

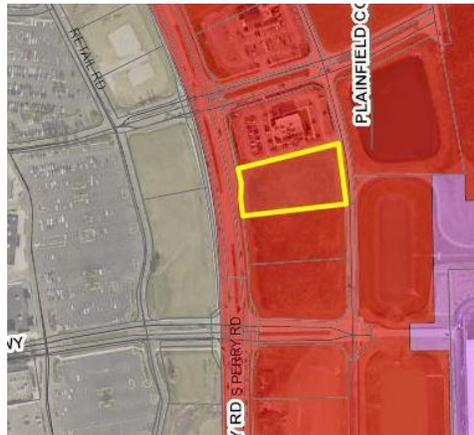
TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: May 7, 2018
CASE NO.: DP-18-006
PETITIONER: Leesman Engineering for Tire Discounters
REQUESTED ACTION: Architectural and site design review for a 7,900 square foot tire retailer and light auto service establishment on a 1.5 acre parcel zoned General Commercial within a Gateway Corridor; including a waiver for building materials percentage.

SITE INFORMATION

LOCATION: ~375 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 7,900 square foot tire retailer and light auto service establishment on a 1.50 acre parcel zoned General Commercial within a Gateway Corridor. The site is south of the existing Red Robin restaurant.

The Use of Yard Development Incentives was approved for this and several other lots within this development (*DP-05-040*) to allow for the shared drive on the north and south side of this property. The enhanced landscape provisions required by the Use of Yard Development Incentive still apply.

The site fronts on Perry Road, but does not access Perry Road, instead gaining access off shared drives connected to a private drive. All of the required setbacks have been met.

Land Use / Compatibility: With the adjacent properties being zoned either General Commercial or a PUD that was based 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. No variances have been requested as of the date of the staff report.

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 a smaller amount of cast stone. Other than the north and west façades, which has an EIFS portion as an accent around the storefront windows the façades are in compliance. The north and west façades both require a waiver due to the secondary material not being greater than 20%.

<u>Elevation</u>	<u>Material</u>	<u>% (approximate)</u>	<u>Compliance</u>
North	Masonry (brick and cast stone) EIFS	91% 9%	A waiver for the secondary material percentage on the north and west façades are required.
West	Masonry (brick and cast stone) EIFS	86% 14%	
South	Masonry (brick and cast stone)	100%	
East	Masonry (brick and cast stone)	100%	

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 eastern part of the property. It will be largely screened from the view of Perry Road by the structure. The appropriate landscape has been placed. However, the gate is shown to be metal painted to match the masonry, while the ordinance specifies a cedar or synthetic cedar gate.

Landscaping: The Use of Yard Development Incentive granted by DP-05-040 requires that the foundation landscaping is doubled and that the east and west perimeter landscaping is doubled. As the north and south perimeter will be used as a drive aisle as permitted by the development incentive, no landscaping is required on those perimeters. As an alternative landscape plan, the plan complies.

Lighting: The photometric plan and the light fixtures comply.

Parking: Based upon the ratio of retail space and service space, 27 parking spaces are required and 44 are provided, including two (2) ADA compliant spaces. The plan complies.

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

Signs: The applicant has submitted a sign package. The monument sign on the southwest corner of the property is within ten (10) feet of the property line and will require a variance. 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 April 17, 2018 meeting. The committee had comments about landscaping, utilities, windows, and overhead doors facing Perry Road.

They made the following recommendations:

1. The DRC was in favor of the material percentage waiver.
2. The applicant should utilize hardier landscaping that will not compromise underground utilities.

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 and, Light industrial
West:	PUD-Planned Unit Development	West:	Regional Commercial

PARCEL SIZE: 1.50 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, but no access to, Perry Road. Access is derived from a shared entry drive with the restaurant to the north. When the parcel to the south develops, it will utilize the shared access along the southern part of the Tire Discounters parcel.

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. Plainfield Fire Territory has indicated the tire storage area will not have a fire suppression system. The applicant will need to obtain a code variance from the Indiana Department of Homeland Security to build this area without a fire suppression system.
3. The proposed location of the monument sign is within ten feet of the property line and will require a variance from the Board of Zoning Appeals to Article 7.4.A.4.a.1 to construct in that location.

MOTION

I move that the Plan Commission **approve / deny / continue** DP-18-006 as filed by Leesman Engineering for Tire Discounters, requesting Architectural and Site Design for a 7,900 square foot tire retailer and light auto service establishment on a 1.5 acre parcel zoned General Commercial within a Gateway Corridor including a waiver for building materials percentage, 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 April 23, 2018.
2. The placement of the monument sign will require relief of the Plainfield Zoning Ordinance by the Board of Zoning Appeals.
3. The fire suppression system in the tire storage area will either be built to code or a variance will be obtained from the Indiana Department of Homeland Security.