

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: May 6, 2019
CASE NO.: DP-17-018B
PETITIONER: Meridian Design Build
REQUESTED ACTION: Architectural and Site Design Review of an amendment to the original development plan to add an exterior equipment enclosure on a 19.4 acre parcel zoned I2 (Office/Warehouse Distribution) within a Gateway Corridor.
LOCATION: 845 Airtech Parkway
PARCEL SIZE: 19.4 acres +/-
APPLICABLE REGULATIONS: Plainfield Zoning Ordinance
Plainfield Subdivision Control Ordinance
Plainfield Comprehensive Plan

PLANNING OVERVIEW

Project Description: The applicant is proposing to add an exterior equipment enclosure to the back of an approved warehouse/distribution facility. The enclosure will consist largely of a liquid nitrogen tank, a vaporizer, and a generator. The equipment will be screened by the building from the view of Airtech Parkway. A fence will screen the transformer and partially screen the generator. The enclosure will be approximately 800 feet from the Stafford Road right-of-way.

Site Plan:

Mechanical Equipment: Mechanical units are partially screened by a fence of the height dimensions as specified by the code

Design Review Committee: This request was reviewed by the DRC at their April 2, 2019 meeting. The committee had comments about the possibilities of a guard/security system instead of barb wire, coloration to match the paint scheme, a more substantial fence than chain link, and the fence slat materials

They moved to recommend with the following conditions:

1. Consider options other than barb wire
2. Coordinate/blend the color of the fence and equipment to the building
3. Consider a black or white fence.

MOTION

I move that the Plan Commission **approve / deny / continue** DP-17-018B as filed by Meridian Design Build requesting Architectural and Site Design Review of an amendment to the original development plan to add an exterior equipment enclosure on a 19.4 acre parcel zoned I2 (Office/Warehouse Distribution) within a Gateway Corridor at 845 Airtech Parkway 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.