

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: September 21, 2020
CASE NO.: DP-17-014 (Amendment)
PETITIONER: Browning Investments
REQUESTED ACTIONS: Architectural and site design review for an amended development plan.
LOCATION: NW Corner of Bradford Road and Smith Road
PARCEL SIZE: 64.63 acres
APPLICABLE REGULATIONS: Plainfield Zoning Ordinance
 Plainfield Subdivision Control Ordinance
 Plainfield Comprehensive Plan



<u>EXISTING ZONING AND LAND USE</u>		<u>COMPREHENSIVE PLAN</u>	
Site:	I2: Office/Warehouse Distribution	Site:	Light Industrial Parks and Open Space
North:	I2: Office/Warehouse Distribution	North:	Light Industrial
South:	Hendricks County	South:	Not in Comprehensive Plan
East:	I2: Office/Warehouse Distribution AG: Agriculture To be determined	East:	Light Industrial Parks and Open Space
West:	I2: Office/Warehouse Distribution	West:	Light Industrial

Project Description

The applicant is proposing to append and amend a development plan approved in 2017. The building that they are proposing to construct is smaller in size and adds docks on the north side of the structure. It is proposed to be 516,790 square feet. Additional trailer parking spaces will fill much of the area that was approved as a building in the prior development plan. Site circulation will change as worker traffic will largely enter on the west side of the property and exit on the east.

The applicant has also proposed two guard houses for the entrance off Bradford Road and the northernmost entrance off Smith Road. The guardhouses are made of a similar material to the primary structure and have a similar appearance to other guard shacks across the Town. The site will be secured with 8-foot tall black vinyl coated chain link fencing. Two “smoker shelters” have been provided and resemble rudimentary bus stop shelters. A water tank for the fire suppression system was added on the

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southwest corner of the building. A “drop off” shelter and area is provided on the Smith Road parking lot exterior.

The applicant is proposing to construct a screen wall to largely hide the truck docks, compactors, and the lower part of the water tank from the view of Bradford Road.

Changes from the approved 2017 Plan:

- Decrease in building size from 786,464 to 516,790
- Decrease in docks from 140 to 122
- Increase in trailer parking from 161 to 369
- Increase in passenger vehicle parking from 479 to 512 (including motorcycle)
- Decrease in side setback on west (Devonshire) side. (Still complies)
- Addition of security fencing
- Addition of bus and drop off area.
- Two means of ingress, but only one means of egress from employee parking area.
- Guard shacks have been moved farther from Bradford and Smith, (reduces potential for backups onto public rights-of-way).
- Addition of fire prevention water tank.
- Addition of shelter—accessory structure forward of the primary structure.

Land Use / Compatibility: The site is zoned [I2: Office Warehouse Distribution](#). Much of the land immediately adjacent to the property is zoned similarly, including a 250 foot (+/-) wide permanent conservation area between the property and the Devonshire residential subdivision. There is a small [AG: Agriculture](#) zoned parcel at the northeast corner of the Smith/Bradford intersection. There are properties within the County’s jurisdiction south of Bradford Road and on the southeast corner of Smith Road and Allpoints Parkway.

A nearby property owner, Mike Pate, has provided an [e-mailed letter of remonstrance](#).

Development Standards: Plans were reviewed for compliance with the [I2: Office Warehouse Distribution](#) district and Gateway Corridor Development Standards.

Site Plan:

Building Materials: The project complies with the industrial design regulations.

Mechanical Equipment: As this is a build-to-suit, the applicant has provided location and type of mechanical unit, along with the required line-of-sight information which appears to show compliance.

Trash/Compactor Enclosure: None shown. The applicant has chosen to utilize a wing wall to largely block the view of the compactors, the truck docks, and a portion of the fire prevention water tank from Bradford Road.

Landscaping: Complies as shown.

Lighting: Complies as shown.

Parking: Complies as shown.

Pedestrian Circulation: The applicant shows a variation of the connection between the building and Smith Road and has added a direct connection from the building to Bradford Road that was not shown on the 2017 plan.

Signs: Sign locations are shown, but no further information has been received. *All signage shall fall under the provisions of Article 7 of the Zoning Code and require an Improvement Location Permit.*

Design Review Committee: This request was reviewed by the DRC at their September 1, 2020 meeting. The committee had comments about rooftop units, screening, and the water tank.

They moved to recommend the plan with the following conditions:

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1. Provide trash enclosure details.
2. Maintain tree buffer locate to the west of the property (between Devonshire and the Allpoints 12 site.)
3. Add an additional color on the exterior of the guardhouse.
4. Add the location of the rooftop units and provide a line-of-sight from each of the roads.

APPLICABLE PLANNING POLICIES:

- PUBLIC UTILITIES:** Public utilities can be extended to the site.
- FLOODPLAIN** The project is not within the floodplain.
- TRANSPORTATION:** Due to the timing of a revised traffic study, comments from the Director of Transportation will be forthcoming in a later memo.

STAFF COMMENTS, QUESTIONS AND CONCERNS:

1. Are there enough architectural details to break up the bulk of the building?

MOTION:

I move that the Plan Commission **approve / deny / continue** DP-17-014 requesting amendment of a previously approved Architectural and Site Design Plan for a proposed 516,790 square foot warehouse/flex building on a parcel zoned [I-2: Office Warehouse/Distribution](#), finding that:

2. The Development Plan **complies/does not comply** with all applicable Development Standards of the District in which the site is located because:
3. The Development Plan **complies/does not comply** with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted because:
4. 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 because:
5. The proposed development **is/is not** appropriate to the site and its surroundings because:
6. The proposed development **is/is not** consistent with the intent and purpose of the Plainfield Zoning Ordinance because:

And that such approval shall be subject to the following condition(s):

1. Substantial compliance with the plans and document submitted to the Commission.