

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: June 4, 2018
CASE NO.: RZ-18-002
PETITIONER: Keri Arthurton for Vineyard & Vineyard, LLC.
REQUESTED ACTION: Request to rezone 1.44 acres from I-2 (*Office/Warehouse Distribution*) to I-3 (*Light Industrial*).
LOCATION: 684 Tower Road



Zoning Map

Comprehensive Plan Map

APPLICABLE REGULATIONS: Plainfield Zoning Ordinance
 Plainfield Comprehensive Plan

PLANNING OVERVIEW

Project Description: The applicant is proposing to rezone the parcel at 684 Tower Road from Office/Warehouse Distribution to Light Industrial for the purpose of storing vehicles for a car broker. This use is not a permitted use in the I-2 district, but is permitted in the I-3 district.

Land Use / Compatibility: The parcel is industrial and is bounded on the east and north by similarly zoned parcels. To the south is the Vandalia Trail and medium density residential subdivisions which were developed prior to the industrial park. To the west is a low density residential subdivision which was developed after the industrial park.

EXISTING ZONING AND LAND USE:

COMPREHENSIVE PLAN:

I-2: Office/Warehouse Distribution	Site:	Light Industrial
I-2: Office/Warehouse Distribution	North:	Light Industrial
R-4: Medium Density Residential	South:	Parks and Open Space
I-2: Office/Warehouse Distribution	East:	Light Industrial
R-2: Low Density Residential	West:	Single Family Detached

PARCEL SIZE: ± 1.44 acre

Applicable Planning Policies:

PUBLIC UTILITIES: The property has existing utilities.

TRANSPORTATION: The property has existing access to a public street, Tower Road.

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. The applicant has voluntarily provided a list of use limitations to which they would commit. Does the Commission feel that the list needs modification or does the Commission feel that the list is appropriate?
2. The applicant has not indicated that changes to the site or structure are proposed. The parcel is within 600' of a residential zone, so the regulations of the Gateway Corridor apply.
3. Does a rezone to a more intense industrial district, even if the uses are limited through commitments, cause concern?
4. If the Commission feels that a rezone is an appropriate action, are further commitments regarding the use necessary, for instance regarding landscaping, lighting, buffering, etc.?
5. The parcel seems to collect vehicles behind the fenced area. The 2017 aerial photograph on page one shows a large amount of stored vehicles. On a site visit in late May, over a dozen vehicles were counted. The applicant has stated that only 20 vehicles will be stored. Is the applicant currently storing vehicles at this site or are there others who are doing so? If there are others, when will these other vehicles be removed?

MOTION

I move that the Plan Commission certify the zone map amendment request RZ-18-002 as filed by Keri Arthurton for Vineyard & Vineyard, LLC requesting rezoning of 1.44 acres at 684 Tower Road from the I-2: Office/Warehouse Distribution to the I-3: Light Industrial with a **favorable recommendation / unfavorable recommendation / no recommendation.**

And, that such approval shall be subject to the following commitments:

1. Prior to the Town Council first reading of the rezone ordinance, the applicant must provide the Town a recorded Exhibit A form with the list of permitted uses to which the applicant has committed.
2. Modifications to the building and site may require additional approvals, including, but not limited to, an Improvement Location Permit (ILP) and/or Building Permit. Depending on the size and nature of modifications, the Town may require Development Plan approval by the Plan Commission.
3. All vehicles stored shall be operable. No inoperable vehicles shall be stored on the property.
4. All areas on which vehicles will maneuver or be stored will be hard surfaced (asphalt or concrete) and will be maintained as such.
5. No more than twenty (20) vehicles shall be parked in the fenced area.