

# **TOWN OF PLAINFIELD PLAN COMMISSION REPORT**

**DATE:** February 4, 2019

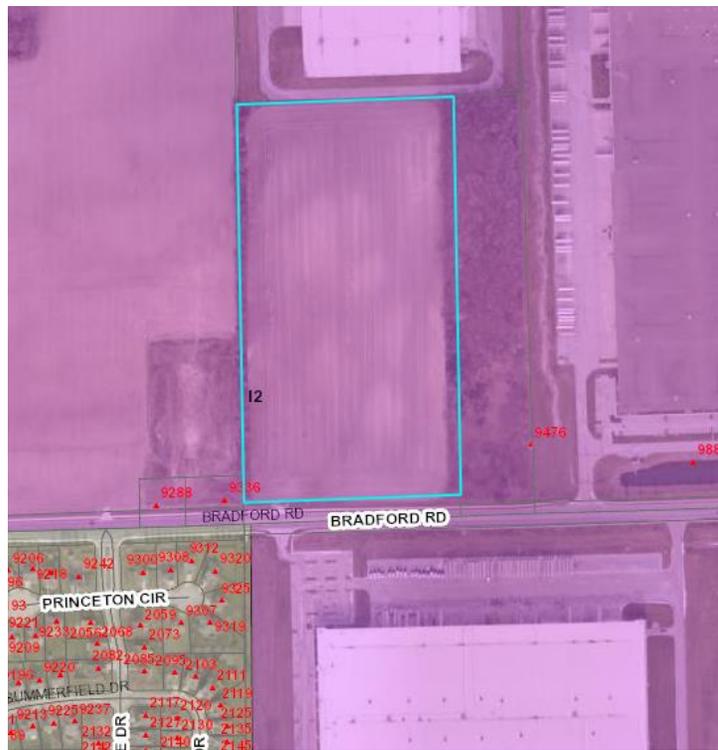
**CASE NO.:** DP-18-027

**PETITIONER:** Distribution Realty Group - DRG

**REQUESTED ACTION:** Development Plan/Arch. & Site Design Approval

**LOCATION:** 9500 Bradford Road (East County Road 200 South)

**LOCATION MAP:**



<b>EXISTING ZONING AND LAND USE:</b>	<b>COMPREHENSIVE PLAN:</b>
<b>Site:</b> I-2 Office/Warehouse Distribution	<b>Site:</b> Light Industrial/Warehousing
<b>North:</b> I-2 Office/Warehouse Distribution	<b>North:</b> Light Industrial/Warehousing
<b>South:</b> Planned Unit Development I-2 Office/Warehouse Distribution	<b>South:</b> Single Family Detached Light Industrial/Warehousing
<b>East:</b> I-2 Office/Warehouse Distribution	<b>East:</b> Light Industrial/Warehousing
<b>West:</b> I-2 Office/Warehouse Distribution	<b>West:</b> Light Industrial/Warehousing

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

### Transportation:

The site proposes access through two drive cuts to Bradford Road. The west drive would primarily serve cars while the east drive would be to an internal access road primarily designed for trucks. While the original plans showed this drive as a future improvement, the developer has committed to build this as part of its initial build so that the proposed drive cut will align with the service road.

Staff has raised concerns about queuing, largely driven by two potential drives proposed as future access points for existing & adjacent facilities. The included image shows the proposed locations of the drives, both for this proposed site as well as two locations flanking the property. Admittedly, the proximity of the drives is not ideal, but attempts to coordinate shared access drives have not been supported by both parties.

The developer completed a traffic study, including a follow-up memo to address the specific concerns expressed by staff. Both are available for review. Based upon the technical analysis, the engineer has concluded anticipated queuing distances and level of service are not expected to adversely impact adjacent access drives.



### Staff Comments, Concerns:

- A. **Site Plan:** The applicant is proposing to construct a 338,520 square foot warehouse on 20.20 acres zoned I2 Office/Warehouse Distribution. The site would be accessed by Bradford Road.
- B. **Building Materials:** The proposed building has multiple materials, with the material being a minimum of two textures and/or colors (10% or more).
- C. **Loading Space Orientation:** The proposed development single load has loading space on the east side of the building.
  - a. **22 Current Proposed**
  - b. **54 Future Proposed**
- D. **Outside Storage:** The proposed plan does not show outside storage as a part of this development.
- E. **Mechanical Equipment:** The applicant has stated that the rooftop mechanical units will be screened by the parapet walls from an elevation view.

**Design Review Committee: Recommends that the parapet wall be raised to a height equal or greater than the height of the tallest piece of mechanical equipment.**

- F. **Trash Enclosure/ Trash Compactor:** The proposed plan shows 3 trash enclosures located on the east side of the building. The enclosures are proposed to be constructed of concrete block painted to match the color of the building with double hung cedar slat fence gates.  
**Location and materials are the discretion of the Plan Commission.**
- G. **Pedestrian Connectivity:** There is pedestrian connectivity from the building to Bradford Road on the southwest corner of the proposed building.
- H. **Required Parking:** 4.10-B Off-Street Parking Regulations #34- Distribution, Warehouse, or Similar Use:
  - a. **Parking Required: 133 Spaces**
  - b. **Parking Provided: 230 Spaces**
- I. **Perimeter Yard Landscaping:** Per the Town ordinance, the applicant is to provide perimeter landscaping to a Level 1. The applicant has provided landscaping plans that meets this requirement.
- J. **Site Lighting:** The applicant has provided a detailed lighting plan. A photometric plan and cut sheets have been provided. The applicant will use low profile ("Slice LED fixtures) for wall mounted and parking lot lighting. The fixtures will be recessed under canopy lighting. Parking lot poles are proposed to be installed at a height of 30'.
- K. **Wall Signs:** The applicant has not shown a wall sign on the building renderings. No plans or application for sign permit have been submitted.
- L. **Freestanding Signs:** No plans or application for signage has been submitted.

## **MOTION**

**DP-18-027:** I move that the Plan Commission **approve / deny / continue** DP-18-027 as filed by Distribution Realty Group - DRG requesting Development Plan/Architectural and Site Design Review of a development to allow construction of a 338,520 square foot warehouse on 20.20 acres zoned I2 Office/Warehouse Distribution at 9500 Bradford Road 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 conditions:

1. Substantial compliance with the site plans and building elevations dated January 19, 2019.
2. Architectural and sign lighting shall be so directed and shielded that the light element is not visible from any point along an adjacent public Right-of-Way.
3. Improvement Location Permit (ILP) approval, building, and fire protection approval will be required.