

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: May 1st, 2023

CASE NO.: [DP-23-005](#)

PETITIONER: JBG IL Holdings LLC

REQUESTED ACTIONS: Development Plan Approval for a Drive-Through Coffee Restaurant

LOCATION: 1101 W Main St

PARCEL SIZE: 1.3 acres +/-

APPLICABLE REGULATIONS: Plainfield Zoning Ordinance
Plainfield Subdivision Control Ordinance
Plainfield Comprehensive Plan



EXISTING ZONING AND LAND USE			COMPREHENSIVE PLAN		
Site:	GC	General Commercial	Site:	LC	Local / Corridor Commercial
North:	PUD	Saratoga PUD	North:	LC	Local / Corridor Commercial
South:	REL	Religious Use	South:	PSP	Public / Semi-Public
	AG	Agriculture			
East:	GC	General Commercial	East:	LC	Local / Corridor Commercial
	MUN	Municipal		PSP	Public / Semi-Public
West:	AG	Agriculture	West:	LC	Local / Corridor Commercial

PROJECT DESCRIPTION

The applicant is seeking Development Plan approval for a Biggby Coffee drive-through restaurant to be in an existing retail space. The project will involve site modifications to accommodate the drive-through facility including relocation of dumpster enclosure, the addition of a menu ordering board, and striping to direct on-site circulation which would be restricted to one-way travel in certain locations.

PLANNING OVERVIEW

The site is located on the southwest corner of Moon Rd. and US 40 / Main St. and includes an existing BP fueling station. The project received development plan approval on March 5, 2012 (DP-12-001). The proposed use would occupy a currently vacant tenant space at the west end of the building.

The site is within 600' of Main St. and Moon Rd. – both of which are Gateway Corridors. The ordinance allows the addition of accessory uses such as drive-through facilities to be reviewed and approved administratively. However, in this situation the proposed site modifications represent a significant change to the overall site. Additionally, it appears that development of the existing site did not follow the plans approved by the Plan Commission in certain areas such as landscaping and pedestrian connectivity. Therefore, staff determined

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that the proposed use was not suitable for administrative approval and that an amended development plan would need to be submitted to the Plan Commission.

DESIGN REVIEW

The Design Review Committee reviewed the proposed development project at its 02/09, 03/09 and 04/06 meetings. The committee recommended approval of the development plan subject to the following:

1. Substitute shrubs along Main Street with evergreens. *Completed.*
2. Include pedestrian safety improvements such as signage and / or pavement demarcation between the building entrance and south parking area. *Completed.*

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

Design Review Summary		
Review Area	Status	Questions / Comments
Building Design		
Minimum Yards and Building Setbacks	Not applicable	
Maximum Building Height	Not applicable	
Finished Façade Toward a Gateway	Not applicable	
Building Materials	Not applicable	
Site Design		
Loading Space Orientation	Not applicable	
Outside Storage	Not applicable	
Parking Spaces	Not applicable	
Site Lighting	Not applicable	No additional lighting proposed
Mechanical Equipment:	Not applicable	Staff would note that the current building is not in compliance with the ordinance as mechanical equipment is not screened on the south elevation.
Trash Enclosure / Trash Compactor	Not applicable	The existing dumpster enclosure will remain.
Pedestrian Connectivity	Complies.	See staff comments below regarding pedestrian connectivity.
Landscaping		
Perimeter Yard Landscaping	See staff comments below	See staff comments below
Parking Lot Trees	Not applicable	
Parking Lot Screening	Not applicable	
Foundation Landscaping	Not applicable	
Trash Enclosure	Not applicable.	
Other		

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Signs:	Compliance unknown	Need more information regarding size of façade – the sign will be subject to permit review.
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STAFF COMMENTS

Planning

1. Adding a drive-through facility to this site will impact vehicular circulation. The applicant has proposed landscape islands / medians to help control traffic flow at the west side of the building. This is preferable to the initial proposal which only showed painted markings on the pavement. The landscape islands will enhance the site by screening the existing dumpster enclosure and proposed menu board.
2. The original development plan showed a pedestrian connection at the northeast corner of the building which was not installed. The development plan amendment includes a new pedestrian connection to the sidewalk along Main St. near the middle of the frontage. The ordinance also requires a connection to the sidewalk along Moon Road; however, this was waived by the Plan Commission in 2012.
3. In 2012 the site received approval for an alternate landscape plan which allowed required plantings to be distributed throughout the site, rather than being restricted to specific areas. Landscaping has been added along Main St. to both replace what had been originally approved and to screen the drive-through stacking area. The provided plan includes 11 False Cypress “Dow Whiting” evergreen shrubs. When combined with the existing plantings along Main St., the landscaping should meet the Level 2 Plant Unit Value that was approved with the original development plan.

Public Utilities

Adequate water, sewer and drainage facilities are in place to serve the project.

Floodplain

The property is not located within a Special Flood Hazard Area.

Transportation

Staff’s review of this plan initially focused on recommending a design that served to avoid any queuing vehicles becoming a safety concern for the existing driveway to Main St. (US-40). The proposed layout and improvements are designed to require vehicles entering from Main St. to circulate around the facility in order to enter the queue. This design reduces the likelihood that the operations of the proposed coffee drive-thru would impact the public right-of-way use. The proposed layout further ensures that vehicles entering the site from either Main St. or Moon Road also get directed to assemble in a single queuing line, which is desirable to avoid confusion. The current site plan identifies a menu board layout that is optimized to not allow vehicles to avoid the desired circulation while maximizing the queuing space available along the north edge of the building. The Petitioner will need to ensure careful placement of the menu board to avoid allowing patrons from Main St. to abuse the intent of the site plan as presented.

Adding a drive-thru to the site layout has the undesirable effect of drive-thru traffic crossing between the gas station canopy and the store area. There is also an unusual ‘dead end’ that gets created on the south side of the site where a driver entering from Moon Road might pull-in and discover it must back-out from the coffee shop area because of the one-way site restrictions. These interactions are expected to be at low speeds and managed by the site owner(s) if they were to become a concern.

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MOTION

I move that the Plan Commission **approve / deny / continue** [DP-23-005](#) as filed by JBG IL Holdings LLC requesting Architectural Site Design approval for a proposed drive-through coffee restaurant on a 1.3 acre parcel zoned GC: General Commercial within a Gateway Corridor finding that:

1. The Development Plan **complies / does not comply** with all applicable Development Standards of the District in which the site is located;
2. The Development Plan **complies / does not comply** with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted;
3. The Development Plan **complies / does not comply** with all applicable provisions for Architectural and Site Design Review for which a waiver has not been granted;
4. The proposed development **is / is not** appropriate to the site and its surroundings; and,
5. The proposed development **is / is not** consistent with the intent and purpose of this Ordinance.

And that such approval shall be subject to the following condition(s):

1. Substantial compliance with the development plan file as of May 1, 2023.