

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: October 4, 2021

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

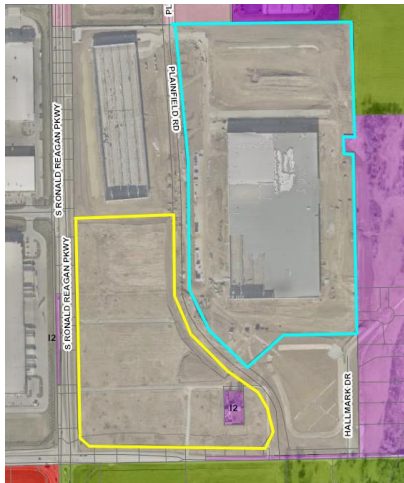
PETITIONER: Strategic Capital Partners

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 +/-

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

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

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

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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.

The proposed site modifications for trailer parking will require an amendment to Exhibits B & C of the Planned Unit Development ([PUD-21-102](#)). The applicant has submitted these for review of the Plan Commission and Town Council.

APPLICABLE PLANNING POLICIES:

- PUBLIC UTILITIES:** Public utilities are available to and adjacent to the site. Any modifications to public utilities will be reviewed in the Civil Plan Review process.
- FLOODPLAIN:** No known flood plain issues. The site is not located within a Special Flood Hazard Area.
- TRANSPORTATION:** The site is served by public streets. Any modifications to the transportation infrastructure will be reviewed in the Civil Plan Review process.

Design Review Committee. The Design Review Committee (DRC) met on September 7, 2021 and recommended approval subject to the following comment:

1. Parking lot screening shall be added as illustrated under item no. 4 of the [DRC report](#).

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:** **Complies.**

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15. **Foundation Landscaping:** Complies

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

STAFF COMMENTS, QUESTIONS AND CONCERNS

MOTION:

I move that the Plan Commission **approve / deny / continue** [FDP-21-100](#) requesting 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](#), finding that:

1. The Final Detailed Plan **satisfies/does not satisfy** the Development Requirements and Development Standards specified in the Metro Air Phase 2 Business Park PUD Ordinance.
2. The Final Detailed Plan **accomplishes/does not accomplish** the intent set forth in Article 6.1 of the Plainfield Zoning Ordinance.
3. The Final Detailed Plan **provides/does not provide** for the protection or provision of the site features and amenities outlined in Article 6.1 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.