

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

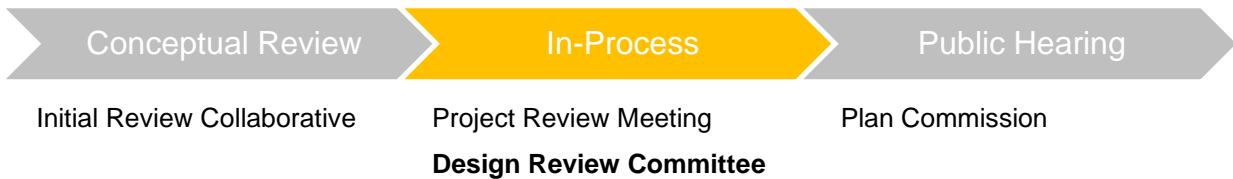
DATE: 05-07-2024
CASE NO.: DP-24-033 [Not Docketed](#)
PETITIONER: McCON Building Corporation
REQUESTED ACTIONS: Architectural and Site Design Review for a drive-thru Culver's restaurant
LOCATION: 2224 E. Perry Rd.
PARCEL SIZE: 1.47 acres+/-



	Existing Zoning Classification		Comprehensive Plan – Future Land Use	
Site:	GC	General Commercial	Site:	HC Highway Commercial
North:	GC	General Commercial	North:	LI Light Industrial
South:	GC	General Commercial	South:	HC Highway Commercial
East:	GC	General Commercial	East:	HC Highway Commercial
West:	GC	General Commercial	West:	HC Highway Commercial

PETITION OVERVIEW AND STATUS

The applicant is seeking to construct a 4,611 square foot drive-thru Culver's restaurant at 2224 E. Perry Rd. The site is located on the north side of Perry Rd. east of Cambridge Rd. and was formerly used as a Golden Corral buffet / sit-down restaurant.



PLANNING OVERVIEW

The site is located within 600' of a Gateway Corridor (Perry Rd.) and is subject to the requirements of Article 5.5. 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

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

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	Compliance dependent upon PC approval of a waiver for the accent cladding material which is below 20%.	
Mechanical Equipment:	5.5.C.4.d, 4.1G	Does not comply	<i>"Ground mounted mechanical units must be screened on all sides" It appears that the south (Perry) side would be visible.</i>
Building Lighting	4.9.C	Compliance unknown.	<i>"All freestanding, canopy, pathway, and wall mounted lights shall be of either: a "down lighting" style with the light element completely shielded on all sides and the top; or be equipped with a refractor to direct light downward onto the lot." OLLWU fixtures include clear horizontal lenses which may prevent the light element from being shielded. Discussion recommended.</i>
Site Design			
Drive-Through Facilities	4.1.D	Complies	
Loading Space Orientation	5.5.C.4.b	Complies	
Outside Storage	5.5.C.4.c	Not applicable	

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

Outdoor Seating/Dining	4.16.E	Compliance unknown	See staff comments below.
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	
Site Lighting	4.9.D 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		
Parking Lot Trees	4.7.F	Complies	
Parking Lot Screening	4.7.F	Complies	
Trash Enclosure Landscaping	4.1.J	Complies	

STAFF COMMENTS, QUESTIONS, AND CONCERNS

1. The ordinance requires that the outdoor dining area be delineated with a physical barrier, which can include fencing or “planters”. The ordinance does not provide any specific requirements for planters with respect to size, height, spacing, etc. but it does limit the height of plants to 8’.

The petitioner is proposing the use of landscaping to define the area. The intent of the barrier requirement is unclear and may have been related to aesthetics, safety, or both. The location of the patio area does not directly adjoin a parking area or other paved surface where patrons could walk out in front of a moving vehicle. Similarly, the height of the landscaping at maturity would exceed that of a fence barrier – which would negate any potential aesthetic impact that a fence might provide since it would be obstructed from public view.

DRC members may recall that the barrier requirement was a topic of discussion during the review of Cabin Coffee, which included two outdoor seating areas. In that instance the site was located within a Planned Unit Development and featured large patio areas, which were primarily separated from vehicular traffic with curbing and landscape areas. The Plan Commission approved the Final Detailed Plan without barriers.

This is a section of the ordinance that should be reviewed and potentially updated with future text amendments. While a physical barrier such as a fence can provide safety benefits at sites like Firehouse Subs or the Taco Bell at Vestal and Main where the drive-through lane abuts the seating area, it may not be necessary in all situations (barriers are currently not required in the Town Center). Staff believes that there is sufficient ambiguity in the requirements to allow for the use of plantings to delineate the area if the DRC and PC support the design.

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT



Taco Bell at Vestal Rd. and Main St.

2. Roof access is shown to be via an exterior ladder, and this is usually a point of discussion for the DRC. The ladder would be located on the north side of the building and face the rear property line. It would be screened on the lower level by the dumpster enclosure but would be visible at the parapet. The ordinance currently does not prohibit the design but the DRC could provide recommendations to the applicant and Plan Commission if desired.