

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: October 1, 2018

CASE NO.: DP-18-022

PETITIONER: Echo Park, LLC

REQUESTED ACTION: Architectural and Site Design Review for the addition of 48 detached garages at Echo Park at Perry Crossing, a 274 unit apartment complex on 23.1 acres at 2600 Stout Heritage Parkway.

SITE INFORMATION:

LOCATION: 2600 Stout Heritage Parkway.

LOCATION MAP:



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

Planning Overview

Project Description: The applicant is proposing to develop an additional 9 detached garage buildings which will total 48 individual garages at Echo Park at Perry Crossing. Echo Park at Perry Crossing is a 274 unit apartment complex currently under development on 23.1 acres at the northeast corner of Perry Road and Stout Heritage Parkway. Currently, the applicant has 168 dwelling garage spaces. The proposed addition of the 48 detached garages will benefit the needs of the 106 dwelling units without attached garages, and are located adjacent to the buildings without attached garages.

Land Use/ Compatibility: The property is zoned R-6. Across Stout Heritage Parkway to the south is an office complex that is zoned Metropolis PUD. To the west and southwest are undeveloped parcels in the Metropolis PUD. The northern boundary is comprised of General Commercial and I-2, Office/Warehouse Distribution. The Comprehensive Plan recommends Multi-Family for the site.

Development Standards: The R-6 district establishes standards like setbacks, minimum living space per unit and required developable open space. The required setback from Perry Road is 40 feet and from Stout Heritage Parkway is 30 feet, but planned setbacks range from about 64 feet to over 117 feet. Side and rear setbacks are a standard 30' which serve as required buffer yards.

Site Plan

Building Materials: The proposed detached garages appear to have two or more materials with a primary material of EIFS and secondary material of brick. The plan complies and material percentages are listed. Plan also complies with Site Design features for projects with a gross density between 8.0 dwelling units per acre and 12.0 dwelling units per acre.

(1) Article 5.3.B.2.H.iii

- a. If a Garage or carport is located between a Primary Building containing Dwelling Units and a Front Yard, Side Yard or Rear Yard, any elevation located parallel to or within thirty (30) degrees of being parallel to such Front Yard, Side Yard or Rear Yard shall include at least two (2) of the following:
 - i. multiple Building materials (e.g., brick, fieldstone, limestone, marble, granite, textured block, architectural pre-cast concrete, concrete composite siding, wood clapboard siding, wood beaded siding, stucco, E.F.I.S., vinyl siding, aluminum siding, etc.);
 - ii. multiple surface textures (e.g., rough, striated, imprinted, etc.) or patterns;

Plan Complies.

Landscaping: Per the original development, the landscaping plan has been updated and does comply with the proposed addition of garages. The north level of the site where the proposed detached garages will be developed is a level 3. The requirement is a level 3 PUV equaling 38.64. The applicant has achieved a total PUV of 39.95 with the addition of deciduous trees and (32.50%) and evergreen trees (48.80%). Plan complies.

Parking: There are a total of 274 units. Minimum required parking is 492 spaces, including 14 handicapped spaces which can be a combination of surface parking, detached garages, garages in units and spaces in front of garages in units. There are 324 standard parking spaces, 30 parallel parking spaces, 168 dwelling garage spaces, and a proposed 48 detached garage spaces. Total combined parking spaces are 570 including 19 ADA (van accessible) parking spaces. Plan complies.

Design Review Committee: This request was reviewed by the Design Review Committee at the September 11, 2018 meeting. The committee had questions/concerns about landscaping and placement of the shrubs around the detached garages. They also had questions/concerns about the garage/garage door materials and color, and if there was a direct relationship with the materials already used in the development.

Elaine stated the following during the DRC meeting:

1. Shrubs are not listed on the site plan.
2. Gaps in landscaping on the north side.
3. More evergreens are needed behind detached garages.
4. Recommended adding hydrangeas

Existing Zoning & Land Use		Comprehensive Plan	
Site:	R-6 High Density Residential	Site:	Multi-Family Residential
North:	GC General Commercial I-2 Office/Warehouse Distribution	North:	Residential Commercial Light Industrial/ Warehousing
South:	Metropolis PUD	South:	Regional Commercial
East:	R-6 High Density Residential	East:	Multi-Family Residential
West:	Metropolis PUD	West:	Regional Commercial

Parcel Size: 23.1 Acres

Staff Comments, Questions, & Concerns

1. Staff has questions/concerns about the garage/garage door materials and color, and if there is a direct relationship with the materials already used in the development.
2. There is a large dirt spoils (construction debris) pile from this project on parcels to the north. This pile is not approved by the Plan Commission and is a detriment to the Perry Road/ Shops at Perry Crossing area.

Motion

I move that the Plan Commission **approve / deny / continue** DP-18-022 as filed by Echo Park, LLC requesting the addition of 48 detached garages at Echo Park at Perry Crossing, a 274 unit apartment complex on 23.1 acres at the northeast corner of Perry Road and Stout Heritage Parkway 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. The Applicant shall submit a plan for the proper removal of the dirt and spoils from the parcel(s) along Perry Road. Such a plan will provide a date of completion agreeable to the Town of Plainfield. The applicant shall provide a Performance Bond that is sufficient to cover the cost of proper removal of the dirt and spoils.