

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: 12-04-2023
CASE NO.: [DP-23-082](#)
PETITIONER: L2 Equities
REQUESTED ACTIONS: Architectural and Site Design Review for a 9,990 +/- square foot daycare on a lot to be subdivided zoned GC: General Commercial within a Gateway Corridor.
LOCATION: 1200 Edwards Drive (1158 Edwards after subdivision)
PARCEL SIZE: 2.91 acres+/- (1.35 +/- after subdivision)



Existing Zoning Classification		Comprehensive Plan – Future Land Use	
Site:	GC General Commercial	Site:	PSP Public/Semi Public
North:	GC General Commercial	North:	PSP Public/Semi Public
South:	OD Office District ⁽¹⁾	South:	PSP Public/Semi Public
	GC General Commercial ⁽²⁾		LC Local Commercial
East:	I-2 Office / Warehouse Distribution	East:	POS Park/Open Space
	GC General Commercial		LI Light Industrial / Warehousing
West:	GC General Commercial	West:	PSP Public/Semi Public

(1) Before subdivision of property.
(2) After subdivision of property.

PETITION OVERVIEW AND STATUS

The applicant is seeking to construct a 9,990 square foot daycare facility in the vicinity the intersection of Edwards Drive and Stanley Road. It is proposed to subdivide the parent block into a north lot and a south block. Since this area was incrementally platted, a new primary plat will not be required unless waivers are required from the Subdivision Control Ordinance.



PLANNING OVERVIEW

The site is located along a Gateway Corridor (Quaker Boulevard). The Gateway Corridor requirements of Article 5.5 are applicable in both situations. The ordinance states the following as 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

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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.

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
Building Design			
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	Complies	
Mechanical Equipment:	5.5.C.4.d	Complies	
Site Design			
Loading Space Orientation	5.5.C.4.b	Not applicable	
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	Complies.	
Bicycle Parking	4.10.E	Complies.	
Parking Spaces	4.10.F	Complies	
Site Lighting	4.9.B.4.d.1 5.5.C.6	Complies	
Trash Enclosure / Trash Compactor	4.1.J	Complies	
Pedestrian Connectivity	4.1.H	Complies	
Landscaping			
Gateway Corridor Yard	5.5.C.5	Complies	

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Landscaping			
Perimeter Yard Landscaping	4.7.C	Complies	
Foundation Landscaping	4.7.D	Complies.	
Parking Lot Trees	4.7.E	Complies	
Parking Lot Screening	4.7.E	Complies	
Trash Enclosure Landscaping	4.1.J	Complies	

DESIGN REVIEW COMMITTEE.

The Design Review Committee reviewed the project at their November meeting and recommended approval with the following comments:

1. Signage should be shown as individual letters.
2. Developer should show how car parking and “rush” is being handled in terms of arrivals.
3. Ensure that backups do not occur on the public rights-of-way.
4. Provide canopy material type.

Staff is satisfied with the Applicant’s response to items 2-4. Item 1 will be handled administratively.

STAFF COMMENTS

PLANNING

Looks like the parcel needs to be divided. The Learning Experience should start using 1158 Edwards Drive and the future lot to the south should be 1192 Edwards Drive.

PUBLIC UTILITIES:

All utilities and drainage needed for the project are available to the lot.

