

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: 01-04-2024

CASE NO.: [DP-23-081](#) (Incorrectly noticed as "PP-23-081")

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		
Site:	GC	General Commercial	Site:	LC	Local / Corridor Commercial
North:	GC	General Commercial	North:	LC	Local / Corridor Commercial
South:	AG	Agriculture	South:	LI	Light Industrial / Warehousing
East:	GC	General Commercial	East:	LC	Local / Corridor Commercial
	R-2	Low-Density Residential		LI	Light Industrial / Warehousing
West:	GC	General Commercial	West:	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
- Design Review Committee
- **Plan Commission**

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

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.



TOWN OF PLAINFIELD PLAN COMMISSION REPORT

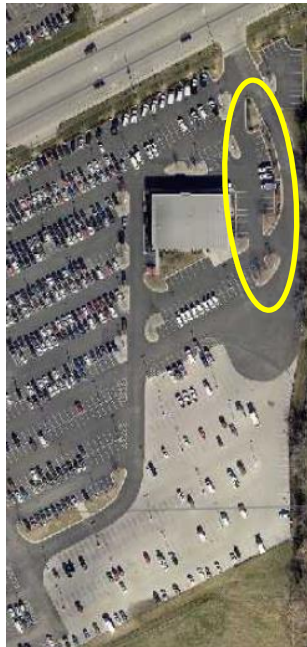
The site initially received Development Plan approval in October 2012 through petition DP-13-012. The Plan Commission approved the project subject to the following conditions:

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.

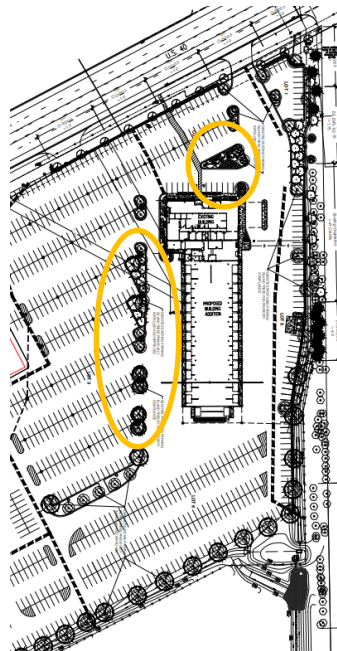
The proposed building addition will primarily consist of split-faced concrete block for the lower portion of the structure with simulated brick (EIFS) above. The existing building façade will largely retain the same materials, with the addition of an aluminum panel on the northeast corner of the building and a canopy to the east.



The site plan includes landscape island removal along the east side of the building as shown in yellow below. The landscape plan includes an expanded landscape island on the north side of the building. The petitioner has requested a Development Incentive to allow the overhead doors to face Main Street, and new and expanded islands have been added to provide screening.



Current Site



Proposed Landscape Plan

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

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 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 façade renovation includes a blue aluminum panel on the northeast corner. The primary building material does not constitute a minimum of 50% of each façade building material percentages and certain secondary materials are below 20%. The material composition and the use of split-face block will require a waiver.

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 appears to include mostly deciduous trees which would not provide year-round screening. The petitioner has required a Loading Space Orientation Development Incentive which requires an additional Plant Unit Value (PUD) of 4.0 in the

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

front yard. The property owner would prefer to maintain a certain level of visibility for the vehicle sales lot and has requested an alternate landscape plan to distribute the required plantings elsewhere on the site. The alternate plan places several plantings to the west side of the building with the inclusion of new and expanded parking lot islands. Other plantings will be placed along the east perimeter yard and include several evergreens to help screen the building from adjoining residential properties.

The ordinance identifies the following purpose for Development Incentives:



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.*

DESIGN REVIEW

This request was reviewed by the Design Review Committee (DRC) at its November 9th and December 7th meetings. The committee recommended approval of the petition.

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

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

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	Compliance dependent upon approval of a waiver.	The proposed building façade renovation includes a blue aluminum panel on the northeast corner. The primary building material does not constitute a minimum of 50% of each façade, and certain secondary materials are below 20%. The material composition and the use of split-face block will require a waiver.
Mechanical Equipment:	5.5.C.4.d	Complies	No new exterior mechanical equipment is proposed
Site Design			
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 approval of a waiver.	The response letter indicates that a man door is provided but it is not shown on the plan. Users must be able to deposit refuse/reuse material into the container without opening the hauler access gates. The exterior of the enclosure is CMU block.
Pedestrian Connectivity	4.1.H	Complies	
Landscaping			
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	Complies with approval of an alternate landscape plan.	The Development Incentive requires a level 4.0 increase along the front property line (Main St.) The petitioner has requested an alternate landscape plan to locate the required plantings in other areas of the site, including within landscape islands on the

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

			north and west side of the proposed building addition.
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.	

STAFF QUESTIONS AND COMMENTS

Planning

- No additional comments.

Utilities

Town utilities and drainage are adequate at the site.

Transportation

- **Scott**

MOTIONS

Motion 1: Waiver - I move that the Plan Commission **approve / deny / continue** the requested building materials waiver as filed by Innovative Engineering 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;
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 Incentive - I move that the Plan Commission **approve / deny / continue** the Depth of Yard Development Incentive finding that:

1. The required front yard or required front bufferyard **is / is not** 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;
2. The proposed development **is / is not** appropriate to the site and its surroundings; and
3. The proposed development **is / is not** consistent with the intent and purpose of this ordinance.

Motion 3: Development Plan - I move that the Plan Commission **approve / deny / continue** [DP-23-081](#) 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:

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

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 January 4, 2024.