

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

DATE: September 7, 2021

CASE NO.: [FDP-21-100](#)

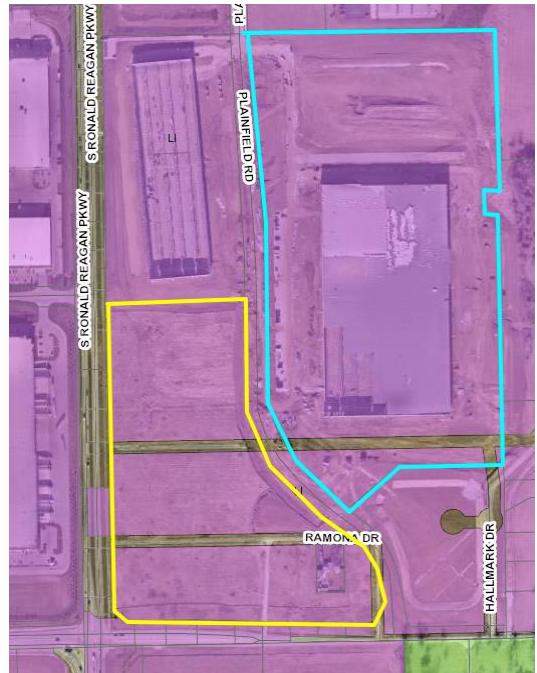
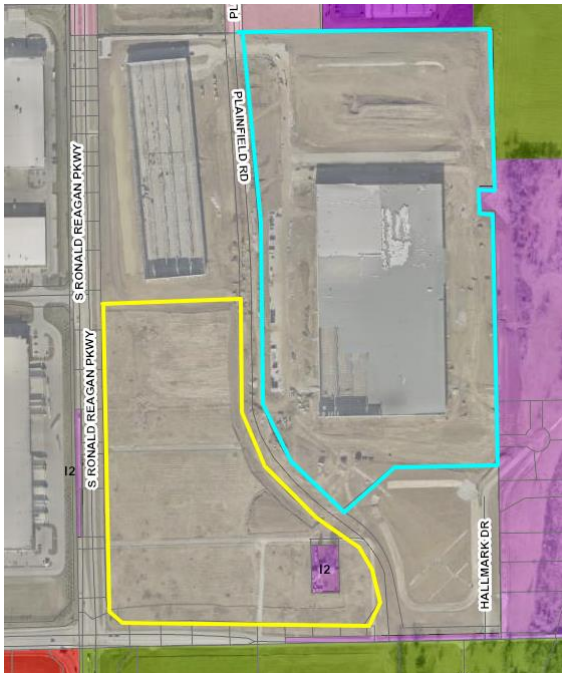
PETITIONER: Strategic Capital Partners

REQUESTED ACTIONS: Final Detailed Plan approval of a 252,747 square foot expansion on the north side of the existing Metro Air Business Park Building 9 with additional trailer parking spaces, loop drive, and automobile parking on a 41.50 acre parcel zoned [Metro Air Business Park, Phase 2 Planned Unit Development](#) within a [Gateway Corridor](#).

LOCATION: 4241 Plainfield Road

PARCEL SIZE: 41.50 acres +/- (after incremental secondary plat)

APPLICABLE REGULATIONS: [Metro Air Business Park, Phase 2 Planned Unit Development](#)
Plainfield Zoning Ordinance
Plainfield Subdivision Control Ordinance
Plainfield Comprehensive Plan



Metro Air 7
Metro Air 9

EXISTING ZONING AND LAND USE			COMPREHENSIVE PLAN		
Site:	PUD	Metro Air Business Park, Phase 2	Site:	Light Industrial	
North:	I2	Office/Warehouse Distribution	North:	Light Industrial	
	CI	Commercial-Industrial			
South:	PUD	Metro Air Business Park, Phase 2	South:	Light Industrial	
East:	PUD	Metro Air Business Park, Phase 2	East:	Light Industrial	
West:	PUD	Metro Air Business Park, Phase 2	West:	Light Industrial	

PROJECT DESCRIPTION

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The applicant is seeking Final Detailed Plan approval of a 252,747 square foot expansion on the north side of the existing Metro Air Business Park Building 9 with additional trailer parking spaces, loop drive, and automobile parking on a 41.50 acre parcel zoned [Metro Air Business Park, Phase 2 Planned Unit Development](#) within a [Gateway Corridor](#).

