

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

DATE: April 7, 2022

CASE NO.: DP-22-008

PETITIONER: Hetal Patel

REQUESTED ACTIONS: Petition seeking Architectural and Site Design approval for a proposed 32 unit hotel on a parcel zoned GC: General Commercial within a Gateway Corridor including a Depth of Yard Development Incentive.

LOCATION: 6019 Gateway Drive

PARCEL SIZE: 1.05 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:	HC: Highway Commercial
North:	GC General Commercial	North:	HC: Highway Commercial
South:	GC General Commercial	South:	HC: Highway Commercial
East:	GC General Commercial	East:	POS: Parks and Open Space
West:	GC General Commercial	West:	HC: Highway Commercial

PROJECT DESCRIPTION

The applicant is seeking Architectural and Site Design approval for a proposed 32-unit hotel on a parcel zoned GC: General Commercial within a Gateway Corridor. A Depth of Yard Development Incentive and a Architectural Materials waiver have been requested.

PLANNING OVERVIEW

The site is located at 6019 Gateway Drive, just north of the Budget Inn. An ingress off Gateway as well as a cross access to the building to the north have been proposed.

The proposed structure appears to take influences from the Art Deco architectural style, which has not been a common theme within the Town. While the material percentages originally had not complied with the Gateway Corridor standards, the revised proposal does comply.

DESIGN REVIEW

Staff requests that the Design Review Committee review the proposed development project and provide comments and / or design recommendations to the applicant and staff. The following items are identified by the Zoning Ordinance as standards for Development Plan review:

1. **Minimum Yards and Building Setbacks: Seeking a Depth of Yard Development Incentive.**
2. **Finished Façade Toward a Gateway: Complies.**
3. **Loading Space Orientation: Not applicable.**

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4. **Outside Storage:** None shown. **Complies.**
5. **Maximum Building Height:** **Complies.**
6. **Parking Spaces:** **Complies.**
7. **Site Lighting:** Parking lot lighting complies. **Staff seeks the DRC's counsel on the wall mounted architectural lighting in relation to Article 4.9B.5 below, particularly on how the DRC has reviewed architectural lighting over time.**
 - (5) Architectural or sign lighting shall be so directed and shielded that the light element is not visible from any point along an adjacent public right-of-way.
8. **Building Materials:** **Updated to comply with the ordinance.**
9. **Mechanical Equipment:** The applicant proposes to use wall-mounted PTAC units for individual units. There are two shielded mechanical areas on the roof, one is for the elevator shaft and the second is a screened area for rooftop mechanical units for the common areas.
10. **Trash Enclosure / Trash Compactor:** **Updated to comply with the ordinance.**
11. **Pedestrian Connectivity:** **Complies.**
12. **Perimeter Yard Landscaping:** **Complies.**
13. **Parking Lot Trees:** **Complies.**
14. **Parking Lot Screening:** **Complies.**
15. **Foundation Landscaping:** **Complies as an Alternative Landscape Plan.**
16. **Signs:** Conceptual sign information has been presented. Permits will still be required for any/all non-exempt signage.

STAFF COMMENTS, QUESTIONS AND CONCERNS

- 1.