

# TOWN OF PLAINFIELD DESIGN REVIEW REPORT

DATE: ~~06-08-2023~~ 07-06-2023  
CASE NO.: [Not Docketed](#)  
PETITIONER: Evo Development  
REQUESTED ACTIONS: Architectural and Site Design Review for a proposed drive through restaurant  
LOCATION: 405 South Perry Road  
PARCEL SIZE: 1.3 acres+/-



EXISTING ZONING AND LAND USE			COMPREHENSIVE PLAN		
Site:	GC	General Commercial	Site:	RC	Regional Commercial
North:	GC	General Commercial	North:	RC	Regional Commercial
South:	GC	General Commercial	South:	RC	Regional Commercial
East:	R-6	High-Density Residential	East:	POS	Parks/Open Space
West:	PUD	Planned Unit Development	West:	LI	Light Industrial

## PROJECT DESCRIPTION

The applicant is seeking Development Plan approval for a Cousins Subs drive-through restaurant. The proposed plan includes a 2,400 sq.ft. building, drive-through facilities, patio area, 25 off-street parking spaces, and other site improvements.

## PLANNING OVERVIEW

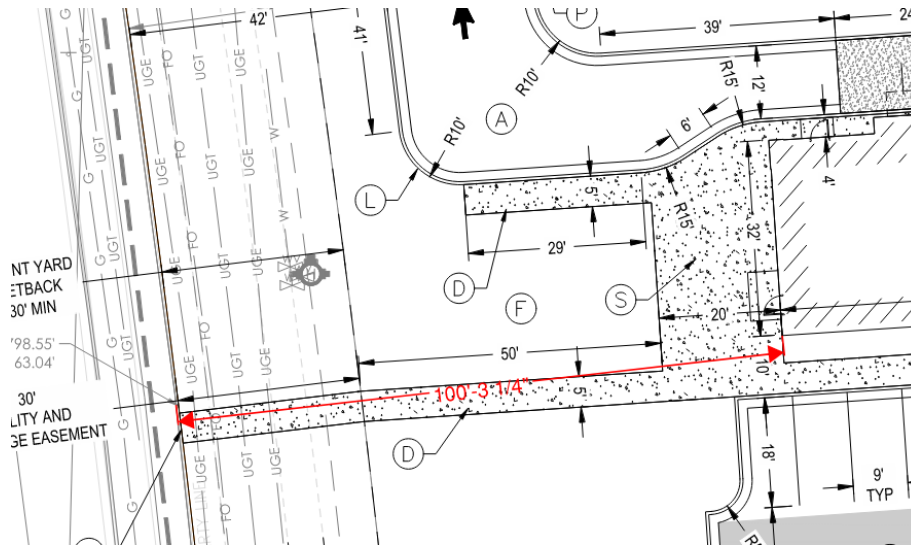
The site was platted as Lot 7 of Plainfield Commons IV, Phase II and is currently zoned GC: General Commercial. Surrounding land uses include automobile service to the north, multi-family to the east, and vacant properties to the south and west.

The project is subject to the recently adopted standards for drive-through facilities within Article 4.1.D. The standards were enacted to minimize the potential negative impacts of drive-throughs and were part of a broader series of amendments aimed at enhancing streetscape frontages by placing buildings close to and oriented toward the street. The amendments have also included limiting parking areas to the sides and rear of buildings, reducing required front yard setbacks, and allowing outdoor seating areas within front yards.

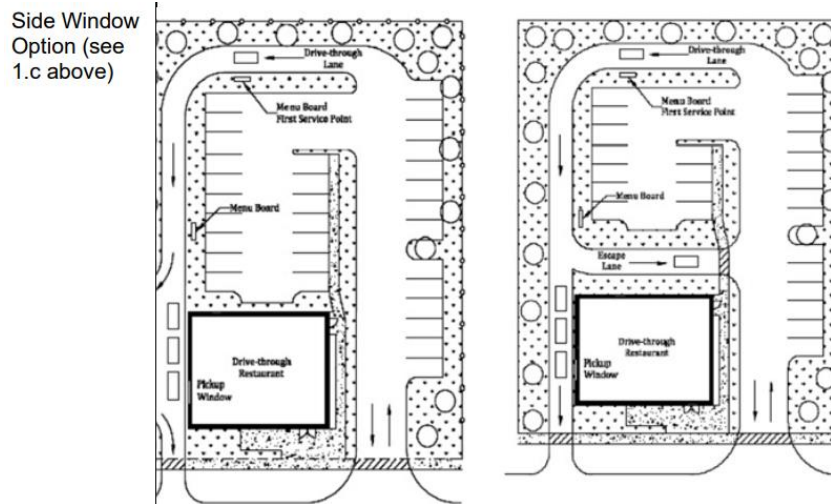
As noted above, the site is within an existing commercial subdivision which has a platted 30' Utility and Drainage Easement. The easement would prevent the building from being 20' from the west property line. The applicant's proposed layout shows the building being located approximately 100' from the Perry Rd.

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right-of-way. The excessive distance appears to be necessitated by operational requirements of the drive-through which includes a waiting area located beyond the window.



The proposed drive through includes a pickup window on the side of the building and this design *may* be approved by the Plan Commission. Staff would note that the side window option was intended to offer flexibility in building design while still maintaining a building-forward site layout.



The Plan Commission may approve a development plan for architectural and site design review as proposed upon finding that:

1. The development plan complies with all applicable development standards of the underlying District for which a waiver has not been granted;
2. The development plan complies with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted;
3. The proposed development is consistent with the Comprehensive Plan;
4. The proposed development is appropriate to the site and its surroundings; and

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5. The proposed development is consistent with the intent and purpose of this ordinance.

## PROJECT REVIEW

The project has been reviewed for compliance with applicable Town ordinances and regulations. Items which do not comply or that need additional information to determine compliance have been identified below.

Comments from reviewing agencies are also provided following the compliance summary.

PROJECT COMPLIANCE SUMMARY			
	Compliance unknown / needs attention	Does not comply	
Review Area	Code Reference	Status	Questions / Comments
<b>Building Design</b>			
Minimum Yards and Building Setbacks	2.11.B	Complies	
Maximum Building Height	2.11.B	Complies	
Building Materials	5.5.C.3.2	Does not comply.	The metal panels will require a building material waiver which has been submitted by the applicant. The south, north, and east elevations do not have a primary material exceeding 50%. See staff comments below. <u>The applicant has submitted Findings of Fact for a waiver.</u>
Mechanical Equipment:	5.5.C.4.d	Does not comply.	Rooftop mechanical equipment is required to be screened by elevation on all sides. The east elevation includes openings which do not accomplish this requirement. <u>The parapet walls have been modified to screen the units from a direct elevation view. Openings still exist in the parapet wall, but angled visibility through these areas will likely be obstructed by the tower which projects outward from the main façade area.</u>
<b>Site Design</b>			
Loading Space Orientation	5.5.C.4.b	Not applicable	
Outside Storage	5.5.C.4.c	Not applicable	
Outdoor Seating/Dining	4.17	<del>Does not comply</del> <u>Complies.</u>	A detectable barrier is required for the leading edge of all outdoor seating/dining areas. At the writing of this report the applicant was considering options for meeting this requirement and will update the DRC at the meeting. <u>A barrier has been provided.</u>
Parking Area Location	4.10.C	Complies	
Off-Street Parking Area Cross Access Connection	4.10.D.7	Complies	A connection is shown near the southeast portion of the site.
Bicycle Parking	4.10.E	Complies	
Parking Spaces	4.10.F	Subject to Plan Commission review and approval	

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Site Lighting	4.9.B.4.d.1 5.5.C.6	Complies	<u>The committee expressed concern that the light source from the wall sconces would be visible. The ordinance states that all wall pack light fixtures on a building facade visible from a Gateway Corridor or a residential district shall be a “shoebox” style light (except for low level architectural lighting for buildings, structures, signs, sidewalks or landscape features and approved as part of a development plan). According to the provided cut sheet, the sconce will feature a 100W max incandescent light source.</u>
Trash Enclosure / Trash Compactor	5.5.C.4.e	Complies	
Pedestrian Connectivity	5.5.C.4.g, 4.1.H	Complies	
Landscaping			
Gateway Corridor Yard Landscaping	5.5.C.5	Complies	<u>The committee expressed a preference for the use of evergreens throughout the site. The applicant has highlighted the evergreen plantings that were shown on the original landscape plan.</u>
Perimeter Yard Landscaping	4.7.C	Complies	
Foundation Landscaping	4.7.D	Complies	
Parking Lot Trees	4.7.E	Complies	
Parking Lot Screening	4.7.E	Complies	
Trash Enclosure Landscaping	5.5.C.4.e	Complies	

### STAFF QUESTIONS AND COMMENTS

The north façade includes a large blank area that could benefit from adding visual interest by including different materials, fenestration, modulation, or architectural details. The committee supported the design as shown.



The building material requirements for commercial districts within a Gateway Corridor are listed below. As staff and the DRC has discussed in the past, the requirements only offer flexibility through grant of waivers. Staff and

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the ordinance committee are currently working on revisions to the ordinance which would allow more types of building materials to be permitted by right. In the absence of these new standards, does the committee view the proposed design as high quality and does the committee support granting waivers for the materials and percentages presented? The committee expressed that the applicant needed to provide physical material samples prior to offering a recommendation on the design / material composition. The applicant has stated that samples will be provided at the July meeting.

## **2. Commercial districts.**

a. All brick (excluding window, door, roofing, fascia and soffit materials). The brick used on each applicable facade shall include:

- i. At least two architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves and the like); or
- ii. At least two colors of brick (any secondary color shall constitute a minimum of 10% of the facade area, exclusive of color variation resulting from windows, doors, roofing and soffit materials).

b. Two or more building materials on each applicable facade (excluding window, door, roofing and soffit materials) provided:

- i. The primary building material shall be either brick, stone (limestone, granite, fieldstone and the like), architectural pre-cast (if the surface looks like brick or stone), or EIFS (exterior insulation and finish system or comparable material) and shall constitute a minimum of 50% of each applicable facade;
- ii. Any secondary building material shall constitute a minimum of 20% of the facade. Glass used as a curtain wall (above transom level) or a faux window may qualify as a secondary building material. If EIFS is used as the primary building material, the secondary building material shall be brick, stone (limestone, granite, fieldstone and the like) or architectural pre-cast (if the surface looks like brick or stone); and
- iii. The exterior building material selection shall be supplemented with the use of multiple colors, textures (e.g., rough, smooth, striated and the like) or architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves and the like) on each applicable facade.