

TOWN OF PLAINFIELD

PLAN COMMISSION REPORT

DATE: September 6, 2018

CASE NO.: **PUD-18-003** Planned Unit Development Rezone
DP-18-020 Development Plan for Off-Site Trailer Parking

PETITIONER: Duke Realty

REQUESTED ACTION: Development Plan for 100 Semi-Trailer Parking Stalls on 4.2 acres.

LOCATION: 10621 Reeves Road
General vicinity of southeast corner Reeves Road and Perry Road

LOCATION MAP:



EXISTING ZONING AND LAND USE:	COMPREHENSIVE PLAN:
Site: AG Agriculture	Site: Light Industrial Warehousing
North: I-2 Office/Warehouse Distribution	North: Light Industrial Warehousing
South: I-2 Office/Warehouse Distribution	South: Light Industrial Warehousing; Utility; Public Semi-Public
East: I-2 Office/Warehouse Distribution	East: Light Industrial Warehousing
West: I-2 Office/Warehouse Distribution	West: Light Industrial Warehousing

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

PLANNING OVERVIEW

Project Description: The applicant is seeking a Planned Unit Development (PUD) Zoning Map Change to allow a 100 semi-trailer parking lot on 4.2 acres. The only access is proposed to be from Commercial Drive. Site will be entirely fenced with perimeter landscaping to unit level of 4.0. 10 light standards are

proposed to a height of 25 feet. Chain link 8 foot black vinyl coated fence is proposed to be installed around the perimeter. No barb wire be installed. The PUD will prohibit, among other things, on site overnight sleeping and mechanical repair. The only permitted use in this PUD will be the parking of semi-tractor trailers.

Development Standards: The development standards are a part of the proposed PUD July 27, 2018. Please see attached. The development plan with the text of the PUD is what is proposed to be constructed.

DESIGN REVIEW COMMITTEE: Met August 14, 2018. After review the Committee voted to send a negative recommendation to the Plan Commission for this Planned Unit Development and Development Plan request. The Committee stated that the location was inappropriate for the request and that due to the utility encumbrances and proximity to the street(s) landscaping, mounding and/or walls would be ineffective to screening this use appropriately.

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. Light standards be limited to 25 feet in height.
2. Additional screening alternatives be considered.

MOTION

PUD-18-003 with DP-18-020: I move that a favorable / unfavorable / no / continuation recommendation be forwarded to the Town Council for Planned Unit Development PUD-18-003 with DP-18-020 Development Plan as filed by Duke Realty for 100 Semi-Trailer Parking Stalls on 4.2 acres.

If Favorable Recommendation: With condition that no light structure be installed in excess of 25' in height from grade.