

Project Narrative

Plainfield Innovation Park – Buildings III & IV

Rock Creek Partners, LLC, the Petitioner, proposes the development and construction of two speculative office/warehouse distribution buildings. Building III, an approximately 224,120 SF building on 15.91 acres and Building IV, an approximately 237,120 SF building on 14.25 acres, located near the southwest quadrant of Camby Road and Quaker Boulevard (SR 267).

The land parcels are zoned I-2: Office/Warehouse Distribution as approved by Town Council on November 10, 2025.

Site Access

Access to Buildings III and IV is proposed via Woodingham Drive and Private Road A as depicted on the Preliminary Site Plan (“Site Plan”). Woodingham Drive will be a new public road, designed and approved during development plan approval of Plainfield Logistics Park Buildings I and II in 2024. Private Road A will be designed and constructed to the Town of Plainfield’s road standards and will eventually become Camby Road once Camby Road is realigned. Private Road B will run through the site between Woodingham Drive and Private Road A to provide multiple points of access to the buildings. See the Overall Development Plan to view existing Camby Road and future realigned Camby Road.

Building Design

The front façade of Building III will face Woodingham Drive. Four (4) pedestrian entrances will be provided, with sidewalk connectivity to Woodingham Drive and Private Road A. 291 auto parking spaces are proposed on the north, west, and south sides of the building. The Petitioner requests approval of this parking count to address the parking needs of tenants that typically lease space from the Petitioner and the lack of public transportation in the area. Loading docks for the building will be on the east facade, not visible from Woodingham Drive. Loading docks will be screened from Private Road A by the north elevation of the building as well as a berm with landscaping.

The front façade of Building IV will face east. Four (4) pedestrian entrances will be provided, with sidewalk connectivity to Woodingham Drive and Private Road A. 310 auto parking spaces are proposed on the north, east, and south sides of the building. The Petitioner requests approval of this parking count to address the parking needs of tenants that typically lease space from the Petitioner and the lack of public transportation in the area. Loading docks for the building will be on the west façade, not visible from Woodingham Drive. Loading docks will be screened from Private Road A by the north elevation of the building as well as a berm with landscaping.

The proposed building exterior will utilize a combination of architectural metal panels, glass, and painted precast concrete. Formliner will be used on a portion of the precast panels, and a “wood-look” architectural metal panel product will be used at the main entries and on vertical elements in the facades to add visual interest.

Exterior lighting will be designed to reduce glare and skyglow by directing light downward, minimizing the impact on the nighttime movement patterns of the Indiana Bat.

Tree Preservation

The Petitioner proposes recording commitments for the following Tree Preservation Areas shown on the Site Plans.

1. A stand of trees west of Building III which will provide visual screening of the buildings as vehicles approach the site from Quaker Boulevard.
2. A 200-foot stand of trees along the entire south property line.

Vacation of a portion of Camby Road Right-of-Way

In connection with the development and platting of the site, Petitioner also requests the vacation of a portion of the Camby Road Right-of-Way located at the northwest corner of the site, which is approximately depicted within the blue cross hatched area on the proposed Primary Plat.