

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: April 1, 2019

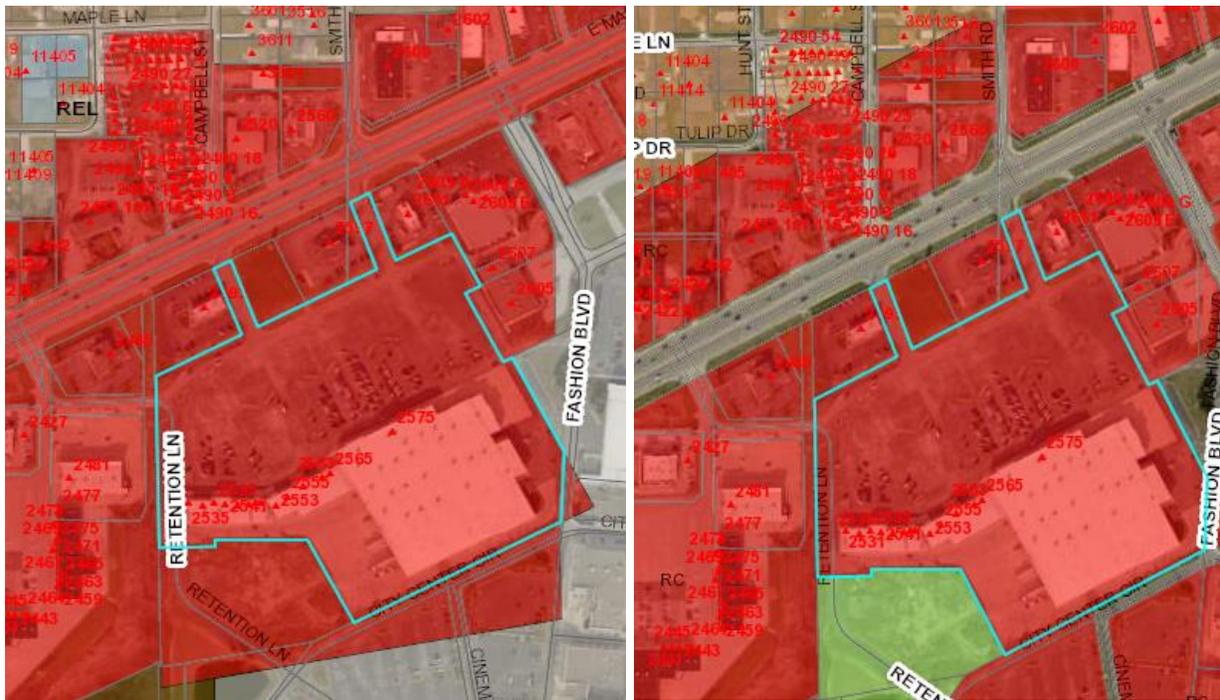
CASE NO.: DP-19-037

PETITIONER: CORE Metropolis LLC

REQUESTED ACTION: Development Plan for Architectural and Site Design Review Approval to construct a new 27,074 square foot demolition/re-build area.

LOCATION: Metropolis Shopping Center, 2575 East Main Street.

LOCATION MAP:



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/PUD	South: Regional Commercial/Park Open Space
East: GC-General Commercial/PUD	East: Regional Commercial
West: GC – General Commercial	West: Regional Commercial

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

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PLANNING OVERVIEW

Project Description: Applicant desires to construct a new 27,074 square foot retail structure. The proposal is to demolish that portion of the center between Burlington Coat Factory and the Fu Yuan restaurant and construct/rebuild 22,000 square feet to be occupied by Ross Dress for Less; 5,074 square feet to be occupied by as many as three retail tenants.

Façade improvements are compliant with the Gateway Corridor Requirements.

Post construction the center will provide 850 parking spaces while 800 spaces are required.

Staff has been working with the applicant to consider re-development of the entire site. This would be inclusive of the existing thru drive areas and the overall parking lot and its landscaping needs. Based on this discussion Staff has suggested consideration of deferral for parking lot landscape plan. The applicant has provided a letter requesting deferral for 2 years.

Design Review Committee March 5, 2019

1. Recommended that parapet wall extend to the rear of the proposed building to provided adequate rooftop mechanical units screening.
2. Trash enclosure details be submitted in compliance with ordinance
3. Accepted Deferral Letter for two years from applicant.

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. Grade level and roof top mechanical and utility units will not be visible.
2. If deferral is accepted by Plan Commission that it be put in the form of a commitment and recorded as such.
3. Signs: The applicant has shown both wall and ground signs. *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.*

Motion: I move that the Plan Commission **approve / deny / continue** DP-19-037 as filed by CORE Metropolis LLC requesting Development Plan for Architectural and Site Design Review Approval to construct a new 27,074 square foot demolition/re-build area on the property within a 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.