

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

DATE: May 12, 2022

CASE NO.: Not Docketed

PETITIONER: Bill Terry (Weihe Engineers)

REQUESTED ACTIONS: The applicant is seeking Architectural and Site Design approval for a proposed 509 square foot coffee drive through on a parcel zoned GC: General Commercial within a Gateway Corridor.

LOCATION: 2501 East Main Street

PARCEL SIZE: 0.652 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:	HC	Highway Commercial
West:	GC	General Commercial	West:	HC	Highway Commercial

PROJECT DESCRIPTION

The applicant is seeking Architectural and Site Design approval for a proposed 509 square foot coffee drive through on a parcel zoned GC: General Commercial within a Gateway Corridor. A replatting will be necessary to correct improper lot splits that occurred in the past.

PLANNING OVERVIEW

The site is located at 2501 East Main Street. An ingress/egress off the drive aisle is proposed. No access to US-40/East Main Street is proposed, nor is access to the private drive for the shopping center to the south proposed. The latter access would reduce the possibility of traffic backups onto East Main Street.

This project was not advanced by Staff last month to the Design Review Committee due to it lacking compliance with the General Commercial district development standards and lack of required information. Despite a month to review the ordinance and make changes, it is only minimally closer to compliance.

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:

- Minimum Yards and Building Setbacks: Does not comply. The drive aisle for the drive through is in the front setback.**

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2. **Finished Façade Toward a Gateway:** Complies.
3. **Loading Space Orientation:** Not applicable.
4. **Outside Storage:** The applicant is showing a remote cooler to be coated with vinyl wrap. Does not comply.
5. **Maximum Building Height:** Complies.
6. **Parking Spaces:** Complies.
7. **Site Lighting:** No information has been provided.
8. **Building Materials:** Does not comply. While cement board is a commonly used material with an architectural waiver, no waiver has been requested to utilize it.
9. **Mechanical Equipment:** Mechanical units for the primary building appear to be enclosed within a vertical extension of the building. Complies.
10. **Trash Enclosure / Trash Compactor:** Appears to comply.
11. **Pedestrian Connectivity:** Complies.
12. **Perimeter Yard Landscaping:** Does not comply. No landscaping shown on the south part of property. Level 1 PUV required.
13. **Parking Lot Trees:** Complies.
14. **Parking Lot Screening:** Does not comply. No parking lot screening shown on parking spaces to the NW of building
15. **Foundation Landscaping:** Does not comply. No foundation landscaping shown on the south elevation.
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.