

# TOWN OF PLAINFIELD PLAN COMMISSION REPORT

**DATE:** 08-07-2023  
**CASE NO.:** [DP-23-037](#)  
**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

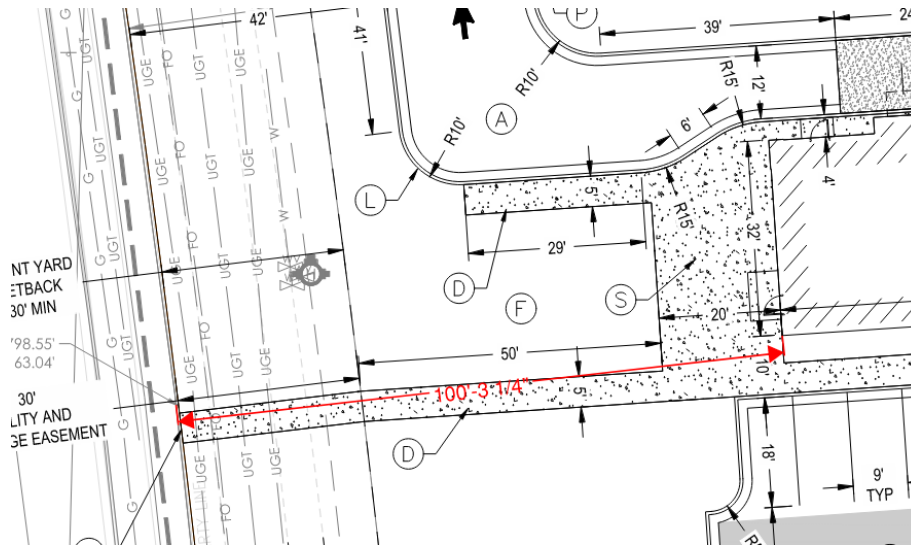
The site was platted as Lot 7 of Plainfield Commons IV, Phase II and is currently zoned GC: General Commercial. Surrounding land uses include automobile service to the north, multi-family to the east, and vacant properties to the south and west.

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.

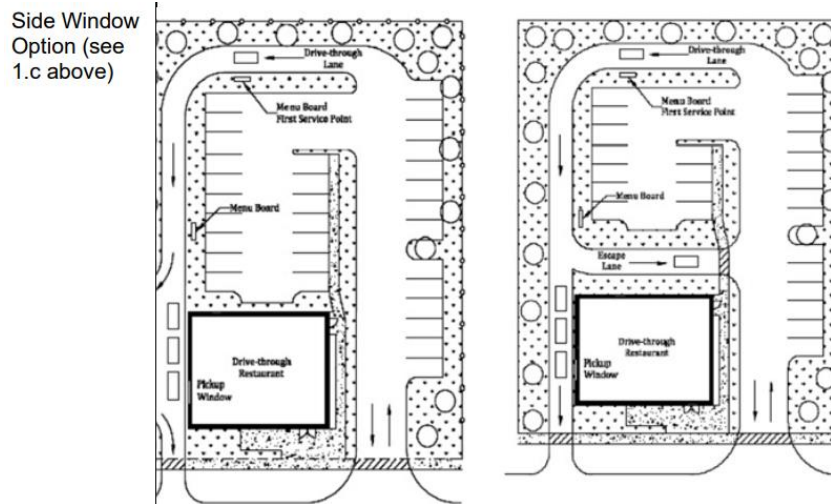
As noted above, the site is within an existing commercial subdivision which has a platted 30' Utility and Drainage Easement. The easement would prevent the building from being 20' from the west property line. The applicant's proposed layout shows the building being located approximately 100' from the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

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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%.  |
| Mechanical Equipment:                           | 5.5.C.4.d                            | Complies.                                      | Rooftop mechanical equipment is required to be screened by elevation on all sides. The east elevation includes openings in the parapet, but angled visibility through these areas will likely be obstructed by the tower which projects outward from the main façade area. |
| <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                                 | Complies.                                      |  |
| 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 |  |
| Site Lighting                                   | 4.9.B.4.d.1<br>5.5.C.6               | Complies                                       |  |
| Trash Enclosure / Trash Compactor               | 5.5.C.4.e                            | Complies                                       |  |
| Pedestrian Connectivity                         | 5.5.C.4.g, 4.1.H                     | Complies                                       |  |
| <b>Landscaping</b>                              |                                      |  |  |
| 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 | Complies |  |

## STAFF QUESTIONS AND COMMENTS

### Planning

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 Design Review Committee supported the design as shown.



