

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

DATE: July 6, 2021

CASE NO.: [DP-21-074](#)

PETITIONER: Browning Investments

REQUESTED ACTIONS: Architectural and Site Design Approval of a 715,307 square foot speculative distribution building on a 43.94 acre parcel zoned *I-2: Office/Warehouse Distribution* including Development Incentives.

LOCATION: Southwest corner of CR 100 S and Smith Road

PARCEL SIZE: 43.94 acres +/- (after incremental secondary plat)

APPLICABLE REGULATIONS: Plainfield Zoning Ordinance
Plainfield Subdivision Control Ordinance
Plainfield Comprehensive Plan



<u>EXISTING ZONING AND LAND USE</u>		<u>COMPREHENSIVE PLAN</u>	
Site:	I-2 Office/Warehouse Distribution	Site:	Light Industrial
North:	I-3 Vacant Heavy Industrial (Avon)	North:	Avon: Light Industrial
South:	I2 Office/Warehouse Distribution R-4 Medium Density Residential	South:	Light Industrial
East:	I2 Office/Warehouse Distribution	East:	Light Industrial
West:	R1a Lexington Woods Subdivision (Avon)	West:	Avon: Residential

PROJECT DESCRIPTION

The applicant is seeking Architectural and Site Design Review approval for a 715,307 square foot speculative industrial warehouse building on 43.94 acres.

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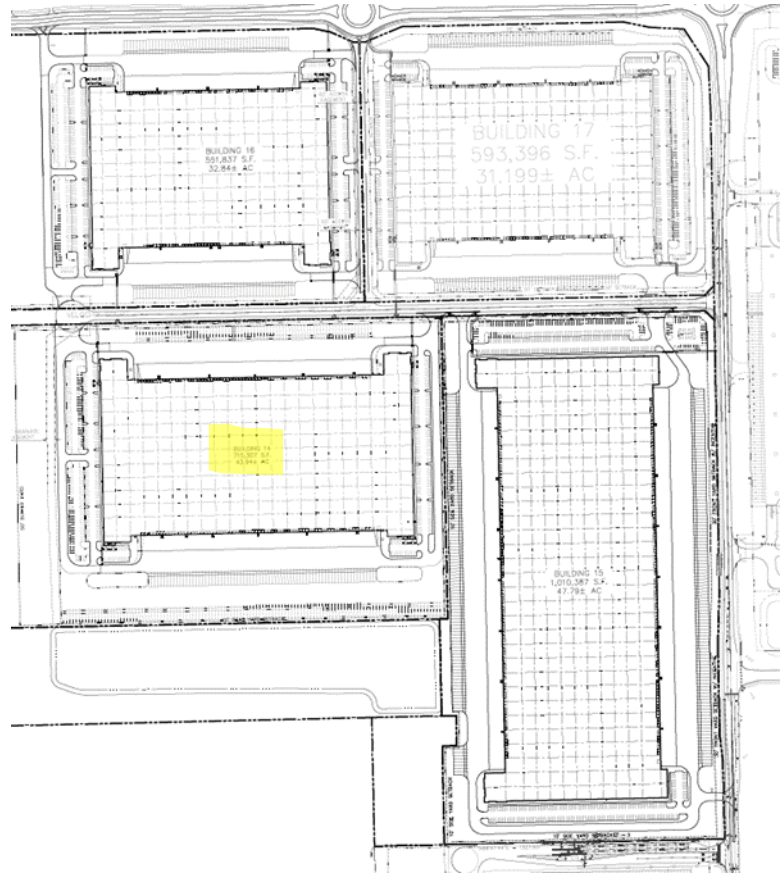
PLANNING OVERVIEW

The site is located west of the intersection of CR 100 S and Smith Road. This is being brought forward in conjunction with Allpoints 15 and 16.

Ingress to the site will be accomplished through two entrances on the private street "Velocity Court." This and another private street will connect to Smith Road and County Road 100 South.

Almost all the issues raised in the landscape comments were provided to the applicant at a Technical Advisory Meeting. Additionally, the applicant has been appraised of the need to provide material samples—which will likely be paint swatches considering the general concrete exterior.

The applicant has requested to utilize the Depth of Yard Development Incentive for a portion of the northern property line. Should this Development Incentive be approved, the proposed development will comply with required setbacks.



DESIGN REVIEW

Staff requests that the Design Review Committee review the proposed development project and provide comments and / or design recommendations to the applicant and staff. The following items are identified by the Zoning Ordinance as standards for Development Plan review:

1. **Minimum Yards and Building Setbacks:** Does not comply. The applicant has sought Depth of Yard Development Incentive to gain compliance, but Sketch Plan One and Sketch Plan Two have not been submitted.
2. **Finished Façade Toward a Gateway:** Not applicable.
3. **Loading Space Orientation:** Complies.
4. **Outside Storage:** None shown. Complies.
5. **Maximum Building Height:** The maximum height of a building in this district is 75 feet. However, for every foot of height taller than 35 feet, the structure must be set back an additional foot of setback. The height of the building is just over 49 feet. The additional setback is present and this complies.
6. **Parking Spaces:** Complies.
7. **Site Lighting:** The photometric plan and fixtures comply.
8. **Building Materials:** (Requirement: The primary Building material (excluding window, door, roofing and soffit materials) used on each applicable façade shall be brick or other masonry material. If a masonry material other than brick is utilized, it shall include at least two (2) textures (e.g., rough, smooth, striated, etc.) or at least two (2) colors with the secondary texture or color constituting a minimum of ten (10) percent of the façade (exclusive of texture or color variation resulting from windows, doors, roofing and soffit materials). Complies.

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9. **Mechanical Equipment:** A line of sight drawing has been presented. It appears to show **compliance** with the line of sight based upon the centerline of the public streets and adjacent residential subdivisions.
10. **Trash Enclosure / Trash Compactor:** No information on potential dumpster/compactor enclosures has been provided.
11. **Pedestrian Connectivity:** **Complies.**
12. **Perimeter Yard Landscaping:** **Does not comply. Utilization of the Depth of Yard Development Incentive would require the Plant Unit Value to be at least 2.0, not the 1.0 that has been shown.** The southern perimeter landscape has been moved to the common area south of the property. This could be considered as an alternative landscape plan.
13. **Parking Lot Trees:** **Complies.**
14. **Parking Lot Screening:** **Does not comply—no screening provided on the east or west car parks as per ordinance.**
 - (2) *Perimeter landscaping of parking lots in the R-6 District, the R-U District, all commercial districts and all industrial districts.* In addition to landscaping provided in required yards and required bufferyards, if a parking area is located between a building and a required front yard **or between a building and a required front, side or rear bufferyard**, the side of the parking area facing the front yard or the front, side or rear bufferyard shall be screened by:
 - (a) A compact hedge row located between the front yard or a bufferyard and the edge of the parking area planted three feet on-center (3 ft. o.c.) and between 24 and 30 inches in height at the time of planting; or
 - (b) Hedge plants in combination with: an ornamental, decorative fence or masonry wall or earthen berm provided that the plant unit value of the hedge, wall and/or berm equals one and one-half.
15. **Foundation Landscaping:** **According to the plan, no foundation landscaping has been provided.**
16. **Signs:** No information about signs has been submitted beyond general monument sign location. **The sign does not appear to comply with the proper setback requirements on the southeast side.**

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. Are there sufficient architectural details to break up the large mass of the building?