

TOWN OF PLAINFIELD BOARD OF ZONING APPEALS REPORT

DATE: 12-15-2025

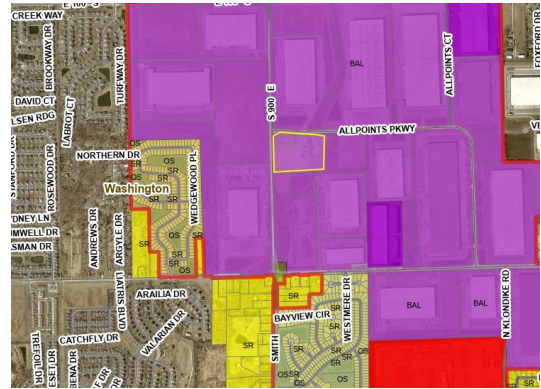
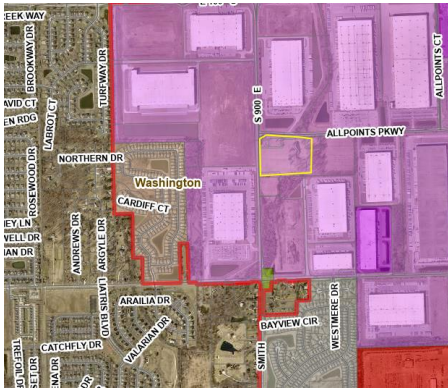
CASE NUMBERS: [BZA-25-095](#): Radiant DC, Allpoints 18
[BZA-25-096](#): Radiant DC, Allpoints 19

PETITIONER: Radiant DC REIT III-B, LLC

REQUESTED ACTIONS: Variance of Development Standards (*Chapter 154, Article 4.16.G.4*) to allow outdoor storage and operations to exceed 10% of the gross area of the building in the *I-2: Office/Warehouse Distribution* zoning classification.

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 Allpoints 18 Radius DC</i>	Site:	BAL Business/Advanced Logistics
I-2	Office/Warehouse Distribution <i>Existing Allpoints 8 (Ryder)</i>	North:	BAL Business/Advanced Logistics
I-2	Office/Warehouse Distribution <i>Vacant/Floodway</i>	South:	BAL Business/Advanced Logistics
I-2	Office/Warehouse Distribution <i>Allpoints 12 (Amazon) and Vacant</i>	West:	BAL Business/Advanced Logistics
I-2	Office/Warehouse Distribution <i>Proposed Allpoints 19 Radius DC</i>	East:	BAL Business/Advanced Logistics

(1) Hendricks County
(2) City of Indianapolis

PROJECT DESCRIPTION

Requested Action:

- Variance of Development Standards (*Chapter 154, Article 4.16.G.4*) to allow outdoor storage and operations to exceed 10% of the gross area of the building in the *I-2: Office/Warehouse Distribution* zoning classification.

Concurrent Actions:

- Primary Plat
- Architectural and Site Design Review for a 100,833 (+/-) square foot data center.

Future Action(s) if approved:

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

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STAFF COMMENTS

PLANNING:

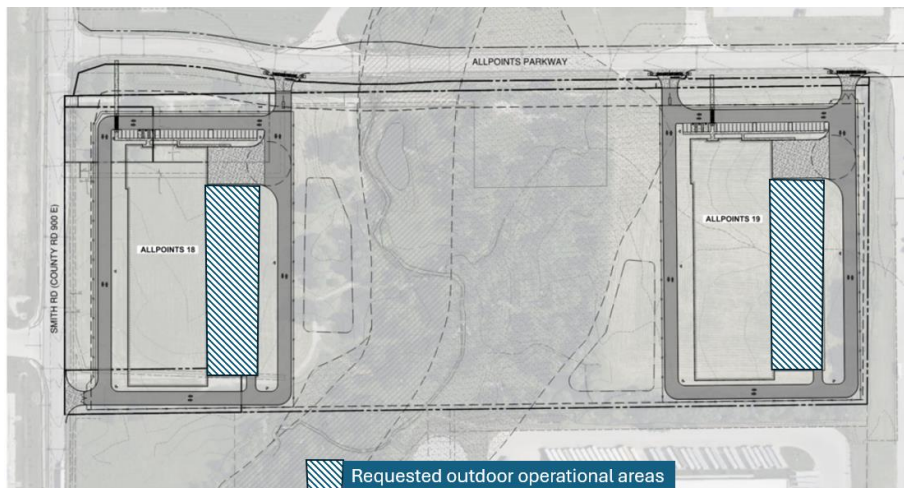
The *I-2: Office/Warehouse Distribution* zoning classification is intended to create largely contained operations within medium-to-large buildings.

