

**TOWN OF PLAINFIELD
PLAN COMMISSION REPORT**

DATE: June 4, 2018
CASE NO.: DP-18-008
PETITIONER: Plainfield Holdings, LLC
REQUESTED ACTION: Architectural and site design review for a 28 bed addition to the skilled nursing facility on a 13.77 acre parcel zoned General Commercial within a Gateway Corridor.

SITE INFORMATION

LOCATION: 1925 Reeves Road

LOCATION MAP:



Zoning Map

Comprehensive Plan Map

APPLICABLE REGULATIONS: Plainfield Zoning Ordinance
Plainfield Subdivision Control Ordinance
Plainfield Comprehensive Plan
Plainfield Residential Design Guidelines

PLANNING OVERVIEW

Project Description: The applicant is proposing to construct a 28 bed addition to the skilled nursing facility on a 13.77 acre parcel zoned General Commercial within a Gateway Corridor. This addition is approximately 15, 400 square feet in size.

The site fronts on Reeves Road and Quaker Boulevard, but does not access Quaker Boulevard, instead gaining access from a boulevard entry onto Reeves Road.

All of the required setbacks have been met.

Land Use / Compatibility: The adjacent properties are zoned General Commercial, Religious, and Agriculture. No compatibility issues have arisen due to the portions of the project approved in the past. The Comprehensive Plan, for some reason, shows this area as “Light Industrial.” Staff believes this to be an error by the consultant that will need to be remedied in the future.

Development Standards: Plans were reviewed for compliance with the Town of Plainfield’s GC-General Commercial and Gateway Corridor standards. Structures have been reviewed for compliance with the Residential Design Guidelines, as has been standard procedure for the prior Cumberland Trace projects.

Site Plan:

Building Materials: The structures have been reviewed for compliance with the Residential Design Guidelines and the existing structure. The structures comply.

Mechanical Equipment: Each individual unit will have a small PTAC unit. These units are similar to those in hotels or, more recently, on the Glasswater Creek senior facility on Ronald Reagan Parkway. Larger HVAC units for common areas are to be placed behind fence screening. Complies.

Trash Enclosure: No changes.

Landscaping: No additional perimeter screening is required. Trees that were removed for the construction of the addition have been replaced. Parking lot trees for the parking lots are in compliance, and the foundation landscaping is in compliance.

Lighting: The photometric plan and the light fixtures comply.

Parking: The parking ratio is based upon the number of patient beds and dwelling units. Under the Plainfield Zoning Ordinance, two beds require one parking space and every dwelling unit requires two spaces. The new addition raises the required parking spaces to 192 spaces. The plan provides 192 spaces. The plan complies.

Pedestrian Circulation: The plan continues the existing pedestrian circulation patterns around the facility. The plan complies.

Signs: No new signage is shown. 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 May 15, 2018 meeting. The committee had comments about landscaping, access, and mechanical units.

The DRC recommended approval as submitted.

EXISTING ZONING AND LAND USE		COMPREHENSIVE PLAN	
Site:	GC—General Commercial	Site:	Light Industrial
North:	GC—General Commercial and AG—Agriculture	North:	Single Family Detached
South:	GC—General Commercial	South:	Parks and Open Space
East:	GC—General Commercial, REL—Religious, and AG--Agriculture	East:	Highway Commercial
West:	P—Park	West:	Parks and Open Space

PARCEL SIZE: 13.77 acres +/-

Applicable Planning Policies:

PUBLIC UTILITIES: Utilities are on site that can support the development.

FLOODPLAIN: None

TRANSPORTATION: The site derives access from Reeves Road. A frontage with Quaker Boulevard is present, but no direct access to Quaker Boulevard is proposed or provided.

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, fire protection, and utility plan approval prior to the issuance of any permits.
2. Planning Staff had raised a concern about the bisection of the existing ring road by the addition. Plainfield Fire has indicated that this action will not hamper their operations. The Cumberland Trace Cottages (DP-17-008), once constructed, will reinstate a ring road to enable full circulation of the building.

MOTION

I move that the Plan Commission **approve / deny / continue** DP-18-008 as filed by Plainfield Holdings, LLC, requesting Architectural and Site Design for 28 bed addition to the skilled nursing facility on a 13.77 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 23, 2018.
2. Further administrative permits will be necessary after this approval prior to building construction.