

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: March 5, 2018

CASE NO.: PP-17-005, RZ-17-007, and DP-17-018

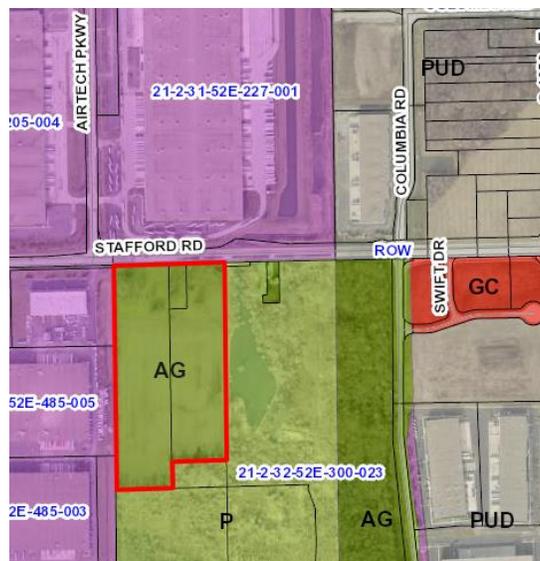
PETITIONER: Innovative Engineering & Consulting

REQUESTED ACTION: **RZ-17-007:** Petition requesting a zone change of 19.4 acres from AG (Agricultural) to I-2 (Office/Warehouse Distribution).
PP-17-005: Petition requesting approval of a primary plat to create one 19.4 acre industrial lot including waivers not to require a sidewalk along Stafford Road.
DP-17-018: Petition requesting architectural and site design approval for a proposed 262,710 square foot speculative warehouse/distribution facility.

SITE INFORMATION

LOCATION: On the south side of Stafford Road, east of the intersection of Airtech Parkway and Stafford Road.

LOCATION MAP:



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

PLANNING OVERVIEW

Project Description: The applicant is proposing the rezoning of three parcels totaling 19.4 acres from AG (Agricultural) to I-2 (Office/Warehouse Distribution).

Additionally, these parcels are proposed to be combined into one 19.4 acre industrial lot. As a part of the platting process, the applicant is asking for a waiver of the sidewalk requirement along Stafford Road as there are not sidewalks along the length of Stafford Road between Quaker Boulevard and Columbia Road.

Finally, a 262,710 square foot warehouse/distribution facility is proposed for this industrial lot. The applicant is utilizing the Depth of Yard development incentive, which requires the doubling of perimeter landscape along the affected yard. The truck docks will face the interior of the property.

One access point is proposed from Stafford Road and two from a to-be-constructed extension of Airtech Parkway. No access is proposed from Newby Lane.

Land Use / Compatibility: The property is proposed to be rezoned I-2 (Office/Warehouse Distribution.) On the west and north sides, the parcels share this zoning designation and use. These designations are also compatible with the Comprehensive Plan. On the south and east side are parcels both zoned and listed on the future land use plan as Parks and Open Space. The three parcels in the rezone, primary plat, and development plan are all shown as Light Industrial, which is compatible with the Comprehensive Plan.

Development Standards: Plans were reviewed for compliance with the Town of Plainfield Subdivision Control Ordinance, Office/Warehouse Distribution (I-2), and the Gateway Corridor standards. The plan complies with all development standards for which a waiver has not been requested.



Site Plan:

Building Materials: The materials were reviewed under the Industrial Design Guidelines in the Gateway Corridor. The plan complies.

Mechanical Equipment: Although this is a speculative building, the applicant has provided a line-of-sight analysis using potential HVAC unit locations near the center of the structure. The analysis used larger units than are larger than typical to reduce the chance that the HVAC units of a future user would be visible. HVAC units will be reviewed again at the Improvement Location Permit (ILP) phase and additional units will require review.

Trash Enclosure: No trash enclosures or compactors have been requested. An Improvement Location Permit (ILP) will be required prior to the placement of any enclosure or compactor.

Landscaping: The applicant has made the additions and corrections requested by the Design Review Committee. The plan complies.

Lighting: The photometric plan and the light fixtures comply.

Parking: As a speculative building, the exact mix of office use to distribution use is not known. However, the plan does accommodate for the typical ratio. The proper number of ADA compliant spaces have been provided. The plan complies.

Pedestrian Circulation: A compliant path from the southwest corner of the building to a proposed sidewalk along the conceptual extension of Airtech Parkway has been provided. As a part of the primary plat process, the applicant is requesting a waiver to the requirement to construct sidewalks along the property that is adjacent to Stafford Road as a path is present on the north side of Stafford. If this waiver is granted, the plan will comply.

Signs: No potential signs or location have been provided and no sign permits have been submitted. Approval of this development plan neither constitutes nor implies the approval of any signs shown. 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 December 17, 2017 meeting. The committee had questions about landscaping, HVAC unit screening, and the changes to the building façade.

The Committee recommended approval of the plans as submitted with the following conditions:

1. With a Tenant Improvement Permit, a line-of-sight analysis shall be provided with an Improvement Location Permit (ILP) to make sure rooftop units are adequately screened.
2. The landscape plan shall be revised as recommended.

3. With the final design of the Stafford Road/Airtech Parkway extension, Staff shall consider moving the sidewalk away from the curb at the intersection crosswalk.
4. A crosswalk shall be added across the parking lot for the pedestrian connection.

