

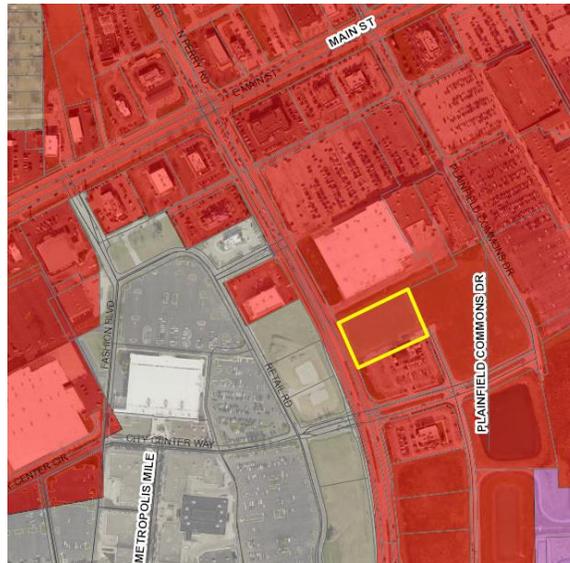
**TOWN OF PLAINFIELD
PLAN COMMISSION REPORT**

DATE: March 5, 2018
CASE NO.: DP-18-003
PETITIONER: Barb Quinn, William Welch Architects, for Stock Yards Bank
REQUESTED ACTION: **DP-18-003** Architectural and site design review for a 2,800 square foot bank building on a 1.84 acre parcel zoned General Commercial within a Gateway Corridor including a waiver for building materials percentage

SITE INFORMATION

LOCATION: ~345 South Perry Road

LOCATION MAP:



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

PLANNING OVERVIEW

Project Description: The applicant is proposing to construct a 2,800 square foot bank building on the west side of Perry Road between Target and Logan's Roadhouse. The parcel is currently vacant.

The site fronts on Perry Road, but does not access Perry Road. All of the required setbacks have been met. There is a possibility that the site may be split in the future, with what is now the rear yard becoming a new lot. A new secondary plat would be required if the lot is split.

Land Use / Compatibility: With the adjacent properties being zoned either General Commercial or a PUD that was based partially upon the General Commercial zoning district, 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. The development is seeking a material waiver for the secondary material percentage. The applicant will be seeking a variance to reduce the drive aisle width at the canopy to nine feet (9')

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 red brick and Indiana limestone. Other than the west façade, which has an EIFS portion of the façade for sign placement, the façades are in compliance. The west façade requires a secondary material to be 20% or greater.

<u>Elevation</u>	<u>Material</u>	<u>%</u>	<u>Compliance</u>
North	Masonry (brick and limestone)	100%	A waiver for the secondary material percentage on the west façade is required.
West	Masonry (brick and limestone) EIFS	87.6% 12.4%	
South	Masonry (brick and limestone)	100%	
East	Masonry (brick and limestone)	100%	

Mechanical Equipment: Mechanical equipment is proposed to be placed on the northeast corner of the building. The applicant has stated that it will be screened with landscaping. Staff will monitor through the Improvement Location Permit (ILP) process.

Trash Enclosure: A brick and stone trash enclosure is shown on east side of the property. As it is likely to abut a yard if the property is divided, the rear of the enclosure will require landscaping. This landscaping has been provided.

Landscaping: Level 1 perimeter landscaping is required on the all sides. Due to easement and underground utilities, the west perimeter landscaping does not have the required amount of trees. The applicant has prepared an alternative landscape plan

Lighting: The photometric plan and the light fixtures comply.

Parking: The zoning ordinance requires 13 spaces and 1 ADA compliant space. The proposal shows 25 spaces and 2 ADA compliant spaces. The plan complies.

Pedestrian Circulation: A pedestrian connection is proposed from the southeast corner of the building to an existing path along Perry Road with a demarcated walk across an interior drive aisle. The plan complies.

Signs: The applicant has submitted a sign package. 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 February 20, 2018 meeting. The committee had comments about building materials, landscaping, and the lighting.

They made the following recommendations:

1. The DRC was in favor of the material percentage waiver.
2. The applicant is to resubmit the information about the mechanical equipment and adjust the landscaping to ensure that the equipment is screened.
3. The landscaping should be redesigned to add evergreen plantings.
4. The landscape architect should re-check the easements to see if an additional tree on the west perimeter is possible
5. The applicant should ensure that flagpole lighting is oriented toward the building.

EXISTING ZONING AND LAND USE		COMPREHENSIVE PLAN	
Site:	GC—General Commercial	Site:	Regional Commercial
North:	GC—General Commercial	North:	Regional Commercial
South:	GC—General Commercial	South:	Regional Commercial
East:	GC—General Commercial	East:	Parks & Open Space
West:	PUD-Planned Unit Development	West:	Regional Commercial

PARCEL SIZE: 1.84 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, but no access to, Perry Road. Access is derived from a shared entry drive with the restaurant to the south.

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.
2. The drive-through lane width reduction will require the approval of the Plainfield Board of Zoning Appeals.
3. The proposed location of the monument sign is within an easement. As currently written, such a location is prohibited and would require a variance along with an encroachment agreement. Staff has proposed modifications to the sign ordinance that, if the Plan Commission and Town Council agree, could result in the need for only an encroachment agreement.

MOTION

DP-18-003: I move that the Plan Commission **approve / deny / continue** DP-18-003 as filed by Barb Quinn for Stock Yards Bank, requesting Architectural and Site Design for a 2,800 square foot bank building on a 1.84 acre parcel zoned General Commercial within the 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, regarding a waiver for material types, the Plan Commission finds that:

1. The proposed development **represents / does not represent** an innovative use of building material which will enhance the use or value of area properties;
2. The proposed development **is / is not** consistent with and compatible with other development located along the Gateway Corridor; and
3. 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, landscape plan and line-of-sight illustration dated February 28, 2018.
2. The drive-through lane width reduction will require the approval of the Plainfield Board of Zoning Appeals.
3. The proposed location of the monument sign is within an easement. As the sign code is currently written, such a sign will require a variance from the Board of Zoning Appeals.