

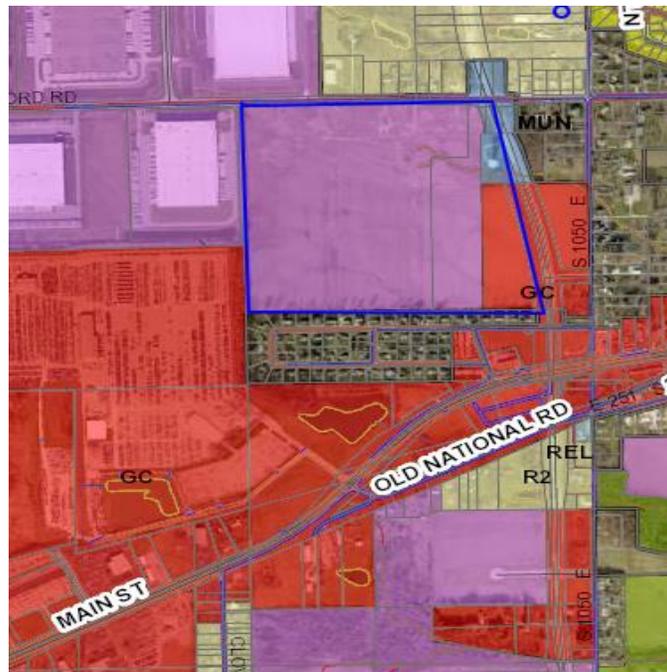
TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: July 2, 2018

CASE NO.: DP-18-009

PETITIONER: Sean Lalley United Parcel Service, Inc.

REQUESTED ACTION: Plainfield Logistics Center Building 1: Master Plan for UPS Building Addition—10095 Bradford Road; Southwest corner of Ronald Reagan Blvd. and Bradford Road – Architectural and Site Design Review Development Plan Amendment with Development Incentives on 82.23 acres zoned I-2 within a Gateway Corridor.



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

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

Project Description as Master Development Plan Proposal: When this request was originally submitted it was not completely clear what the applicant was requesting – in its entirety. Upon review and discussion it was recommended that the applicant consider a Master Plan submittal, which could provide a better review and understanding of the long term development needs of the applicant from a comprehensive point of view. The applicant agreed to provide this at the request of the Design Review Committee (DRC).

Proposed Customer Service / Employee Entry Building (3,314 sf) located east of the northeastern corner of the existing warehouse building. The applicant received Use Variance approval, from the Board of Zoning Appeals on June 18, 2018 for the Customer Service element of the proposed 3,314 square foot building, as this is not a listed permitted use in I-2 Industrial District.

A total of 139 proposed tractor parking spaces located on the northern area of the existing warehouse building. Article 4.1B(3) allows only accessory structures or uses such as freestanding sign, parking area, guard or pump houses as needed in industrial districts between the front of the principal building and street right of way line. Proposed directly in front of the building are (96 spaces), near the proposed truck wash (19 spaces) and east of the proposed truck wash (24 spaces). Additional landscaping (level 8.5) is proposed north of the existing warehouse building along with the proposed 8-foot tall wooden fence to screen the proposed tractor parking from Bradford Road. A proposed 8-foot tall wooden fence is proposed between the car parking area and the tractor parking east of the truck wash to screen the view of tractors from Bradford Road. The applicant received Development Standards Variance approval on June 18, 2018 from the Board of Zoning Appeals for the semi-tractor parking area. Extensive landscaping to Unit Level 8.5 and fence were approved to provide screening from roadways.

Proposed Truck Wash (7,556 sf) south of the proposed Customer Service / Employee Entry Building.

A total of 133 proposed compressed natural gas (CNG) time fill areas located on the north side of the existing warehouse building, near the proposed truck wash and east of the proposed truck wash. One pedestal is proposed for every two tractor parking spaces. The pedestals are to be screened by the proposed 8-foot wooden fences and proposed increased landscaping. Refer to the example photographs from other UPS facilities at the end of this letter.

