



## MEMORANDUM

**TO:** Plan Commission  
**CC:**  
**FROM:** Eric Berg, AICP, Senior Planner  
**DATE:** January 4, 2024  
**RE:** TA-23-097

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The proposed “Omnibus 23” text amendment is designed to provide minor adjustments to Articles revised in prior text amendments, but also to create modifications to sections left largely unchanged to this point. Below is an overview of the proposed changes.

### **Article 4.1. Accessory Uses and Structures.**

- Section D: Clarified drive-through locations on Main Street, Perry Road, and Quaker Boulevard.
- Section J: Typographical correction

### **Article 4.7. Landscape Provisions.** Repeal and replace. Major changes include:

- Modifying the plant unit values to give more value for overstory trees in commercial areas (*adds shade while not blocking sign bands*) and evergreen trees in industrial areas (*blocks more of the lower height level operations*).
- Added restrictions to reduce the chances of invasive or noxious plants being used.
- Removed requirement for landscaping between subdivisions. The Commission/Council could require as a commitment for subdivisions at the rezone stage if deemed appropriate.
- Modified Alternative Landscape Plan to bring it more into line with common usage.

### **Article 4.9. Lighting Standards.** Repeal and replace. Major changes include:

- Removed required lighting types that were no longer industry standards.
- Added height limitations to avoid glare and the lighting element being visible beyond the property line.

### **Article 4.10. Off Street Parking.**

- Clarified parking locations on Main Street, Perry Road and Quaker Boulevard.

### **Article 4.11. Off-Street Loading Regulations.** Repeal and replace. Major changes include:

- Provided design guidance for multiple sizes of commercial vehicles (*added medium and small “box trucks”*) to allow for smaller users not to over build for their needs.
- Added a maximum number of loading spaces for non-distribution land uses. Struggling malls and strip centers have been converting to more of a distribution use. This is designed to help avoid this happening in Plainfield.

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**Article 4.13. Requirements for all Private Streets and Private Alleys.** Repeal and replace. Major changes include:

- Combined three tables into one.
- Added a definition for Required Services for Private Streets and Drives, which replaced a long list of services here and will be used in other areas in the future.

**Article 4.15. Commitments Required by the Plan Commission:**

- Moved to *Article 10.2: Administration: Plan Commission*. The placement of this article in this part of the ordinance seemed out of place. Staff will review through this continuing process to determine whether it can be combined with similar requirements for the Board of Zoning Appeals and the Town Council. If so, it will be recodified.

**Article 4.16. Outdoor Display Standards and 4.17 Outdoor Seating and Dining Standards.**

Repealed, Combined, and Replaced. Article 4.17 became “reserved.”

- Consolidated rules for outdoor display, outdoor eating and dining, outdoor accessory uses, and outdoor storage into one Article, “Outdoor Operations”, provided regulation, and permitted zone classifications.

**Article 4.18. Architectural Standards for Fueling Stations and Truck Fueling Stations.**

- Removed regulations that are detailed elsewhere (*Bicycle Parking, Interconnectivity, and Lighting*). We also removed the *Public Art* section since this would typically be reviewed during the development plan process.
- Moved Architectural and Development Standards to the “Additional Standards” section.

**Article 6.0. General Procedures for Zone Map Amendment.**

- Created standardized procedures which may be referenced in Planned Unit Developments, Master Plans, or other amendments to the Zoning Map instead of creating multiple versions of the same text.

**Article 7.5. Ground Signs.**

- Section B.: Clarified a header and table title.
- Section C.: Removed “Augmented Ground Sign Allowances” as the sign community did not feel it was useful.

**Article 7.6. Building Signs.**

- Removed standards for “side and rear” as the concept was contentious for sign companies.

**Article 10.2. Administration: Plan Commission.**

- Section D: Added “Commitments”, formerly a part of Article 4.15.
- Section E: Added “Modification of Commitments by the Plan Commission”, formerly a part of Article 4.15.

**Article 10.4. Administration: Staff Agencies.**

- Modified “Department” to “Division” as the Planning Division is a part of the Department of Development Services.

### **Article 13.2. Definitions.**

- Modified definition for “Director”
- Clarified and Standardized definition for “Fueling Station, Vehicle”
- Added a clarifying sentence for “In-Vehicle Sales and Service”
- Added a definition for “Planting Season” to avoid inconsistencies in the in-text definitions.
- Created a definition for “Required Services for Private Streets and Drives” to ensure consistency in application through the Zoning Ordinance and Subdivision Control Ordinance.
- Added a definition for “Shoe-Box Light Fixture” as the term is undefined but is commonly used in the lighting industry.
- Clarified and standardized definition for Truck Fueling Station

### **Article 14.1.E Land Use Matrix.**

- Removed “Commercial Indoor Lodging” from the TC: Town Center, OD: Office District, GC: General Commercial, and the AC: Automotive Commercial Districts.
- Added specific standards from the Architectural Standards for Fueling Station and Truck Fueling Stations.
  - Added a provision that canopies must extend over the fueling areas.
  - Added an example of a fuel dispensing pump.
  - Modified the requirement from all public streets requiring a building entrance.
  - Added requirement for clearly identified pedestrian route.
  - Removed the maximum number of fuel dispensing pumps, instead focusing on ensuring adequate aisle widths.
  - Modified the distance requirements from both residentially zoned property and primary residential residences and added screening requirements.

### **Article 14.2. Development Standards Matrices**

- Removed Outdoor Operations regulations from Sections C, D, and E as those are covered in Article 4.16: Outdoor Operations.
- Updated *Planned Unit Development* list.
- Removed *Lapsed or Repealed Planned Unit Development* list as all have been rezoned. Kept reserved for Master Plans or other similar approvals.