FLOODPLAIN

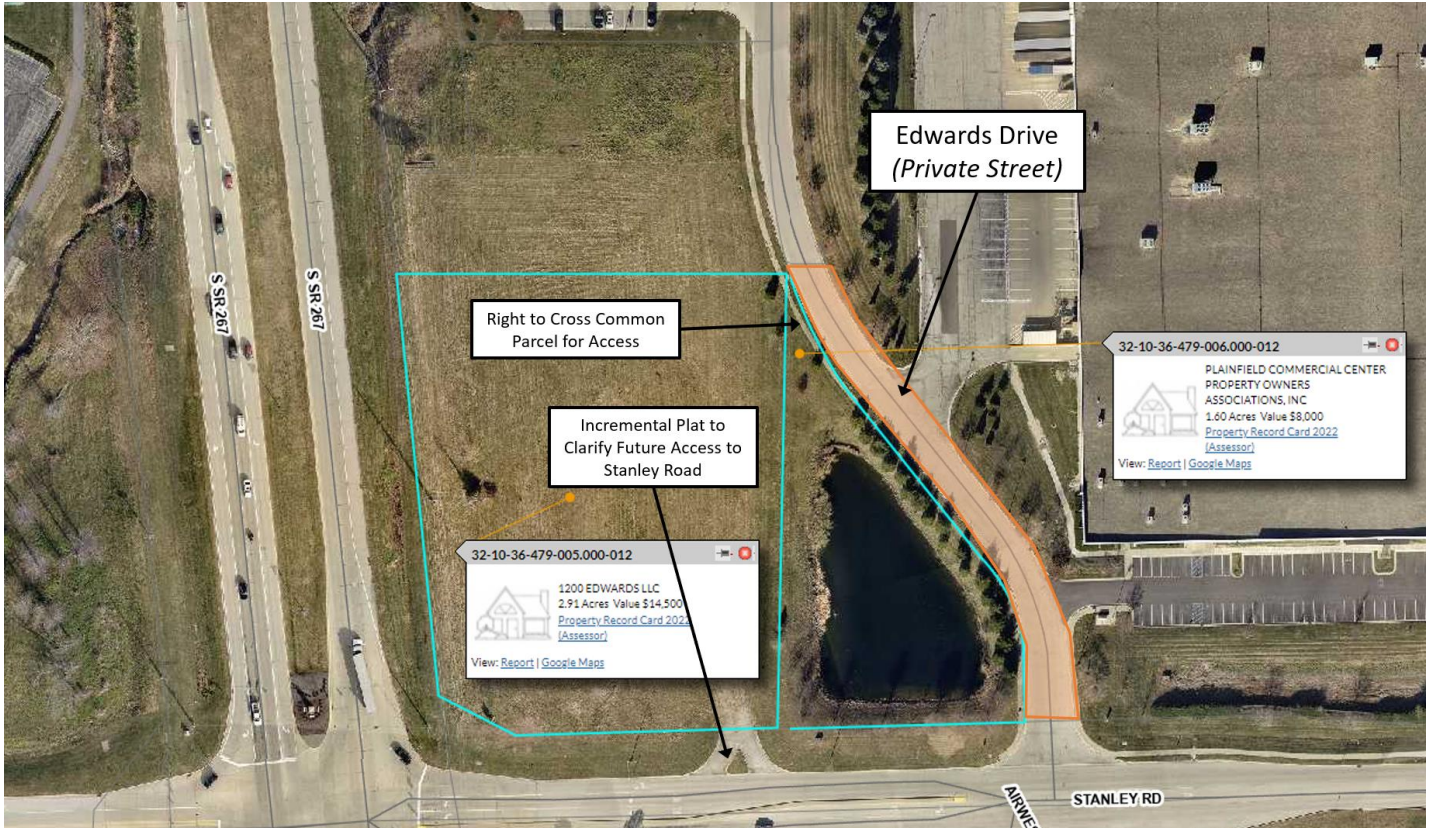
No known flood plain issues.

TRANSPORTATION:

Initially, the site will get constructed with a single drive connection to Edwards Drive. The Petitioner has asserted the adjacent common area parcel allows for access across it as shown below. The incremental platting process will take steps to record the intent that the new ‘Lot’ being proposed will also have an easement providing secondary access to Stanley Road in the future, as the remnant property to the south develops. Similarly, cross-parcel access with the Town-owned parcel to the north will also get created, limiting the need for future driveways to Edwards Drive.

Edwards Drive is a private street that provides connectivity to both Stanley and Stafford Roads, as well as Quaker Boulevard. Collectively, Edwards Drive is owned by different entities, including the Town of Plainfield, wherein the maintenance is funded through an association of the dependent parcel owners. As warranted, the incremental plat process will address how the subdivision of the existing single parcels will relate to the obligations of the existing Plainfield Commerce Center association.

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MOTION

I move that the Plan Commission **approve / deny / continue** [DP-23-082](#) requesting Architectural Site Design approval 9,990 +/- square foot daycare on a lot to be subdivided 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 December 4, 2023.
2. An approved secondary plat shall be recorded prior to the issuance of building permits.