

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: 08-07-2023
CASE NO.: [DP-23-045](#)
PETITIONER: Chimney Safety Institute of America
REQUESTED ACTIONS: Architectural and Site Design Review for a training and education building
LOCATION: 2155 Commercial Dr.
PARCEL SIZE: 2 acres+/-



EXISTING ZONING AND LAND USE			COMPREHENSIVE PLAN		
Site:	I-2	Office / Warehouse Distribution	Site:	LI	Light Industrial
North:	PUD	Planned Unit Development	North:	LI	Light Industrial
South:	I-2	Office / Warehouse Distribution	South:	LI	Light Industrial
East:	I-2	Office / Warehouse Distribution	East:	PSP	Public / Semi-Public
West:	I-2	Office / Warehouse Distribution	West:	LI	Light Industrial

PROJECT DESCRIPTION

The applicant is seeking approval to construct an approximate 16,280 square foot building that will be used as a training and education facility for the neighboring Chimney Safety Institute of America. The facility will be the national headquarters for the organization.

PLANNING OVERVIEW

The site is located approximately 570' from the Perry Rd. right-of-way and is subject to the Gateway Corridor requirements. Surrounding land uses include a trailer parking lot to the north, the existing training facility and electric utilities to the east, and warehouse / distribution uses to the south and west. The zoning ordinance specifies that the approval authority for this project is the Plan Commission due to the type of development activity (new construction of a primary use building on lot with existing development).

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 REVIEW SUMMARY			
	Compliance unknown / needs attention	Does not comply	
Review Area	Code Reference	Status	Questions / Comments
Building Design			
Minimum Yards and Building Setbacks	2.11.B	Complies	
Maximum Building Height	2.11.B	Complies	
Building Materials	5.5.C.3.2	Complies	
Mechanical Equipment:	5.5.C.4.d	Complies	Mechanical equipment is ground mounted and screened by the building and landscaping
Site Design			
Loading Space Orientation	5.5.C.4.b	Complies	
Outside Storage	5.5.C.4.c	Not applicable	
Outdoor Seating/Dining	4.17	Not applicable	
Parking Area Location	4.10.C	Complies	
Off-Street Parking Area Cross Access Connection	4.10.D.7	Not applicable	
Bicycle Parking	4.10.E	Complies	
Parking Spaces	4.10.F	Subject to Plan Commission review and approval	Applicant has included a narrative with an explanation for the number of provided parking spaces.
Site Lighting	4.9.B.4.d.1 5.5.C.6	Complies	
Trash Enclosure / Trash Compactor	5.5.C.4.e	N/A	Applicant has stated that the dumpster on the adjoining site will serve the needs of the expansion
Pedestrian Connectivity	5.5.C.4.g, 4.1.H	Complies	No public sidewalk currently exists along Commercial Dr. The applicant has included a sidewalk on both sides of the access drive for future connectivity.
Landscaping			
Gateway Corridor Yard Landscaping	5.5.C.5	Complies	
Perimeter Yard Landscaping	4.7.C	Complies	
Foundation Landscaping	4.7.D	Complies	

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Parking Lot Trees	4.7.E	Complies	
Parking Lot Screening	4.7.E	Complies	
Trash Enclosure Landscaping	5.5.C.4.e	N/A	

STAFF QUESTIONS AND COMMENTS

Planning

The project meets and, in some cases, exceeds the requirements of the zoning ordinance.

Utilities

Town utilities and drainage are adequate at the site.

Transportation

This development does not meet the minimum threshold for requiring a dedicated Traffic Impact Analysis. A new single drive is proposed to provide access to the public right-of-way of Commercial Drive. The new drive is proposed at the far west edge of the parcel and is immediately adjacent to an existing driveway. While the drive proximity is not desirable, with the expected low intensity use (less than 100 trips/day), low volumes on Commercial Drive, and high-visibility in the area, Staff takes no exception to the drive location as shown.

MOTIONS

Development Plan - I move that the Plan Commission **approve / deny / continue** [DP-23-045](#) as filed by the Chimney Safety Institute of America requesting Architectural Site Design approval for a proposed training and education facility on a 2 acre parcel zoned I-2: Office / Warehouse Distribution 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 August 7, 2023.