

**Allpoints Midwest Building #16 – Project Narrative**  
**Southwest Corner of Smith Road and C.R. 100 S**  
**Plainfield, Indiana**  
**July 16, 2021**

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

Petitioner: Browning Investments  
6100 West 96<sup>th</sup> 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 551,837 square feet and located on 32.14 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 along C.R. 100 S and depth of yard along C.R. 100 S & the private streets. Landscaping has been increased along C.R. 100 S

and the private streets 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 five curb cuts. There is one curb cut planned off of Velocity Court near the southwest corner of the property. One curb cut is proposed as a right-in right-out only (RIRO) off of CR 100 S. near the northwest corner of the property. The additional curb cuts used to serve the development will come from the proposed north/south road along the east side of the proposed site. The southeastern curb cut is aligned with the adjacent curb cut of APM17.

Connector sidewalks are proposed from the site to walks in Velocity court to convey pedestrian traffic to Smith Road.

### Parking

Vehicle parking will be provided primarily along the east and west sides of the building. The proposed building will require a minimum 184 parking spaces per the Zoning Ordinance at a rate of 1 space per 3,000 square feet. A total of 300 spaces are planned with twelve (12) spaces being dedicated ADA parking spaces as required per Federal Regulations. An additional 133 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 and the private streets 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.