

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

DATE: March 9, 2023

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

PETITIONER: JPS Consulting Engineers for Urban Air

REQUESTED ACTIONS: Architectural and Site Design Review for a 38,000 square foot indoor commercial entertainment facility
Waiver for architectural materials

LOCATION: Northwest corner of the intersection of City Center Way and Plainfield Commons Drive

PARCEL SIZE: 4.9 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:	RC Regional Commercial
North:	GC General Commercial	North:	RC Regional Commercial
South:	R6 High Density Residential	South:	POS Park/Open Space
East:	GC General Commercial	East:	RC Regional Commercial
West:	GC General Commercial	West:	RC Regional Commercial

PROJECT DESCRIPTION

The applicant is seeking Architectural and Site Design approval for a 38,000 square foot indoor commercial entertainment facility including waivers for architectural materials. While there is pre-cast concrete with embedded brick, the requested material waiver is for plain pre-cast concrete, a material that has not been used for commercial application within the last 15 years, if at all.

PLANNING OVERVIEW

The site is located at the northwest corner of the intersection of City Center Way and Plainfield Commons Drive. Due to the non-right-of-way nature of Plainfield Commons Drive, more flexibility is allowed for setbacks, which the applicant has used in an appropriate manner. The applicant has also used the “parkingshed” concept of the Market Based Parking in the way it was intended. The proposed land use fits well within the area. The project currently does not meet the architectural materials or sign portions of the ordinance. Staff has concerns about the lighting and is lacking information on the placement and screening of the mechanical units.

DESIGN REVIEW

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

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Building/Architectural	Complies?	Question/Comments
Maximum Building Height	Yes	
Finished Façade Toward a Gateway	No.	The façade that is facing the residential portion of the development (and all facades) use plain precast, a material not allowed by right in commercial developments.
Building Materials	No	While precast concrete with embedded brick is permitted, plain precast is not a material that is allowed by right in commercial developments. Additionally, in the West and North elevations, a secondary material exceeding 20% is not provided.
Site Design	Complies?	Question/Comments
Minimum Yards and Building Setbacks	Yes	Plainfield Commons Drive is neither a public nor private street or drive, allowing for much greater latitude in siting buildings. This allows the building to closer mirror the development to the north. If the lot is split as shown in the future, development incentives and/or variances <i>may</i> be required.
Loading Space Orientation	Yes	
Outside Storage	Yes	No outside storage is proposed.
Parking Spaces	Yes	The applicant has provided proposed parking requirements and is using the "Parkingshed" as provided in the ordinance. This is the type of situation for which the revisions were intended.
Site Lighting (Photometric and Cut Sheets)	Partial	The photometric plans comply. Given that the building is near residential, a mounting height of 25 feet seems excessive for the pole lighting and should be reduced to 15 feet. No tilt or tilt arm options are allowed for exterior lighting
Mechanical Equipment:	Unknown	Location and screening for mechanical units does not seem to be indicated on the plans.
Trash Enclosure / Trash Compactor	Partial	The location of the trash enclosure complies. The gate material complies, but it is showing a CMU block wall for the front exterior and split face block for the side.
Pedestrian Connectivity	Yes	
Signs:	No	Overall sign height for a ground sign shall not exceed 6 feet and overall sign size shall not exceed 48 square feet. The sign shown is 8 feet in height and 72 square feet.
Landscaping	Complies?	Question/Comments
Perimeter Yard Landscaping	Yes	
Parking Lot Trees	Yes	
Parking Lot Screening	Yes	
Foundation Landscaping	Yes	

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. The land use seems to be a very good fit in this geographical area, but the architecture and other requirements are not in compliance.
2. Neither the Plan Commission nor the DRC has permitted plain or painted precast concrete as a part of the façade materials for commercial development. The Performing and Fine Arts Center and the Behavioral Health building on Southfield Drive have used an embedded brick tilt-up panel, but did not have plain precast concrete.

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- This building has no windows beyond the storefront entry. The applicant's narrative describes how: "The building's design features and colors will follow the Urban Air corporate image requirements." In viewing over 180 locations obtained from the corporate website, none appear to have followed what is apparently the "Urban Air corporate image requirements."

In many of their locations, the chain appears to be an active believer in adaptive reuse, which helps reduce vacant locations.

We have found six locations that were purpose built (see right and below) over the last 4 years. While the architecture varies (and architecture *is* a subjective field), these structures seem much closer to what would be typically found within the commercial structures approved in the last half-dozen years.



Figure 1: Albuquerque, New Mexico



Figure 2: Denham Springs, Louisiana



Figure 3: Plain City, OH



Figure 4: Bellingham, MA



Figure 5: Fort Worth, TX



Figure 6: Ardmore Oklahoma