

# **TOWN OF PLAINFIELD PLAN COMMISSION REPORT**

**DATE:** September 6, 2018

**CASE NO.:** PP-18-005 and DP-18-018

**PETITIONER:** Ambrose Plainfield Industrial IV, LLC.

**REQUESTED ACTION:** **PP-18-005:** A petition to create a two lot, 21.9 acre industrial subdivision on the northeast corner of Ronald Reagan Parkway and Stout Heritage Parkway on a parcel zoned Planned Unit Development within a Gateway Corridor.

**DP-18-018:** A petition requesting Architectural and Site Design review of a proposed 253,760 square foot flex building on the northeast corner of Ronald Reagan Parkway and Stout Heritage Parkway on a parcel zoned Planned Unit Development within a Gateway Corridor.

**SITE INFORMATION**

**LOCATION:** 3620 and 3748 Plainfield Road

**LOCATION MAP:**

	
<p><b>Zoning Map:</b> Both north and south parcel have been rezoned Planned Unit Development</p>	<p><b>Comprehensive Plan</b></p>

**APPLICABLE REGULATIONS:** Plainfield Zoning Ordinance  
 Plainfield Subdivision Control Ordinance  
 Plainfield Comprehensive Plan  
 Plainfield Logistics Center Building 4 & 5 Planned Unit Development

**PLANNING OVERVIEW**

**Project Description:** The applicant is proposing to create a two lot subdivision. Lot 1 would be a 17.64 acre parcel upon which a 253,760 square foot flex office/distribution space is proposed. Lot 2 is a 4.33 acre parcel upon which an office use could be constructed. These parcels would have ingress/egress off Plainfield Road only.

The architectural standards refer to Exhibit F of the Planned Unit Development as a stylistic guide. The Plan Commission will have the task of determining whether the architecture meets both these stylistic guides as well as appropriateness with the area.

**Land Use / Compatibility:** The parcel is surrounded by like zoned and higher intensity industrial uses. This development and Plainfield Logistics Center 5 to the south are meant to be more akin to flex office/distribution spaces than the larger Greenparke development to the east and north or the Airwest or Airtech developments to the east. This is in line with what was originally intended with the Ronald Reagan master plan. As office is a part of the Light Industrial subset of the 2016 Comprehensive Plan, flex office/distribution would be compliant with this plan.

**Development Standards:** Plans were reviewed for compliance with the Planned Unit Development, and Gateway Corridor standards as applicable.

**Site Plan:**

**Building Materials:** Unlike more traditional zoning, this plan calls on Exhibit F of the Planned Unit Development as a stylistic guide. The Plan Commission will have the task of determining whether the architecture meets both these stylistic guides as well as appropriateness with the area.

**Mechanical Equipment:** The mechanical units are shown to not be visible by line of sight, as is required in the Planned Unit Development. The Design Review Committee has requested that the applicant also screen the units utilizing raised parapets.

**Trash Enclosure:** Typically with speculative buildings, trash enclosures or other facilities are not shown and a notation is made on the staff report that an ILP will be required. Unfortunately, this ILP process is not always followed. At the request of Staff, the applicant has provided future trash enclosure locations. This will allow the Plan Commission to review where these facilities are proposed to be located. An ILP will still be required should the enclosures or facilities not be built at the time of building construction.

**Landscaping:** The plan complies.

**Lighting:** The photometric plan and the light fixtures comply.

**Parking:** As a speculative building, the required amount of parking is difficult to determine as the ratio of office to warehouse is unknown. Assuming that all the space is utilized for warehouse, 85 spaces are needed. The development provides 193. Future automobile spaces are shown along the north and south flanks of the building. Should the development be utilized solely as office, additional spaces could be carved out of the truck dock areas as needed.

**Pedestrian Circulation:** A marked pedestrian area is shown on the plans from the west side of the building to the existing trail along the east side of Ronald Reagan Parkway.

**Signs:** A potential ground mounted sign location has been shown, but no sign permits have been submitted. Approval of this development plan neither constitutes nor implies the approval of any signs shown on this plan. All signage shall fall under the provisions of Article 7 of the Zoning Code.

**Design Review Committee:** This request was reviewed by the DRC at their August 14, 2018 meeting. The committee had questions about rooftop mechanical units and landscaping. The Committee did not discuss the architecture of the building.

The Committee recommended approval of the plans as submitted with the following condition:

1. Mechanical Units should be screened by the parapets.
2. Potential dumpster locations should be shown on the plan.

<b>EXISTING ZONING AND LAND USE</b>		<b>COMPREHENSIVE PLAN</b>	
<b>Site:</b>	PUD—Planned Unit Development	<b>Site:</b>	Light Industrial/Warehousing
<b>North:</b>	CI-Commercial/Industrial	<b>North:</b>	Light Industrial/Warehousing
<b>South:</b>	PUD—Planned Unit Development	<b>South:</b>	Light Industrial/Warehousing
<b>East:</b>	I-2—Office/Warehouse Distribution	<b>East:</b>	Light Industrial/Warehousing
<b>West:</b>	I-2—Office/Warehouse Distribution AG:Agriculture	<b>West:</b>	Light Industrial/Warehousing

**PARCEL SIZE:** 21.9 acres +/- (overall)  
Lot 1: 17.64 acres +/-  
Lot 2 4.33 acres +/-

**Applicable Planning Policies:**

**PUBLIC UTILITIES:** Utilities are in the vicinity of the site that can support the development.

**FLOODPLAIN:** None

**TRANSPORTATION:** The development gains its only access from Plainfield Road. The Director of Transportation may provide an addenda to this report.

**STAFF COMMENTS, QUESTIONS AND CONCERNS**

1. Does this development meet the architectural standards of Exhibit F?
2. Should this project be approved by the Plan Commission, the applicant must still obtain administrative permit approvals from planning, building, public works, and the fire territory.
3. Regarding the primary plat, adequate provisions have been made for drainage, utilities, and access.

**MOTIONS (2)**

**MOTION 1**

**PP-18-005:** I move that the Plan Commission **approve / deny / continue** PP-18-005 as filed by Ambrose Plainfield Industrial IV, LLC requesting approval of a Primary Plat to a two lot, 21.9 acre industrial subdivision 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. Substantial compliance with the primary plat submitted file date August 17 2018.

**MOTION 2**

**DP-18-018:** I move that the Plan Commission **approve / deny / continue** DP-18-018 as filed by Ambrose 253,760 square foot flex building on a 17.64 acre parcel zoned Planned Unit Development, finding that:

1. The Development Plan **complies / does not comply** with all applicable Development Standards of the District in which the site is located.
2. The Development Plan **complies / does not comply** with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted.
3. The Development Plan **complies / does not comply** with all applicable provisions for Architectural and Site Design Review for which a waiver has not been granted.
4. The proposed development **is / is not** appropriate to the site and its surroundings.

5. The proposed development **is / is not** consistent with the intent and purpose of the Plainfield Zoning Ordinance.

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

1. Substantial compliance with the development plans dated August 17, 2018
2. Any future trash enclosures or compactors must be within the proposed space and will require an Improvement Location Permit.