

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: January 7, 2019

CASE NO.: DP-18-025

PETITIONER: Integrity Behavioral Solutions

REQUESTED ACTION: Architectural Site Design for a 1,800 square foot expansion to the existing building at 1599 East Township Line Road.

SITE INFORMATION:

LOCATION: 1599 East Township Line Road

LOCATION MAP:



Applicable Regulations: Plainfield Zoning Ordinance
Plainfield Subdivision Control Ordinance
Plainfield Comprehensive Plan

Planning Overview

Project Description: The applicant is proposing to construct an 1,800 square foot expansion to the existing building at 1599 East Township Line Road zoned OD- Office District. The site would be accessed by Township Line road. No access to Dan Jones road or adjacent parcels proposed.

Land Use/ Compatibility: The property is zoned OD Office District. The surrounding parcels are zoned REL Religious, R2 Low Density Residential. To the west, the property abuts a residential subdivision that is zoned R2 Low Density Residential.

Development Standards: The OD Office Districts establishes standards to promote the development of areas where office uses, compatible office-type businesses, and some public and semi-public uses are developed in close proximity with commercial areas while serving as a buffer or transitional area between commercial areas and existing or future residential areas.

Site Plan

Building Materials: The proposed expansion to existing building is masonry. The masonry appears to be “compatible and harmonious with the materials used on the existing building” per Article 5.5.C.3.(2).B

Outside Storage: The proposed plan does show outside storage as a part of this development on the east side of the building.

Mechanical Equipment: The proposed plan shows mechanical units on the east and south side of the development. The mechanical units have been hidden from sight.

Trash Enclosure/ Trash Compactor: The proposed plan does show the location of a trash enclosure/trash compactor on the east side of the building.

Pedestrian Connectivity: There is pedestrian connectivity from the building to Township Line Road.

Required Parking: The proposed development has a required parking of 19 standard spaces and 1 accessible space totaling 20 spaces in all. The applicant has provided 23 standard spaces and 1 accessible space totaling 24 spaces in all.

Foundation Landscaping: Per the Town ordinance, the applicant is to provide landscaping at a Level 1 as well as a Level 2 on the west (OD abuts R2).

Wall Signs: No plans or application for sign permit have been submitted. Any sign require an Improvement Location Permit

Freestanding Signs: The applicant has an existing freestanding sign. No change.

| Existing Zoning & Land Use | | Comprehensive Plan | |
|---------------------------------------|----------------------------|---------------------------|------------------------|
| Site: | OD Office District | Site: | Single Family Detached |
| North: | REL Religious | North: | Public/Semi-Public |
| South: | REL Religious | South: | Public/Semi Public |
| East: | OD Office District | East: | Single Family Detached |
| West: | R2 Low Density Residential | West: | Single Family Detached |

Parcel Size: 0.63 Acres

Motions

I move that the Plan Commission **approve / deny / continue** DP-18-025 as filed by Integrity Behavioral Solutions requesting Architectural Site Design for a 1,800 square foot expansion to the existing building at 1599 East Township Line 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.