

# TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

**DATE:** September 7, 2023  
**CASE NO.:** PP-23-XXX [Dubak Electric](#)  
 RZ-23-XXX [Dubak Electric](#)  
 DP-23-XXX [Dubak Electric](#)

Will not be docketed until after DRC per procedure.

**PETITIONER:** IMX Group

**REQUESTED ACTIONS:** Zone Map Amendment from GC: General Commercial to I-2: Office/Warehouse Distribution

Vacation of existing plat (and any restrictive covenants) and primary plat for a single lot non-residential subdivision

Architectural and Site Design approval for a 26,174 square foot warehouse/office/education building

**LOCATION:** Southeast corner of Reeves Road and Cambridge Way.

**PARCEL SIZE:** 1.9 acres +/-

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



<u>EXISTING ZONING AND LAND USE</u>				<u>COMPREHENSIVE PLAN</u>			
<b>Site:</b>	GC	General Commercial		<b>Site:</b>	HC	Highway Commercial	
<b>North:</b>	I1	Research/Office Industrial		<b>North:</b>	LI	Light Industrial	
<b>South:</b>	GC	General Commercial		<b>South:</b>	HC	Highway Commercial	
<b>East:</b>	I2	Office/Warehouse Distribution		<b>East:</b>	LI	Light Industrial	
<b>West:</b>	REL	Religious		<b>West:</b>	HC	Highway Commercial	

## PROJECT DESCRIPTION

The applicant is seeking a zone map amendment to the property from GC: General Commercial to I-2: Office/Warehouse Distribution. As Staff has become more knowledgeable about the project, it appears that CI: Commercial Industrial would be a better fit and would create more site flexibility for the applicant. Additionally, the Heritage Farm subdivision and any restrictive covenants would need to be vacated. Finally, a development plan for a combination office/education/service facility is proposed.

## PLANNING OVERVIEW

The site is located at the southeast corner of Reeves Road and Cambridge Way. This area currently has single family dwellings upon the site. Additional rights-of-way are required to be dedicated on

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Reeves Road and the plat reflects that dedication. The site is largely compliant with the ordinance and will require two Development Incentives for Loading Orientation (for the two drive-in-doors on the north and west elevations), and there are a few items that will need clarification that are noted within report.

### **DESIGN REVIEW**

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

<b>Building/Architectural</b>	<b>Complies?</b>	<b>Question/Comments</b>
Maximum Building Height	Yes	
Finished Façade Toward a Gateway	Yes	
Building Materials	Yes	
<b>Site Design</b>	<b>Complies?</b>	<b>Question/Comments</b>
Minimum Yards and Building Setbacks	Partial	The setback shown on the drawing does not reflect the proposed right-of-way, but it appears that it would comply.
Loading Space Orientation	No-Incentive Required	An Orientation of Loading Space Development Incentive is required.  This building is similar to the Gem City Tire building, which also had drive-in-doors on the front façade(s). The main difference is that the Gem City Tire building did not have direct access from the public rights-of-way.
Outside Storage	Yes	No outside storage is proposed.
Parking Spaces	Partial	The <a href="#">site plan</a> notes 40 parking spaces, but only 24 appear to be shown. The site plan denotes that there are two accessible parking spaces, but there appears to be only one space and the accessibility ramp shown. It is not clear whether the notations need to be cleaned up or whether there are additional spots not shown.  Staff is concerned that the area to the east of the passenger vehicle parking could be used for truck storage, either by the applicant or by trucks that are currently parking illegally/improperly elsewhere.
Site Lighting (Photometric and Cut Sheets)	Yes	The photometric plans comply. Tilt or tilt arm options are not allowed for exterior lighting
Mechanical Equipment:	Unknown	Location and screening for mechanical units does not seem to be indicated on the plans.
Trash Enclosure / Trash Compactor	Yes	Elevation view of enclosure shown <a href="#">here</a> . The enclosure complies as the Commission and Council approved solid metal gates painted a compatible color with the Primary Building.
Pedestrian Connectivity	Partial	A connection is shown to the proposed public walk on Cambridge Way, but no connection is shown to the proposed public walk on Reeves Road.
Signs:	Partial	The applicant has submitted a sign plan for wall signs. Location of signs was not proposed and will be subject to an administrative Improvement Location Permit (ILP).  A “monument or pylon sign” was shown as key note 12 on the site plan. A monument sign is permitted, a pylon sign is not. The location of note 12 is not readily apparent.
<b>Landscaping</b>	<b>Complies?</b>	<b>Question/Comments</b>
Perimeter Yard Landscaping	Yes	
Parking Lot Trees	Yes	
Parking Lot Screening	Yes	
Foundation Landscaping	Yes	

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**STAFF COMMENTS, QUESTIONS AND CONCERNS**

1. As more details have become available on the proposed land use, it appears to fit better within the CI: Commercial Industrial zoning district than the I-2: Office/Warehouse Distribution zone.
2. This project will need to vacate the existing Heritage Farm subdivision. It should also note that a vacation of any restrictive covenants associated with this subdivision is occurring as well.