

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

DATE: 12-09-2025

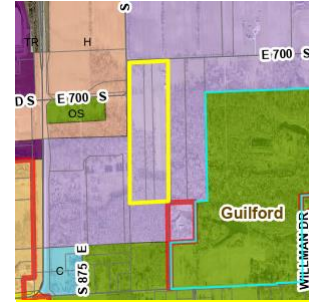
CASE NO.: [DP-25-089](#): Plainfield Innovation Park III

PETITIONER: Rock Creek Partners

REQUESTED ACTIONS: Architectural and Site Design Review for a 215,280 (+/-) square foot building on a 13.91 acre (+/-) parcel to be created in a concurrent primary plat within an area zoned I-2: Office/Warehouse Distribution.

LOCATION: Southeast corner of Camby Road and South County Road 875 East

PARCEL SIZE: 13.91 +/- acres



EXISTING ZONING AND LAND USE		THRIVE! COMPREHENSIVE PLAN		
I-2	Office/Warehouse Distribution (Ord 41-2025) <i>Proposed Plainfield Innovation Park Building 3</i>	Site:	TF	Tech Flex
I-2	Office/Warehouse Distribution (Ord 41-2025) <i>Vacant</i>	North:	TF	Tech Flex
AG	Agriculture <i>Town of Plainfield/Echo Hollow</i>	South:	TF	Tech Flex
I-2	Office/Warehouse Distribution (Ord 41-2025) <i>Proposed Plainfield Innovation Park Building 4</i>	East:	TF	Tech Flex
I-2	Office/Warehouse Distribution (Ord 41-2025) <i>Approved Plainfield Innovation Park Building 2</i>	West:	TF H	Tech Flex Hospitality

(1) Hendricks County
(2) City of Indianapolis

PROJECT DESCRIPTION

Requested Action:

- Architectural and Site Design Review for a 215,280 (+/-) square foot building on a 13.91 acre (+/-) parcel to be created in a concurrent primary plat within an area zoned I-2: Office/Warehouse Distribution.

Concurrent Actions:

- Primary Plat

Future Action(s) if approved:

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

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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.D.2	Complies			
Maximum Building Height	14.2.E.2	Complies			
Building Materials	4.21	Complies	FAÇADE POINTS	Required	Shown
			North (Primary)	450	493.4
			South (Primary)	400	515.6
			East (Primary)	400	446.0
West (Primary)	450	509.0			
Mechanical Equipment:	4.1G	Complies			
Building Lighting	4.9.C	Complies			
Site Design					
Drive-Through Facilities	4.1.D	Not applicable			
Loading Space Orientation	4.11.C.1.d	Complies			
Outside Storage	4.16.B.9	Not applicable			
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			
Bicycle Parking	4.10.E	Shown			
Parking Spaces	4.10.F	Complies	Narrative provided as per Market Based Parking		
Site Lighting	4.9.D 5.5.C.6	Complies			

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Trash Enclosure / Trash Compactor	4.1.J	Not applicable	As a speculative building, users are not known, but the landscaping and building extensions appear to be sufficient to shield dumpsters/compactors along the truck docks. Different locations will require review.
Pedestrian Connectivity	4.1.H	Complies	
Landscaping			
Perimeter Yard Landscaping	4.7.C	Undetermined	See Planning comment below.
Foundation Landscaping	4.7.E	Undetermined	See Planning comment below.
Parking Lot Trees	4.7.F	Undetermined	See Planning comment below.
Parking Lot Screening	4.7.F	Undetermined	See Planning comment below.
Trash Enclosure Landscaping	4.1.J	Not applicable	

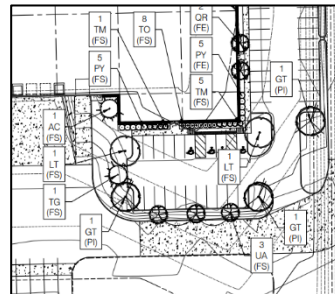
STAFF COMMENTS

PLANNING:

Landscape Plan.

Staff had made a request to the applicants to present the landscape information in a specific way, but it appears that between the intervening holiday shortening the work time between the Project Review Meeting and the resubmittal date as well as lack of clarity within the request, the result wasn't quite what had been sought.

Below is an example of what the Development Guide requests for the landscaping plan. This will allow Staff to review the plan for compliance.



SYMBOL	DESCRIPTION	PLANT QUANTITY PLANT TYPE REQ. LOCATION
(PN)	PERIMETER REQUIREMENTS - NORTH	
(PS)	PERIMETER REQUIREMENTS - SOUTH	
(PE)	PERIMETER REQUIREMENTS - EAST	
(PW)	PERIMETER REQUIREMENTS - WEST	
(FN)	FOUNDATION - NORTH	
(FS)	FOUNDATION - SOUTH	
(FE)	FOUNDATION - EAST	
(FW)	FOUNDATION - WEST	
(PI)	PARKING LOT INTERIOR REQUIREMENTS	
(PF)	PARKING LOT PERIMETER REQUIREMENTS	
(AD)	ADDITIONAL PLANTING - NOT REQUIRED	

Staff believes that the presentation issues can be resolved prior to the resubmittal for the Plan Commission and asks the DRC to review based upon plant content.

FLOODPLAIN:

No known flood hazard

PUBLIC UTILITIES:

Reserved.

TRANSPORTATION:

Reserved.