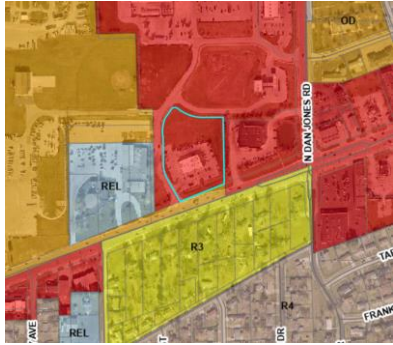


TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

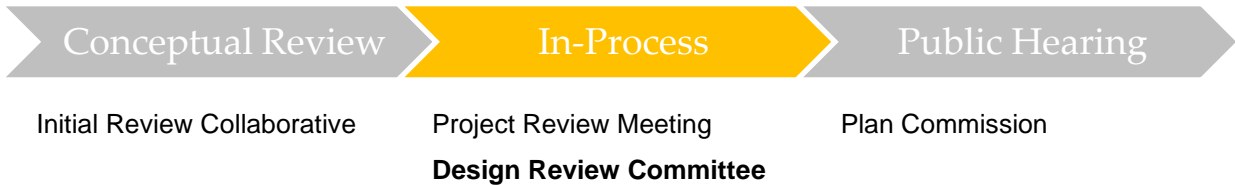
DATE: 01-09-2024
CASE NO.: [Not Docketed](#)
PETITIONER: Fritz Engineering Services
REQUESTED ACTIONS: Architectural and Site Design Review for a 10,500 +/- square foot daycare
LOCATION: Meijer Subdivision Outlot 1
PARCEL SIZE: 3.1 acres+/- (1.3 +/- after subdivision)



	Existing Zoning Classification		Comprehensive Plan – Future Land Use	
Site:	GC	General Commercial	Site:	LC Local Commercial
North:	GC	General Commercial	North:	LC Local Commercial
South:	R-3	Medium Density Residential	South:	SFD Single-Family Detached
East:	GC	General Commercial	East:	LC Local Commercial
West:	REL	Religious	West:	PSP Public/Semi Public

PETITION OVERVIEW AND STATUS

The applicant is seeking to construct a 10,500 square foot daycare facility on the east side of Meijer Dr., to the north of an existing multi-tenant building. It is proposed to subdivide Outlot 1 into two lots. 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 within 600' of a Gateway Corridor (Main St.) and residential property. 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-

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

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	Does not comply.	Parking spaces are located within the setback.
Maximum Building Height	14.2.D.2	Complies.	
Building Materials	5.5.C.3.2	Complies.	
Mechanical Equipment:	5.5.C.4.d	Complies.	Ground mounted equipment on the west and east sides of the building. Units on the front are screened, though additional landscaping may be needed.
Site Design			
Loading Space Orientation	5.5.C.4.b	Complies.	
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.	Location shown but details not provided.
Parking Spaces	4.10.F	Compliance dependent upon PC approval.	Applicant has provided a narrative explanation of the parking space count.

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

Site Lighting	4.9.B.4.d.1 5.5.C.6	Compliance unknown. Revised information not provided at the writing of this report.	The photometric plan submitted for the staff review meeting complied with the ordinance. Staff had requested information regarding wall pack lighting shown on the building.
Trash Enclosure / Trash Compactor	4.1.J	Does not comply.	4.1.J.2.a - The materials of the three (3) solid-walled sides of the enclosure must be of masonic construction consistent and compatible with the materials of the Primary Building. 4.1.J.4 - Users must be able to deposit refuse/reuse material into the container without opening the hauler access gates.
Pedestrian Connectivity	4.1.H	Complies.	
Landscaping			
Gateway Corridor Yard Landscaping	5.5.C.5	Complies.	
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.	

STAFF COMMENTS, QUESTIONS, AND CONCERNS

1. Contact Jill Sprague (jsprague@townofplainfield.com) for address assignment if you have not already done so.
2. Does the building code require a hard surfaced egress path between the exits on the sides/rear and the front?
3. The Plainfield Fire Department will require gates for access to the playground area. Please contact Wade Stevens wstevens@PlainfieldFire.com for more information.