

Gateway Business Park #6 – Project Narrative

915 Airtech Pkwy

Plainfield, Indiana

April 14, 2022

Owner: Newby Gateway VI Industrial, LLC
C/O HSA Commercial Real Estate
100 S. Wacker Drive, Suite 950,
Chicago, IL 60606

Petitioner: HSA Commercial Real Estate
100 S. Wacker Drive, Suite 950,
Chicago, IL 60606

Engineer: American Structurepoint
9025 River Road, Suite 200
Indianapolis, IN 46240

Project Overview

HSA Commercial Real Estate requesting an amendment to the existing Development Plan for the expansion of trailer parking and the addition of future vehicular parking. The proposed trailer parking will occur along the south end of the site with the addition of 59 trailer stalls. In addition, a future vehicular parking expansion is being included in this amendment for 148 additional parking spaces near the north end of the property.

Zoning Assessment

The site is currently zoned I2 and will not need to be rezoned for the proposed parking improvements. The proposed site plan will be compliant with all required setbacks as approved and will not require any variance or incentives.

Site Access

Site access will remain unchanged from current operations.

Parking

The proposed trailer parking addition will occur along the south side of the site. Access to the trailer parking will come from the internal access drive.

The future vehicular parking will be located along the north side of the site, with modifications necessary to the existing parking lot to gain access to the bank of parking. There will be no new curb cuts required for the parking expansion.

Landscaping

The proposed site will be landscaped in accordance with the Town of Plainfield Zoning Ordinance, including foundation plantings and front yards.

Drainage

The original project contemplated the future expansion of parking and therefor, detention volume and drainage was sized to accommodate this future expansion. No further modifications to the existing detention pond or utility infrastructure are anticipated.

Site Utilities

All existing site utilities will remain unchanged from current operations.