

# 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.

**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>		
<b>Site:</b>	I2	Office/Warehouse Distribution	<b>Site:</b>	LI	Light Industrial
<b>North:</b>	I2	Office/Warehouse Distribution	<b>North:</b>	POS	Park/Open Space
<b>South:</b>	I2	Office/Warehouse Distribution	<b>South:</b>	LI	Light Industrial
<b>East:</b>	AG	Agriculture	<b>East:</b>	POS	Park/Open Space
<b>West:</b>	I2	Office/Warehouse Distribution	<b>West:</b>	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.

## DESIGN REVIEW

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

Building/Architectural	Complies?	Question/Comments
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## **TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT**

Maximum Building Height	Yes	
Finished Façade Toward a Gateway	Yes	
Building Materials	Yes	
<b>Site Design</b>	<b>Complies?</b>	<b>Question/Comments</b>
Minimum Yards and Building Setbacks	Yes	
Loading Space Orientation	No	The applicant has requested an Orientation of Loading Space Development Incentive.
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)	Yes	
Mechanical Equipment:	Partial	The applicant has raised the parapet in the southeast corner.
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.
<b>Landscaping</b>	<b>Complies?</b>	<b>Question/Comments</b>
Perimeter Yard Landscaping	Partial	Complies with the Plant Unit Value (PUV), but does not comply with the composition of landscaping. The applicant has worked with the easement holder to add trees to come closer to the requirement as an alternative landscape plan.
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 as an alternative landscape plan.
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**