

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: August 2, 2021

CASE NO.: [DP-21-076](#)

PETITIONER: American Structurepoint for Browning Investments

REQUESTED ACTIONS: Petition Seeking Architectural and Site Design Approval of a 551,837 square foot speculative distribution building on a 32.84 acre parcel zoned [I-2: Office/Warehouse Distribution](#) including [Development Incentives](#) for Depth of Yard and Orientation of Loading Space.

LOCATION: South and west of the intersection of County Road 100 S and Smith Road

PARCEL SIZE: 32.84 acres +/-

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



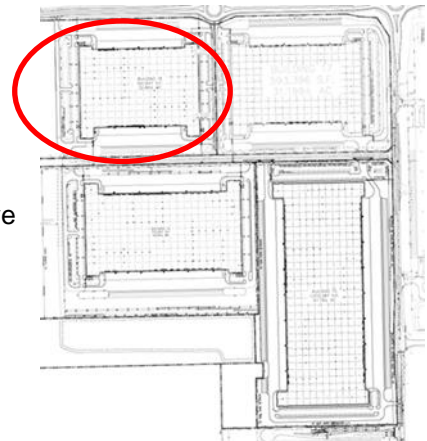
<u>EXISTING ZONING AND LAND USE</u>		<u>COMPREHENSIVE PLAN</u>	
Site:	I2 Office/Warehouse Distribution	Site:	Light Industrial
North:	I-3 Heavy Industrial District (Avon)	North:	Town of Avon jurisdiction
South:	R4 Medium Density Residential I2 Office/Warehouse Distribution	South:	Light Industrial
East:	I2 Office/Warehouse Distribution	East:	Light Industrial
West:	R1 Single Family District (Avon)	West:	Avon Jurisdiction

PROJECT DESCRIPTION

The applicant is seeking architectural and site design approval for a 551,387 square foot warehouse / distribution building in the Allpoints Midwest industrial park. This development is proposed to be placed on a 32.84 acre parcel that will be incrementally created with a secondary plat.

To construct the project as proposed, two Depth of Yard Development Incentives and one Orientation of Loading Space Development Incentive will be required. The applicant has applied for these Development Incentives.

There are two additional buildings in the vicinity that are slated for the Commission's agenda and the Commission recently approved Allpoints 17. The building that is the subject of this staff report is circled in red.



PLANNING OVERVIEW

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The site is located west of the intersection of CR 100 S and Smith Road. This is being brought forward in conjunction with Allpoints 14 and 15.

Ingress to the site will be accomplished through one entrance on the private street "Velocity Court," two proposed entrances of a private drive to the east, and one entrance right-in/right-out on County Road 100 South. At this point, there are concerns about the availability of the right-in/right-out on County Road 100 and also design concerns about the private street to the east.

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. The applicant will need to make a choice between utilizing Use of Yard and Depth of Yard on the eastern side of the property.

APPLICABLE PLANNING POLICIES:

- PUBLIC UTILITIES:** Water and sewer systems in the area have been sized to accommodate the proposed building as typical distribution facilities. Extension of the existing utility systems is proposed within the site development plans submitted to date. Storm drainage for the building is proposed to be routed to a common detention facility which will support the proposed building as well as others within this phase of the business park. Most of the Allpoints business park has been designed with individual site detention so this is a departure from that concept. The Town's drainage ordinance allows either configuration.
- FLOODPLAIN:** No known flood plain issues. The site is not located within a Special Flood Hazard Area.
- TRANSPORTATION:** A [separate memo from the Town's Director of Transportation](#) is included as part of the materials for the Plan Commission. This memo collectively addresses DP-21-074, DP-21-075, & DP-21-076 as each of these plans are relying upon much of the same infrastructure improvements that have been built or are currently under construction as part of the broader AllPoints Midwest Business Park development. The [most recent traffic analysis from 2018](#) is also included in the materials for the Plan Commission's consideration.

Design Review Committee. The Design Review Committee (DRC) met on July 6, 2021 and recommended approval subject to the following comments:

1. A Level 2 Plant Unit Value will be installed along Velocity Court. The petitioners will work with Staff to address the remaining landscape comments from the staff reports.—**Issues remain with landscape compliance.**
2. Future trash enclosures and/or rooftop mechanical units will be approved by staff prior to installation.
3. Provide pedestrian connectivity between the southeast corner of Building 15 and Smith Road.—**Does not apply.**

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 Incentives to gain compliance.
2. **Finished Façade Toward a Gateway:** Not applicable.
3. **Loading Space Orientation:** Does not comply. The applicant has sought an Orientation of Loading Space Development Incentive to gain compliance.

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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.**
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:** Complies.
13. **Parking Lot Trees:** Complies.
14. **Parking Lot Screening:** **Does not comply**—no screening provided on the west side of Parking Lot C.

(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:** **Insufficient details about the foundation landscaping have been provided.**
16. **Signs:** No information about signs has been submitted beyond site location. The sign locations may not comply with the ordinance.

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. The landscaping plan is not in compliance. The Findings of Fact require that the plan is either in compliance or that a waiver has been granted. A waiver to the landscape requirements has not been requested by the petitioner.

MOTION 1—Depth of Yard Development Incentive:

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I move that the Plan Commission **approve / deny / continue** the requested Depth of Yard Development Incentive, finding that:

1. The Plant Unit Value to be provided in the required Yard or required Bufferyard **exceeds/does not exceed** the normal standard for such Yard by a multiple of 2.0 or more;
2. The proposed development **is/is not** appropriate to the site and its surroundings; and,
3. The proposed development **is/is not** consistent with the intent and purpose of the Plainfield Zoning Ordinance.

MOTION 2—Orientation of Loading Spaces Development Incentive:

I move that the Plan Commission **approve / deny / continue** the requested Depth of Yard Development Incentive, finding that:

1. The Plant Unit Value to be provided in the required front Yard or required front Bufferyard is effectively screened with a Plant Unit Value which **exceeds/does not exceed** the normal standard for such Yard by adding a Plant Unit Value of 4.0 to the total Plant Unit Value otherwise required by this Ordinance or other Development Incentive;
2. The proposed development **is/is not** appropriate to the site and its surroundings; and,
3. The proposed development **is/is not** consistent with the intent and purpose of this Ordinance.

MOTION 3—Architectural and Site Design:

I move that the Plan Commission **approve / deny / continue** DP-20-076 requesting Architectural Site Design approval for Architectural and Site Design review for a proposed 551,837+/- square foot speculative warehouse/distribution center on a 32.84 acre parcel to be incrementally platted that is zoned [I2: Office/Warehouse Distribution](#) within 600 feet of a residential zoned property, finding that:

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

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

1. Substantial compliance with the plans and document approved by the Commission.
2. A secondary plat will be required within sixty (60) days of the Primary Plan approval.