

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: September 6, 2018

CASE NO.: VAC-18-001, PP-18-006 and DP-18-019

PETITIONER: Ambrose Plainfield Industrial IV, LLC.

REQUESTED ACTION:

VAC-18-001: A petition to vacate the lots and restrictive covenants for Lots 1-7, San Pablo Estates located south of Stout Heritage Parkway on the west side of Ronald Reagan Parkway on a parcel zoned Planned Unit Development within a Gateway Corridor.

PP-18-006: A petition to create a one lot, 12.82 acre industrial subdivision on the southeast corner of Stout Heritage Parkway and Ronald Reagan Parkway on a parcel zoned Planned Unit Development within a Gateway Corridor.

DP-18-019: A petition requesting Architectural and Site Design review of a proposed 187,200 square foot flex building on the southeast corner of Ronald Reagan Parkway and Stout Heritage Parkway on a parcel zoned Planned Unit Development within a Gateway Corridor.

SITE INFORMATION

LOCATION: 3810 Plainfield Road

LOCATION MAP:

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

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

PLANNING OVERVIEW

Project Description: The applicant is proposing to vacate the lots and restrictive covenants for Lots 107, San Pablo Estates. These lots to be vacated are on the western side of the parcel proposed to be developed as Building 5. It appears that the rights-of-way serving these lots and any additional lots were vacated, but these lots and any restrictive covenants were not vacated.

Upon vacation of the aforementioned lots and covenants of San Pablo Estates, the applicant is proposing to create a one lot 12.82 acre industrial subdivision that will gain access from Plainfield Road. No access will be provided from either Stout Heritage Parkway or Ronald Reagan Parkway. Should the primary plat receive approval, an administrative secondary plat will be required prior to development.

Finally, the applicant is proposing to construct a 187, 200 square foot flex building on this 12.82 acre parcel. 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 4 to the north 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, 62 spaces are needed. The development provides 191. 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.

EXISTING ZONING AND LAND USE		COMPREHENSIVE PLAN	
Site:	PUD—Planned Unit Development	Site:	Light Industrial/Warehousing
North:	PUD—Planned Unit Development	North:	Light Industrial/Warehousing
South:	AG—Agriculture, requested to be rezoned to PUD (<i>PUD-18-001</i>)	South:	Light Industrial/Warehousing
East:	CI-Commercial/Industrial	East:	Light Industrial/Warehousing
West:	I-2—Office/Warehouse Distribution PUD—Planned Unit Development	West:	Light Industrial/Warehousing

PARCEL SIZE: 12.82 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 (3)

MOTION 1

VAC-18-001: I move that the Plan Commission **approve / deny / continue** petition VAC-18-001 as filed by Ambrose Plainfield Industrial IV, LLC to vacate the lots and restrictive covenants for Lots 1-7, San Pablo Estates finding that:

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

MOTION 2

PP-18-006: I move that the Plan Commission **approve / deny / continue** PP-18-006 as filed by Ambrose Plainfield Industrial IV, LLC requesting approval of a Primary Plat to create one lot, 12.82 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 3

DP-18-019: I move that the Plan Commission **approve / deny / continue** DP-18-019 as filed by Ambrose Plainfield Industrial IV, LLC requesting Architectural and Site Design approval of a proposed a proposed 187,200 square foot flex building on a 12.82 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.