

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: March 5, 2018

CASE NO.: PP-18-001 and DP-18-001

PETITIONER: Plainfield Hotel Group

REQUESTED ACTION: **PP-18-001:** Petition requesting approval of a primary plat to create two commercial lots totaling 6.46 acre, including a waiver to not require sidewalks along Hadley Road and Quaker Boulevard on a parcel zoned General Commercial within a Gateway Corridor.

DP-18-001: Petition requesting architectural and site design review for a proposed 64 unit extended stay hotel on 2.03 acres zoned General Commercial within a Gateway Corridor.

SITE INFORMATION

LOCATION: ~2060 Hadley Road

LOCATION MAP:



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

PLANNING OVERVIEW

Project Description: The applicant is proposing to create two parcels totaling 6.46 acres. A development plan has been submitted on the 2.03 acre parcel for a 64 unit extended stay hotel. The second parcel is proposed to for future commercial development. The applicant has proposed to deed the northern portion of the parcel, largely undevelopable due to stream and floodplain issues, to the Town of Plainfield.

As proposed, the plat will require a waiver for the sidewalk requirement along Quaker Boulevard and Hadley Road. Alternative sidewalk/trails are proposed and will be subject to a Memorandum of Understanding (MOU) between the developer and the Plainfield Town Council.

The hotel building will require material waivers. The current design guidelines do not address the use of fiber cement lap siding. The Design Review Committee recommended the approval of the both the sidewalk and façade material waivers.

Access to the parcel will be through a private drive aligned across Hadley Road with Gateway Drive.

Land Use / Compatibility: The property is zoned General Commercial and is within the Gateway Corridor. A hotel is a permitted use within both the General Commercial zone and the Gateway Corridor. To the south is a fueling station. Across Quaker Boulevard are commercial uses. The use on the west side of the property is a passive park. To the north is the Cumberland Trace facility, although the applicant has proposed deeding the northern part of the parcel, largely stream and flood plain, to the Town of Plainfield. The Comprehensive Plan designation as Parks and Open Space for this full parcel is most likely a result of the undevelopable northern portion of the parcel.



Development Standards: Plans were reviewed for compliance with the Town of Plainfield General Commercial, Gateway Corridor standards and the Residential Design Guidelines.

Site Plan:

Building Materials: The materials were reviewed under the Gateway Corridor standards as applicable. The structure is largely fiber cement with a brick as the secondary material. The applicant has applied for a waiver for the use of fiber cement.

<u>Elevation</u>	<u>Material</u>	<u>%</u>	<u>Compliance</u>
North	Fiber Cement Lap Siding Stone Veneer	77% 23%	A waiver for the use of Fiber Cement is required.
West	Fiber Cement Lap Siding Stone Veneer	57% 43%	
South	Fiber Cement Lap Siding Stone Veneer	65% 35%	
East	Fiber Cement Lap Siding Stone Veneer	57% 43%	

Mechanical Equipment: Each unit will have an individual, in-wall HVAC unit. They may be visible from the adjacent roadways, but this style of unit has been allowed with hotels in the past if the units are almost flush with the wall. Additional ground mounted mechanical units are being shown at the rear of the building, but they are proposed to be screened with three foot high dense yews.

Trash Enclosure: A trash enclosure is shown on the northwest corner of the hotel parcel. The enclosure and landscaping comply, however, the gate will either need to be made from cedar or cedar-appearing composite.

Landscaping: The plan complies.

Lighting: The photometric plan and the light fixtures appear to comply. More information is needed on the reflectors on the downward wall lighting.

Parking: The zoning ordinance requires one space for each rental unit. Eighty-eight (88) spaces are shown. Four ADA compliant spaces are required and 4 are provided. The plan complies.

Pedestrian Circulation: A path along the private drive has been extended to Hadley Road from the building. Additional improvements (see *Exhibit to Plan Commission Report*) are planned and will require an executed MOU with the Town Council.

Signs: A potential ground mounted sign location and wall signs have been shown, but no sign permits 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.

Design Review Committee: This request was reviewed by the DRC at their February 20, 2018 meeting. The committee had questions about landscaping, trash enclosure screening, and lighting.

The Committee recommended approval of the plans as submitted with the following condition:

1. Additional information about the reflectors on the down lighting is provided for DRC review.
2. The landscaping shall be revised to reflect both the Town of Plainfield ordinance and the climate of Indiana.
3. Trash enclosure gate must be made of cedar or cedar-appearing composite
4. The DRC agrees with the materials waiver.
5. The DRC agrees with the sidewalk waiver.

