

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: 08-03-2026

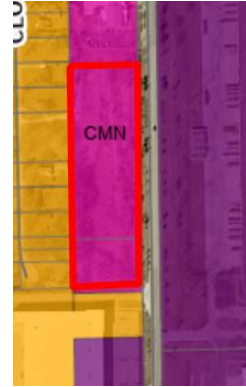
CASE NO.: [DP-26-055](#): Airtech Apartments

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 <i>LAND USE</i>			THRIVE! COMPREHENSIVE PLAN		
RF	Residential Flex	Site:	CMN	Community Mixed Node	
RF	Residential Flex	North:	CMN	Community Mixed Node	
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.
- Concurrent Actions:**
- None
- 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*)



RECENT SITE HISTORY

The property in question was initially part of the Airtech Business Park, gaining incremental primary plat approval in 1998. Development Plan approval was granted in 2008 for what is now known as Station 123. At the time, the lot was still zoned *I-2: Office Warehouse Distribution* as the *MUN: Municipal* zoning classification was not enacted until 2010. Upon enactment of the *MUN* zoning classification, the property had a zone map

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amendment to change it and other similar Town facilities to the *MUN: Municipal* zoning classification.

In 2009, the property was transferred to the Town of Plainfield, and the Council assigned the property to the Plainfield Redevelopment Authority within a few weeks. In late 2011, Plainfield Fire Station 123 gained occupancy on the northern part of the site.

The southern part of the site remained vacant. At various times, the parcel was seen as a potential spot for retaining businesses that needed larger facilities that were not the traditional tilt-up, large floorplate, large site industrial/distribution facilities. The depth of the property does not lend itself to the larger facilities.

Starting in late 2020/early 2021, discussions began about workforce housing and a childcare facility on the remainder of the site commenced. The Town [published a study](#) in January, 2023 discussing the potential extension of City Center Way from Perry Road to Airtech Parkway through this property.

In May of 2024, the Town Council approved a zone map amendment from the *MUN: Municipal* zoning classification to the *RF: Residential Flex* zoning classification. This new zoning classification requires the approval of a Master Development Plan, either concurrently with the zone map amendment or in the future.

DESIGN REVIEW COMMITTEE.

The Design Review Committee examined this project at the July 7, 2026 meeting. The Committee expressed appreciation that the project had only a minor pedestrian crossing striping issue and forwarded a positive recommendation subject to the correction of the striping omission.

ORDINANCE REVIEW

The project has been reviewed for compliance with applicable Town ordinances and regulations. Shown below is an abridged version of the ordinance requirements that the DRC received.

Review Area	Code Section	Status	Questions / Comments
Mechanical Equipment:	4.1G	Complies	HVAC units will be individual unit "VTAC" units. Only a louver will be visible on the exterior of the unit. There is a ground mounted AC for the larger building. It has been properly screened.
Trash Enclosure / Trash Compactor	4.1.J	Complies	
Pedestrian Connectivity	4.1.H	Complies	
Landscaping	4.7	Complies	
Lighting	4.9	Complies	
Parking Area	4.10	Complies	Narrative provided per "Market Based Parking"
Building Materials	4.21	Complies	
Dimensional Standards (setbacks, height, etc.)	14.2	Complies	

STAFF COMMENTS

PLANNING:	The project complies with the ordinance.
FLOODPLAIN:	No flood hazard is shown.
PUBLIC UTILITIES:	Access to Public Utilities are nearby.
TRANSPORTATION:	This development does not reach the minimum threshold for completing a Traffic Impact Study. As noted above, the proposed layout accommodates the Town's future plans to connect City Center Way to Airtech Parkway. The DP offers points of

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ingress/egress at both Airtech Parkway and City Center Way, including a future drive for the south parcel to City Center Way,

Staff offered the Petitioner comments regarding the proximity of the north Airtech Parkway drive to the existing drive of Fire Station 123. Generally, this close proximity can create unnecessary conflicts and uncertainty for drivers, but given the east side of Airtech is already developed and no access drive exists, combined with the minimal trip generation that FS-123 offers, this concern is minimized for this particular location.

MOTION: Master Development Plan

I move that the Plan Commission **approve** / **deny** / **continue** petition **DP-26-055**: Airtech Apartments, requesting Master Development Plan Review for Airtech Apartments, within an area zoned RF: Residential Flex 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 August 3, 2026.
2. The secondary plat shall be recorded prior to the issuance of any Improvement Location Permits.