

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: 01-05-2026

CASE NO.: [DP-25-087](#), [DP-25-088](#), [PP-25-094](#): Radiant DC, Allpoints 18, 19 and Primary Plat

PETITIONER: Radiant DC REIT III-B, LLC

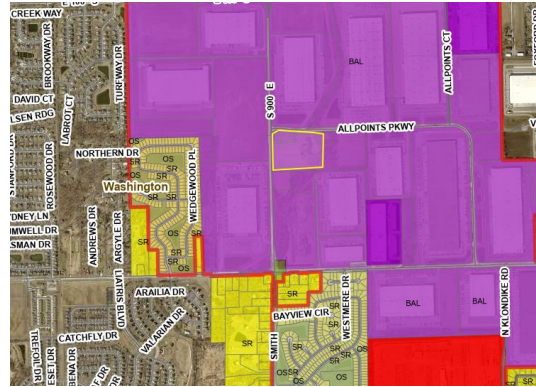
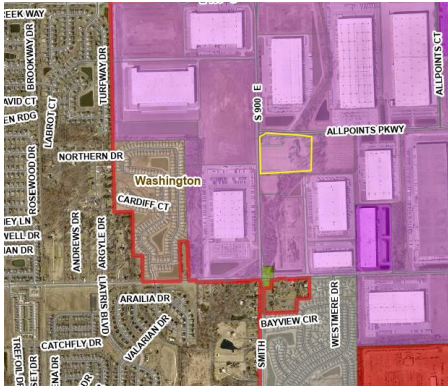
REQUESTED ACTIONS: [DP-25-087](#): Architectural and Site Design Review for a 100,833 square foot data center on a parcel zoned I-2: Office/Warehouse Distribution. (Allpoints 18)

[DP-25-088](#): Architectural and Site Design Review for a 100,833 square foot data center on a parcel zoned I-2: Office/Warehouse Distribution. (Allpoints 19)

[PP-25-094](#): Creation of a two-lot non-residential plat.

LOCATION: Southeast corner of Smith Road and Allpoints Parkway.

PARCEL SIZE: 31.235 (+/-) acres



EXISTING ZONING AND LAND USE		THRIVE! COMPREHENSIVE PLAN	
I-2	Office/Warehouse Distribution <i>Proposed Allpoints 18 Radius DC Proposed Allpoints 19 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>Allpoints X (IDS Fulfillment)</i>	East:	BAL Business/Advanced Logistics

(1) Hendricks County
(2) City of Indianapolis

PROJECT DESCRIPTION

- Requested Action:
- [DP-25-087](#): Architectural and Site Design Review for a 100,833 square foot data center. (Allpoints 18)
 - [DP-25-088](#): Architectural and Site Design Review for a 100,833 square foot data center. (Allpoints 19)
 - [PP-25-094](#): Primary Plat to create a two-lot non-residential plat.

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- Concurrent Actions: • Variance Request for additional outdoor storage/operation for both buildings. Approved by the Board of Zoning Appeals at their meeting on December 15, 2025. (BZA project pages—[Allpoints 18](#), [Allpoints 19](#))
- Future Action(s) if approved: • Vacation of the two minor plats, abandoned easements, and any restrictive covenants prior to the signing of the Secondary Plat (Plan Commission)
- Secondary Plat (*Administrative*)
 - Improvement Location Permit and other required permits (*Administrative*).



