



TOWN OF PLAINFIELD

MEMORANDUM

TO: Plan Commission
FROM: Kevin Whaley, Director of Planning and Zoning
DATE: May 2, 2022
RE: TA-22-032 and TA-22-033 Text Amendments to the Plainfield Zoning Ordinance
(Commercial Indoor Lodging and Off-Street Parking Requirements)

The following proposed Text Amendments have been advertised for Public Hearing at the May 2nd Plan Commission meeting.

TA-22-032 (Commercial Indoor Lodging)

Description:

The amendments would set design standards for all lodging facilities and prescribe specific requirements for facilities seeking to provide extended stay operations. Current definitions of “hotel” and “motel” would be replaced with a definition for “Commercial Indoor Lodging”. Zoning district classifications would be amended to replace hotel / motel uses with Commercial Indoor Lodging.

TA-22-032 amends the Plainfield Zoning Ordinance (Chapter 154) in the following respects:

1. Amend Article 13.2: Definitions to strike “Hotel” and “Motel” and add “Commercial Indoor Lodging;
2. Enact a new Article, 4.20, regarding Standards for Commercial Indoor Lodging Facilities;
3. Amend Article 2.8.A, regarding Permitted Uses within the TC: Town Center District;
4. Amend Article 2.10.A, regarding Permitted Uses within the OD: Office District;
5. Amend Article 2.11.A, regarding Permitted Uses within the GC: General Commercial District;
6. Amend Article 2.19.A, regarding Permitted Uses within the AC: Automotive Commercial District; and,
7. Amend Article 3.9.A, regarding Permitted Uses within the HB: Highway Business District.

TA-22-033 (Off-Street Parking Requirements)

Description:

The proposed amendments are intended to remove requirements for providing a minimum number of parking spaces and instead focus on a “market-based parking” approach. An applicant / developer would be required to demonstrate that adequate parking is provided during the development review process. Parking needs can be impacted by a variety of factors, including the availability of nearby underutilized parking areas, mass transit, or walkability to the site. Parking could be located either on-site or within a “parkingshed” which is a new term that would be added to the ordinance.

The amendments also seek to place a greater emphasis on parking area location and design. One notable design requirement is that new development, or redevelopment of an existing site, would be required to include pedestrian facilities within a certain distance of all parking spaces. A local example of this design can be found at the MADE@Plainfield site (below).



TA-22-033 amends the Plainfield Zoning Ordinance (Chapter 154) in the following respects:

1. Repeal Article 4.10: Off Street Parking Regulations and replacing it with a new Article 4.10: Off Street Parking Regulations; and,
2. Amend Article 13.2: Definitions to add “Parkingshed.”

Should the Commission feel that the Text Amendments are ready as proposed/amended,

the following motions below have been provided.

Motion 1: Commercial Indoor Lodging

I move that the Plan Commission certify the text amendment request TA-22-032 with a(n) **favorable recommendation** / **unfavorable recommendation** / **no recommendation** to the Town Council, *subject to the following amendments (if requested)*:

Motion 2: Off-Street Parking Requirements

I move that the Plan Commission certify the text amendment request TA-22-033 with a(n) **favorable recommendation** / **unfavorable recommendation** / **no recommendation** to the Town Council, *subject to the following amendments (if requested)*:
