

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

DATE: April 6, 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 percentages

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 percentages.

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 proposed land use fits well within the area. 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:

Building/Architectural	Complies?	Question/Comments
Maximum Building Height	Yes	

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Finished Façade Toward a Gateway	Yes	
Building Materials	Yes	
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 on-site and on-street parking. Additionally, the site is a part of the Plainfield Commons integrated center.
Site Lighting (Photometric and Cut Sheets)	Yes	The photometric plans comply. No tilt or tilt arm options are allowed for exterior lighting
Mechanical Equipment:	Yes	
Trash Enclosure / Trash Compactor	Partial	The location of the trash enclosure complies. The applicant is showing a split faced material which may resemble the ashlar stone in color and texture.
Pedestrian Connectivity	Yes	
Signs:	Submitted	Final approval will be administrative
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.