The building material requirements for commercial districts within a Gateway Corridor are listed below. As staff has discussed in the past, the standards only offer flexibility through grant of waivers. Staff and 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, the committee supported the design upon reviewing material samples provided by the applicant.

#### 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

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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.

## Utilities

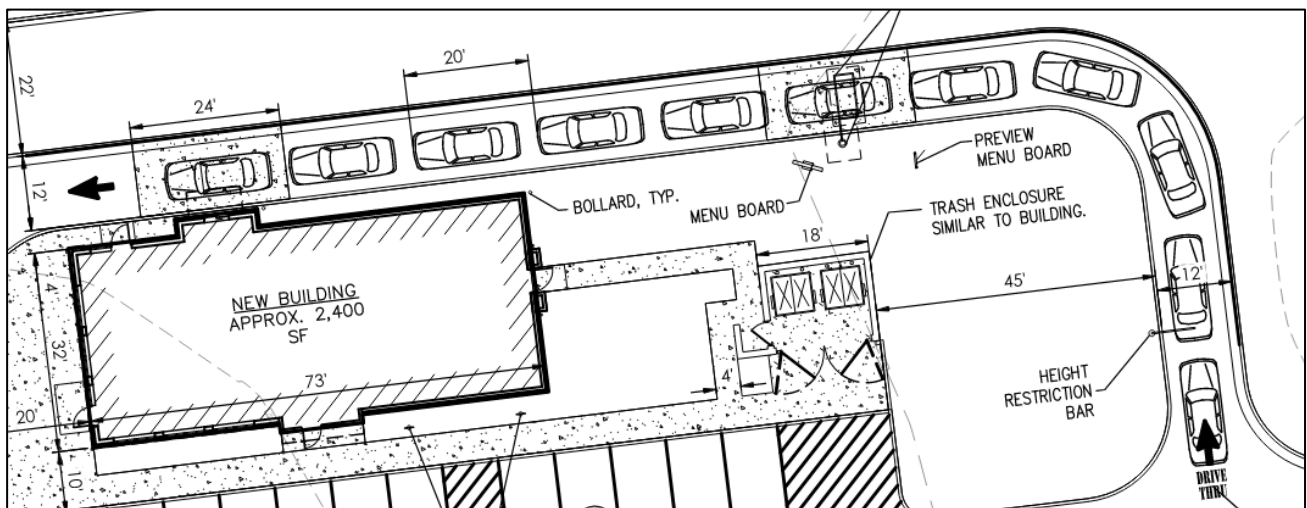
Town utilities and drainage are sufficient at the site.

## Transportation

This site does not meet the minimum threshold requiring a dedicated Traffic Impact Analysis, but the site was part of a broader study when subdividing for the Plainfield Commons commercial development. The site is generally consistent with the anticipated uses from the original study.

The site derives its access from a Private Street (labeled as Pine Crest Drive) through the use of a new commercial driveway, designed to be the primary ingress/egress point for all traffic, except the drive-thru exit. Civil plan C200 indicates a new 24' cross access easement that can be used in the future for the neighboring development to the south as an auxiliary connection in order to avoid excessive driveways.

The drive-thru appears to meet Article 4.1D6 that requires 5 waiting spaces exist prior to the ordering location. Drive-thru traffic is designed to exit to a shared interior access drive between this parcel and the parcel to the north where a previous easement has been created.



Sidewalks are shown to connect through the site from Perry Road to Pine Crest Drive (note the above image for drive-thru count is a previous version). Existing sites along Pine Crest Drive have not been developed with sidewalks. In order to provide a connection of the walkway, Staff will recommend the inclusion of a Special Crosswalk Detail in accordance with Town Standards in order to connect to the 8' asphalt path that exists along the west side of the private street. Details for this connection can be coordinated through the Civil Review process.

## MOTIONS

**Motion 1: Waiver** - I move that the Plan Commission **approve** / **deny** / **continue** the requested building materials waiver as filed by Evo Development, finding that:

1. The requested waiver **represents** / **does not represent** a(n) innovative use of Building materials, lighting, Signs, site design features or landscaping which will enhance the use or value of area properties;

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2. The requested waiver **is / is not** consistent with and compatible with other development located along the Gateway Corridor or within six hundred (600) feet of a residential District; and
3. The requested waiver **is / is not** consistent with the intent and purpose of the Plainfield Zoning Ordinance.

**Motion 2: Development Plan** - I move that the Plan Commission **approve / deny / continue** [DP-23-037](#) as filed by Evo Development requesting Architectural Site Design approval for a proposed drive-through 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 August 7, 2023.