

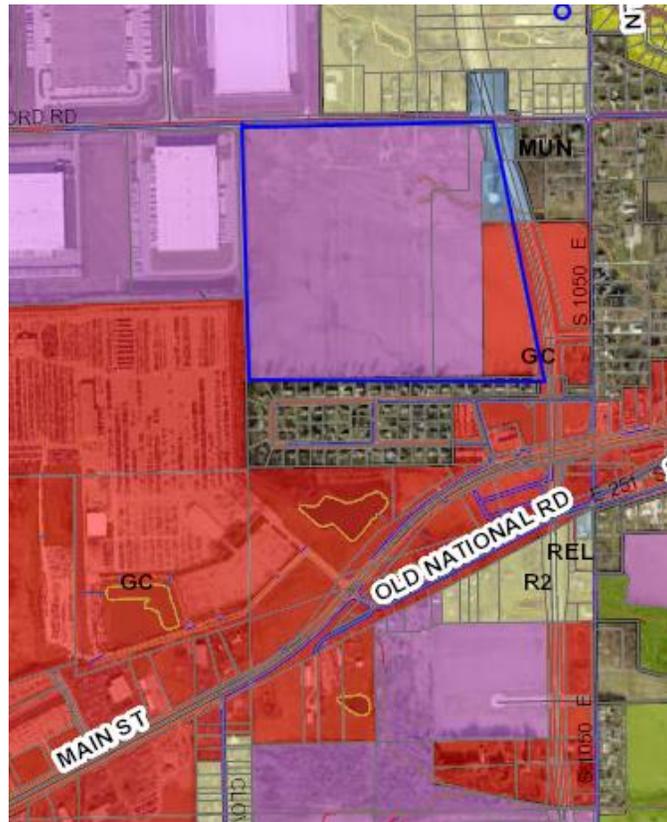
TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: April 5, 2018

CASE NO.: DP-18-004

PETITIONER: Pepper Construction Company by Brian J. Touhy, Attorney for UPS

REQUESTED ACTION: Plainfield Logistics Center Building 1: UPS Building Addition— 10095 Bradford Road; Southwest corner of Ronald Reagan Blvd. and Bradford Road – Architectural and Site Design Review for a proposed 32,820 square foot addition to 892,620 square foot warehouse/distribution facility on 67.62 acres zoned I-2 within a Gateway Corridor.



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

PLANNING OVERVIEW

Project Description: This request requires two separate motions in order to allow development. The first request is to allow Development Plan for Development Incentives. The second request is review of a development plan for a proposed 32,820 sf addition to an existing warehouse for compliance with Gateway Corridor standards on lot 1 at 67.62 acres.

Land Use / Compatibility: The property was rezoned to I-2 with four separate rezones (RZ-11-001; RZ-13-003; RZ-14-001 & RZ-14-005). RZ-11-001 for the western edge was rezoned with the commitment that the half-width right-of-way for the proposed Klondike Rd. would be dedicated and reaffirmed with RZ-13-003. The majority of the property was rezoned with RZ-13-003 when the south bufferyard commitment was made. South of the site is Medallion Meadows zoned AGR in Hendricks Co. North of CR 200 S is five single-family homes zoned R-1A in Avon. The frontage along the Ronald Reagan Parkway is zoned GC and to the west is the Regal building zoned I-2. The Comprehensive Plan recommends a Light-Industrial/Warehousing use for this site.

Development Standards: While the site plan on Lot 1 is more than 600' from the Ronald Reagan Parkway, the rezone commitment required Gateway Corridor compliance. The orientation of loading space development incentive is being used to have loading docks facing the Bradford Road and Medallion Meadows.

