

**TOWN OF PLAINFIELD  
PLAN COMMISSION REPORT**

**DATE:** May 7, 2018  
**CASE NO.:** DP-18-005  
**PETITIONER:** Chick-Fil-A  
**REQUESTED ACTION:** Architectural and site design review for a 590 square foot addition and site plan revisions to an existing restaurant on a 1.50 acre parcel zoned General Commercial within a Gateway Corridor.

**SITE INFORMATION**

**LOCATION:** 2687 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 590 square foot addition to the existing structure, add a drive-through lane, and reconfigure the parking lot to extend to the west.

The site fronts on East Main Street, but gains access from an access drive to the south. While the ingress/egress is slightly modified, no additional entrances or exits are proposed.

The applicant is proposing a double-loaded drive-through. The lack of a bail out lane led to a Variance of Development Standards (*BZA-18-006*) request. The Board of Zoning appeals approved the request 3-0 at the April 16, 2018 meeting.

**Land Use / Compatibility:** With the adjacent properties being zoned General Commercial this use 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. The plans comply.

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 existing structure complies with the Gateway Corridor materials requirements. The proposed addition will also comply.

Mechanical Equipment: The existing mechanical equipment will remain screened. An analysis of the elevation drawings provided by the applicant indicates that a new unit will also be properly screened. The plan complies.

Trash Enclosure: No changes to the trash enclosure are planned.

Landscaping: The existing landscaping meets or exceeds the requirements as the calipers exceed what was required when originally planted due to growth. Any landscaping that is proposed for removal is shown to be replaced as per ordinance. The plan complies.

Lighting: The photometric plan complies. The existing fixtures are being moved to new locations when required by site conditions.

Parking: The zoning ordinance requires 30 spaces and 2 ADA compliant spaces. The existing plan has 67 spaces and 3 ADA compliant spaces. The new drive-through is proposed to be located between the building and the parking area. The ADA compliant spaces are being moved from adjacent to the building to the outside side of the drive through pick up aisle on the eastern side of the building, removing the conflict with the drive-through. In addition, the reconfiguration will increase the count to 69 spaces.

Pedestrian Circulation: The existing development does not have a pedestrian connection to Main Street. While only new construction can require it, the applicant has proposed construction of a compliant pedestrian connection from the north side of the building to Main Street. The plan complies.

Signs: The applicant has submitted a sign package. New signage appears to be consistent with existing signs and the Plainfield Zoning Ordinance. 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 April 17, 2018 meeting. The committee had comments about the drive through, pedestrian connection, and the proposed awnings.

The DRC recommended approval and that a pedestrian connection would be extended to East Main Street.

EXISTING ZONING AND LAND USE		COMPREHENSIVE PLAN	
<b>Site:</b>	GC—General Commercial	<b>Site:</b>	Regional Commercial
<b>North:</b>	GC—General Commercial	<b>North:</b>	Regional Commercial
<b>South:</b>	GC—General Commercial	<b>South:</b>	Regional Commercial
<b>East:</b>	GC—General Commercial	<b>East:</b>	Regional Commercial
<b>West:</b>	GC—General Commercial	<b>West:</b>	Regional Commercial

**PARCEL SIZE:** 1.50 acres +/-

**Applicable Planning Policies:**

**PUBLIC UTILITIES:** The site is currently being served by utilities.

**FLOODPLAIN:** None.

**TRANSPORTATION:** The site has a frontage, but no access to, East Main Street. Access is derived from a private entry drive to the south.

**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, and fire protection approval.
2. The bail out lane requirement for a drive through was granted relief by the Board of Zoning Appeals at their April 2018 meeting.
3. The configuration of the drive-through lanes will eliminate the current conflict with parking spaces on the west side of the building and increase parking spaces.

**MOTION**

**DP-18-005:** I move that the Plan Commission **approve / deny / continue** DP-18-005 as filed by Chick-Fil-A, requesting Architectural and Site Design for a 590 square foot addition and site plan revision to an existing restaurant on a 1.50 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 conditions:

1. Substantial compliance with the site plan and photometric plan, building elevation, landscape plan and line-of-sight illustration dated April 30, 2018.