

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: 01-05-2026

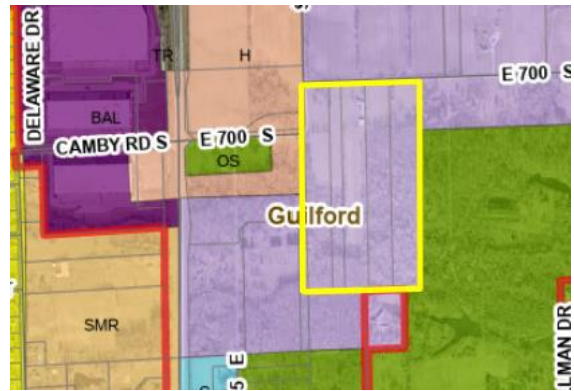
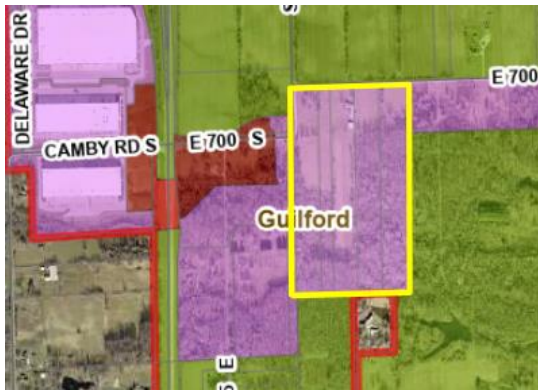
CASE NO.: [PP-25-89 DP-25-089, DP-25-90](#)

PETITIONER: Rock Creek Partners

REQUESTED ACTIONS: [PP-25-089](#): Primary Plat to create two lots and two common areas.
[DP-25-089](#): Architecture 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.
[DP-25-090](#): Architecture and Site Design review for a 227,760 (+/-) square foot building on a 13.96-acre (+/-) parcel to be created in a concurrent primary plat within an area zoned to I-2: Office/Warehouse Distribution.

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

PARCEL SIZE: 42.18 +/- acres



EXISTING ZONING AND LAND USE		THRIVE! COMPREHENSIVE PLAN	
I-2	Office/Warehouse Distribution (Ord 41-2025) Proposed Plainfield Innovation Park Building 3 Proposed Plainfield Innovation Park Building 4	Site: TF	Tech Flex
AG	Agriculture Vacant	North: TF	Tech Flex
AG	Agriculture Town of Plainfield/Echo Hollow	South: TF	Tech Flex
RB	Single Family Residential ⁽¹⁾ Dwelling		
AG	Agriculture Town of Plainfield/Echo Hollow	East: TF	Tech Flex
I-2	Office/Warehouse Distribution (Ord 33-2024) Approved Plainfield Innovation Park, Building 2	West: TF H	Tech Flex Hospitality
AG	Agriculture Vacant		

⁽¹⁾ Hendricks County
⁽²⁾ City of Indianapolis

PROJECT DESCRIPTION

Requested Action: [PP-25-089](#): Primary Plat to create two lots and two common areas.
[DP-25-089](#): Architecture 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.

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DP-25-090: Architecture and Site Design review for a 227,760 (+/-) square foot building on a 13.96 acre (+/-) parcel to be created in a concurrent primary plat within an area zoned to I-2: Office/Warehouse Distribution.

Concurrent Actions: •

- Future Action(s) if approved:
- Right-of-Way vacation prior to the signing of the Secondary Plat (Town Council)
 - Secondary Plat (*Administrative*)
 - Improvement Location Permit and other required permits (*Administrative*).



DEVELOPMENT PLAN PROJECT REVIEW: Plainfield Innovation Park 3

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.

DEVELOPMENT PLAN 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			

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Parking Spaces	4.10.F	Complies	Narrative provided as per Market Based Parking
Site Lighting	4.9.D 5.5.C.6	Complies	
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	Complies	
Foundation Landscaping	4.7.E	Complies	
Parking Lot Trees	4.7.F	Complies	
Parking Lot Screening	4.7.F	Complies	
Trash Enclosure Landscaping	4.1.J	Not applicable	

DEVELOPMENT PLAN PROJECT REVIEW: Plainfield Innovation Park 4

DEVELOPMENT PLAN 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	
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Parking Lot Screening	4.7.F	Complies	
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DESIGN REVIEW COMMITTEE (DRC)

The Design Review Committee reviewed this project at the December 9th meeting and forwarded the project to the Plan Commission with a positive recommendation.

