

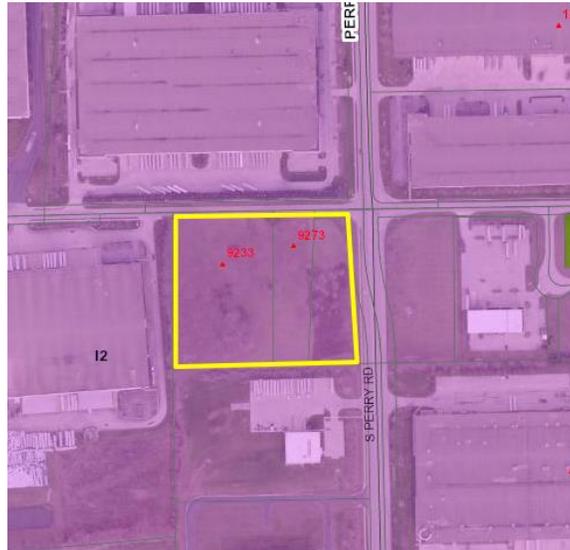
**TOWN OF PLAINFIELD
PLAN COMMISSION REPORT**

DATE: March 5, 2018
CASE NO.: VAC-18-001 and PP-18-002
PETITIONER: Pure Development
REQUESTED ACTION: **VAC-18-001** Vacation of Lot 1 of Minor Plat 359 for the purpose of replatting with adjacent parcels into an industrial lot named "Plainfield Building One."
PP-17-006 Creation of one 8.47 acre industrial lot named "Plainfield Building One."

SITE INFORMATION

LOCATION: 2461 Reeves Road.

LOCATION MAP:



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

PLANNING OVERVIEW

Project Description: The applicant is proposing to vacate Lot 1 of Minor Plat 359 for the purpose of replatting with adjacent parcels into an industrial lot named "Plainfield Building One." The site has two frontages, Perry Road and Reeves Road, from which relief from the setback requirements have been granted through Board of Zoning Appeals and Plan Commission approvals.

Recent History:

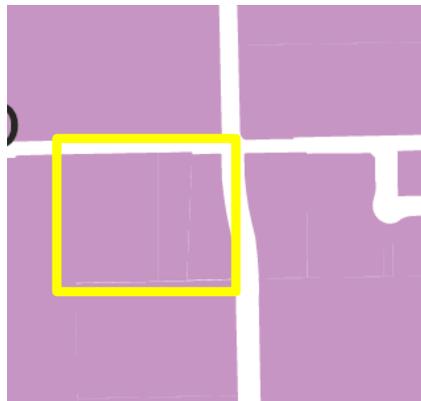
- Two of the three parcels to be replatted were annexed into the Town on February 27, 2017

(Ord. 03-2017). The third parcel was already within the Town’s corporate limits.

- The original development plan was approved by the Plan Commission on April 6, 2017 (DP-17-005). The development plan utilized the Depth of Yard Development Incentive along the Perry Road frontage.
- The annexed parcels were rezoned from AG (Agricultural) to I-2 (Office/Warehouse Distribution) by the Town Council on April 10, 2017 (Ord. 04-2017).
- A reduction in the depth of the truck court and the front setback along Reeves Road were approved by the Board of Zoning Appeals on April 18, 2017 (BZA-17-007).
- At its February 2, 2018 meeting, the Plan Commission approved a façade material waiver (DP-18-002).

Land Use / Compatibility: The parcels are zoned I-2 Office/Warehouse Distribution and is surrounded by similar uses.

EXISTING ZONING AND LAND USE		COMPREHENSIVE PLAN	
Site:	I2-Office/Warehouse Distribution	Site:	Light Industrial/Warehousing
North:	I2-Office/Warehouse Distribution	North:	Light Industrial/Warehousing
South:	I2-Office/Warehouse Distribution	South:	Light Industrial/Warehousing
East:	I2-Office/Warehouse Distribution	East:	Light Industrial/Warehousing
West:	I2-Office/Warehouse Distribution	West:	Light Industrial/Warehousing



PARCEL SIZE: 8.47 acres +/-

Applicable Planning Policies:

PUBLIC UTILITIES: A fifteen foot (15') drainage and utility easement on the west side of Lot 1 will be vacated with the plat. The applicant’s survey shows no utilities are present within that easement.

FLOODPLAIN: None

SITE RESTRICTIONS: A 150 foot wide transmission utility easement moves diagonally through the southeast corner of the site. The site plan and plat reflect and accommodate this easement.

TRANSPORTATION: Truck traffic will enter from Perry Road and passenger traffic will enter from Reeves Road. No connection between the two entrances is shown.

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. Should this project be approved by the Plan Commission, the applicant must still obtain ILP approval, final engineering, building, fire protection, and utility plan approval prior to the issuance of any permits.
2. Regarding the primary plat, adequate provisions have been made for drainage, utilities, and access.

MOTIONS

VAC-17-001: I move that the Plan Commission **approve / deny / continue** petition VAC-18-001 as filed by the Pure Development for the vacation of Lot 1 of Minor Plat 359 finding that:

1. The conditions in the platted area have changed so as to defeat the original purpose of the plat;
2. It is in the public interest to vacate the plat; and,
3. The value of that part of the land in the plat not owned by the Petitioner will not be diminished by the vacation.

PP-17-006: I move that the Plan Commission **approve / deny / continue** PP-18-002 as filed by Pure Development requesting approval of a Primary Plat to create one 8.47 acre industrial lot finding that:

1. Adequate provisions **have / have not** been made for regulation of minimum lot width, minimum lot depth and minimum lot area;
2. Adequate provisions **have / have not** been made for the widths, grades, curves and coordination of subdivisions public ways with current and planned public ways; and
3. Adequate provisions **have / have not** been made for the extension of water, sewer, and other municipal services,

and that such approval shall be subject to the following conditions:

1. Compliance with the Town Standards, including but not limited to: Plainfield Ordinance 1-96 regarding Floodplain Management; Plainfield Ordinance Nos. 12-2015 and 06-2017 regarding Sewage Works; Plainfield Ordinance No. 17-97 regarding Drainage; Plainfield Ordinance No. 19-97 regarding Municipal Waterworks; and Plainfield Ordinance No. 18-97 regarding Access Permits.
2. Compliance with the standards and specifications of the Plainfield Subdivision Control Ordinance.
3. Substantial compliance with the primary plat submitted file dated January 25, 2018.