

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: May 6, 2019

CASE NO.: DP-19-040

PETITIONER: GM Development

REQUESTED ACTION: Architectural and Site Design Review of a 250 +/- space parking structure on an approximately 0.8 acre parcel zoned TC (Town Center) within a Gateway Corridor.

LOCATION: 125 North Center Street.

PARCEL SIZE: 0.8 acres +/-

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



<u>EXISTING ZONING AND LAND USE</u>		<u>COMPREHENSIVE PLAN</u>	
Site:	TC: Town Center	Site:	Mixed Use/Downtown
North:	R4: Medium Density Residential	North:	Mixed Use/Downtown
South:	TC: Town Center	South:	Mixed Use/Downtown
East:	TC: Town Center R4: Medium Density Residential	East:	Mixed Use/Downtown
West:	TC: Town Center R4: Medium Density Residential	West:	Mixed Use/Downtown

PLANNING OVERVIEW

Project Description: The applicant is proposing to construct a 250 unit parking structure on a parcel currently utilized for surface parking. This parcel is located on the northern half of the block bounded by West Main Street, Vine Street, Center Street, and Lewis Street. This places the parcel within six hundred feet (600') of a Gateway Corridor and a residential district.

The parking structure will have four levels of parking and will be 39 feet, 2 inches in height. This complies with the ordinance, as does the fenestration. Retail uses are proposed on the first floor fronting Center and Vine Streets. This type of layout is encourages and any proposed retail uses will need to comply with the Town Center zoning district.

Land Use / Compatibility: The land use is compliant with the Town Center District, the Comprehensive Plan, and the Conceptual Downtown Revitalization plan.

Development Standards: Plans were reviewed for compliance with the Town Center and Gateway Corridor Development Standards. Complies.

Site Plan:

Building Materials: The building complies.

Mechanical Equipment: No mechanical units are shown for the retail portions of the structure. Staff has been informed that

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Trash Enclosure: A compliant trash enclosure is shown northwest of the building.

Landscaping: The foundation on the north side requires a level one Plant Unit Value. The applicant is working on this.

Lighting: The photometric plan and the light fixtures comply.

Parking: A parking structure does not have a required parking ratio. The plan complies.

Pedestrian Circulation: The structure is compliant with the pedestrian circulation requirements.

Signs: The applicant has shown projecting signs on their elevation views. These are permitted. Staff has not reviewed the preliminary designs for compliance with size and square footage requirements. *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 2, 2019 meeting. The committee had comments about the legibility of the site drawing and the brick wrap.

They moved to recommend with the following conditions:

1. The lighting shown in cut sheet OLCS is not compliant and is not to be used on the exterior (see *Staff comment 2 below.*)
2. Bury the telecommunications lines and remove the poles
3. Wrap the brick further to minimize exposed concrete on top and corner
4. Level 1 PUV landscaping is required along the northern foundation
5. Define where the mechanical units for the retail spaces will be.

Applicable Planning Policies:

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

FLOODPLAIN: The developed portion site is not within a flood plain.

TRANSPORTATION: Access to the parking structure is granted via entrances off Center Street and Vine Street.

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. A foundation planting with a Plant Unit Value (PUV) of one (1) is required on the north side. Due to continuing work in the siting of underground utilities and potential trail, a landscape plan has been unable to be completed. Staff would recommend that a compliant landscape plan is to be submitted with the Improvement Location Plan/Building Permit.
2. Staff has reviewed the DRC's comment about the OLCS light and has found it to be compliant with the ordinance.
3. The easements and alleys inside the project boundary will need to be vacated. This vacation process is through the Town Council.
4. Should this Development Plan be approved, the parking currently located on that site will be unavailable. This parking will be replaced by parking spaces created by the pending demolition of the Chamber of Commerce building and the old Fire Station 122. Additional parking has been secured south of Main Street as well.
5. The Developer and the Town have been working with adjacent property owners and businesses to accommodate ongoing access during the project. A group neighborhood meeting and multiple individual meetings were held to discuss the access issue both during and after the project.
6. Policy decisions regarding parking structure management are still to be determined. The Town will be very involved in these decisions.

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MOTION

I move that the Plan Commission **approve / deny / continue** DP-19-040 as filed by GM Development requesting Architectural and Site Design Review of a 250 +/- space parking structure on an approximately 0.8 acre parcel zoned TC (Town Center) within a Gateway Corridor located at 125 North Center Street 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 plans dated April 19, 2019.
2. A landscape plan showing a Plant Unit Value of 1 on the north side is submitted with the Improvement Location Permit/Building Permit.
3. Vacation of applicable easement(s) and alley(s) by the Plainfield Town Council.