- a. Ground Mounted Mechanical and Electric Service Substation (existing): The location, just south of the automobile parking area has been shown with previous plans, however, the manner in which this equipment will be screened and/or landscaped has yet to be provided.
- b. Parking: The addition will cause a reduction of 86 trailer parking stalls. No change in automobile parking.
- c. Building Materials: The primary material is pre-cast concrete and there with three colors; gray, pewter and bronze. To meet existing.
- d. Landscaping: The incentives package increases the required perimeter landscaping at each street frontage. In compliance with the RZ-13-003 rezone commitment, the south perimeter has the 65' bufferyard, 10' tall berms with a 6 foot fence and Level 6 perimeter landscaping to provide screening for Medallion Meadows. Required parking and all setbacks comply.
- e. Loading Spaces/Dock Doors: The addition includes 53 new loading docks and doors. 24 to face the north toward Bradford Road; 29 to face south toward Medallion Meadows. Approval is based on Development Incentives submittal.
- f. Site Lighting: There have been complaints registered from residents of Medallion Meadows concerning the lighting for the site. As stated in the Town of Plainfield Zoning Ordinance 4.9 Lighting Standards "Lighting shall not cause illumination beyond any *Lot Line* in an *Industrial District*" (the exception being when common lot lines adjoin two industrial uses), A photometric plan and light fixture cut sheets have been submitted. The applicant has indicated that a Lighting Study has been commission and the results certifying compliance would be made a part of the official file. The applicant has corrected many of the lighting issues by way of providing additional shielding and eliminating fixtures.
- g. Noise: Noise emanating from the site has become an identified issue for Medallion Meadows. There have been several complaints registered by residents concerning the noise of operations. Town officials have discussed this with the applicant.

Design Review Committee: This project was reviewed at the March 13, 2018 DRC meeting.

Discussion Points:

- Development Plan Incentives in order to have load spaces and dock doors facing Bradford Road and Medallion Meadows.
- Lighting Plan and concerns for recent complaints.
- Roof top mechanical equipment 8-10 foot parapet is being proposed on addition for screening. The applicant discussed potential screen solutions to the existing.
- Ground mounted electrical substation.
- Noise currently from the site and recent complaints.

DRC appreciated the applicant’s continued efforts to meet with the residents of Medallion Meadows to find amicable solutions.

EXISTING ZONING AND LAND USE:	COMPREHENSIVE PLAN:
Site: I-2 Office/Warehouse Distribution	Site: Light-Industrial/Warehousing
North: I-2 & R-1A/Avon	North: Avon
South: Residential/Hendricks Co.	South: Hendricks County/Town of Plainfield
East: GC & AGR/Hendricks Co.	East: Light-Industrial/Warehousing
West: I-2 Office/Warehouse Distribution & GC	West: Light-Industrial/Warehousing

Applicable Planning Policies:

PUBLIC UTILITIES: In place and existing.

TRANSPORTATION: The applicant has represented that the proposed modifications to their site and building are for internal operational benefits and do not create any increased traffic trips to and from the site beyond what was previously forecasted.

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. Plans comply with all commitments and Gateway standards. Adequate provisions have been made for access, drainage and utilities.
2. The applicant met with the residents of Medallion Meadows and members of Town staff two weeks ago to discuss lighting, drainage, and noise matters. The issues of lighting and drainage appear to be largely resolved. Noise, however, remains a concern with no resolution provided during that meeting.
3. There been no solution yet to be found concerning noise. As a result, staff recommends consideration for continuance in order to allow further dialogue between applicant and Medallion Meadows. Much progress has been accomplished in recent weeks and is hoped that with more time a suitable resolve might be possible.
4. Strides have been made concerning lighting and the applicant has committed to continue working with the residents of Medallion Meadows and the Town.

MOTION

DP-18-004: I move that the Plan Commission **approve / deny / continue** DP-18-004, as filed by Pepper Construction Company by Brian J. Touhy, Attorney for UPS, a development plan for a proposed 32,820 square foot addition to an existing warehouse/distribution building on 67.62 acres 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.

DP-18-004: I move that the Plan Commission **approve / deny / continue** DP-18-004, as filed by Pepper Construction Company by Brian J. Touhy, Attorney for UPS, a development plan incentives for a proposed 32,820 square foot addition to an existing warehouse/distribution building on 67.62 acres finding that:

1. the required *Front Yard* or required front *Bufferyard* is effectively screened with a *Plant Unit Value* which exceeds the standard for such *Yard* by adding a *Plant Unit Value* of 4.0 to the total *Plant Unit Value* otherwise required by this Ordinance or other *Development Incentive*;
2. the proposed development is appropriate to the site and its surroundings; and
3. the proposed development is consistent with the intent and purpose of this Ordinance