

# TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

**DATE:** 06-09-2025

**CASE NO.:** [DP-26-057](#): Plainfield Innovation Park V

**PETITIONER:** Rock Creek Partners

**REQUESTED ACTIONS:** Architectural and Site Design Review for a 543,000 (+/-) square foot building on an 87.3-acre (+/-) parcel to be created in a concurrent primary plat within an area zoned I-2: Office / Warehouse Distribution within a Gateway Corridor.

**LOCATION:** North of East County Road 600 South, south and east of Interstate 70, west of Ronald Reagan Parkway

**PARCEL SIZE:** 87.3 +/- acres



<b>EXISTING ZONING AND LAND USE</b>		<b>THRIVE! COMPREHENSIVE PLAN</b>		
I-2	Office/Warehouse Distribution	<b>Site:</b>	TF	Tech Flex
I-2	Office/Warehouse Distribution	<b>North:</b>	BAL	Business/Advanced Logistics
I-2	Office/Warehouse Distribution	<b>South:</b>	TF	Tech Flex
AG	Agriculture		OS	Open Space
OS	Open Space	<b>East:</b>	TF	Tech Flex
			OS	Open Space
I-2	Office/Warehouse Distribution	<b>West:</b>	TF	Tech Flex
			BAL	Business/Advanced Logistics

## PROJECT DESCRIPTION

- Requested Action:**
- Architectural and Site Design Review for a 543,000 (+/-) square foot building on an 87.3-acre (+/-) parcel to be created in a concurrent primary plat within an area zoned I-2: Office / Warehouse Distribution within a Gateway Corridor.
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- Concurrent Actions:**
- Primary Plat
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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	The required additional setback for building height over 35 feet was provided.		
Maximum Building Height	14.2.E.2	Complies	The required additional setback for building height over 35 feet was provided.		
Building Materials	4.21	Complies	<b>FAÇADE POINTS</b>		
			<b>Required</b>		
			<b>Shown</b>		
			<b>North (Primary)</b>	450	475.5
			<b>South (Primary)</b>	450	477.4
			<b>East (Primary)</b>	450	463.2
			<b>West (Primary)</b>	450	606.8
Mechanical Equipment:	4.1G	Complies	Sight line study has been provided showing appropriate RTU placement areas.		
Building Lighting	4.9.C	Complies	Cut sheets have been provided		
<b>Site Design</b>					
Drive-Through Facilities	4.1.D	Not applicable			
Loading Space Orientation	4.11.C.1.d	Complies	Required berm/landscaping for facing a Gateway Corridor has been provided.		
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	Not applicable	No abutting developable parcels		
Bicycle Parking	4.10.E	Unknown	Do not see a notation on Sheet 3.0		
Parking Spaces	4.10.F	Complies	Sheet C3.0 still provides information on "Required Parking".		
			Complies based upon Market Based Parking. Additional space has been land banked for potential future need.		
Site Lighting	4.9.D 5.5.C.6	Complies	Cut sheets have been provided.		
Trash Enclosure / Trash Compactor	4.1.J	Complies	The berm appears sufficient to shield dumpsters/compactors along the truck docks. If a different location is chosen at a later date, it will require review.		
Pedestrian Connectivity	4.1.H	Complies	Really like the in-site connectivity		

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			through the parking islands.  Need piano keys on the crossing on the southwest side of the building.
<b>Landscaping</b>			
Perimeter Yard Landscaping	4.7.C	Complies	
Foundation Landscaping	4.7.E	Undetermined	Seeking DRC comment—see Staff Comments
Parking Lot Trees	4.7.F	Complies	
Parking Lot Screening	4.7.F	Complies	
Trash Enclosure Landscaping	4.1.J	Not applicable	

### **STAFF COMMENTS**

**PLANNING:**                    **Foundation Landscape.** How has the DRC viewed foundation landscaping in expansion areas in the past? Have they allowed a project to shift landscape requirements to other foundation areas to reduce the amount of landscaping to be removed when the expansion occurs?

**FLOODPLAIN:**                No known flood hazard

**PUBLIC UTILITIES:**         Reserved.

**TRANSPORTATION:**      Reserved.