PLANNING OVERVIEW

This proposal is for an expansion and modification of the existing Metro Air Business Park Building 9. The building was slated in the PUD to be constructed north-to-south, but, in actuality, was constructed in reverse.

Ingress to the site will be accomplished utilizing two entrances from Plainfield Road. No direct access to Stafford Road or adjoining properties is proposed.

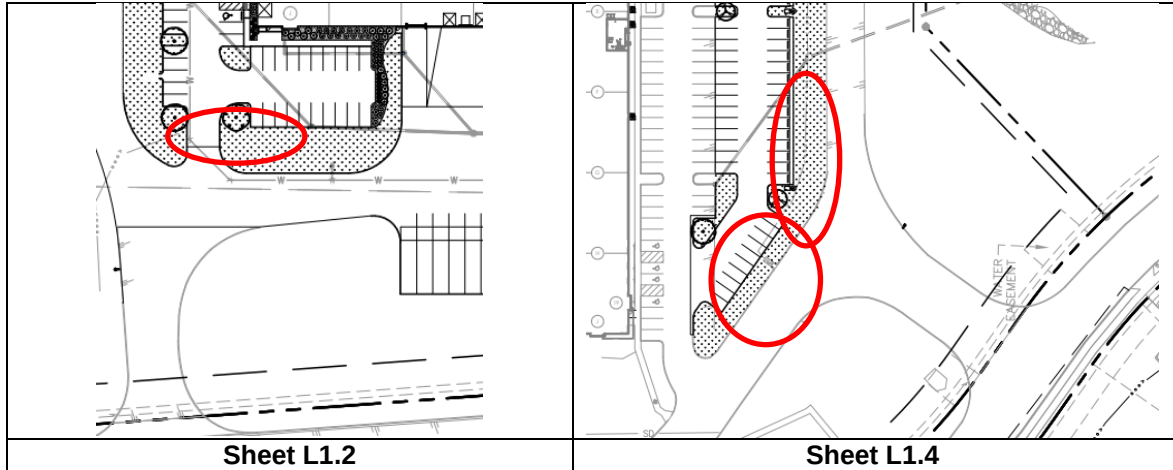
There are minor modifications that will require an amendment to Exhibits B & C (Landscaping and Site Plan) of the Planned Unit Development. The applicant has submitted these for review of the Plan Commission and Town Council.

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:** **Complies**
2. **Finished Façade Toward a Gateway:** **Not applicable**
3. **Loading Space Orientation:** **Complies.**
4. **Outside Storage:** None shown. **Complies.**
5. **Maximum Building Height:** Height is limited to fifty (50) feet or as constrained by applicable Federal Aviation Administration regulations due to its proximity to the Indianapolis International Airport. **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:** The applicant has provided line of sight drawings that **comply** with the ordinance.
10. **Trash Enclosure / Trash Compactor:** Information has been provided on the enclosure/compactor and it **complies.**
11. **Pedestrian Connectivity:** **Complies.**
12. **Perimeter Yard Landscaping:** **Complies.** (Addressed with original Final Detailed Plan.)
13. **Parking Lot Trees:** **Complies.**
14. **Parking Lot Screening:** **Does not comply—areas shown in illustration need to be screened with shrubs.**

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15. **Foundation Landscaping:** Complies

16. **Signs:** No information about signs has been submitted.

STAFF COMMENTS, QUESTIONS AND CONCERNS