

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: July 2, 2018

CASE NO.: PUD-18-002

PETITIONER: Brian J. Tuohy for Ambrose Plainfield, Industrial IV, LLC

REQUESTED ACTION: Request to rezone approximately 34.8 acres from CI (*Commercial Industrial*) to PUD (*Planned Unit Development*)

LOCATION: West of the intersection of Ronald Reagan Parkway and Stout Heritage Parkway



Zoning Map

Comprehensive Plan Map

APPLICABLE REGULATIONS: Plainfield Zoning Ordinance
Plainfield Comprehensive Plan

PLANNING OVERVIEW

Project Description: The applicant is proposing to rezone the parcels on the northeast and southeast corners of the Ronald Reagan Parkway and the Stout Heritage Parkway intersection. Planned for the site is flex office and distribution uses. The buildings sought by the developer are larger than allowed by the current zoning district (CI: Commercial Industrial), which is part of the explanation the applicant provided for seeking the Planned Unit Development.

Land Use / Compatibility: The parcel is bounded by similarly zoned and used parcels, excepting the Stout farm across Ronald Reagan Parkway. The parcel to the south is part of the Strategic Capital Partners case (*PUD-18-001*) which may be heard at tonight's meeting. The comprehensive plan denotes a small area as "Parks and Open Space", but this appears to coincide with the area near a retention pond.

EXISTING ZONING AND LAND USE:

COMPREHENSIVE PLAN:

CI: Commercial Industrial	Site:	Light Industrial
I-2: Office Warehouse Distribution	North:	Parks and Open Space
AG: Agriculture	South:	Light Industrial
CI: Commercial Industrial; and, I-2: Office Warehouse Distribution	East:	Light Industrial
I-2: Office Warehouse Distribution; and, AG: Agriculture	West:	Light Industrial

PARCEL SIZE: ± 34.8 acre

Applicable Planning Policies:

PUBLIC UTILITIES: There are public utilities in the vicinity.

TRANSPORTATION: The property will derive access from Plainfield Road.

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. As a Planned Unit Development, even though the PUD ordinance is based heavily upon the current CI: Commercial Industrial zoning, the Plan Commission may request modifications and commitments to the document. Are there any desired modifications to the document?
2. This development, being at the intersection of Ronald Reagan Parkway and Stout Heritage Parkway, will be important in setting an architectural tone for the general area. This development will frame the corner and has the opportunity to begin an evolution of the aesthetics of these corridors. The applicant has provided photographic examples of structures that have elements that, when applied in proper context, could lead to this positive evolution. The examples are not intended to specifically detail the exact final building compositions.

MOTION

I move that the Plan Commission certify the zone map amendment request PUD-18-002 as filed by Brian J. Tuohy for Ambrose Plainfield, Industrial IV, LLC rezoning of 34.8 acres West of the intersection of Ronald Reagan Parkway and Stout Heritage Parkway from CI (*Commercial Industrial*) to PUD (*Planned Unit Development*) with a **favorable recommendation / unfavorable recommendation / no recommendation.**

And, that such approval shall be subject to the following commitments that may be added by the Commission or Applicant:

- 1.