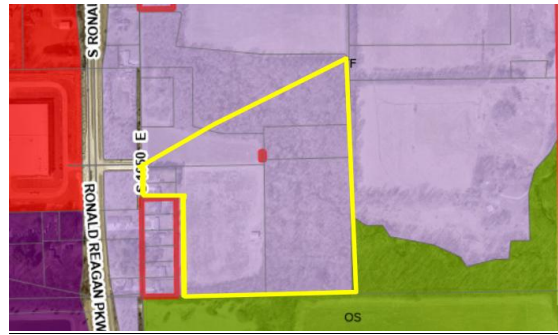
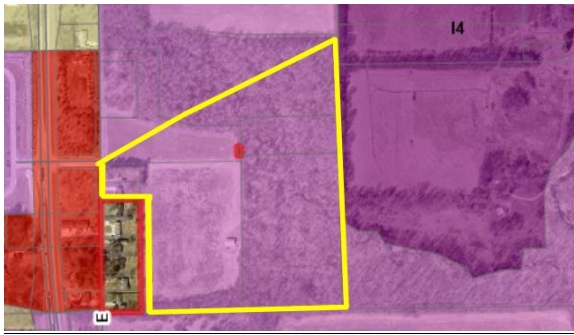




TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

DATE: 10-06-2026
CASE NO.: [Pace Headquarters](#)
PETITIONER: Tuohy Bailey and Moore for Pace Property Holding LLC
REQUESTED ACTIONS: Development Plan for a 116,700 square foot headquarters and distribution building
LOCATION: North of the newly extended Airtech Parkway, east of South County 1050 E
PARCEL SIZE: 74.24 acres (+/-)



EXISTING ZONING AND *LAND USE*

I-2	Office/Warehouse Distribution
I-2	Office/Warehouse Distribution
I-2	Office/Warehouse Distribution
I-2	Office/Warehouse Distribution
I-4	Heavy Industrial
GC	General Commercial
AGR	Agricultural Residential (Hendricks County)

THRIVE! COMPREHENSIVE PLAN

Site:	TF	Tech Flex
North:	TF	Tech Flex
South:	OS	Open Space
East:	OS	Open Space
	TF	Tech Flex
West:	TF	Tech Flex

PROJECT DESCRIPTION

Requested Action:	• Development Plan for a 116,700 square foot headquarters and distribution building
Concurrent Actions:	• None
Future Action(s) if approved:	• Improvement Location Permit and other required permits (<i>Administrative</i>). • Secondary Plat



PROJECT REVIEW

The project has been reviewed for compliance with applicable Town ordinances and regulations. Items which do not



TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

comply or that need additional information to determine compliance have been identified below.

PROJECT COMPLIANCE SUMMARY



Compliance unknown / needs attention



Does not comply

Review Area	Code Reference	Status	Questions / Comments		
Building Design					
Minimum Yards and Building Setbacks	14.2.D.2	Complies			
Maximum Building Height	14.2.E.2	Complies			
Building Materials	4.21	Complies	FAÇADE POINTS	Required	Shown
			South (Secondary)	500	512
			North (Primary)	550	560
			East (Primary)	500	596
			West (Secondary)	500	596
Mechanical Equipment:	4.1G		Final decisions on mechanical equipment have not been made, but the applicant stated: “The main mechanical equipment will be on the roof and not visible by line-of-sight; we will have a ground-mounted transformer that will also be screened with landscaping.”		
Building Lighting	4.9.C	Complies			
Site Design					
Drive-Through Facilities	4.1.D	Not applicable			
Loading Space Orientation	4.11.C.1.d	Complies			
Outside Storage	4.16.B.9	Not applicable			
Outdoor Seating/Dining	4.16.E	Not applicable			
Parking Area Location	4.10.C	Complies			
Off-Street Parking Area Cross Access Connection	4.10.D.7	Not applicable			
Bicycle Parking	4.10.E	Complies			
Parking Spaces	4.10.F	Complies	Parking space numbers based upon existing operations of Pace. Complies with Market Based Parking		
Site Lighting	4.9.D 5.5.C.6	Complies			
Trash Enclosure / Trash Compactor	4.1.J	Complies			
Pedestrian Connectivity	4.1.H	Complies			
Landscaping					



**TOWN OF PLAINFIELD
DESIGN REVIEW COMMITTEE REPORT**

Perimeter Yard Landscaping	4.7.C	Complies	
Foundation Landscaping	4.7.E	Complies	
Parking Lot Trees	4.7.F	Complies	
Parking Lot Screening	4.7.F	Complies	
Trash Enclosure Landscaping	4.1.J	Complies	