

# TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

**DATE:** 11-09-2023  
**CASE NO.:** [Not Docketed](#)  
**PETITIONER:** Innovative Engineering  
**REQUESTED ACTIONS:** Development Plan Amendment - Architectural and Site Design Review for a façade renovation and 26,000 sq ft building expansion  
Waivers – Building Materials  
Development Incentives – Orientation of Loading Spaces

**LOCATION:** 2733 E. Main St.  
**PARCEL SIZE:** 25 acres+/-



Existing Zoning Classification			Comprehensive Plan – Future Land Use		
<b>Site:</b>	GC	General Commercial	<b>Site:</b>	LC	Local / Corridor Commercial
<b>North:</b>	GC	General Commercial	<b>North:</b>	LC	Local / Corridor Commercial
<b>South:</b>	AG	Agriculture	<b>South:</b>	LI	Light Industrial / Warehousing
<b>East:</b>	GC	General Commercial	<b>East:</b>	LC	Local / Corridor Commercial
	R-2	Low-Density Residential		LI	Light Industrial / Warehousing
<b>West:</b>	GC	General Commercial	<b>West:</b>	LC	Local / Corridor Commercial
	I-2	Office / Warehouse Distribution			

## PETITION OVERVIEW AND STATUS

The applicant is seeking approval to renovate the façade of an existing commercial truck sales building and construct a 26,000 square foot building addition for vehicle maintenance.



- Initial Review Collaborative
- Project Review Meeting
- Plan Commission
- **Design Review Committee**

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The expansion is part of Ford Motor Company's efforts to build new Pro Elite service centers for commercial vehicles. These centers are described as follows:

*"Elite Commercial Service Centers are part of an all-new network of dedicated large-bay service hubs at Ford™ dealers nationwide. These service facilities are designed around the needs of commercial customers. They will feature state-of-the-art equipment, extended hours, mobile service vans, Elite-trained technicians, and electric vehicle certification."*

Illustrations and examples of these facilities are shown below.



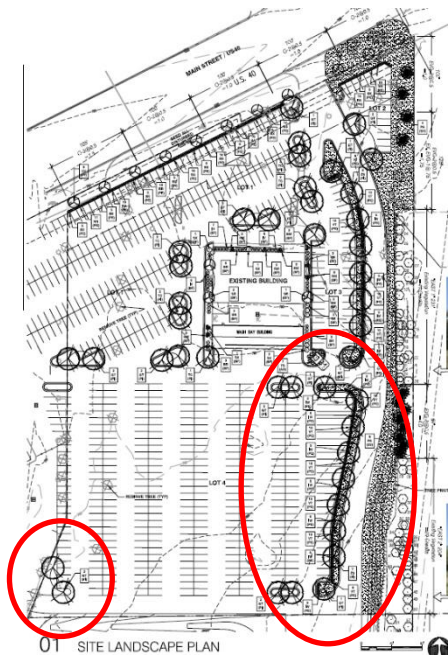
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## PLANNING OVERVIEW

The site initially received Development Plan approval in October 2012 through petition DP-13-012. The Plan Commission approved the project subject to the following conditions:

1. Substantial compliance with site plan, lighting plan and landscape plan file dated September 13, 2012; and building elevations file dated September 14, 2012.
2. The lots being connected by pavement shall be replatted and combined within sixty (60) days of ILP approval.
3. No outdoor speakers shall be installed and used with the expansion.

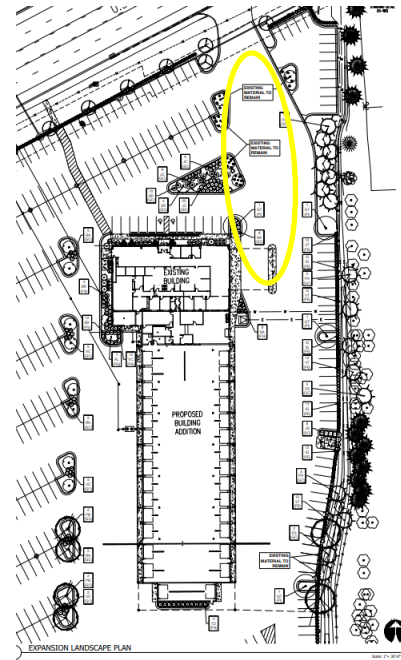
Staff review of the approved site and landscape plans indicates that the developed property differs in certain aspects. The site was developed in phases, with a portion being developed in 2012 and an expansion in 2018. This resulted in certain modifications to the initial plan including the relocation and reduction of a substantial parking lot island and placement of trees at the edges of the lot. The proposed site plan for the building renovation and expansion includes additional landscape island removal as shown in yellow below. Part of an existing island on the north side of the building would be expanded and new islands will be added west of the building and along the east side of the parking lot.



Approved Landscape Plan (2012)



Existing Site (2023)



Proposed Landscape Plan

### Development Plan within a Gateway Corridor

The site is located along a Gateway Corridor (Main St.) and within 600' of residential land uses. The Gateway Corridor requirements of Article 5.5 are applicable in both situations. The ordinance states the following as

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the intended purpose of the Gateway Corridor requirements:

*In order to: promote innovation and creativity in the design of the built environment along the major corridors within the town; protect residential neighborhoods from the potential negative impacts of nearby commercial or industrial development; minimize the negative impacts on the town associated with strip commercial development, service facilities, loading facilities, storage facilities; minimize sign clutter and the intrusion of signs on the landscape; and minimize the use of incompatible building design features, all development located within 600 feet of the right-of-way of any Gateway Corridor or within 600 feet of a residential district shall be subject to the approval of a development plan by the Plan Commission or by the Director.*

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

## Waivers

The proposed building addition includes metal panels as the primary building material which is not an allowable material in the Gateway Corridor. After staff comments were provided at a Project Review Meeting on 10/26, the applicant included one revised elevation (west) in the resubmittal. Building material percentages and details regarding the materials were not included. The plan indicates that 8' of "masonry" was added to the building and staff assumes this to be CMU block based upon another note on the drawing.

