

Allpoints Midwest Building #17 – Project Narrative
Southwest Corner of Smith Road and C.R. 100 S
Plainfield, Indiana
January 15, 2021

Owner: Browning Duke, LLC
6100 West 96th Street, Suite 150
Indianapolis, IN 46278

Petitioner: Browning Investments
6100 West 96th Street, Suite 150
Indianapolis, IN 46278

Architect: Curran Architecture
5719 Lawton Loop E. Dr., Suite 212
Indianapolis, IN 46216

Engineer: American Structurepoint
9025 River Road, Suite 200
Indianapolis, IN 46240

Project Overview

Browning Investments is proposing to construct a new industrial building located at the southwest corner of the intersection of Smith Road and C.R. 100 S. The proposed building is approximately 593,288 square feet and located on 31.37 acres of land. The site is currently undeveloped. Access to the development will come via one of two new streets proposed to serve the full build out of this part of the Allpoints Midwest Business Park campus. Both streets will be private, but constructed to public road standards as local industrial roads. The design of the primary road (east/west) is being handled under a separate contract and includes utility extensions from Smith Road to the end of the cul-de-sac.

Zoning Assessment

The property is currently zoned I2 and is consistent with the proposed land use. The proposed development is also located within 600 feet of residential and subject to the Development Plan review and approval process.

Under I2 zoning, the required front yard setback along Smith Road and C.R. 100 S (major collector) is 60 feet. Because the private roads are being designed to the Town Standards for local industrial roads, 30' front yard setbacks will be required along the south and west sides of the site.

A development incentive is required for loading dock orientation and depth of yard along C.R. 100 S. Landscaping has been increased along C.R. 100 S in accordance with the requirements outlined

in the Town Ordinance for Development Incentives. Rooftop mechanical units will be strategically located such that they are not visible from adjacent public streets as required per the Zoning Ordinance

Site Access

Proposed access to the property will come via four curb cuts. There is one curb cut planned off of the proposed east/west road near the southeast corner of the property. The additional curb cuts used to serve the development will come from the proposed north/south road along the west side of the proposed site. The north and south curb cuts will have larger turning radius on the south side, directing truck traffic away from C.R. 100 S. The central curb cut will serve vehicular traffic only.

The proposed east/west road (under separate contract) will have a sidewalk that extends to Smith Road. A connector sidewalk from the building to this sidewalk will be provided.

Parking

Vehicle parking will be provided primarily along the east and west sides of the building. The proposed building will require a minimum 198 parking spaces per the Zoning Ordinance at a rate of 1 space per 3,000 square feet. A total of 308 spaces are planned with ten (12) spaces being dedicated ADA parking spaces as required per Federal Regulations. An additional 147 spaces will be available for future building and parking. The north and south sides of the building will serve as the truck court and trailer parking.

Landscaping

The proposed site will be landscaped in accordance with the Town of Plainfield Zoning Ordinance, including foundation plantings and front yards with increased landscaping provided along C.R. 100 S in accordance with the Development Incentive for loading dock orientation and depth of yard.

Drainage

The proposed project will utilize inlets and swales to collect runoff from the site, transporting it to a regional detention pond for this entire quadrant of land. The detention pond will be located near the southwest corner of the remaining portion of undeveloped land. Detention and water quality will be provided. Discharge from the site is regulated using outlet control structures, which discharge into existing streams at the south central portion of this quadrant of land.

Site Utilities

Water: Water and fire service will be extended from the main that will be constructed along the proposed east/west road.

Sewer: Sanitary laterals will be extended to serve the building from the main that will be constructed along the proposed east/west road that connects to Smith Road.