EXISTING ZONING AND LAND USE		COMPREHENSIVE PLAN	
Site:	GC-General Commercial	Site:	Park and Open Space
North:	GC-General Commercial	North:	Light Industrial/Warehousing
South:	GC-General Commercial and R2-Low Density Residential	South:	Highway Commercial
East:	GC-General Commercial	East:	Highway Commercial
West:	P-Park	West:	Park and Open Space

PARCEL SIZE: 6.46 acres +/- (plat)
2.03 acres (hotel parcel)

Applicable Planning Policies:

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

FLOODPLAIN: None

TRANSPORTATION: The applicant submitted a traffic study for the development, which includes what is perceived as a potential “worse case” scenario where Lot 2 is developed to include some small retail and a coffee shop. The primary vehicle ingress/egress point is from a single point of access to Hadley Road. This location stands as the only reasonable point of access as INDOT has identified Quaker Boulevard as a limited access corridor. The Petitioner has been successful in coordinating with the adjacent BP to ensure Gateway Drive is aligned with the portion to the south of Hadley. The north portion will be a private roadway, but will include recorded easements to service all connecting lots, including Lot 3 to the north.

Under the assumed case, the traffic study indicates that the Level of Service for southbound traffic exiting Gateway Drive to head East will perform poorly during peak hours. This has been mitigated by the recommendation of including separate lanes for traffic turning east and west from the drive. Northbound traffic

exiting Gateway Drive will be impacted by seeing their Level of Service drop from a B to a C. Level C at peak hours is generally considered acceptable. The long-term outlook for this intersection indicates median restrictions could be implemented to improve the Level of Service, but these restrictions are not recommended at this time due to the impacts they will have on local businesses on the south side of Hadley Road.

Of particular interest with this project is the potential for pedestrian crossings of Hadley Road. Staff recommends a plan to promote crossing to occur at the intersection of Hadley Road and Quaker Boulevard (See *Exhibit to the Plan Commission Report*). Construction of these improvements require close coordination with the BP and INDOT and is expected to involve the Town as a partner. Accordingly, Staff is recommending the Plan Commission make any approvals of this petition conditioned upon a Memorandum of Understanding (MOU) being reached with the Town Council

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. There are a series of public improvements that are planned in conjunction with this development. A Memorandum of Understanding with the Town Council must be executed for these improvements if cost-sharing is desired.
2. Should this project be approved by the Plan Commission, the applicant must still obtain secondary plat, ILP approval, final engineering, building, fire protection, and utility plan approval prior to the issuance of any permits.
3. Regarding the primary plat, adequate provisions have been made for drainage, utilities, and access.

MOTIONS

PP-17-004: I move that the Plan Commission **approve / deny / continue** PP-18-001 as filed by Plainfield Hotel Group requesting approval of a Primary Plat to create two commercial lots totaling 6.46 acres finding that:

1. Adequate provisions **have / have not** been made for regulation of minimum lot width, minimum lot depth and minimum lot area;
2. Adequate provisions **have / have not** been made for the widths, grades, curves and coordination of subdivisions public ways with current and planned public ways; and
3. Adequate provisions **have / have not** been made for the extension of water, sewer, and other municipal services,

and subject to a waiver from the Subdivision Control Ordinance Article 3.4.A referring to allow for leniency in requiring a sidewalk along Quaker Boulevard and Hadley Road, the Plan Commission finds that:

1. The granting of the waiver **will not / will** be detrimental to the public safety, health or welfare, or injurious to other property;
2. The conditions upon which the request for a waiver is based **are / are not** unique to the property for which a waiver is sought and are not applicable generally to other property;
3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner **would / would not**

result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out;

4. The waiver **will not / will** contravene the provisions of the Plainfield Zoning Ordinance or the *Comprehensive Plan*; and,
5. Where the waiver impacts on the design, construction or maintenance obligations of public facilities, that the appropriate public agency **has / has not** reviewed and approved the proposed development in writing to the *Plan Commission*.

and that such approval shall be subject to the following conditions:

1. Compliance with the Town Standards, including but not limited to: Plainfield Ordinance 1-96 regarding Floodplain Management; Plainfield Ordinance Nos. 12-2015 and 06-2017 regarding Sewage Works; Plainfield Ordinance No. 17-97 regarding Drainage; Plainfield Ordinance No. 19-97 regarding Municipal Waterworks; and Plainfield Ordinance No. 18-97 regarding Access Permits.
2. Compliance with the standards and specifications of the Plainfield Subdivision Control Ordinance for which a waiver has not been granted.
3. A Memorandum of Understanding (MOU) is executed with the Town Council regarding improvements at and near the site.
4. Extension of the access easement along the entrance drive to the northern edge of the hotel parcel.
5. Substantial compliance with the primary plat submitted file date February 28, 2018.

DP-17-016: I move that the Plan Commission **approve / deny / continue** DP-18-001 as filed by Plainfield Hotel Group requesting Architectural and Site Design approval of a proposed 64 unit extended stay hotel on a 2.03 acre parcel zoned General Commercial, 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 conditions:

1. Substantial compliance with the site plan and photometric plan, building elevation, colored renderings, and landscape plan dated February 28, 2018
2. Trash enclosure gates shall be modified to be made from either cedar or a composite material resembling cedar.
3. The applicant shall submit the reflector information for the wall-mounted lights for review by the Design Review Committee.
4. Extension of a walkway, including a demarked crosswalk across the drive aisle, to the proposed 10' asphalt walkway along Quaker Boulevard
5. Execution of a Memorandum of Understanding (MOU) with the Town Council regarding improvements at and near the parcel.