



## **MEMORANDUM**

**TO: Plan Commission**  
**DATE: October 5, 2020**  
**RE: PUD Final Detail Plan Amendments**  
**3620 Plainfield Road**

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The Site is located north of Stout Heritage Parkway between Ronald Reagan Parkway and Plainfield Road. There is a mix of industrial, agricultural, and PUD zoning districts surrounding the Site. The existing project, as approved in the initial PUD application process (PUD-18-002 & Final Detail Plan DP-19-105), is a building designed to meet the goal of light industrial development set forth in the Comprehensive Plan. Automobile parking lots on west and south sides, and truck court area on east side. Access to the Site is obtained via Plainfield Road, and a right-in, right-out car access driveway along Stout Heritage Parkway.

At the time of approvals, it was not known exactly what certain accessory items would look like or where they may be located on the site. It was agreed that when the building was to be occupied these details would be provided, as the new tenant would have a much better operational understanding based on need.

In March 2020, Staff was approached with respect to HVAC roof top mounted units, their visibility, and how best to screen them. At that time review for dumpster and compactor location and enclosures, as well as a generator placement was also reviewed by Staff and given administrative approval. With the previous administrative approval and now the current amendment request combined Staff felt it appropriate to bring these to the full Plan Commission.

This request proposes the addition of a temporary guardhouse and black vinyl-coated chain link fencing, not to exceed 8 feet in height, around the truck court area with swing gates (no barbwire or razor wire) on the east side of the building. The temporary guardhouse and fence will be used for access control to the truck court. There will be entrance and exit gates next to guardhouse, and a fire access gate, equipped with Knox box, at the south end of the truck court. (The applicant must define "temporary" and provide exterior building materials used on guardhouse.)

The amendment also proposes modifications to the site lighting (light poles not to exceed 25' in height) and south parking lot signage and striping associated with traffic calming. The lighting and traffic calming modifications in the south parking lot are proposed to bring the site into compliance with the tenant's facility design standards.

The amendment also proposes on-site traffic control signage such as stop signs, speed hump warning signs, speed limit signs, and pedestrian crossing signs.

I move (approval; denial; continuance) of Docket No. PUD-18-002 amendment to final detailed plan (DP-19-105) upon finding that:

1. The amendment to the final detailed plan (satisfies; does not satisfy) the development requirements and development standards specified in the PUD District ordinance PUD-18-002;
2. The amendment final detailed plan (accomplishes; does not accomplish) the intent set forth in this Article VI of the Town of Plainfield Zoning Ordinance; and
3. The amendment to the final detailed plan (provides; does not provide) for the protection or provision of the site features and amenities outlined in Article 6.1C(2) of the Town of Plainfield Zoning Ordinance.