

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: April 1, 2019

CASE NO.: DP-19-036

PETITIONER: Shiv Krupa Hotel LLC

REQUESTED ACTION: Architectural and site design review for a proposed 108 room, 5 story hotel project on a 3.88 acre parcel zoned General Commercial within a Gateway Corridor.

LOCATION: 6018 Gateway Drive

PARCEL SIZE: 3.88 acres

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



<u>EXISTING ZONING AND LAND USE</u>		<u>COMPREHENSIVE PLAN</u>	
Site:	GC: General Commercial	Site:	Highway Commercial
North:	GC: General Commercial	North:	Highway Commercial
South:	PUD: Planned Unit Development GC: General Commercial	South:	Public/Semi Public Light Industrial
East:	GC: General Commercial	East:	Highway Commercial
West:	R2: Low Density Residential	West:	Single Family Detached

PLANNING OVERVIEW

Project Description: The applicant is proposing to construct a five story, 108 room hotel on a vacant parcel on Gateway Drive. The building will be 74.5 feet in height, half a foot shorter than the maximum. The site is between the Pro Garage Door building and an existing hotel in an area which is predominantly represented by hospitality uses.

The site is zoned General Commercial and is within the Gateway Corridor Overlay. There is a residential subdivision with existing homes to the west, separated by a creek and protected wooded area. The parking lot is shown as over 300 feet from the west property line and the building is over 450 feet from the west property line.

Land Use / Compatibility: The land use is compatible with the parcels along the east and west side of Gateway Drive. However, the land to the west is an established residential subdivision. A grove of trees is present along the western property line as well as a creek. Much of these trees are themselves within the flood plain of the creek.

Development Standards: Plans were reviewed for compliance with the General Commercial and Gateway Corridor Development Standards. No variances have been requested, but waivers to the Gateway Corridor standards for material types and percentages have been requested.

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

Site Plan:

Building Materials: The proposed building is largely EIFS with either stone or Hardie plank making up the secondary material, depending on the elevation. The Hardie plank requires a waiver to be approved by the Plan Commission. The Commission has granted similar waivers for the material

Mechanical Equipment: The rooftop mechanical equipment is shown to be screened from an elevation view by a raised wall section. The applicant has utilized Hardie plank to match the adjacent section of the building.

Trash Enclosure: A compliant trash enclosure is shown northwest of the building.

Landscaping: The foundation plan complies as an alternative landscape plan.

Lighting: The photometric plan and the light fixtures comply.

Parking: The ordinance requires one parking space for every room. Based upon this requirement, 108 spaces are required and 115 are provided. The plan complies.

Pedestrian Circulation: Pedestrian connections have been provided to both the sidewalk along Gateway Drive near the southeast corner of the building. A demarked crosswalk has been shown. Complies

Signs: The applicant has shown both wall signs on their elevation views. Staff has not reviewed the preliminary designs for compliance with size and square footage requirements. *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 March 5, 2019 meeting. The committee had comments about rooftop mechanical units, materials, photometric plans, and dumpster locations.

They moved to recommend with the following conditions:

1. Identify trees on the west side of the property.
2. More detail of rooftop unit screening, provide staff with line-of-sign drawing. Consider Hardie or raising the parapet
3. The waiver was found acceptable.

Applicable Planning Policies:

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

FLOODPLAIN: The developed portion site is not within a flood plain. The flood plain is shown on the official mapping to be within the area shown as a protected tree area.

TRANSPORTATION: Access to the site is obtained through a cross-access easement through the parcel to the north and a drive directly accessing Gateway Drive. The proposed drive to Gateway is located immediately adjacent to the distribution warehouse to the south of the property.

The Developer has provided a traffic analysis reviewing the expected impacts of the proposed development. Particular focus was made on the impacts the additional traffic will have at the intersection of Hadley Road and Gateway Drive. Key takeaways include:

- 1) the NB approach will continue to operate at acceptable levels of service through 2028 traffic projections;

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

- 2) the SB approach will continue to operate at unacceptable levels of service, with an increase in delay of approximately 30%; and,
- 3) the intersection is not currently exhibiting higher than usual crashes.

Mitigation options are planned to occur at Gateway Drive and Hadley Road as a result of the approvals that were made for the My Place Hotel. These mitigation options are primarily planned for safety benefits associated with access locations on the north side of Hadley, but do not restrict access at the intersection. Access restrictions would improve overall level of services for traffic time, but would likely be viewed unfavorably by other affected businesses.

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. No additional comments, questions, or concerns.

MOTION 1-Waiver Request

I move that the Plan Commission **approve / deny / continue** the requested material waiver(s) as filed by Shiv Krupa Hotel LLC finding that:

1. The requested waiver **represents / Does not represent** a innovative use of Building materials, lighting, Signs, site design features or landscaping which will enhance the use or value of area properties;
2. The requested waiver **is / is not** consistent with and compatible with other development located along the Gateway Corridor or within six-hundred (600) feet of the Residential District; and
3. The requested waiver **is / is not** consistent with the intent and purpose of the Plainfield Zoning Ordinance.

MOTION 2-Development Plan

I move that the Plan Commission **approve / deny / continue** DP-19-036 as filed by Shiv Krupa Hotel LLC requesting Architectural Site Design for a five story, 108 room hotel on a 3.88 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 plans dated March 18, 2019.