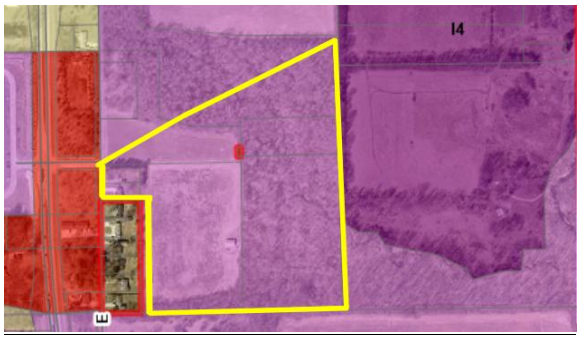
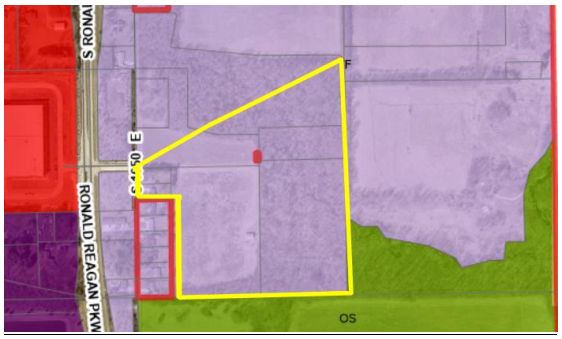
TOWN OF PLAINFIELD
PLAN COMMISSION REPORT

DATE:	11-02-2026
CASE NO.:	DP-26-097—**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*			THRIVE! COMPREHENSIVE PLAN	
I-2	Office/Warehouse Distribution	**Site:**	TF	Tech Flex
I-2	Office/Warehouse Distribution	**North:**	TF	Tech Flex
I-2	Office/Warehouse Distribution	**South:**	OS	Open Space
I-2 I-4	Office/Warehouse Distribution Heavy Industrial	**East:**	OS TF	Open Space Tech Flex
GC AGR	General Commercial *Agricultural Residential (Hendricks County)*	**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 (*Administrative*). • Secondary Plat

Initial Review Collaborative → Project Review Meeting → **Design Review Committee** → Plan Commission → Town Council (*Zone Map Amendment Only*)

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SITE HISTORY

According to Hendricks County records, the site is largely undeveloped other than a small farm building. Excepting property to be used for the connection to West Airtech Parkway, much of the land has been under Pace Property Holding LLC ownership since at least 2020. Prior to 2020, the land was owned by the Indianapolis Airport Authority. Some of the land was annexed into the Town's municipal boundaries in 2008 (Lookabill Annexation 27-2008), others in the 2024 Pace East and Pace West annexations.

Two years ago, the Commission approved a zone map amendment, primary plat, and development plan for Pace at a different location within the larger Pace life science campus. Since that time, the Airtech Road expansion was completed and the applicant was able to secure an interstitial property that would allow for an easier access directly to the new roadway, greatly improving their connection to the Airport.

DESIGN REVIEW COMMITTEE

The Design Review Committee (DRC) examined this project at the October 6, 2026, meeting. The committee had general questions but substantially focused on the following.

- *Location and materials for the trash enclosure(s).* The applicant had proposed a compliant trash compactor within the dock areas and was considering a separate trash enclosure outside of the dock area. This proposed separate trash enclosure has been removed from consideration by the applicant.
- *Mechanical units, their placement, and visibility from public rights-of-way and residential properties*. The applicant had not yet selected their rooftop mechanical units and would not be able to definitively state unit heights. Staff proposed that a line-of-sight drawing could allow the applicant to see where units could be placed to comply with the ordinance. Ground mounted units will be screened with landscaping. The applicant provided a compliant line-of-sight drawing.

The Committee forwarded a positive recommendation to the Commission with a request that Staff review the placement of mechanical equipment and line-of-sight diagram.

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	In Process	The applicant submitted a line-of-sight drawing to ensure that the rooftop units will comply with the ordinance. (*see Design Review Committee, above*)
Trash Enclosure / Trash Compactor	4.1.J	Complies	Compactor is in the dock area. There was a potential trash enclosure outside of the dock area, but that accessory use will not be advanced with this petition. (*see Design Review Committee, above*)
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	Complies	

PLAINFIELD

TOWN OF PLAINFIELD
PLAN COMMISSION REPORT

STAFF COMMENTS

PLANNING: Excepting rooftop mechanical units (which are awaiting a line-of-sight drawing), the development complies with the applicable regulations within the Plainfield Zoning Ordinance.

FLOODPLAIN: No flood hazard appears to directly impact the property.

PUBLIC UTILITIES: Water and sewer utilities are generally available out near the connection of Ronald Reagan Parkway and Wamsley Way to CR 1050 E. The development also properly shows utilities getting extended east along the new roadway corridor in anticipation of future development.

TRANSPORTATION: The project is proposed to derive its primary access from an extension of Wamsley Way as a new roadway improvement referred to as Pace Avenue. This new street connection was detailed under the previously approved Primary Plat and is proposed to be extended by future development to provide improved connectivity to a network of roadways that will service the entire area that is planned for future development. This development plan indicates a temporary dead-end design with a proposed temporary easement that will allow for vehicles to turn around using the private driveway. The Petitioner identifies a dedication of public right-of-way of 70' width for the new roadway, including 20' easements along both sides to allow for utility installation.

The site proposes two drive cuts to the new roadway, as well as a connection to Airtech Parkway East via a Private Drive and easement. This connection to Airtech Parkway East is a critical improvement as it stands to be the primary ingress/egress points for Pace's truck traffic, giving access for Pace's operations to the newly constructed roadway that connects to the Ronald Reagan Parkway at a signalized intersection. While Pace currently owns the abutting lot where the Private Drive is proposed, the Secondary Plat process will be used to establish a permanent easement across the parcel to the Airtech Parkway East public right-of-way, while providing future access to adjacent lots on either side of the Private Drive. Pace will be responsibility for maintaining the Private Drive, but is expected to enter into agreements with the abutting parcels as they develop in the future.

As part of the Town's Civil Infrastructure Review process, additional construction details and signing will be necessary at the intersection of Wamsley Way and CR 1050 E to ensure the intersection functions properly, provides pedestrian connectivity, and is signed to indicate limitations on local truck traffic.

Completed Airtech Parkway East extension to the Indianapolis Airport.



PLAINFIELD

TOWN OF PLAINFIELD
PLAN COMMISSION REPORT

Motion: Development Plan

I move that the Plan Commission **approve / deny / continue** petition **DP-26-097—Pace Headquarters,** requesting Development Plan Review for a 116,700 square foot headquarters and distribution building on 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 November 2, 2026.