

# TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

**DATE:** 12-09-2025

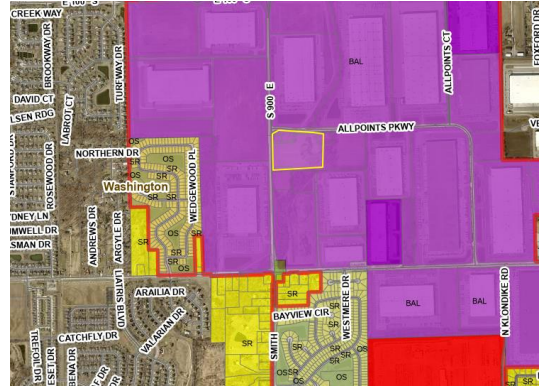
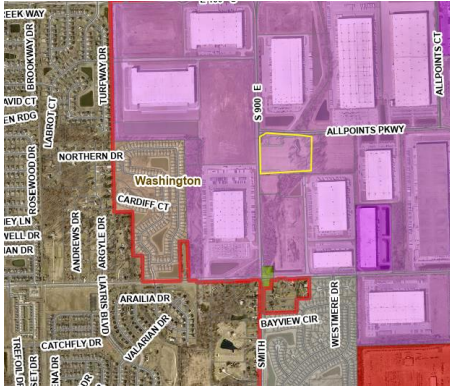
**CASE NO.:** [DP-25-087](#): Radiant DC, Allpoints 18

**PETITIONER:** Radiant DC REIT III-B, LLC

**REQUESTED ACTIONS:** Architectural and Site Design Review for a 100,833 (+/-) square foot data center.

**LOCATION:** Southeast corner of Smith Road and Allpoints Parkway.

**PARCEL SIZE:** 15.137 (+/-) acres



EXISTING ZONING AND LAND USE		THRIVE! COMPREHENSIVE PLAN	
I-2	Office/Warehouse Distribution <i>Proposed <a href="#">Allpoints 18 Radius DC</a></i>	<b>Site:</b>	BAL Business/Advanced Logistics
I-2	Office/Warehouse Distribution <i>Existing <a href="#">Allpoints 8 (Ryder)</a></i>	<b>North:</b>	BAL Business/Advanced Logistics
I-2	Office/Warehouse Distribution <i>Vacant/Floodway</i>	<b>South:</b>	BAL Business/Advanced Logistics
I-2	Office/Warehouse Distribution <i>Allpoints 12 (Amazon) and Vacant</i>	<b>West:</b>	BAL Business/Advanced Logistics
I-2	Office/Warehouse Distribution <i>Proposed <a href="#">Allpoints 19 Radius DC</a></i>	<b>East:</b>	BAL Business/Advanced Logistics

(1) Hendricks County  
(2) City of Indianapolis

## PROJECT DESCRIPTION

- Requested Action:
  - Architectural and Site Design Review for a 100,833 (+/-) square foot data center.
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- Concurrent Actions:
  - Primary Plat
  - Variance Request for additional outdoor storage/operations (BZA)
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- Future Action(s) if approved:
  - Secondary Plat (*Administrative*)
  - Improvement Location Permit and other required permits (*Administrative*).



## PROJECT REVIEW

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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.D.2	Complies			
Maximum Building Height	14.2.E.2	Complies			
Building Materials	4.21	Unclear. See <b>Architectural: Louvers</b> and <b>Architectural: Precast Concrete</b> in the Staff Comments below.	<b>FAÇADE POINTS</b>	<b>Required</b>	<b>Shown</b>
			<b>North (Primary)</b>	450	TBD
			<b>South (Primary)</b>	450	TBD
			<b>East (Primary)</b>	450	TBD
			<b>West (Primary)</b>	450	TBD
Mechanical Equipment:	4.1G	Does not comply	Chain link fencing with privacy slats are not a permitted screen for ground mounted mechanical equipment.		
Building Lighting	4.9.C	Complies			
<b>Site Design</b>					
Drive-Through Facilities	4.1.D	Not applicable			
Loading Space Orientation	4.11.C.1.d	Complies			
Outside Storage	4.16.B.9	Does not comply— However, the applicant has filed for a variance.	Cannot exceed 10% of the gross floor area. See <b>Variance Request</b> in the Staff Comments below		
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	Narrative provided per Market Based Parking		
Site Lighting	4.9.D 5.5.C.6	Complies			
Trash Enclosure / Trash Compactor	4.1.J	Screened by wall			
Pedestrian Connectivity	4.1.H	Complies			
<b>Landscaping</b>					
Perimeter Yard Landscaping	4.7.C	Unclear	See <b>Landscape</b> in the Staff Comments below		
Foundation Landscaping	4.7.E	Unclear	See <b>Landscape</b> in the Staff Comments below		

