

# TOWN OF PLAINFIELD PLAN COMMISSION REPORT

**DATE:** June 3, 2019

**CASE NO.:** VAC-19-076, PP-19-071, DP-19-072

**PETITIONER:** Rebar Development LLC

**REQUESTED ACTIONS:** **VAC-19-076:** Vacation of the lots and restrictive covenants for a portion of the Horton and Wiley subdivision zoned TC: Town Center within a Gateway Corridor.

**PP-19-071:** Creation of one 2.4 acre subdivision from the lots vacated in VAC-19-076, previously unplatted parcels, and rights-of-way to be vacated by the Plainfield Town Council zoned TC: Town Center within a Gateway Corridor.

**DP-19-072:** Architectural and site design review for a proposed 4 story, 118 unit mixed use development with 4,500 square feet of commercial space on a 2.4 acre parcel zoned TC: Town Center.

**LOCATION:** 234 Main Street (approximate)

**PARCEL SIZE:** 2.4 acres

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



<u>EXISTING ZONING AND LAND USE</u>		<u>COMPREHENSIVE PLAN</u>	
<b>Site:</b>	TC: Town Center	<b>Site:</b>	Local/Corridor Commercial Historic District Residential
<b>North:</b>	R4: Medium Density Residential	<b>North:</b>	Historic District Residential
<b>South:</b>	TC: Town Center	<b>South:</b>	Public/Semi Public
<b>East:</b>	TC: Town Center	<b>East:</b>	Local/Corridor Commercial
<b>West:</b>	TC: Town Center R4: Medium Density Residential	<b>West:</b>	Mixed Use

## PLANNING OVERVIEW

**Project Description:** The applicant is proposing to construct a four story mixed use building with 118 apartment units and 4,500 square feet of commercial space. The parcel is zoned Town Center and is both within a Gateway Corridor and within six hundred (600) feet of a Gateway Corridor. As a part of this process, part of an existing plat is requested to be vacated (VAC-19-076), with the vacation of rights-of-way requested to be vacated by the Town Council. The applicant has also requested primary plat approval.

The proposal will require the use of Development Incentives to allow residential units on the first floor. As a part of this Development Incentive Request, additional unit and building amenities were required and were provided.

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Several waivers will be required. The main reason for the waivers is that, unlike a “green field” development, downtown parcels tend to be less uniform and smaller. These waivers include:

- **Building setback:** The maximum five (5) foot building setback is difficult to achieve with a development that does not fill a full block.
- **Lot Coverage:** The structure does not cover at least 50% of the lot.
- **Off Street parking:** As a parcel with four front yards, it is impossible to put parking in an area that is not between the building and the front. The applicant has placed the parking so that it is not adjacent to the higher volume roadways, Main Street and Avon Avenue.

A variance will be required for the parking lot setback. This is request has been slated for public hearing at the June 17, 2019 Board of Zoning Appeals meeting.

The site is zoned Town Center and is within the Gateway Corridor Overlay. There is a mix of housing density in the vicinity, ranging from single family homes to multi-family units. The adjacent areas include commercial, mixed use, and religious uses as well.

Land Use / Compatibility: The Comprehensive Plan shows this area as a transitional area between Mixed Use, Historic District Residential, Local/Corridor Commercial, and Public/Semi Public areas. Although the future land use lines on the Comprehensive Plan are not as rigid as the district lines on a zoning map, this development does bring in the elements of the mixed use, local/corridor commercial and public/semi public designations. Its placement upon the site preserves and does not impair any area structures that may have historic significance.

Development Standards: Plans were reviewed for compliance with the Town Center district and Gateway Corridor Development Standards. A Development Standards variance, a Development Incentive, and three waivers have been requested.

### Site Plan:

Building Materials: The TC: Town Center district requires that brick is utilized as the primary exterior building material on each façade oriented toward a public street. The development complies.

Mechanical Equipment: No information has been provided about external mechanical equipment. Ground-mounted or roof-mounted mechanical equipment must be fully screened as per the Zoning Ordinance.

Trash Enclosure: A trash enclosure is shown northwest of the building. The ordinance requires that the three solid walled sites of the enclosure shall be consistent and compatible with the materials of the primary building. The rendering on the details page appears to show a painted CMU instead of a brick material, which both Staff and the DRC believe to be more consistent and compatible.

Landscaping: The plan complies as an alternative landscape plan.

Lighting: The photometric plan and the light fixtures comply.

Parking: The ordinance provides relief from the traditional parking requirements in both residential and non-residential parking requirements. Residential requirements are reduced to one (1) space per unit, while non-residential unit space requirements are reduced by fifty percent (50%). Based upon this requirement, 118 spaces are required and 156 are provided. The plan complies.

Pedestrian Circulation: The building is situated adjacent to the public rights-of-way. Complies

Signs: The applicant has shown wall signs on their elevation views. 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.*

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Design Review Committee: This request was reviewed by the DRC at their May 8, 2019 meeting. The committee had comments about parking, trash enclosure, photometrics, landscaping as shown on the rendering, and a lack of evergreen plantings along the Krewson and East perimeters.

