

Project Narrative

Petitioner: Strategic Capital Partners

Metro Air Business Park – Phase II

Strategic Capital Partners (“SCP” or “Developer”) proposes to purchase and develop for industrial and office uses an approximately 100.433 acre site (“Site”) at the northeast corner of Stafford Road and Ronald Reagan Parkway. The development will be identified as Metro Air Business Park – Phase II Planned Unit Development (“PUD”).

The Site is currently zoned I-2 and AG and has been previously improved with single family residential lots and agricultural uses.

The Developer proposes to develop the Site with not more than four (4) industrial warehouse distribution buildings (“Industrial Uses”). The industrial buildings will range in size from approximately 200,000 sq. ft. to approximately 750,000 sq. ft. If a build-to-suit opportunity to develop a primarily office related use building arises, one of the industrial buildings shall be replaced. The location of this would be adjacent to the intersection of Ronald Reagan Parkway and Stafford Road.

Any buildings constructed within the PUD shall be subject to review and approval of a detailed final plan by the Plainfield Plan Commission.

The Developer is requesting a PUD zoning for the following reasons:

1. The PUD allows the Developer the flexibility to build and offer for lease or sale industrial buildings and professional office buildings within the Site under one zoning classification;
2. The PUD zoning allows the Developer to expand the number of types of office uses from the limited office uses allowed by right in an I-2 District;
3. The PUD zoning allows the Developer to obtain approval of a site plan that accommodates the remaining residential use surrounded by the Site and provide for screening, and ingress and egress to and from the remaining residential site;
4. The PUD allows the Developer to develop the Site for combined industrial and office uses under one zoning classification;
5. The PUD zoning provides certainty to the Town of Plainfield as to how the Site will be developed in terms of locations of buildings, uses within the buildings and architectural, landscaping, signage and lighting standards for improvements built within the PUD;
6. The PUD zoning limits the types of uses within the development; and
7. The PUD provides a platform to preserve certain areas within the southeast corner of the Site for green space and provides for a commitment to connect the Site with future pedestrian pathways to the east and north of the Site.