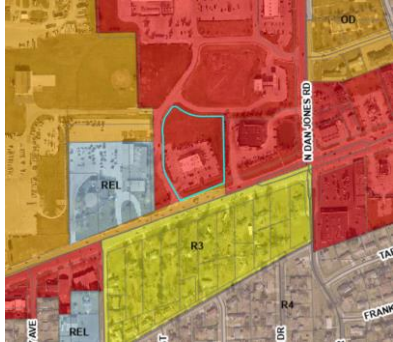


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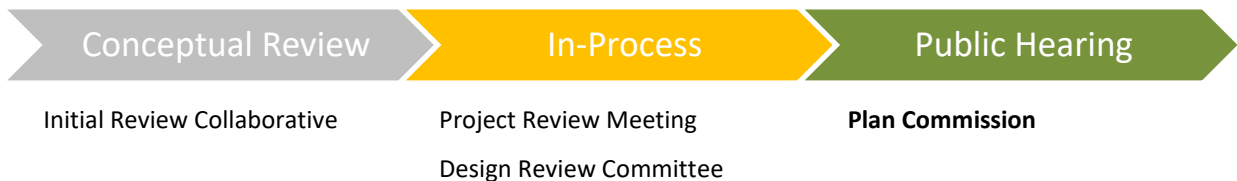
DATE: 02-05-2024
CASE NO.: [DP-23-095](#)
PETITIONER: Thomas English Real Estate
REQUESTED ACTIONS: Architectural and Site Design Review for a 10,500 +/- square foot daycare
LOCATION: Meijer Subdivision Outlot 1
PARCEL SIZE: 3.1 acres+/- (1.3 +/- after subdivision)



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 requested 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

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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

This request was reviewed by the Design Review Committee (DRC) at its January 9th meeting. The committee recommended approval of the petition subject to the following:

1. The committee recommends using a wrought iron type aluminum fence. *The plans have been revised to include this design along the front property line and south side of the building.*
2. Extend the sidewalks along the east and west sides of the building to the sidewalk on the north side. *Completed.*

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	Complies.	
Outside Storage	5.5.C.4.c	Not applicable	
Outdoor Seating/Dining	4.17	Not applicable	

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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	Compliance dependent upon PC approval.	Applicant has provided a narrative explanation of the parking space count.
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 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

Planning

No additional comments.

Utilities

Adequate sanitary sewer is available along the east side of the site as is an adequate storm sewer outlet. Detention will be expanded on the east side of the site to allow for this proposed development. The developer will need to verify the status of the water main their plans show along the private street abutting the lot. There is an existing fire hydrant along the street which indicates the existence of a main, however, the actual location of the water main feeding the hydrant is not clear. Their plan indicates the water main follows along the street "per plan". That likely means the designer made an assumption about some other plans I am not aware of at this time. Should the main feeding the hydrant not be available for their use, for example, if it is owned by the church to the west, then this project would need to extend water main to a public water main along US 40.

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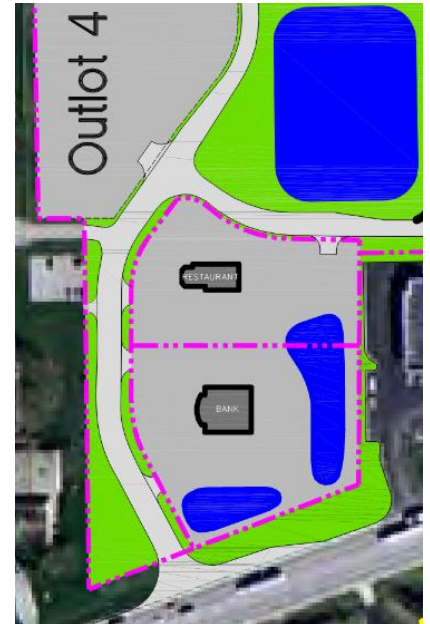
Transportation

Traffic generation from this lot was assumed as part of the 2013 Traffic Impact Study (TIS) completed for the Meijer development. While the assumed use at that time was a fast-food restaurant, the traffic generation of approximately 65/48 entering the site during the AM/PM peak hours, respectively, are reasonably consistent with the proposed daycare use.

The site derives access from a network of Interior Access Drives that were created and platted as part of the Meijer subdivision, ultimately providing access to the public rights-of-way along Main St. and Dan Jones Road.

DP-23-095 proposes two drives, consistent with the assumptions made for the lot during the original traffic analysis, as generally illustrated to the right.

Compared to the TIS, the primary drive connecting to Meijer Drive is proposed approximately 50' north. Staff has expressed concern to the Petitioner that this may crowd traffic movements at that drive, given the proximity to the existing Interior Drive intersection and the expected future drive that will serve Outlot #4.



Staff made a suggestion to the Petitioner to consider a Right-In only drive for the Meijer Drive connection. No response was offered whether that option was considered. Further, Staff requested a copy of the filing the Petitioner made with Meijer for its approval. This was not provided, though a response indicated that Meijer is expected to respond to the Petitioner review request by February 7th.

Site restrictions such as an underground stormwater pipe easement, building placement, and parking needs have been considered in laying out the drive connections. While not optimum, it is Staff's opinion that the nature of the Interior Access Drive (i.e. low speed) does not create enough of a safety concern to be a serious design drawback, particularly if the Meijer approves of the site (expecting they will be concerned with how Outlot 4 might be impacted). Still, whether the drive placement is appropriate should be considered amongst other factors when the Commission renders its decision.

Lastly, note that Staff will require a formal submission of the Meijer approval as part of any civil plan approval.

MOTION

I move that the Plan Commission **approve** / **deny** / **continue** [DP-23-095](#) as filed by Thomas English Real Estate requesting Architectural Site Design approval for a proposed daycare facility on a 3.1 acre parcel 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,

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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 February 5th, 2024.