

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

DATE: July 6, 2023

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

PETITIONER: Banning Engineering

REQUESTED ACTIONS: Final Detailed Plan for Lot 1 of the Hall Business Park

LOCATION: Vicinity of 6644 South County Road 675 East

PARCEL SIZE: 9.58 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:	PUD	Hall Business PUD	Site:	SFD	Single Family Detached
North:	R4	Medium Density Residential	North:	SFD	Single Family Detached
South:	R4	Medium Density Residential	South:	SFD	Single Family Detached
East:	R3	Medium Density Residential	East:	SFD	Single Family Detached
West:	R4	Medium Density Residential	West:	SFD	Single Family Detached

PROJECT DESCRIPTION

The applicant is seeking Final Detailed Plan approval for the storage units permitted within the Hall Business Planned Unit Development. The site is located on the west side of County Road 675 and will be accessed through an existing cut. A primary plat has been submitted and will be reviewed concurrently by the Plan Commission concurrently with the Final Detailed Plan.

STAFF COMMENTS

The approved Planned Unit Development was written to provide the development that has been proposed.

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	
Finished Façade Toward a Gateway	Yes	
Building Materials	Yes	
Site Design	Complies?	Question/Comments
Minimum Yards and Building Setbacks	Yes	
Loading Space Orientation	Yes	

**TOWN OF PLAINFIELD
DESIGN REVIEW COMMITTEE REPORT**

Outside Storage	Yes	
Parking Spaces	Yes	
Site Lighting (Photometric and Cut Sheets)	Yes	
Mechanical Equipment:	Yes	
Trash Enclosure / Trash Compactor	Yes	
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	