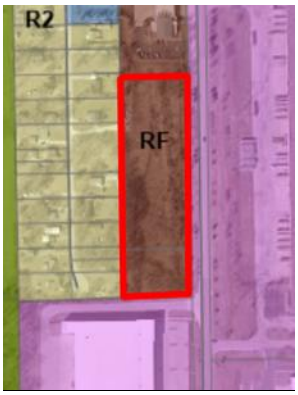
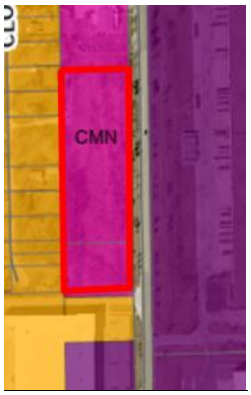
TOWN OF PLAINFIELD
DESIGN REVIEW COMMITTEE REPORT

DATE:	11-10-2026
CASE NO.:	**Family Promise Early Learning Center**
PETITIONER:	Banning Engineering for Family Promise
REQUESTED ACTIONS:	Development Plan for a 14,800 square foot early learning center
LOCATION:	West side of Airtech Parkway, south of the recently approved Airtech Apartments, east of Clover Drive, north of Airtech 14
PARCEL SIZE:	3.8 acres (+/-)





EXISTING ZONING AND *LAND USE*			**THRIVE! COMPREHENSIVE PLAN**	
RF	Residential Flex, vacant	**Site:**	CMN	Community Mixed Node
RF	Residential Flex, Airtech Apartments	**North:**	CMN	Community Mixed Node
I-2	Office/Warehouse Distribution	**South:**	TN	Traditional Neighborhood
I-2	Office/Warehouse Distribution	**East:**	BAL	Business/Advanced Logistics
R-2	Low Density Residential	**West:**	TN	Traditional Neighborhood

PROJECT DESCRIPTION

Requested Action:	• Development Plan for a **14,800 square foot early learning center**
Concurrent Actions:	• None
Future Action(s) if approved:	• Improvement Location Permit and other required permits (*Administrative*).

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

PROJECT REVIEW

The project has been reviewed for compliance with applicable Town ordinances and regulations. Items which do not comply or that need additional information to determine compliance have been identified below.

PLAINFIELD

TOWN OF PLAINFIELD
DESIGN REVIEW COMMITTEE REPORT

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	See note.	Setbacks will be set with the development plan as is permitted by the Master Plan process.
Maximum Building Height	14.2.E.2	Complies	
Building Materials	4.21	Data provided by the architect showed materials percentages exceeding 100% of the façade, which is inconsistent with the calculation methodology discussed by Staff at the 10/29 PRM and outlined in the Development Guide. Staff's analysis is that it ***appears to comply.***	**FAÇADE POINTS** / **Required** / **Shown** **Front** (*Primary*) 600 **Rear** (*Primary*) 600 **Left** (*Primary*) 600 **Right** (*Primary*) 600
Mechanical Equipment:	4.1G	Complies	
Building Lighting	4.9.C	Does not comply. *This comment is a repeat from the 10/29 PRM*	As this parcel is adjacent to residential, mounting heights will need to be reduced to 15'
Site Design			
Drive-Through Facilities	4.1.D	Not applicable	
Loading Space Orientation	4.11.C.1.d	Not applicable	
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	Complies Complies	
Bicycle Parking	4.10.E	Complies	
Parking Spaces	4.10.F	Complies	Required Market Based Parking justification provided in the narrative.

Site Lighting	4.9.D 5.5.C.6	Does not comply. *This comment is a repeat from the 10/29 PRM*	As this parcel is adjacent to residential, mounting heights will need to be reduced to 15’
Trash Enclosure / Trash Compactor	4.1.J	Complies	
Pedestrian Connectivity	4.1.H	Complies	
Landscaping			
Perimeter Yard Landscaping	4.7.C	Complies	Can be approved as an alternate landscape
Foundation Landscaping	4.7.E	Complies	Can be approved as an alternate landscape
Parking Lot Trees	4.7.F	Complies	
Parking Lot Screening	4.7.F	Complies	
Trash Enclosure Landscaping	4.1.J	Complies	