PROJECT REVIEW Allpoints 18

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	DRC determined that the louvers and wall panels were primary materials.	FAÇADE POINTS	Required	Shown	
			North (Primary)	450	800	
			South (Primary)	450	800	
			East (Primary)	450	800	
			West (Primary)	450	800	
Mechanical Equipment:	4.1G	Does not comply	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	Complies	Was granted a Variance of Development Standards by the Board of Zoning Appeals to exceed ten percent (10%) of outdoor storage/operations area with restrictions to data center equipment only.			
Outdoor Seating/Dining	4.16.E	Not applicable				

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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	
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	

PROJECT REVIEW Allpoints 19

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	DRC determined that the louvers and wall panels were primary materials.	FAÇADE POINTS	Required	Shown
			North (Primary)	450	800
			South (Primary)	450	800
			East (Primary)	450	800
West (Primary)	450	800			
Mechanical Equipment:	4.1G	Complies			
Building Lighting	4.9.C	Complies			
Site Design					
Drive-Through Facilities	4.1.D	Not applicable			

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Loading Space Orientation	4.11.C.1.d	Complies	
Outside Storage	4.16.B.9	Complies	Was granted a Variance of Development Standards by the Board of Zoning Appeals to exceed ten percent (10%) of outdoor storage/operations area with restrictions to data center equipment only.
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	
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	

DESIGN REVIEW COMMITTEE (DRC)

The Design Review Committee reviewed this project at the December 9th meeting and found areas in need of revision, some ordinance based, and others aesthetically based. The DRC recommended replacing the screening around the outdoor electrical equipment, preferably with materials used on the exterior of the building. The Committee also recommended that a few illustrations be modified for clarity. The Design Review Committee forwarded the project to the Plan Commission with a positive recommendation based upon the successful adoptions of the amendments and changes. The applicant made amendments to their plans based on these recommendations.

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.

No.	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	Provided

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	lines and zoning districts properly designated;	
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
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;	Provided
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;	Provided
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);	Deferred
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;	Not applicable
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	Provided
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 project received Variances of Development Standards for both buildings to allow the Outdoor Storage and Operational area to exceed 10% of the gross floor area of the building.
- 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:** Utilities are in the vicinity and the applicant can extend them to within the site. Of

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particular note is information provided by the Petitioner under the Project Summary indicates minimal water and sewer use by the facility. While the Edge Data Centers do require increased electrical use compared to other use-types in this zoning class, the site is located immediately north of a planned Duke substation that is expected to get constructed in parallel to the site in order to appropriately service these locations. Duke has issued a letter indicating its 'Intent to Provide Electric Service' which the Petitioner has provided as part of its submission packet.

TRANSPORTATION: These sites are not expected to generate significant traffic. As evidence, the Petitioner has provided a Traffic Memo that indicates the expected peak hour trip generation. AllPoints Parkway has sufficient capacity for these additional trips. Due to the minimal trips, Plainfield Fire's review supported the single drive access that is currently proposed.

Staff did provide feedback to the Petitioner that the proposed drive locations are not ideal, creating circumstances where would-be left turners to this site will be in conflict with the same movement occurring to other drives opposite the proposed development. Ultimately, due to the minimal use of the drives and relatively low traffic volumes on AllPoints Parkway, these occurrences are not anticipated to be frequent and to pose a significant concern. If this design does pose a real concern in the future, the Town can restripe AllPoints Parkway to remove the shared left-turn lane and require left turning movements into these facilities to occur from the WB through lane.

MOTION 1: Primary Plat

I move that the Plan Commission **approve** / **deny** / **continue** [PP-25-094](#) requesting Primary Plat approval for a two-lot non-residential plat on multiple parcels of land totaling 31.235 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
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. Vacation of the two minor plats approved by Hendricks County, any abandoned easements, and restrictive covenants.

MOTION 2: Development Plan (Allpoints 18)

I move that the Plan Commission **approve** / **deny** / **continue** petition [DP-25-087](#), requesting Architectural and Site Design Review for a 100,833 square foot data center on a parcel 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;

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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 vacation of the minor plats, abandoned easements, and any restrictive covenants is completed prior to the issuance of any Improvement Location Permits.

MOTION 3: Development Plan

I move that the Plan Commission approve / deny / continue petition [DP-25-087](#), requesting Architectural and Site Design Review for a 100,833 square foot data center on a parcel 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 vacation of the two minor plats, abandoned easements, and any restrictive covenants shall be completed prior to the issuance of any Improvement Location Permits.