

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

DATE: February 9, 2023

CASE NO.: Will not be docketed until after DRC per procedure.

PETITIONER: Airwest G

REQUESTED ACTIONS: Architectural and Site Design Review for a 70,000 square foot speculative distribution building
Development Incentive to allow loading docks to face a street.
Waiver of landscaping requirement in Article 5.5 regarding composition of landscaping.

LOCATION: Northwest corner of the intersection of Columbia Road and Reeves Road.

PARCEL SIZE: 7.05 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:	I2	Office/Warehouse Distribution		Site:	LI	Light Industrial	
North:	I2	Office/Warehouse Distribution		North:	POS	Park/Open Space	
South:	I2	Office/Warehouse Distribution		South:	LI	Light Industrial	
East:	AG	Agriculture		East:	POS	Park/Open Space	
West:	I2	Office/Warehouse Distribution		West:	LI	Light Industrial	

PROJECT DESCRIPTION

Architectural and Site Design Review for a 70,000 square foot speculative distribution building. As proposed, this development will require a Development Incentive to allow loading docks to face a street. The presence of high-tension power lines will not allow the required trees for the Development Incentive, so the applicant is requesting a waiver of landscaping requirement in Article 5.5 regarding composition of landscaping.


PLANNING OVERVIEW

The site is located at the location where Columbia Road curves to meet Reeves Road. 1805 East Main Street. Due to its small size, it has been largely overlooked by the typical distribution developer that searches for large sized flat parcels. The Town has been protective of this site due to visual prominence. Multiple undesirable uses have sought this site, including semi parking, lay-down yards, and impounded vehicle storage. However, these uses have not met the underlying zoning for the site and have not moved forward for review.

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DESIGN REVIEW

The following items are identified by the Zoning Ordinance as standards for Development Plan review:

Building/Architectural	Complies?	Question/Comments
Maximum Building Height	Yes	
Finished Façade Toward a Gateway	Yes	
Building Materials	Partial	If the site complied with the Development Incentive, it would comply with the building material requirement. However, since landscape compliance cannot be met, an increased level of detail and quality could be requested to compensate.
Site Design	Complies?	Question/Comments
Minimum Yards and Building Setbacks	Yes	
Loading Space Orientation	No	The applicant has requested an Orientation of Loading Space Development Incentive. They are unable to meet the landscape requirements regarding trees, so they have asked for a waiver of the tree requirement and propose to utilize shrubs and similar vegetation instead.
Outside Storage	Yes	No outside storage is proposed.
Parking Spaces	N/A	The applicant has provided proposed parking requirements. The Town Zoning Ordinance does not set parking minimums.
Site Lighting (Photometric and Cut Sheets)	Partial	While the photometric values meet, Staff questions how the elements will be shielded from view at the property line.
Mechanical Equipment:	Partial	<p>Based upon the provided sightline drawing, the mechanical equipment should not be visible from Columbia Road or Reeves Road.</p> <p>Given that the roof level and the parapet differ by less than two feet in most areas and that the applicant is not able to meet the requirements for the Development Incentives without a waiver, extending the parapet on the south, southeast, and east sides to block proposed mechanical units from a greater distance is appropriate.</p> <p>The picture below shows the site from Ronald Reagan Parkway. This is an important entry into Plainfield and extra care in screening the mechanical equipment is both prudent and appropriate.</p> 
Trash Enclosure / Trash Compactor	Unknown	No information on trash location has been provided.
Pedestrian Connectivity	Yes	
Signs:	Unknown	No sign package has been provided. Signage will be reviewed fully at the time of permit application.
Landscaping	Complies?	Question/Comments
Perimeter Yard Landscaping	Partial	Complies with the Plant Unit Value (PUV), but does not comply with the composition of landscaping.

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		Composition of landscaping does not comply. The Gateway Corridor requires at least 10% Deciduous Shade/Deciduous Ornamental and 75% Evergreen/Evergreen-Narrow Spread trees. With the power line easement, it does not appear that compliance can be obtained with the current layout.
Parking Lot Trees	Partial	Parking lot trees have been moved to the perimeter due to power line easement, but they have been replaced by shrubs.
Parking Lot Screening	Yes	Currently not required, but the future parking spaces will require parking lot screening.
Foundation Landscaping	Yes	

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. Given that the development requires a Development Incentive and that the development incentive requirements cannot be met by the landscape requirements, Staff had raised the possibility of increasing the quality of the architectural design of the building to focus the attention away from the docks and doors toward the architectural quality of the building. Other than the glazed doors, this building does not appear to have any discernable increase beyond the bare minimum required by *buildings that meet the ordinance without Development Incentives*.