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.

Item	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;	Provided
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;	Provided

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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;	Not applicable
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;	Deferred
12.	All improvements to the street system on-site and off-site, including measurement of curb radius and taper;	Deferred
13.	Sidewalk plan (or alternate plan for pedestrian ways, when applicable);	Provided
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;	Provided
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.

STAFF COMMENTS

- PLANNING:** The applicant identified a portion of public rights-of-way that was omitted from the prior vacation in that area. This right-of-way does not impact proposed structural improvements to the site and the applicant has expressed a willingness to complete the vacation in an expedient manner.
- FLOODPLAIN:** No known flood hazard
- PUBLIC UTILITIES:** Public utilities are in the vicinity and can be extended to the site.
- TRANSPORTATION:** These sites are being developed under a previous Traffic Impact Study that was provided for the RZ-24-068 zoning hearing. As part of that zoning case, I would point to 3 supporting traffic documents for reference:
- [Staff Traffic Memo for Long-Term south of I-70 roadway planning](#)
 - [Traffic Impact Study](#)
 - [Traffic Impact Study Network Recommendations](#)
- The proposed developments and the expected traffic generation are generally consistent with the high-level traffic planning that has already been done.
- The traffic specifics of the proposed sites can be summarized primarily by two considerations:
- The need to extend future Camby Road in order to provide the long-term access requested and how will CR 875 E continue to connect.

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- Proposed drive cuts to Camby Road

Town Staff and the Developer recognize the challenges associated with the future new alignment of Camby Road. Planning for this realignment has a broader benefit than the immediate, surrounding development that is expected to occur...as the Town seeks to eliminate the existing sharp curves of the existing roadway and make improvements to the corridor so that it can serve as a preferred route around Echo Hollow Park for travelers that are not needing to travel into the park. Given these desired public benefits the Petitioner has proposed a Memorandum of Understanding to the Plainfield Town Council to address both the temporary extension of the new alignment of Camby Road and the plan to extend the same alignment to near the East Fork of White Lick Creek. The purpose for clarifying this situation is to point out that based upon the construction timing and funding, the Town will be working closely with the Developer to determine an acceptable phasing for the implementation of the needed improvements...but that process is still underway as it is ultimately dependent upon this process. What is expected is some level of roadway improvements constructed for permanent use, but likely signed and striped toward an agreeable temporary situation.

Labeled on the site plan as Private Road A, the Petitioner is proposing two points of access to the future alignment of Camby Road. Camby Road is classified as a Minor Collector in the Thoroughfare Plan, though actual traffic volumes could justify increasing it to a Major classification. In either case, direct access to the roadway is desired to be somewhat limited in favor of either shared access drives or local street connections. Proposed Buildings III and IV have a shared access drive over 600' from the future intersection of Camby Road and CR 875 E which represents sufficient distance to allow. While the proximity of the drive location on Camby does not raise a concern with Staff, the operational use on the private site and the shared entry into what is effectively a shared dock area directly from Camby could pose future concern given often-desired security and gate improvements. Consideration for that drive to become an exit only for truck traffic in the future could offer a solution for those concerns however.

Additional considerations for the other proposed drives and the final Secondary Platting will be made to ensure appropriate access easements are included and shared use agreements are recorded to address future maintenance costs.

POTENTIAL MOTIONS.

The following motions are provided to the Plan Commission 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: Primary Plat

I move that the Plan Commission **approve** / **deny** / **continue** [PP-25-089](#) a request for Primary Plat approval to create two lots and two common areas on 42.18 acres (+/-) zoned I-2: Office/Warehouse Distribution, 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

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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 Plainfield Town Code and Plainfield Town Standards;
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. The rights-of-way that require vacation are vacated prior to the recording of the secondary plat.

MOTION 2: Development Plan—Plainfield Innovation Park Building III

I move that the Plan Commission approve / deny / continue petition **DP-25-089**: Architecture 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, 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 January 5, 2026.
2. The secondary plat shall be recorded prior to the issuance of any Improvement Location Permits.

MOTION 3: Development Plan—Plainfield Innovation Park, Building IV

I move that the Plan Commission approve / deny / continue petition **DP-25-090** Architecture and Site Design review for a 227,760 (+/-) square foot building on a 13.96 acre (+/-) parcel to be created in a concurrent primary plat within an area zoned 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 January 5, 2026.
2. The secondary plat shall be recorded prior to the issuance of any Improvement Location Permits.