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Parking Lot Trees	4.7.F	Unclear	See <b>Landscape</b> in the Staff Comments below
Parking Lot Screening	4.7.F	Unclear	See <b>Landscape</b> in the Staff Comments below
Trash Enclosure Landscaping	4.1.J	Not applicable	

## STAFF COMMENTS

**PLANNING:**

**Architectural: Louvers**

The applicant is proposing metal louvers on the roof to screen the mechanical units from all sides. While this definitely exceeds the ordinance requirement for line-of-sight compliance, it does pose a question as far as material classification. It does not appear to be an “exposed fastener” or a “standing seam” type metal. This leaves “Flat non-ornamental or non-architectural” or “ornamental or architectural.”

The zoning ordinance refers the issue of classification to the Design Review Committee, as this is a board with development and design professionals. Therefore, Staff asks the Committee for an interpretation of the metal type.

Shown below are examples from page 11 of the [Exterior Finish Presentation](#).



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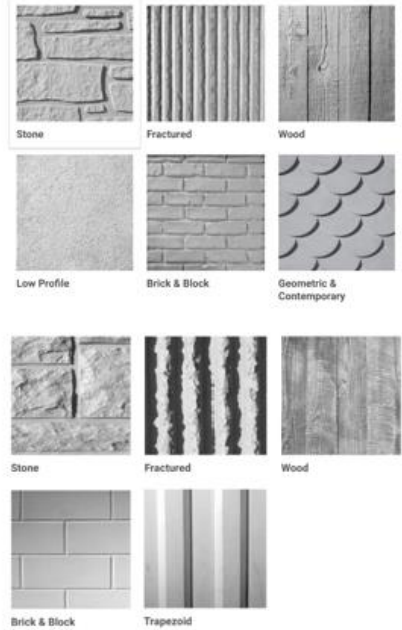
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## Architectural: Precast Concrete

The applicant has proposed painted precast concrete panels. Examples are shown on page 6 of the [Exterior Finish Presentation](#).

Painted pre-cast is regulated as an accent material for both large and small industrial buildings. The applicant has self-identified it as a primary material, which would indicate it to be more of a Formliner type material. The information provided does not indicate that it is such.

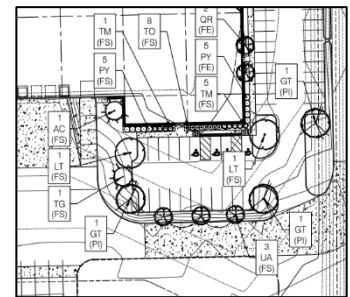
To the right are typical Formliner textures from both urethane and plastic Formliners. These textures provide a modification of depth and creation of shadow lines which allow the building's mass to be broken up more effectively.



## Landscaping

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 a lack of clarity within the request, the result wasn't quite what had been sought.

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



In the [Plant Schedule](#) (page 3), the size for shrubs should refer to the height at planting, not the size of container as the height of a #5 container shrub could vary from about 1 foot to 5 feet.

Additionally, ornamental grasses do not have Plant Unit Value. They can certainly be part of a well-designed, balanced landscape plan, but the ordinance does not provide a plant value for them.

SYMBOL	DESCRIPTION	4 AG (SY)	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		
(PP)	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.

## Variance Request

The I-2 Office/Warehouse Distribution zoning classification allows for outdoor storage and operation, not to exceed ten percent (10%) of the gross floor area of enclosed structures or buildings. The intent was that the sites in this zoning classification conduct operations inside the building instead of outside.

The applicant has submitted a Variance of Development Standards to allow this outdoor storage and operations area to exceed the regulation. The Board of Zoning Appeals is scheduled to hear this request at their December 15, 2025 meeting.

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**FLOODPLAIN:** There is a floodway for Clarks Creek on the east side of the property, but the building and improvements do not appear to be impacted by it.

**PUBLIC UTILITIES:** Reserved.

**TRANSPORTATION:** Reserved.

**ACTIONS  
REQUESTED FROM  
THE DRC:**

1. Favorable or unfavorable recommendation to the Plan Commission
2. Are the louvers considered flat non-ornamental or non-architectural or are they ornamental or architectural?
3. Should the precast concrete be interpreted as an accent material or a primary material?