

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

DATE: 07-07-2026

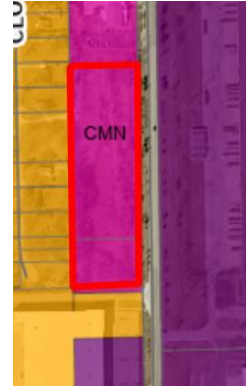
CASE NO.: [DP-26-055](#): Airtech Apartments

PETITIONER: Helix

REQUESTED ACTIONS: Master Development Plan review for a proposed 132-unit attainable workforce housing development on a parcel zoned RF: Residential Flex.

LOCATION: West side of Airtech Parkway, immediately south of Plainfield Fire Territory Station 123 (*approximate address: 370 Airtech Parkway.*)

PARCEL SIZE: 3.8 +/- acres



EXISTING ZONING AND LAND USE		THRIVE! COMPREHENSIVE PLAN	
RF	Residential Flex	Site:	CMN Community Mixed Node
RF	Residential Flex	North:	CMN Business/Advanced Logistics
I-2	Office/Warehouse Distribution	South:	TN Traditional Neighborhood
I-2	Office/Warehouse Distribution	East:	BAL Business/Advanced Logistics
R-2	Low Density Residential	West:	TN Traditional Neighborhood

PROJECT DESCRIPTION

- Requested Action:**
- Master Development Plan review for a proposed 132-unit attainable workforce housing development on a 3.8-acre parcel zoned RF: Residential Flex.
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- Concurrent Actions:**
- None
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- Future Action(s) if approved:**
- Secondary Plat (*Administrative*)
 - Improvement Location Permit and other required permits (*Administrative*).
 - Childcare center to the south (*proposed by a different developer*)



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.

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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		
			North (Primary)	Required	Shown
			600	800	
			South (Primary)	600	800
			East (Primary)	600	800
			West (Primary)	600	800
Mechanical Equipment:	4.1G	Complies	<p>HVAC units will be individual unit “VTAC” units. Only a louver will be visible on the exterior of the unit.</p> <p>There is a ground mounted AC for the larger building. It has been properly screened.</p>		
Building Lighting	4.9.C	Complies	Cut sheets have been provided for the wall sconce (see page 11).		
Site Design					
Drive-Through Facilities	4.1.D	Not applicable			
Loading Space Orientation	4.11.C.1.d	Not applicable			
Outside Storage	4.16.B.9	Not applicable			
Outdoor Seating/Dining	4.16.E	Not applicable			
Parking Area Location	4.10.C	Complies	Narrative provided per “Market Based Parking”		
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	Complies		
Site Lighting	4.9.D 5.5.C.6	Complies			
Trash Enclosure / Trash Compactor	4.1.J	Complies			
Pedestrian Connectivity	4.1.H	Largely complies	Only needs a few “piano keys” shown for the crossings near City Center Way.		
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	Complies			