Proposed 8-foot tall wooden fence to be installed from the northwest corner of the Customer Service / Employee Entry Building around the north side of the existing warehouse building to the northwest side of the building where a proposed 24-foot gate will be installed on the northern ingress/egress drive to Klondike Road. This fence will provide screening from Bradford Road and will separate the site into a secure area around the warehouse building and a public area on the northeast side of the site. Refer to the example photographs at the end of this letter for the proposed wooden fence.

Proposed diesel, CNG and unleaded fuel islands located south of the existing car parking area. Fuel island canopies are not proposed for this project. The fuel islands will be screened from Bradford Road and Ronald Reagan Parkway by a proposed 8-foot tall wooden fence, existing soil stockpile, the existing Plainfield water tower and proposed landscaping along Ronald Reagan Parkway and Bradford Road.

Proposed CNG Station located south of the existing car parking area. A proposed 8-foot tall wooden fence is proposed on the north and east sides of the CNG Station to screen its view from Bradford Road and Ronald Reagan Parkway.

Three proposed above ground fuel tanks (two -15,000 gallon unleaded gasoline tanks and one - 20,000 gallon diesel tank) located south of the proposed CNG Station.

Proposed car parking expansion on the east and southeastern edges of the existing car parking area (224 additional spaces). A depth of yard development incentive is being sought for the northeastern corner of the proposed parking lot expansion to reduce the yard from 120' to 60'. Additional landscaping is proposed along the eastern edge of the proposed parking lot expansion.

Proposed trailer parking expansion on the east side of the existing trailer parking area (135 additional spaces). To construct the footprint of the proposed trailer parking expansion area, the western face of the existing soil stockpile will need to be cut into. The resultant height of the existing stockpile will be reduced by approximately 10 feet. The remaining bulk of the stockpile will remain and the top will still be more than 25 feet above the proposed trailer parking pavement grade to the west. The proposed landscaping plan shows that if the stockpile were to be removed in the future, the petitioner commits to installing level 5 landscaping north of the Ronald Reagan Parkway entrance drive up to the Town's water tower parcel.

Proposed Vectren MSA located at the northeastern corner of the proposed trailer parking expansion area. Vectren Energy is bringing gas service to the UPS site. They have requested an open 100' x 120' area for natural gas equipment. The resulting location has been strategically located immediately west of the Town's water tower to provide screening from Ronald Reagan Parkway. A proposed 8-foot tall wooden fence is proposed on the north side of the MSA to screen its view from Bradford Road.

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.

Applicable Planning Policies:

PUBLIC UTILITIES: In place and existing.

TRANSPORTATION: Staff has requested consideration for an emergency exit plan, which would provide for a secondary means of exit only. This would be utilized only in the occasion of a catastrophic event, allowing safe and efficient exiting of the site. There have been a couple strategies considered; the Director of Transportation would like to these options with the Plan Commission.

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. Adequate provisions have been made for access, drainage, and utilities.
2. Design Review Committee provides a favorable recommendation for the Master Development Plan to the Plan Commission.
3. Use Variance for Customer Service Use element was approved by Board of Zoning Appeals.
4. Development Standards Variance and Development Plan Amendment to allow the accessory use of semi-tractor parking in front of the primary along Bradford Road was approved by Board of Zoning Appeals.
5. Applicate will commit to height of 25 feet for earthen berm along Ronald Reagan Parkway, unless additional reduction is approved by the Town of Plainfield Plan Commission.

MOTION

DP-18-009: I move that the Plan Commission **approve / deny / continue** DP-18-009, as filed by Sean Lalley United Parcel Service, Inc, a development plan for a proposed Master Development Plan for an existing warehouse/distribution building on 82.23 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.

If Approved: That such approval shall be subject to the following commitments:

1. Applicate voluntarily commits to height of 25 feet for earthen berm along Ronald Reagan Parkway, unless additional reduction is approved by the Town of Plainfield Plan Commission.
2. Substantial compliance with the site plans and building elevations dated , 2018.
3. Improvement Location Permit (ILP) approval, building, and fire protection approval will be required