

# TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE

**DATE:** 02-10-2026

**CASE NO.:** DP-25-103

RZ-25-TBD

**Project Page:** [Wawa Main Street \(Walgreens\)](#)

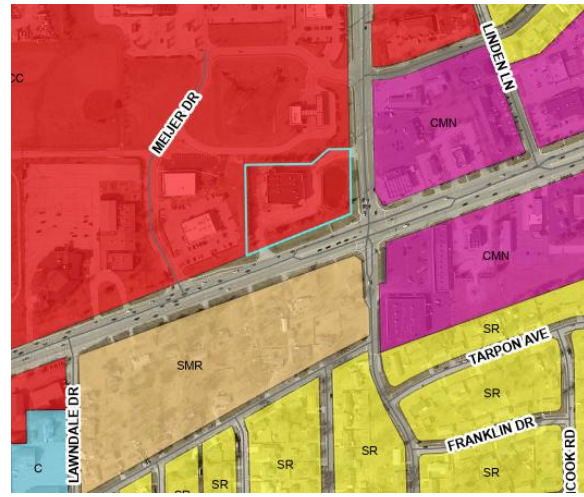
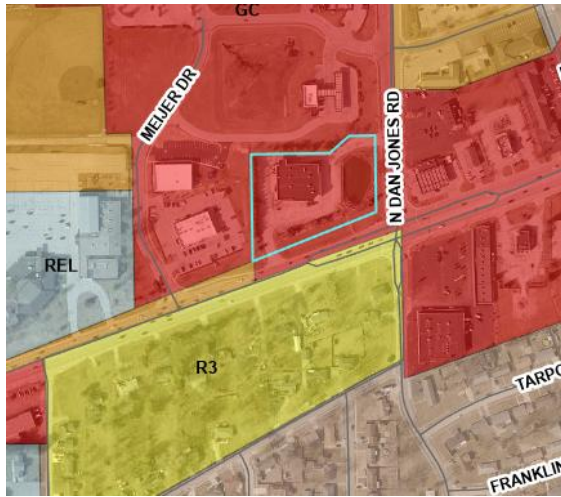
**PETITIONER:** Chad Mayes, Kimley-Horn

**REQUESTED ACTIONS:** Zone Map Amendment from GC: General Commercial to AC: Automotive Commercial. Amendment to the approved site commitments approved with RZ-99-014

Development Plan approval for a 6,372 square foot (+/-) gas station/convenience store on 2.63 acres (+/-) subject to approval of the Zone Map Amendment

**LOCATION:** 1516 East Main Street (former Walgreens location)

**PARCEL SIZE:** 2.63 acres +/-



<b>EXISTING ZONING AND LAND USE</b>		<b>THRIVE! COMPREHENSIVE PLAN</b>	
<b>Site:</b>	GC: General Commercial	<b>Site:</b>	Corridor Commercial
<b>North:</b>	GC: General Commercial	<b>North:</b>	Corridor Commercial
<b>South:</b>	R3: Medium Density Residential	<b>South:</b>	Suburban Mixed Residential
<b>East:</b>	GC: General Commercial	<b>East:</b>	Community Mixed Node
<b>West:</b>	GC: General Commercial	<b>West:</b>	Corridor Commercial

**PROJECT DESCRIPTION**

- Requested Action:
- Zone Map Amendment from GC: General Commercial to AC: Automotive Commercial. Amendment to the approved site commitments approved with RZ-99-014

# TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE

- Development Plan approval for a 6,372 square foot (+/-) gas station & convenience store on 2.63 acres (+/-)

Concurrent Actions:     • Request for Variance of Development Standards for landscaping requirements

Future Action(s):       • Improvement Location Permit and other required permits (*Administrative*)



## PROJECT REVIEW

### PROJECT COMPLIANCE SUMMARY

Compliance unknown / needs attention
Does not comply

Review Area	Code Reference	Status	Questions / Comments															
<b>Building Design</b>																		
Minimum Yards and Building Setbacks	14.2.D.2	Compliant	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Setback Side</th> <th style="width: 20%;">Required</th> <th style="width: 50%;">Shown</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>20</td> <td>20'</td> </tr> <tr> <td>Side (L)</td> <td>10'</td> <td>10'</td> </tr> <tr> <td>Front (R)</td> <td>20</td> <td>20'</td> </tr> <tr> <td>Rear</td> <td>10</td> <td>10'</td> </tr> </tbody> </table>	Setback Side	Required	Shown	Front	20	20'	Side (L)	10'	10'	Front (R)	20	20'	Rear	10	10'
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			Side (L)	10'	10'													
			Front (R)	20	20'													
Rear	10	10'																
Maximum Building Height	14.2.E.2	Compliant																
Building Materials	4.21	Compliant	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;">FAÇADE POINTS</th> <th style="width: 15%;">Required</th> <th style="width: 25%;">Shown</th> </tr> </thead> <tbody> <tr> <td>Front (<i>Primary</i>)</td> <td>600</td> <td>800</td> </tr> <tr> <td>Rear (<i>Primary</i>)</td> <td>600</td> <td>800</td> </tr> <tr> <td>Left (<i>Primary</i>)</td> <td>600</td> <td>800</td> </tr> <tr> <td>Right (<i>Primary</i>)</td> <td>600</td> <td>800</td> </tr> </tbody> </table>	FAÇADE POINTS	Required	Shown	Front ( <i>Primary</i> )	600	800	Rear ( <i>Primary</i> )	600	800	Left ( <i>Primary</i> )	600	800	Right ( <i>Primary</i> )	600	800
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Right ( <i>Primary</i> )	600	800																
Mechanical Equipment:	4.1G	Compliant																
Building Lighting	4.9.C	Not Compliant	Article 4.9.C.7: Lighting cannot exceed .1 footcandles beyond any lot line. This appears to happen near both curb cuts.															
<b>Site Design</b>																		
Drive-Through Facilities	4.1.D	Compliant																
Loading Space Orientation	4.11.C.1.d	Compliant																
Outside Storage	4.16.B.9	Needs Attention	Please see "Outdoor Display Screening" section under Planning Staff Comments below.															
Outdoor Seating/Dining	4.16.E	Not Compliant	A barrier between the outdoor seating and the parking lot will be required (Article 4.16.E.2.b)															
Parking Area Location	4.10.C	Compliant																
Off-Street Parking Area Cross Access Connection	4.10.D.7	Compliant																
Bicycle Parking	4.10.E	Compliant																

## TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE

Parking Spaces	4.10.F	Compliant	
Site Lighting	4.9.D 5.5.C.6	Compliant	
Trash Enclosure / Trash Compactor	4.1.J	Compliant	
Pedestrian Connectivity	4.1.H	Compliant	See staff comments below
<b>Landscaping</b>			
Perimeter Yard Landscaping	4.7.C	Not Compliant	Applicant is seeking a Variance of Development Standards for the perimeter landscaping on the south property line
Foundation Landscaping	4.7.E	Compliant	
Parking Lot Trees	4.7.F	Compliant	
Parking Lot Screening	4.7.F	Compliant	
Trash Enclosure Landscaping	4.1.J	Compliant	

### STAFF COMMENTS

**PLANNING:**

**Building Orientation**

Spandrel (non-transparent) glazing is not permitted on building elevations facing public streets. Based on the submitted plans, both elevations facing Main Street and Dan Jones Road appear to utilize spandrel glazing, which does not provide transparent or active frontage.

This ordinance concern also highlights a broader issue related to the building's orientation. While the zoning ordinance prohibits fuel dispensing areas from being located between the primary building and public right-of-way, the current layout results in the main building entrance being oriented toward the fuel pumps rather than toward the surrounding streets. As a result, the south-facing elevation along Main Street functions as the rear of the building, with limited visual interest or pedestrian-oriented features. Staff had recommended that the elevation labelled as the "front", which is currently proposed to face west, should be oriented toward Main Street. This would involve rotating the current footprint 90 degrees counterclockwise and redesigning certain site elements accordingly.

The south property line also abuts residentially zoned property and is therefore subject to enhanced perimeter landscaping requirements. The applicant is currently seeking a variance related to these standards, and the final level of screening has not yet been determined.

Given the site's location at a highly visible intersection, the treatment of this elevation plays an important role in how the site is perceived from the public right-of-way. Additional attention to architectural detailing, transparency, landscaping, and pedestrian-oriented

**South Façade Elevation**



# TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE

design elements along this façade may be appropriate to better reflect its role as a primary public frontage and the intent of the Town's design standards.



3D Renderings of South Elevation



## Outdoor Display Screening

The applicant has elected to display their propane tanks & ice coolers outdoors and facing towards the intersection of Main Street & Dan Jones Road. These items must be screened from the public right-of-way, and the applicant has elected to use a fence running most of the length of the east elevation of the building. This is contrary to how the Camby Road Wawa location screening, which created alcoves using the footprint of the building to more discretely tuck away the display items without the need for as much fencing.

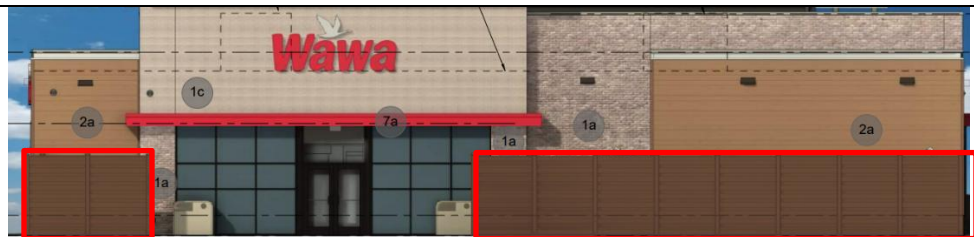
### Camby Road Screening Example



This example shows how Plainfield's first Wawa location chose to screen its outdoor display items. The red boxes indicate where the outdoor display items are located behind the screening. The screening is flush with the building in this case.

Below are provided building elevations & 3D renderings showing the size, location, and placement of the proposed fence screening. The red boxes highlight the fence.

### Main Street Screening Elevation



**TOWN OF PLAINFIELD  
DESIGN REVIEW COMMITTEE**

**Main Street Screening Rendering**



**Main Street Screening Rendering**



**Signage**

No sign package has been submitted as of 2/6/26. The submitted document is mostly blank and contains no signage information.

**Landscaping**

The petitioner intends on applying for a Variance of Development Standards regarding the required landscaping along the southern perimeter (along Main Street) of the property. The property, requesting to be rezoned to AC: Automotive Commercial, will be adjacent to

