



## MEMORANDUM

**TO:** Plainfield Plan Commission  
**CC:** [PUD-25-066 File](#)  
**FROM:** Kevin Whaley, AICP – Director of Planning  
**DATE:** October 6, 2025  
**RE:** [Metro Air Business Park Phase II PUD Amendment](#)

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The petitioner, CH Robinson, is requesting to amend the Metro Air Business Park Phase II Planned Unit Development (PUD) to modify the standards for dumpsters and trash enclosures.

The [current PUD ordinance](#) includes three (3) industrial buildings located at the northeast corner of Stafford Road and Ronald Reagan Parkway. These sites were platted (and commonly referred to) as Metro Air Lots 7, 8, and 9. The current ordinance requires the following:

5. **Dumpster Enclosures.** Dumpsters or trash compactors shall be enclosed by masonry, brick or pre-cast concrete walls as approximately depicted on the attached [Exhibit H](#). Such enclosed areas shall be subject to the review and approval of the DRC as part of the Detailed Development Plan approval process.

The petitioner has proposed the following amendment:

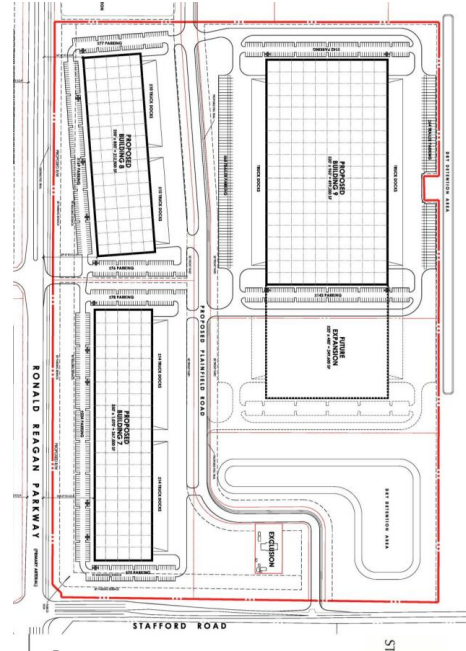
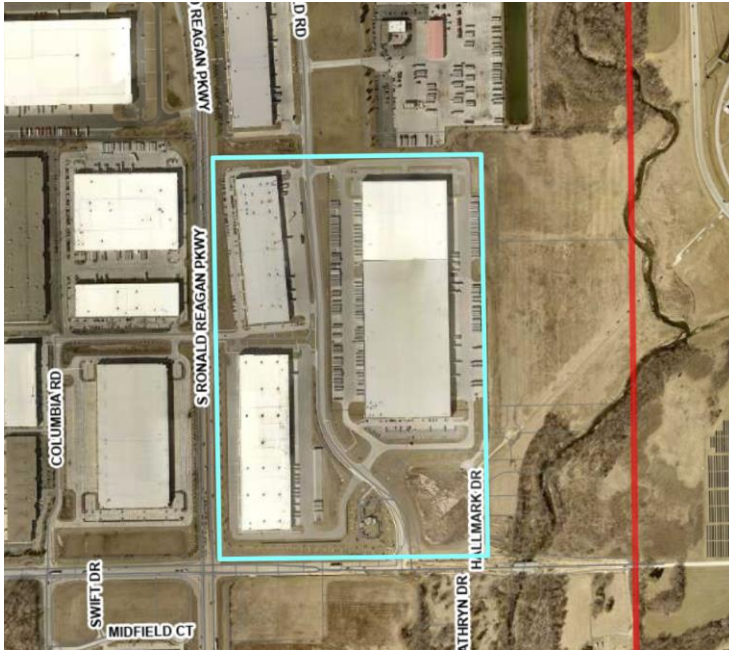
Robinson requests that the Dumpster Requirement language be amended and revised as follows (additional language in red):

*Dumpster Enclosures. Dumpsters or trash compactors shall be enclosed by masonry, brick or pre-cast concrete walls as approximately depicted on the attached Exhibit H. Such enclosed areas shall be subject to the review and approval of the DRC as part of the Detailed Development Plan approval process. **Notwithstanding the foregoing, any parcel within the PUD that immediately borders the property owned and/or operated by the Indianapolis International Airport is not required to meet the requirements as set forth herein so long as the dumpsters and/or trash compactors: 1) are not visible from any public roadway; 2) are located in a yard, staging area, and/or loading dock; and 3) do not otherwise infringe on the overall style, character, and nature of the parcel. The Director, in his/her sole discretion, may require any entity to meet the Dumpster Enclosure requirements.***

The amendment would be applicable to all three lots but based upon the proposed language would only impact Lot 9 – which is located on the east side of Plainfield Road. The Indianapolis International Airport owns property directly to the east of the site. The petitioner’s narrative provides their rationale for the request.

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The amendment appears to provide adequate language to ensure that dumpsters or compactors will not be visible from public rights-of-way such as Plainfield Road and Stafford Road. The most likely visual impact would occur to the east, which is somewhat visible from Perimeter Road – which is located on property owned by the airport. Based upon the existence of trailer parking, and the distance to the airport’s roadway, it is unlikely that any compactors or dumpsters would be noticeable to passing motorists.

Based upon the location of potential dumpsters and / or compactors that would be exempt from the enclosure standards, staff does not have significant concerns regarding potential impacts of the proposed text change.



*Streetview from Perimeter Road looking West*

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TOWN OF PLAINFIELD



**Motion:**

I move that the Plan Commission certify [PUD-25-066](#) with a(n) **favorable recommendation** / **unfavorable recommendation** / **no recommendation** *(if applicable)* subject to the following condition(s):

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