Since at least 2005 there has been a provision allowing for an outdoor storage and operations area equivalent to, but not exceeding, 10% of the gross floor area of the building in the *I-2: Office/Warehouse Distribution* zoning classification. This has allowed users in this classification some flexibility in operations to place items like resin silos, water tanks, and refuse/reuse equipment.

The applicant is seeking a variance of development standards to allow approximately 45% of the gross floor area to be used for outdoor operations. This area will allow for backup generators and electrical equipment that may not be feasible to place within the building. Such a percentage is allowable only in the *I-4: Heavy Manufacturing* zoning classification.

As of the date of issuance of the staff report, the area is proposed to be screened with a 20-foot tall chain link fence with vinyl slats. The Plainfield Zoning Ordinance does not permit this type of screening for ground mounted mechanical units. At its December 9, 2025 meeting, the Design Review Committee requested alternative screening and the applicant agreed to provide a more solid screening.

Options presented by the Committee included pre-cast tilt up concrete panels designed to resemble the building, but it was not specifically mandated. The applicant has stated that they may be able to have revisions providing more solid screening available by the time that the Board of Zoning Appeals for the Board's review, but if that is not possible, the Board may choose to put forth a screening solution if a grant of the variance is approved.



FLOODPLAIN:

There is a floodway for Clarks Creek near the border between Allpoints 18 and 19, but the buildings and improvements do not appear to be impacted by it.

PUBLIC UTILITIES:

Reserved.

TRANSPORTATION:

Reserved.

POTENTIAL MOTIONS.

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The following motions are provided to the Board of Zoning Appeals for the possible decisions that can be made on each of the petitions: **approve**, **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: Allpoints 18

I move that the Board of Zoning Appeals **approve / deny / continue** [BZA-25-095](#) requesting a Variance of Development Standards in *Article 4.16.G.4* to allow outdoor storage and operations to exceed 10% of the gross area of the building in the I-2: Office/Warehouse Distribution zoning classification.

Finding that:

1. The approval **will not / will** be injurious to the public health, safety, morals, and general welfare of the community:
2. The use and value of the area adjacent to the property included in the variance **will not / will** be affected in a substantially adverse manner:
3. The strict application of the terms of the zoning ordinance **will / will not** result in practical difficulties in the use of the property.

And that such approval shall be subject to the following conditions:

1. The only equipment or operations granted by this variance shall be those required to operate a data center.
- 2.

MOTION 2: Allpoints 19

I move that the Board of Zoning Appeals **approve / deny / continue** [BZA-25-096](#) requesting a Variance of Development Standards in *Article 4.16.G.4* to allow outdoor storage and operations to exceed 10% of the gross area of the building in the I-2: Office/Warehouse Distribution zoning classification.

Finding that:

1. The approval **will not / will** be injurious to the public health, safety, morals, and general welfare of the community:
2. The use and value of the area adjacent to the property included in the variance **will not / will** be affected in a substantially adverse manner:
3. The strict application of the terms of the zoning ordinance **will / will not** result in practical difficulties in the use of the property.

And that such approval shall be subject to the following condition(s):

1. The only equipment or operations granted by this variance shall be those required to operate a data center.
- 2.