EXISTING ZONING AND LAND USE	COMPREHENSIVE PLAN
Site: AG—Agricultural	Site: Light Industrial/Warehousing
North: I-2—Office/Warehouse Distribution	North: Light Industrial/Warehousing
South: P—Park	South: Parks & Open Space
East: P—Park	East: Parks & Open Space
West: I-2—Office/Warehouse Distribution	West: Light Industrial/Warehousing

PARCEL SIZE: 19.4 acres +/-

Applicable Planning Policies:

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

FLOODPLAIN: None

TRANSPORTATION: The development relies on 2 access points being created: an extension of Airtech Parkway to the south of Stafford Road at the existing traffic signal and a direct drive access to Stafford Road. The developer did perform a traffic study for their site, which indicated suitable levels of service at these two locations, but did recommend a WB left turn lane be constructed on Stafford Road to service the proposed drive. Local drive access is proposed at two locations on the Airtech Parkway extension.

The Airtech Parkway extension is representative of a long term planning effort the Town has undertaken to allow for a potential future connection to Whitaker Road. This extension affects the access for TKO Graphix which will retain its full access near the signal at this time. TKO has been advised that if a connection to Whitaker is made in the future, their drive will become restricted to a RI/RO design. The developer has requested the roadway remain private until it becomes extended, but will construct the roadway to Town Standards for Local Industrial Use. An easement over the roadway, extending to the southern parcel limit, will be platted to provide means for access to parcels south of the proposed development.

Staff recommends placing a condition on the development plan approval that requires the developer to see a commitment recorded in the public record that the roadway will be transferred to the Town, through a fee simple warranty deed transaction at any time in the future when a written request is provided by the Town.

To address the appropriate details for the construction and potential transfer of the Airtech Parkway Extension, Staff recommends placing the following conditions/commitments:

- Primary Plat: Agree to dedicate at the Town’s request, subject to terms defined through a Town Council Memorandum of Understanding (MOU).
- Rezone: Commit to the Town provided concept of the Airtech Parkway Extension designed by Banning Engineering.
- Development Plan: Same conditions as outlined for the Primary Plat.

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. Should this project be approved by the Plan Commission, the applicant must still obtain secondary plat, ILP approval, final engineering, building, fire protection, and utility plan approval prior to the issuance of any permits.
2. Regarding the primary plat, adequate provisions have been made for drainage, utilities, and access.
3. Are there enough design elements to break up the bulk of the building?

MOTION

PP-17-005: I move that the Plan Commission **approve / deny / continue** PP-17-005 as filed by Innovative Engineering and Consulting requesting approval of a Primary Plat to create one 19.4 acre commercial lot 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 subject to a waiver from the Subdivision Control Ordinance Article 3.4.A referring to allow for leniency in requiring a sidewalk along Stafford Road, the Plan Commission finds that:

1. The granting of the waiver **will not / will** be detrimental to the public safety, health or welfare, or injurious to other property;
2. The conditions upon which the request for a waiver is based **are / are not** unique to the property for which a waiver is sought and are not applicable generally to other property;
3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner **would / would not** result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out;
4. The waiver **will not / will** contravene the provisions of the Plainfield Zoning Ordinance or the *Comprehensive Plan*; and,
5. Where the waiver impacts on the design, construction or maintenance obligations of public facilities, that the appropriate public agency **has / has not** reviewed and approved the proposed development in writing to the *Plan Commission*.

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. Compliance with the standards and specifications of the Plainfield Subdivision Control Ordinance.
3. Substantial compliance with the primary plat submitted file date December 18, 2017.
4. The following language shall be added to the Secondary Plat regarding the dedication of the private lane within the Access Easement owner by the Petitioner as represented on the Primary Plat:

“The private roadway, as described on the Primary Plat, and the improvements thereon, shall be dedicated to the Town of Plainfield, for use as public facilities, if at a future date the Plainfield Plan Commission determines such dedication is appropriate and in the best interest of the Town of Plainfield. The Plainfield Town Council shall have final authority to accept the improvements and/or rights-of-way

associated with said dedication. Upon acceptance by the Plainfield Town Council of such dedication of the private road, the street and appurtenant improvements thereon shall be thereafter be maintained by the Town of Plainfield.”

5. The approval is subject to the Town Council approval of a Memorandum of Understanding (MOU) with the applicant.

RZ-17-007: I move that the Plan Commission certify the zone map amendment request RZ-17-007 as filed by Innovative Engineering and Consulting requesting rezoning of approximately 19.4 acres on the south side of Stafford Road, east of the intersection of Airtech Parkway and Stafford Road from the AG Agricultural district to the I-2 Office/Warehouse Distribution with a **favorable recommendation / unfavorable recommendation / no recommendation** subject to the following commitment(s) being submitted on Exhibit A forms prior to certification to the Town Council:

1. The developer shall commit to the Airtech Parkway Extension created by Banning Engineering.

DP-17-018: I move that the Plan Commission **approve / deny / continue** DP-17-018 as filed by Innovative Engineering and Consulting, requesting Architectural and Site Design approval of a 262,710 square foot speculative warehouse/distribution facility on 19.4 acres zoned General Commercial within a Gateway Corridor, 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 site plan and photometric plan, building elevation, colored renderings, and landscape plan dated December 18, 2017.
2. The Developer provides a recorded commitment, that runs with the land, that the described area of Airtech Parkway will be transferred to the Town, through a fee simple warranty deed transaction at any time in the future when a written request is provided by the Town.
3. The right to review and approve the access easement between this parcel and the parcel to the west to ensure that the easement serves the public good.
4. The developer and the Town of Plainfield execute a Memorandum of Understanding (MOU) regarding infrastructure improvements.