



TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: 10-05-2026

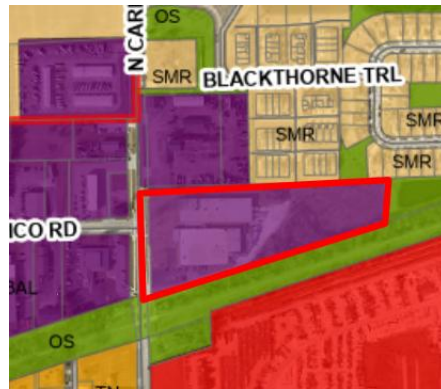
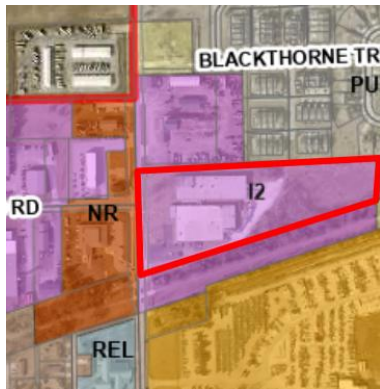
CASE NO.: [DP-26-069. Integrity Rotational Molding addition](#)

PETITIONER: InSite Engineering for Integrity Rotational Molding

REQUESTED ACTIONS: Development Plan for a 53,100 square foot addition to an existing building

LOCATION: 701 North Carr Road

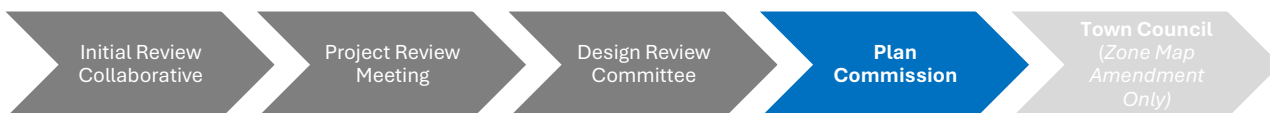
PARCEL SIZE: 7.28 acres (+/-)



EXISTING ZONING AND LAND USE		THRIVE! COMPREHENSIVE PLAN	
I-2	Office/Warehouse Distribution	Site:	BAL Business/Advanced Logistics
I-2	Office/Warehouse Distribution	North:	BAL Business/Advanced Logistics
PUD	Blackthorne PUD		<u>SMR</u> Suburban Mixed Residential
			<u>OS</u> Open Space
	Vandalia Trail	South:	OS Open Space
PUD	Blackthorne PUD	East:	OS Open Space
NR	Neighborhood Retail	West:	BAL Business/Advanced Logistics

PROJECT DESCRIPTION

- Requested Action: • Development Plan for a 53,100 square foot addition to an existing building
- Concurrent Actions: • Variance request from the Board of Zoning Appeals to allow a fire lane within a required buffer yard. *(BZA approved with conditions at their 09-21-2026 meeting.)*
- Future Action(s) if approved: • Improvement Location Permit and other required permits *(Administrative)*.





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SITE HISTORY

According to Hendricks County records, the site was developed in 1968 and annexed into the Town in 1989. The residential units to the north were added around 2015, the concrete plant to the north dates back to the 1940's, and the buildings across the street vary between 1926 and 1992 in construction era. The Duke Energy campus across the Vandalia Trail has structures dating between 1951 and 2015. With such an eclectic mix of development, it is far more difficult to eliminate land use conflicts and easier to buffer them.

DESIGN REVIEW COMMITTEE

The Design Review Committee (DRC) examined this project at the August 11, 2026, meeting. The Committee gave a preliminary determination that the proposed metal was an architectural metal, but did want to see samples, if possible, prior to the Plan Commission meeting. The applicant is still in process of procuring the samples and the DRC meets on September 8th, two days prior to the Plan Commission.

Additionally, there were comments about the wall pack lighting not being a "cut-off" type lighting. "Cut-off" lighting directs the light toward the ground and has no horizontal spill. The applicant said that they would replace the proposed lighting with the cut-off type lighting

Rooftop mechanical units were discussed. The project will have the units fully within the interior of the structure.

The Committee forwards a positive recommendation to the Commission with a desire to see the material and have the wall pack lighting amended. At their September 8th meeting, the Design Review Committee confirmed their positive recommendation upon review of the items above.

ORDINANCE REVIEW

The project has been reviewed for compliance with applicable Town ordinances and regulations. Shown below is an abridged version of the ordinance requirements that the DRC received.

Review Area	Code Section	Status	Questions / Comments
Mechanical Equipment:	4.1G	Complies	
Trash Enclosure / Trash Compactor	4.1.J	Complies	
Pedestrian Connectivity	4.1.H	Complies	
Landscaping	4.7	Complies	
Lighting	4.9	Complies	
Parking Area	4.10	Complies	
Building Materials	4.21	Complies	
Dimensional Standards (setbacks, height, etc.)	14.2	Variance Required	On the north side of the building, a required fire lane is within the required bufferyard. A variance request will be required to go before the Board of Zoning Appeals. The Board of Zoning Appeals approved the variance with conditions

STAFF COMMENTS

PLANNING: The project complies with the ordinance with the approval of a variance by the Board of Zoning Appeals.



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- FLOODPLAIN:** No flood hazard is shown.
- PUBLIC UTILITIES:** The site is currently served by public utilities.
- TRANSPORTATION:** The projected increase in traffic for the expansion does not create a significant concern for Carr Road. No additional public infrastructure improvements have been requested by Staff.
- The Town does have standards outlined under Article 4.11 of the Zoning Ordinance that are intended to ensure maneuvering can be performed by trucks during loading activities. The site plan offered is unique in that the docks are proposed between the two larger enclosed spaces. The plans by InSite Engineering have included notes to address how the emergency fire lane could be used to accommodate some of the restrictions being created.

Motion: Development Plan

I move that the Plan Commission **approve** / **deny** / **continue** petition [DP-26-069. Integrity Rotational Molding addition](#), requesting Development Plan Review for a 53,100 square foot addition to an existing building on a parcels zoned I-2: Office/Warehouse Distribution 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; and,
5. The proposed development **is** / **is not** consistent with the intent and purpose of this Ordinance.

And that such approval shall be subject to the following condition(s):

1. Substantial compliance with the development plan file as of October 5, 2026.