They moved to recommend the plan and the waivers/development incentive with the following conditions:

1. Review lighting for compatibility.
2. If a rendering shows the landscaping, it should reflect the accurate landscaping.
3. Low level evergreen should be added along the foundation and move the evergreens along the perimeter (Krewson and East Streets).
4. Consider moving trash enclosure closer to the dog park.
5. Screening of any rooftop units with a parapet as per ordinance.

### **Applicable Planning Policies:**

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

**FLOODPLAIN:** Not applicable.

**TRANSPORTATION:** The site will gain access from East and Krewson Streets. No direct access is provided off of East Main or Avon Avenue.

The creation of northbound lane on East Street between Main Street and Krewson Street is a key feature for Downtown and for the development. Such feature is critical for delivery trucks and moving vans to be discouraged from stopping on either Avon Avenue or Main Street and also provides for westbound traffic wishing to north an alternative to turning north on Avon Avenue only to attempt to turn left on Krewson Street. Due to the lack of dedicated left turn lanes along Main Street in the vicinity of East Street, both signing and curbing will be deployed to prohibit eastbound traffic wishing to turn north onto East Street as better alternatives in keeping with the Conceptual Downtown Redevelopment Plan exist.

### **STAFF COMMENTS, QUESTIONS AND CONCERNS**

1. The applicant will be seeking variances for the parking setback along Krewson Street. While the variance is for a single setback, there are separate provisions that could apply depending on whether Krewson Street is vacated at some time in the future. Staff thought it prudent for the applicant to request variances to both provisions to avoid the possibility of creating a legal non-conformity should Krewson be vacated.

### **MOTION 1—Plat Vacation (VAC-19-076)**

I move that the Plan Commission **approve/ deny /continue** VAC-19-076 filed by Rebar Development to vacate a portion of the plat and restrictive covenants for the Horton and Wiley, finding that:

1. The conditions in the platted area **have/have not** changed so as to defeat the original purpose of the plat.
2. It **is/is not** in the public interest to vacate all or part of the plat and covenants.
3. The value of that part of the land in the plat not owned by the Petitioner **will not/will** be diminished by vacation.
4. The platted area **is/is not** within an area needing redevelopment and the covenant vacation would promote a recovery of property values in the area needing redevelopment by allowing or encouraging normal development occupancy of the developed area.

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## **MOTION 2—Primary Plat (PP-19-071)**

I move that the Plan Commission **approve / deny / continue** PP-19-071 Primary Plat as filed by Rebar Development, finding that:

1. Adequate provisions have been made for regulation of minimum lot width, minimum lot depth and minimum lot area.
2. Adequate provisions have been made for the widths, grades, curves and coordination of subdivisions public ways with current and planned public ways; and
3. Adequate provisions have been made for the extension of water, sewer, and other municipal services.

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

1. Approval by the Town Council of the vacation of internal rights-of-way and easement(s) as requested by the applicant.

## **Development Plan Motions**

### **Motion 3—Waiver Request**

I move that the Plan Commission **approve / deny / continue** the requested building setback, lot coverage, and off-street parking waivers as filed by Rebar Development, finding that:

1. The requested waiver **represents / Does not represent** a innovative use of Building materials, lighting, Signs, site design features or landscaping which will enhance the use or value of area properties;
2. The requested waiver **is / is not** consistent with and compatible with other development located along the Town Center District; and
3. The requested waiver **is / is not** consistent with the intent and purpose of the Plainfield Zoning Ordinance.

### **MOTION 4—Development Incentive**

I move that the Plan Commission **approve / deny / continue** the requested location of dwelling units on the ground floor, finding that:

1. For every five (5) ground floor Dwelling Units, or portion thereof, the proposed development **provides/ does not** provide a minimum of one (1) of the amenities selected from either of the Dwelling Unit Amenities or Project Amenities lists (see below) so as to enhance the proposed development and surrounding properties;
2. The proposed development **will/will not** provide a higher density project that will contribute to the vitality of the downtown area as the symbolic center of the Town of Plainfield while enhancing surrounding properties;
3. The proposed development **is/is not** appropriate to its site and its surroundings; and,
4. The proposed development **is/is not** consistent with the intent and purpose of this Ordinance.

### **MOTION 5—Development Plan**

I move that the Plan Commission **approve / deny / continue** DP-19-071 as filed by Rebar Development requesting Architectural Site Design for a four story mixed use building with 118 apartment units and 4,500 square feet of commercial space on a parcel zoned TC: Town Center within a Gateway Corridor finding that the proposed Development Plan:

1. **Represents/does not represent** a use of *Building* materials, site design features, architectural design, *Signs*, lighting or other features which will enhance the use or value of area properties;
2. **Is/is not** consistent with and compatible with development located in the vicinity; and,

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3. **Is/is not** consistent with the intent and purpose of this Ordinance.

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

1. Substantial compliance with the plans dated May 23, 2019.
2. Approval by the Town Council of the vacation of internal rights-of-way and easement(s) as requested by the applicant.
3. The three solid-walled sides of the trash enclosure have an exterior brick finish or other material that the Commission deems consistent and compatible with the primary building.