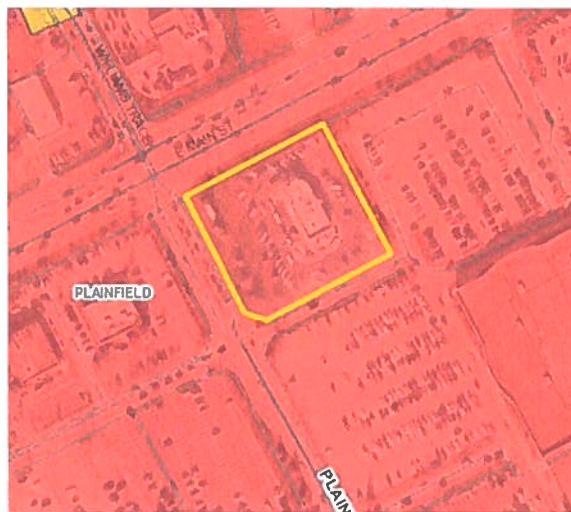


**TOWN OF PLAINFIELD
PLAN COMMISSION REPORT**

DATE: September 6, 2018
CASE NO.: DP-18-021
PETITIONER: Chick-Fil-A
REQUESTED ACTION: Amendment to previous approved DP-18-005 to now install pass through lane.

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: Previously the applicant had a development plan approved with development standards variance to not install the pass through lane required by the Plainfield Zoning Ordinance. Landscaping was to be installed in the area where the lane would have been located.

The applicant now desires to install the pass through lane; relocating the proposed landscaping elsewhere on the property.

On August 30, 2018 Staff was notified that the applicant would also like to place a “payment booth along the drive-thru lane”. Staff is not exactly sure where this booth would be located.

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

PARCEL SIZE: 1.50 acres +/-

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. The installation of the pass through lane brings the site into compliance with the Town of Plainfield Zoning Ordinance without variance.
2. Provided the “payment booth” does not present a hindrance to traffic movement, Staff has no objections at this time. The applicant has shown good management practices of its issues with customer traffic in the past, Staff is confident that should a problem with the “payment booth” arise an amical and reasonable effort will be made to correct.

MOTION

DP-18-021: I move that the Plan Commission **approve / deny / continue** DP-18-021 as filed by Chick-Fil-A amendment to previous approved DP-18-005 to now install pass through lane and payment booth 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.