |
| Building Materials | 5.5.C.3.2 | Complies | See Façade Point Table (found below the Project Compliance Summary.) |
| 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 | |
| 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 Connection | 4.10.D.7 | Not applicable | |

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| Bicycle Parking | 4.10.E | Complies | |
|-----------------------------------|------------------|----------------|--|
| Parking Spaces | 4.10.F | Complies | |
| Site Lighting | 4.9.D 5.5.C.6 | Complies | |
| Trash Enclosure / Trash Compactor | 4.1.J | Complies | |
| 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 POINT TABLE

| ELEVATION | REQUIRED FAÇADE POINTS | PROPOSED FAÇADE POINTS | STATUS |
|-----------|------------------------|------------------------|-----------------|
| North | 450 | 524 | Complies |
| East | 550 | 566 | Complies |
| South | 500 | 650 | Complies |
| West | 500 | 500 | Complies |

POTENTIAL MOTIONS.

The following motions are provided to the Plan Commission for the possible decisions that can be made on each of the petitions: **favorable/approve**, **unfavorable/deny**, and **continue**.

Conditions and/or commitments can be added as the Commission deems appropriate, even if no conditions or commitments have been provided/proposed by the applicant or Town Staff.

MOTION 1: Zone Map Amendment

I move that the Plan Commission certify **RZ-24-092: Zone Map Amendment** from AG: Agriculture to I-2: Office/Warehouse Distribution, a **favorable recommendation / unfavorable recommendation / no recommendation** subject to the following condition(s):

MOTION 2: Primary Plat

I move that the Plan Commission **approve / deny / continue** **PP-24-093** requesting an incremental primary plat for the Pace Life Sciences Park, a 202.65 acre +/- non-residential development., 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

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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. Substantial compliance with the primary plat submitted for approval.
 3. As per the Plainfield Subdivision Control Ordinance, no permits shall be issued for these sites until the recording of the secondary plat.
 4. Approval is subject to the ratification of the Zone Map Amendment ordinance by the Town Council.

MOTION 3: Development Plan

I move that the Plan Commission **approve / deny / continue DP-24-094** requesting Architectural Site Design approval for a 75,000 square foot building on a proposed 19.96-acre +/- lot on a parcel proposed to be consolidated from AG: Agriculture and I-2: Office/Warehouse Distribution to I-2: Office/Warehouse Distribution, 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 4, 2024
2. An approved secondary plat shall be recorded prior to the issuance of any permits as per the Plainfield Subdivision Control Ordinance.
3. Approval is subject to the ratification of the Zone Map Amendment ordinance by the Town Council.