

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: November 5, 2018

CASE NO.: DP-18-023

PETITIONER: Granite REIT

REQUESTED ACTION: Architectural Site Design for a 510,000 square foot office/warehouse distribution facility on 65.6 acre parcel zoned I2- office/warehouse distribution, including development incentives for depth of yard and use of yard.

SITE INFORMATION:

LOCATION: East of Allpoints Court/ South of 100S

LOCATION MAP:



Applicable Regulations: Plainfield Zoning Ordinance
Plainfield Subdivision Control Ordinance
Plainfield Comprehensive Plan

Planning Overview

Project Description: The applicant is proposing to construct a 510,000 square foot office/warehouse distribution facility on 65.6 acres zoned I2 Office/Warehouse Distribution. The site would be accessed by Allpoints Court.

Land Use/ Compatibility: The property is zoned I2- Office/ Warehouse Distribution. The surrounding parcels are zoned I2- Office/ Warehouse Distribution. To the east, the property abuts a residential subdivision to that is unincorporated. To the north, the property abuts 100S, a roadway under the jurisdiction of the Town of Avon.

Development Standards: The I2- Office/Warehouse Distribution District establishes standards to encourage the development of office/warehouse, warehouse/distribution, wholesale and assembly business establishments which are: clean, quiet, free of hazardous or objectionable elements such as noise, odor, dust, smoke, or glare; operated entirely within enclosed structures; and, which require reasonable Access to Arterial Streets or Collector Streets.

Site Plan

Building Materials: The proposed development is multiple materials, with the material being a minimum of two textures and/or colors (10% or more). Plan also complies with Development Plan: Gateway Corridor & Adjoining Residential Development.

(1) 5.5.C.3.A.3

Industrial Districts: The primary Building material (excluding window, door, roofing and soffit materials) used on each applicable façade shall be brick or other masonry material. If a masonry material other than brick is utilized, it shall include at least two (2) textures (e.g., rough, smooth, striated, etc.) or at least two (2) colors with the secondary texture or color constituting a minimum of ten (10) percent of the façade (exclusive of texture or color variation resulting from windows, doors, roofing and soffit materials).

Landscaping: Per the Town ordinance, the applicant is to provide perimeter landscaping to all buffers. The applicant has listed the landscaping requirements in correlation with the “*use of yard*” and “*yards along a private street*” development incentives. The applicant has listed the requirements and what they have provided on the landscape plan. The landscaping plan has been updated to reflect the correct Development Incentives and does comply with the requested development incentives.

Parking: According to 4.10-B Off-Street Parking Regulations #34- Distribution, Warehouse, or Similar Use:

- A. One (1) Parking Space for each three thousand (3,000) square feet of Gross Floor Area.
- B. If, in addition, there is space devoted to office, retail or other uses specified elsewhere in these regulations, parking required for such additional use shall also be provided.

REQUIRED PARKING SUMMARY PER ZONING (BUILDING 1201)	
REQUIRED PEDESTRIAN PARKING SPACES:	
OFFICE (12,500 SF) X (3.5 SPACES / 1000 SF)	44 SPACES
WAREHOUSE (498,465 SF) X (1 SPACE / 3000 SF)	167 SPACES
TOTAL REQUIRED SPACES	211 SPACES

PROPOSED PARKING SUMMARY (BUILDING 1201)	
PROPOSED PEDESTRIAN PARKING SPACES:	
REGULAR SPACE	334 SPACES
ADA SPACE	20 SPACES
TOTAL PROPOSED PEDESTRIAN PARKING SPACES	354 SPACES
PROPOSED TRAILER PARKING SPACES:	
EAST SIDE	78 SPACES
WEST SIDE	47 SPACES
TOTAL PROPOSED TRAILER PARKING SPACES	125 SPACES

Design Review Committee: The request was reviewed by the Design Review Committee at the October 16, 2018 meeting. The committee had questions/concerns about the use of development incentives as it pertains to the perimeter landscaping and buffer yards for this development. The staff and applicant communicated about increasing the landscaping by multiplier of 2 as required by the development incentives ordinance. The committee also asked for 50% evergreen to the already 50% deciduous. The applicant was also required to get the following back to staff before the Plan Commission submittal deadline:

1. Plans for trash enclosure
2. Updated landscape plan
3. Sight of line plan that shows mechanical equipment
4. Buffer yard updates
5. Signage (if any) on building
6. Samples of paint that will be used on the building

Existing Zoning & Land Use		Comprehensive Plan	
Site:	I-2 Office/Warehouse Distribution	Site:	Light Industrial/Warehouse
North:	Town of Avon	North:	Town of Avon
South:	I-2 Office/Warehouse Distribution	South:	Light Industrial/Warehouse
East:	Hendricks County	East:	Hendricks County
West:	I-2 Office/Warehouse Distribution	West:	Light Industrial/Warehouse

Parcel Size: 65.6 Acres

Motions

I move that the Plan Commission **approve / deny /continue** the request for the **Depth of Yard Development Incentive**, finding that:

1. The Plant Unit Value to be provided in the required Yard or required Bufferyard **exceeds/ does not exceed** the normal standard for such Yard by a multiple of 2.0 or more;
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.

I move that the Plan Commission **approve / deny /continue** the request for the **Use of Yard Development incentive**, finding that:

1. The required Plant Unit Value in all required Front Yards and required front Bufferyards, whether located on a Street internal to the Integrated Center or Industrial Park or on the perimeter of the Integrated Center or Industrial Park **has/has not** been increased by a multiple of 2.0 or more;
2. The required Plant Unit Value in all required side or Rear Yards and required side or rear Bufferyards on the perimeter of the Integrated Center or Industrial Park **has/has not** been increased by a multiple of 2.0 or more;
3. The area of required foundation planting areas located along the Building **has/has not** been increased by a multiple of 2.0 or more;
4. The Plant Unit Value contained in such enlarged foundation planting areas **has/has not** been increased by a multiple of 2.0 or more;
5. The proposed development **is/is not** appropriate to the site and its surroundings; and
6. The proposed development **is/is not** consistent with the intent and purpose of the Plainfield Zoning Ordinance:

I move that the Plan Commission **approve / deny / continue** DP-18-023 as filed by Granite REIT requesting Architectural Site Design for a 510,000 square foot office/warehouse distribution facility on 65.6 acres zoned I-2 (Office/Warehouse Distribution) 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. At the request of Plainfield's Town Council, and at no cost to the Town, Granite would agree to dedicate public right-of-way over AllPoints Court in order to establish a public roadway connection between AllPoints Parkway and CR 100 S. The Town would take over the maintenance and liability of the roadway.
2. As part of its development improvements, and subject to the Town Council's direction to dedicate AllPoints Court, Granite will extend AllPoints Court approximately 250' and coordinate the design and

engineering with American Structurepoint so that the roadway connects to the proposed roundabout improvements at the intersection.

3. At any time in the future, should a roadway be constructed that would connect AllPoints Parkway to the Ronald Reagan Parkway, Granite would agree to dedicate any necessary permanent and temporary right-of-way to allow for the construction of such a roadway at no cost to the Town.