

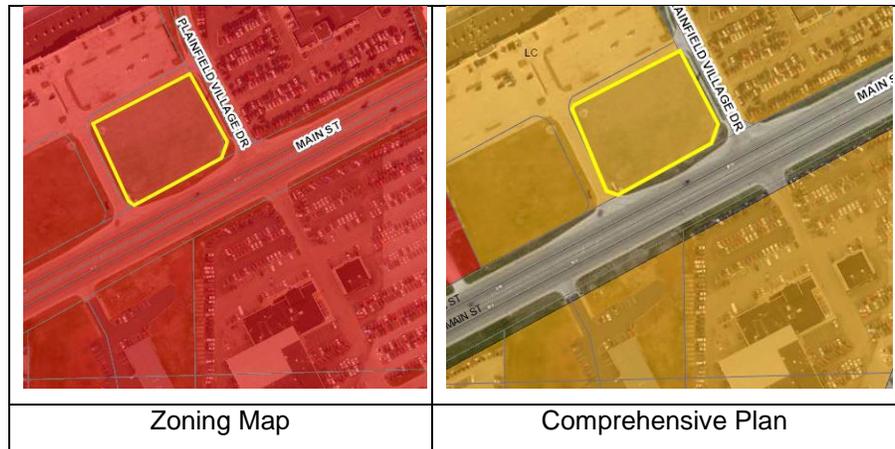
TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: August 6, 2018
CASE NO.: DP-18-014
PETITIONER: Enright Architects for Belle Tire
REQUESTED ACTION: Architectural and site design review for a 7,900 square foot tire retail facility on a 1.55 acre parcel zoned General Commercial within a Gateway Corridor.

SITE INFORMATION

LOCATION: ~2708 East Main Street

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 10,175 square foot tire retail facility on a 1.55 acre outlot of Plainfield Village. The parcel is zoned GC: General Commercial and is within the Gateway Corridor.

The site fronts on East Main Street and Plainfield Village Drive, but does not gain direct access from either public roadway. Access is derived from a private drive between the subject property and the Plainfield Village parking lot. The setbacks comply.

Land Use / Compatibility: As the site surrounded by similar zoning and many automotive related uses, it 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 EIFS. No overhead doors will directly face East Main Street.

<u>Elevation</u>	<u>Material</u>	<u>% (approximate)</u>	<u>Compliance</u>
North	Masonry (brick and cast stone) EIFS	73% 27%	Complies
West	Masonry (brick and cast stone) EIFS	62% 38%	
South	Masonry (brick and cast stone) EIFS	80% 20%	
East	Masonry (brick and cast stone) EIFS	80% 20%	

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. Evergreen shrubs instead of deciduous shrubs would be preferred, but the number and placement of shrubs provides proper screening.

Landscaping: Typically, Staff has preferred evergreen shrubs to deciduous shrubs for screening trash enclosures as the screening remains largely consistent throughout the year. Other than that comment, 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, 37 parking spaces are required and 43 are provided, including two (2) ADA compliant spaces. The plan complies.

Pedestrian Circulation: A pedestrian connection is proposed from the building to both East Main Street and Plainfield Village Drive.

Signs: The applicant has submitted a sign package. 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 July 17, 2018 meeting. The committee had comments about landscaping, façade materials and overhead doors.

They made the following recommendations:

1. The DRC was in favor of the material percentage waiver.
2. Provide information about the trash enclosure materials and ensure that proper landscaping is provided.
3. Provide cut sheets for the lighting.

EXISTING ZONING AND LAND USE		COMPREHENSIVE PLAN	
Site:	GC—General Commercial	Site:	Local/Corridor Commercial
North:	GC—General Commercial	North:	Local/Corridor Commercial
South:	GC—General Commercial	South:	Local/Corridor Commercial
East:	GC—General Commercial	East:	Local/Corridor Commercial
West:	GC—General Commercial	West:	Local/Corridor Commercial

PARCEL SIZE: 1.55 acres +/-

Applicable Planning Policies:

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

FLOODPLAIN: None

TRANSPORTATION: The site fronts on East Main Street and Plainfield Village Drive, but does not gain direct access from either public roadway. Access is derived from a private drive between the subject property and the Plainfield Village parking lot.

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.

MOTION

I move that the Plan Commission **approve / deny / continue** DP-18-014 as filed Enright Architects for Belle Tire, requesting Architectural and Site Design for a 10,175 square foot tire retail facility on a 1.55 acre parcel zoned General Commercial 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.

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

1. Substantial compliance with the site plan and photometric plan, building elevation, landscape plan and line-of-sight illustration dated July 20, 2018.
2. Replacement of the deciduous shrubs around the trash enclosure with evergreen shrubs.