The petitioner has requested a waiver to allow the panels. Regarding waivers the ordinance states the following:

*In order to encourage innovative building and site designs capable of enhancing the quality of the built environment along a Gateway Corridor or adjoining a residential district, the Plan Commission or the Director (in matters delegated to the Director) may grant a waiver of the: landscaping; lighting; sign; building orientation and site design; or building materials along a Gateway Corridor, development requirements specified in this Article 5.5 for architectural and site design review*

The Plan Commission may approve a waiver upon finding that the proposed development:

1. Represents an innovative use of building materials, lighting, signs, site design features or landscaping which will enhance the use or value of area properties;
2. Is consistent with and compatible with other development located along the Gateway Corridor or within 600 feet of a residential district; and
3. Is consistent with the intent and purpose of this ordinance.

## Development Incentives

The proposed building addition also includes 15 overhead doors on the east and west sides of the building. The doors on the east side would face a residential area. Existing vegetation along the east property line

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appears to include mostly deciduous trees which would not provide year-round screening. The doors on the west side of the building would be visible from Main St.



The petitioner may request a Development Incentive to allow loading spaces to face the street.

*Purpose. In order to facilitate urban development and to enhance the quality of landscaping in the built environment, the Plan Commission may approve the orientation of loading spaces toward a front lot line that faces a street classified as a collector or above or non-industrial district. In addition, the Plan Commission may approve the location of loading spaces between a front lot line that is located along a street classified as a collector or above or a street bordering directly on a non-industrial district and the front line of the building served.*

The Plan Commission may approve such loading space orientation or location upon a finding that:

1. -
  - a. *The required front yard or required front bufferyard is effectively screened with a plant unit value which exceeds the standard for such yard by adding a plant unit value of 4.0 to the total plant unit value otherwise required by this ordinance or other development incentive (e.g., a plant unit value of 5.0 would be required as a base minimum [Level 1 + 4.0 = 5.0]; or a plant unit value of 6.0 would be required if another development incentive would require a multiple of 2.0 or more over a Level 1 [Level 1 X 2.0 = 2.0 + 4.0 = 6.0]; and so on); or*
  - b. *The required front yard or required front bufferyard is effectively screened by the use of an architectural wall or screen which is in harmony with the character of the building and surrounding area and of sufficient height to screen the loading spaces, that said yards will contain, at a minimum, the standard plant unit value required for said yard, and that the architectural wall or screen shall be provided with foundation plantings as required for a building in such district;*
2. *The proposed development is appropriate to the site and its surroundings; and*
3. *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.

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## 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	14.2.D.2	Complies.	
Maximum Building Height	14.2.D.2	Complies.	
Building Materials	5.5.C.3.2	Compliance dependent upon approval of a waiver.	The metal panels will require a building material waiver which has been requested by the applicant. Building material percentages should be calculated excluding doors and windows. The building also includes CMU block which historically has not been allowed as masonry within commercial districts in the Gateway Corridor.
Mechanical Equipment:	5.5.C.4.d	Complies	No new exterior mechanical equipment is proposed
<b>Site Design</b>			
Loading Space Orientation	5.5.C.4.b	Compliance dependent upon approval of a waiver.	The building addition includes 15 overhead doors facing Main St. The applicant has requested a Development Incentive for Loading Space Orientation in conjunction with an alternate landscape plan.
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.	Amount of proposed parking spaces explained within the narrative.
Site Lighting	4.9.B.4.d.1 5.5.C.6	Complies.	
Trash Enclosure / Trash Compactor	4.1.J	Compliance dependent upon allowance of CMU.	The exterior of the enclosure is CMU block which historically has not been allowed as masonry within commercial districts in the Gateway Corridor.
Pedestrian Connectivity	4.1.H	Complies	
<b>Landscaping</b>			
Gateway Corridor Yard Landscaping	5.5.C.5	Complies with approval of an alternate landscape plan.	Over 50% of the provided landscaping is deciduous or evergreen trees.
Perimeter Yard Landscaping	4.7.C	Does not appear to comply.	The 2012 landscape plan indicates that the north property line was 505' at the time of approval. The plan also shows that a level 1.0 was required and that 5.5 PUV was provided. The Development Incentive requires that a level 5.0 be provided, bringing the total required PUV to 25.25. The plan needs to include 19.75 additional PUV and currently

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			shows 18.05.
Foundation Landscaping	4.7.D	Complies.	
Parking Lot Trees	4.7.E	Complies.	Trees / islands have been provided for the new parking spaces.
Parking Lot Screening	4.7.E	Complies.	
Trash Enclosure Landscaping	4.1.J	Complies.	

### **STAFF COMMENTS, QUESTIONS, AND CONCERNS**

1. As noted above the DRC and Plan Commission have historically not considered CMU as meeting the requirements for building materials in commercial districts.
2. Revised elevations are needed for the south and east sides of the building. One set of drawings should show all sides including the north elevation.
3. The parking lot trees being removed at the northeast corner of the site should be replaced. The landscape plan is adding trees, but these are required to satisfy other portions of the landscape ordinance.
4. The use of architectural metal on the north façade appears to reflect the existing character of the dealership. The vertical metal on the building addition, which unlike other buildings on the property has a pitched roof, seems to share design language with commercial buildings that were constructed prior to the Gateway Corridor standards.