

# TOWN OF PLAINFIELD PLAN COMMISSION REPORT

**DATE:** 07-06-2026

**CASE NO.:** [PP-26-058](#); [DP-26-057](#)

**PETITIONER:** Rock Creek Partners

**REQUESTED ACTIONS:** [PP-26-058](#): Primary Plat to create one lot and one block on a 100.78 acre parcel zoned I-2: Office /Warehouse Distribution within a Gateway Corridor.  
[DP-26-057](#): Architectural and Site Design Review for a 543,000 (+/-) square foot building on an 87.3-acre (+/-) parcel to be created in a concurrent subdivision 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:** 100.78 acres (*plat*); 87.25 acres (*development plan*)



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

## PROJECT DESCRIPTION

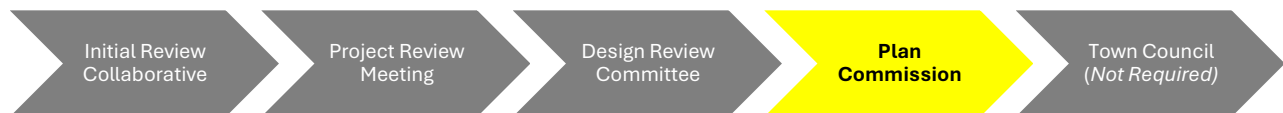
Requested Action:

- Primary Plat to create one lot and one block on a 87.3 acre parcel zoned I-2: Office /Warehouse Distribution within a Gateway Corridor.
- Architectural and Site Design Review for a 543,000 (+/-) square foot building on an 87.3-acre (+/-) parcel to be subdivided within an area zoned I-2: Office / Warehouse Distribution within a Gateway Corridor.

Concurrent Actions: • None

Future Action(s) if approved:

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



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## DEVELOPMENT PLAN PROJECT REVIEW

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                                                                                                                                         |
| <b>Building Design</b>                          |                  |                                                                                                                        |                                                                                                                                                              |
| Minimum Yards and Building Setbacks             | 14.2.D.2         | Complies                                                                                                               | The setbacks have been increased to account for the building's height exceeding thirty-five (35) feet.                                                       |
| Maximum Building Height                         | 14.2.E.2         | Complies                                                                                                               |                                                                                                                                                              |
| Building Materials                              | 4.21             | Complies                                                                                                               | <b>FAÇADE POINTS</b>                                                                                                                                         |
|                                                 |                  |                                                                                                                        | <b>North (Primary)</b> <b>Required</b> <b>Shown</b>                                                                                                          |
|                                                 |                  |                                                                                                                        | <b>South (Primary)</b> 450      495.7                                                                                                                        |
|                                                 |                  |                                                                                                                        | <b>East (Primary)</b> 400      509.3                                                                                                                         |
|                                                 |                  |                                                                                                                        | <b>West (Primary)</b> 400      471.9                                                                                                                         |
| Mechanical Equipment:                           | 4.1G             | Complies                                                                                                               |                                                                                                                                                              |
| 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         | 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                                                                                                                  |                                                                                                                                                              |
| Parking Spaces                                  | 4.10.F           | Complies                                                                                                               | Narrative provided as per <i>Market Based Parking</i>                                                                                                        |
| Site Lighting                                   | 4.9.D<br>5.5.C.6 | Complies                                                                                                               |                                                                                                                                                              |
| 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                                                                                                               |                                                                                                                                                              |
| <b>Landscaping</b>                              |                  |                                                                                                                        |                                                                                                                                                              |
| Perimeter Yard Landscaping                      | 4.7.C            | Complies                                                                                                               |                                                                                                                                                              |
| Foundation Landscaping                          | 4.7.E            | Complies                                                                                                               |                                                                                                                                                              |
| Parking Lot Trees                               | 4.7.F            | Complies                                                                                                               |                                                                                                                                                              |

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|                                |       |                |  |
|--------------------------------|-------|----------------|--|
| Parking Lot Screening          | 4.7.F | Complies       |  |
| Trash Enclosure<br>Landscaping | 4.1.J | Not applicable |  |

### **DESIGN REVIEW COMMITTEE (DRC)**

The Design Review Committee reviewed this project at the June 6<sup>th</sup> meeting and forwarded the project to the Plan Commission with a positive recommendation. They requested a few minor adjustments in how information was presented and some landscaping modifications which were completed by the applicant.

### **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                    |
| 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);                                                                                                                                                                                                                                      | 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            |

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The Director, in his or her sole discretion, may waive or relax any of the requirements listed above.

## STAFF COMMENTS

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PLANNING:</b>         | The project complies with the ordinance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>FLOODPLAIN:</b>       | <p>There is an area of flood plain on the eastern side of the property associated with the east fork of the White Lick Creek. There are utility easements and a truck maneuvering area within this flood plain. No buildings are proposed within this area.</p> <p>There is also a small portion of floodway on the extreme southeast corner of the site near the bridge on 600 South. Only utility easements are placed within this floodway.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>PUBLIC UTILITIES:</b> | Public utilities have been planned for this site but are actively being designed and contracted to reach the site for the Petitioners use. Both the water and sanitary sewer will be served from the north through installations that will cross underneath I-70. On June 17, 2026, the Town and the Petitioner entered into a Development Agreement to address the construction and timing for Town utilities getting to the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>TRANSPORTATION:</b>   | <p>The high-level traffic impacts for this site have been primarily considered through previous zoning requests, namely <a href="#">RZ-25-074</a> and <a href="#">RZ-25-052</a>. The plat and development plan under consideration is generally consistent with the assumptions made as part of previous analysis.</p> <p>For considerations specific to this site layout, the design proposes two access points directly to Orly Road. Orly Road has been recently improved as part of a public infrastructure project. Both proposed drives are within the improved area and are located with the expectation they will not conflict with future access points on the southside of Orly Road.</p> <p>One key recognition is that, though this development is being viewed within the context of a broader development, for an undetermined time, it will only be served by the single point of ingress/egress of Orly Road. During this period, additional signing to direct traffic to/from the site is expected to ensure errant routing of truck traffic does not attempt to use nearby infrastructure that has yet to be improved. It is worth noting that some of those future improvements are addressed by the mentioned Development Agreement, as well as a broader Memorandum of Understanding that serves to guide much of the Plainfield Innovation Park's phasing of infrastructure improvements.</p> <p>Of a more detailed note, this site illustrates the inclusion of security gates. The skewed nature of the site provides limited stacking area at the west entrance for employee parking. The Petitioner has indicated the user will have a period prior to shift reporting where the entry gates will be left open, to ensure no vehicles are left to queue back onto the public right-of-way.</p> |

## 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

## **TOWN OF PLAINFIELD PLAN COMMISSION REPORT**

**I move that the Plan Commission approve / deny / continue PP-26-058:** Primary Plat to create one lot and one block on a 100.78-acre parcel zoned I-2: Office /Warehouse Distribution within a Gateway Corridor, 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.

### **MOTION 2: Development Plan**

**I move that the Plan Commission approve / deny / continue petition DP-26-057:** Architectural and Site Design Review for a 543,000 (+/-) square foot building on an 87.3-acre (+/-) parcel to be created in a concurrent subdivision within an area zoned I-2: Office / Warehouse Distribution within a Gateway Corridor, 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.