

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: May 6, 2019

CASE NO.: DP-19-053

PETITIONER: Exel, Inc., dba DHL Supply Chain

REQUESTED ACTION: Architectural and Site Design Review of a 208,000 square foot warehouse/distribution building including a development incentive for loading dock orientation on a 22.13 acre parcel zoned I2 (Office/Warehouse Distribution) within 600 feet of a residential use.

LOCATION: 401 Airtech Parkway

PARCEL SIZE: 22.13 acres +/-

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



<u>EXISTING ZONING AND LAND USE</u>		<u>COMPREHENSIVE PLAN</u>	
Site:	I2: Office/Warehouse Distribution	Site:	Light Industrial
North:	I2: Office/Warehouse Distribution	North:	Light Industrial
South:	AG: Agriculture	South:	Light Industrial
East:	I2: Office/Warehouse Distribution	East:	Light Industrial
West:	I2: Office/Warehouse Distribution	West:	Light Industrial

PLANNING OVERVIEW

Project Description: The applicant proposing to construct a 208,000 square foot warehouse/distribution facility on the east side of Airtech Parkway. The loading docks will be oriented toward Airtech Parkway, which will require the Plan Commission to approve a Development Incentive. The setbacks comply.

The site is zoned I2: Office/Warehouse Distribution and is surrounded by similar zoning, excepting the AG: Agriculture parcel to the south. Access will be provided from two spots on Airtech Parkway, one within the site and one on a private drive to the north of the site.

Land Use / Compatibility: The land use is compliant with the adjacent properties and the Town's Comprehensive Plan.

Development Standards: Plans were reviewed for compliance with the I2: Office/Warehouse Distribution and Gateway Corridor Development Standards. Complies with all applicable standards for which a waiver has not been requested.

Site Plan:

Building Materials: The building complies.

Mechanical Equipment: A sight line study has been provided that shows compliance with the regulations.

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

Trash Enclosure: This building has been described as a speculative building. Staff has asked the applicant to provide locations where a trash enclosure could be placed and what type of screening would be provided.

Landscaping: The plan complies as an alternative landscape plan. Foundation plantings from the west (dock area) side have been relocated to other parts of the site.

Lighting: The photometric plan and the light fixtures comply.

Parking: The parking ratio for a distribution center requires 70 spaces. More than double the required spaces, 157, have been requested. In addition, up to 75 trailer parking spaces have been shown.

Pedestrian Circulation: A connection from the northwest and northeast corners of the building to Airtech Parkway have been provided

Signs: A proposed monument sign has been shown on the southwest corner of the site. *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 and require an Improvement Location Permit.*

Design Review Committee: This request was reviewed by the DRC at their April 2, 2019 meeting. The committee had comments about landscaping, pedestrian connectivity, development incentives, drainage, and landscape management.

They moved to recommend with the following conditions:

1. Provide pedestrian connectivity to Airtech Parkway
2. Landscaping needs review based upon the Development Incentive and foundation.
3. A pictorial summary of the berm is suggested.

Applicable Planning Policies:

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

FLOODPLAIN: The developed portion site is not within a flood plain.

TRANSPORTATION: Access to the site is from Airtech Parkway via a private street and an existing drive through the site. The applicant has committed to creating an Ingress/Egress easement across the existing southern drive that will allow for the developed property to the east to continue to have access to Airtech Parkway. This development will be supported through two full access locations on Airtech Parkway as well as a restricted access to the Ronald Reagan Parkway.

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. Staff has encouraged the applicant to provide a location(s) where a trash enclosure could be placed.

MOTION 1-Orientation of Loading Dock Development Incentive Request

I move that the Plan Commission **approve / deny / continue** the requested Development Incentive as filed by Exel, Inc., dba DHL Supply Chain finding that:

1. The required Front Yard or required front Bufferyard **is / 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; or
2. The proposed development **is / is not** appropriate to the site and its surroundings; and
3. The proposed development **is / is not** consistent with the intent and purpose of the Plainfield Zoning Ordinance.

(MOTION 2 ON NEXT PAGE)

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

MOTION 2: Development Plan

I move that the Plan Commission **approve / deny / continue** DP-19-053 as filed by Exel, Inc., dba DHL Supply Chain requesting Architectural and Site Design Review of an amendment to the original development plan to add an exterior equipment enclosure on a 19.4 acre parcel zoned I2 (Office/Warehouse Distribution) within a Gateway Corridor at 845 Airtech Parkway. 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 condition(s):

1. Substantial compliance with the plans dated April 19, 2019.