

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: August 6, 2018
CASE NO.: DP-18-012
PETITIONER: Scott and Robbin Pierce for Lifestyle PowerSports
REQUESTED ACTION: Architectural and site design review for a 8,500 square foot motorsports retail facility on a 2.05 acre parcel zoned General Commercial within a Gateway Corridor.

SITE INFORMATION

LOCATION: 6286 Cambridge Way

LOCATION MAP:



Zoning Map

Comprehensive Plan

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

PLANNING OVERVIEW

Project Description: The applicant is proposing to construct an 8,500 square foot facility for the sales of motorsports equipment and accessories on a 2.05 acre parcel zoned General Commercial within a Gateway Corridor.

Although the site appears to have frontage on Interstate 70, there is an intervening parcel that is owned by the State of Indiana between the subject parcel and the right-of-way. All of the required setbacks have been met.

Land Use / Compatibility: With the adjacent properties being zoned either General Commercial, this use is not likely to create incompatibility issues.

Development Standards: Plans were reviewed for compliance with the Town of Plainfield GC-General Commercial and Gateway Corridor standards. No variances or waivers have been requested.

Site Plan:

Building Materials: Due to the Gateway Corridor requirements, the structure must be either all brick with a secondary color of brick being 10% or more, plus 2 or more architectural elements; or, multiple materials with primary material being brick, stone, architectural pre-cast or EIFS, for 50% or more, plus second material for 20% or more, plus multiple colors or architectural elements.

The building is largely a combination of EIFS and brick/stone veneer masonry. The plan complies with the percentage regulations.

<u>Elevation</u>	<u>Material</u>	<u>%</u>	<u>Compliance</u>
North	Masonry (brick and stone veneer) EIFS	49% 51%	Complies
West	Masonry (brick and stone veneer) EIFS	39% 61%	
South	Masonry (brick and cast stone) EIFS	20% 80%	
East	Masonry (brick and cast stone) EIFS	32% 68%	

Mechanical Equipment: The rooftop mechanical equipment is shown to be screened from an elevation view by parapets and the roof structure.

Trash Enclosure: A brick trash enclosure is shown on the southern part of the property in conjunction with a screened storage area. The appropriate landscape has been placed. The plan complies.

Landscaping: The plan complies as an alternative landscape plan. Plant unit value has been shifted for operational reasons, but has been accounted for in other locations around the foundation.

Lighting: The photometric plan and the light fixtures comply.

Parking: Based upon the gross floor area and outdoor display area, 17 spaces are required and 41 are provided, including two (2) ADA compliant spaces. The plan complies.

Pedestrian Circulation: The civil plans show an extension of the sidewalk along the south side of the cul-de-sac. No pedestrian connection has been provided between the building and the sidewalk as required by code.

Signs: Conceptual signs and locations have been shown. No permit applications have been submitted. Approval of this development plan neither constitutes nor implies the approval of any signs shown on this plan. All signage shall fall under the provisions of Article 7 of the Zoning Code and require an Improvement Location Permit.

Design Review Committee: This request was reviewed by the DRC at their July 17, 2018 meeting. The committee had comments about storage areas, HVAC units, and the façade facing Interstate 70.

They made the following recommendations:

1. Would like to see more screening around the storage area and details regarding the lighting, HVAC, trash, and storage enclosure.

EXISTING ZONING AND LAND USE		COMPREHENSIVE PLAN	
Site:	GC—General Commercial	Site:	Highway Commercial
North:	GC—General Commercial	North:	Highway Commercial
South:	GC—General Commercial	South:	Highway Commercial
East:	GC—General Commercial	East:	Highway Commercial
West:	GC—General Commercial	West:	Parks & Open Space

PARCEL SIZE: 2.05 acres +/-

Applicable Planning Policies:

PUBLIC UTILITIES: Utilities are in the vicinity of the site that can support the development.

FLOODPLAIN: None

TRANSPORTATION: The site has a frontage on and access to Cambridge Way. An intervening parcel, owned by the State of Indiana, is between the subject parcel and the Interstate 70 right-of-way.

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. Should this project be approved by the Plan Commission, the applicant must still obtain ILP approval, final engineering, building, fire protection, and utility plan approval prior to the issuance of any permits.

MOTION

I move that the Plan Commission **approve / deny / continue** DP-18-012 as filed by Scott and Robbin Pierce for Lifestyle PowerSports, requesting Architectural and Site Design for a 8,500 square foot motorsports retail facility on a 2.05acre parcel zoned General Commercial 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.
5. The proposed development **is / is not** consistent with the intent and purpose of the Plainfield Zoning Ordinance.

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

1. Substantial compliance with the site plan and photometric plan, building elevation, landscape plan and line-of-sight illustration dated August 2, 2018.