

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: March 4, 2019

CASE NO.: **DP-19-029**

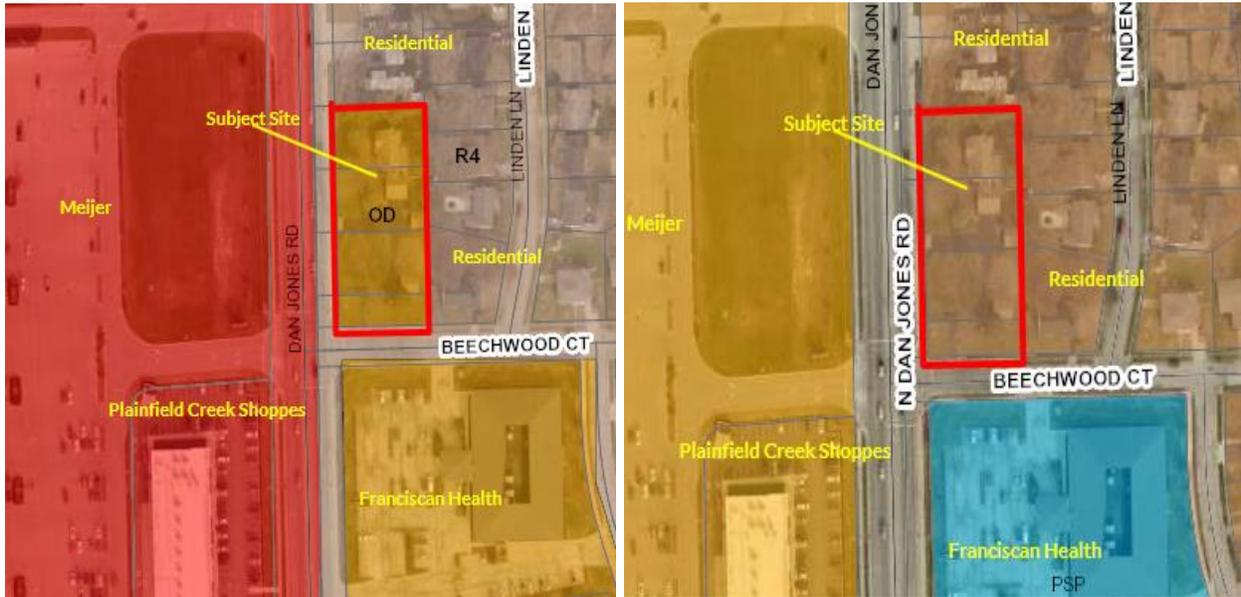
PETITIONER: Plainfield Orthodontics, Dr. Anthony Imburgia, DDS

REQUESTED ACTION: Development Plan for Architectural and Site Design Review Approval to construct 5,939 sq.ft. Professional Office Building as allowed in OD – Office District

Waiver Section 5.5C 3. (a) 2. Building Materials along a Gateway Corridor or located within 600 feet of a Residential District for all (4) four facades

LOCATION: 416 Dan Jones Road

LOCATION MAP:



EXISTING ZONING AND LAND USE:	COMPREHENSIVE PLAN:
Site: Office District/Residential Vacant	Site: Single Family Residential
North: R-4 Residential	North: Single Family Residential
South: OD – Office District	South: Public/Semi-Public
East: R-4 Residential	East: Single Family Residential
West: GC – General Commercial	West: Local/Corridor Commercial

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

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PLANNING OVERVIEW

Project Description: Applicant desires to construct a 5,939 square foot single story professional office building. The immediate principal use is to be a dental clinic, with the potential for other uses permitted within the OD – Office District.

The applicant is proposing 31 parking spaces – 30 are required.

The applicant is providing the fence along the east property line, as required with rezone approval along with the required 15 foot bufferyard for separation of the commercial from the existing adjoining residential uses. Foundation plantings are shown along the north and south of the building; as part of the alternative landscape plan, the foundation plantings along the west side are to be re-appropriated within the landscape area between Dan Jones Road and the parking lot.

Waiver: The applicant seeks a Waiver of Waiver Section 5.5C 3. (a) 2. Building Materials along a Gateway Corridor or located within 600 feet of a Residential District (all four facades). This section requires:

1. Building materials be all brick with two architectural elements or two colors of brick, or;
2. Two or more materials be brick, stone, architectural pre-cast (brick or stone looking), or EIFS.

The applicant is asking the waiver to substitute Nichiha cementitious panels for the required primary building materials.

West Façade - Wood-Look Cementitious Nichiha panels and Stone Veneer Nichiha panels.

East Façade - Wood-Look Cementitious Nichiha panels, entire façade.

North Façade - Wood-Look Cementitious Nichiha panels, entire façade, excluding windows

South Façade - Wood-Look Cementitious Nichiha panels and Stone Veneer Nichiha panels.

Design Review Committee February 5, 2019: Reviewed the proposal and suggested:

1. The trash enclosure pivot to the northwest or due north.
2. Fence along east property line match building stone as much as possible and be 8 feet in height.

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. The applicant is on notice that the access point onto Dan Jones Road may become a limited right in right out access in the event the Town installs a divided or raised median.
2. Grade level and roof top mechanical and utility units will not be visible.
3. Per Section 4.10D (5) of the Zoning Code, plans need to reflect a cross easement to the property neighboring north. This will provide potential future internal cross-access movements.
4. Signs: The applicant has shown both wall and ground signs. 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.*
5. By ordinance a waiver may be requested in order to encourage innovative building design capable of enhancing the quality of the built environment along Dan Jones Road and the adjoining residential district. The waiver request should also be “consistent with and compatible with other development located” in the area.

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MOTIONS

Waiver Request: I move that the Waiver Request of Section 5.5C 3. (a) 2. Building Materials along a Gateway Corridor or located within 600 feet of a Residential District for DP/19/029 Development Plan for Architectural and Site Design Review as filed by Plainfield Orthodontics, Dr. Anthony Imburgia DDS, 416 Dan Jones Road be **approved** / **denied** / **continued** finding that:

1. The proposed development **represents** / **does not represent** an innovative use of building materials and brick color which will enhance the use or value of area properties;
2. The proposed development **is** / **is not** consistent with and compatible with other development located along the Gateway Corridor; and
3. The proposed development **is** / **is not** consistent with the intent and purpose of the Plainfield Zoning Ordinance.

DP-19-029: I move that the Plan Commission **approve** / **deny** / **continue** DP-19-029 as filed by Plainfield Orthodontics, Dr. Anthony Imburgia, DDS requesting Development Plan for Architectural and Site Design Review Approval for 5,939 square foot professional office building located 416 Dan Jones Road property zoned Office District 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.