

# TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE

**DATE:** 04-07-2026

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

RZ-25-TBD

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

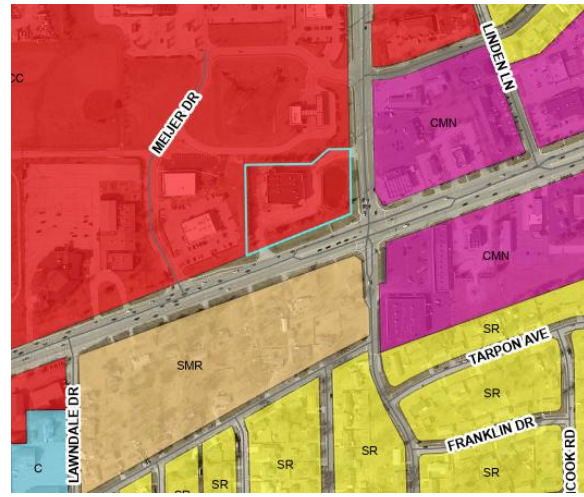
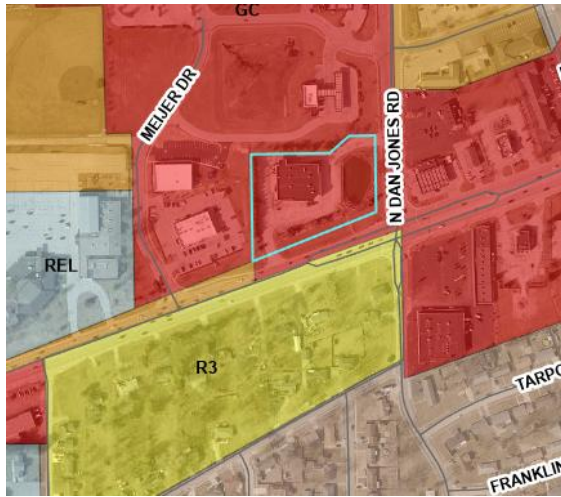
**PETITIONER:** Chad Mayes, Kimley-Horn

**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 <i>LAND USE</i></b>		<b><i>THRIVE!</i> 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	Setback Side	Required	Shown
			South	20	20'
			West	10'	10'+
			East	20	20'+
			North	10	10'+
Maximum Building Height	14.2.E.2	Compliant			
Building Materials	4.21	Compliant	<b>FAÇADE POINTS</b>	<b>Required</b>	<b>Shown</b>
			<b>Front (Primary)</b>	600	800
			<b>Rear (Primary)</b>	600	800
			<b>Left (Primary)</b>	600	800
Mechanical Equipment:	4.1G	Compliant			
Building Lighting	4.9.C	Compliant			
<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	Compliant			
Outdoor Seating/Dining	4.16.E	Compliant			
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			
Parking Spaces	4.10.F	Compliant			

## TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE

Site Lighting	4.9.D 5.5.C.6	Compliant	
Trash Enclosure / Trash Compactor	4.1.J	Not Compliant	Applicant will need to seek a Variance of Development Standards to allow for the dumpster opening to face the street.
Pedestrian Connectivity	4.1.H	Compliant	
<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:**

**Landscaping**

The applicant is pursuing a Variance of Development Standards from the Board of Zoning Appeals regarding the south perimeter landscaping. Due to the requested zoning being AC: Automotive Commercial and the property being adjacent to residential zoning, a Plant Unit Value (PUV) of 8 is required for the south perimeter. When this PUV is factored in with the length of the perimeter itself (~420 feet), the applicant is expected to achieve a total PUV of 33.60.

Additionally, the proposed east perimeter landscaping falls just short of the required PUV of 3.0 (2.45 shown). The applicant has not indicated that they intend to pursue a Variance of Development Standards from this requirement. The perimeter landscaping PUV chart showing the required and achieved scores has been included below.

Perimeter Landscaping	Required	Provided	Difference
North	4.20	4.2	0.00
South	33.60	2.95	-30.65
East	3.00	2.45	-0.55
West	3.50	9.7	6.20
<b>TOTAL</b>	<b>44.30</b>	<b>19.3</b>	<b>-25.00</b>

**Dumpster Enclosure**

The proposed location of the dumpster will require a Variance of Development Standards from the Board of Zoning Appeals. Section 4.1.J.1.c of the Plainfield Zoning Ordinance states that “gates shall face a side or rear lot line,” which is not being achieved in the current layout.

That said, staff recognizes the constraints associated with the size, shape, and location of the property, as well as the applicant’s efforts to prioritize a more cohesive and pedestrian-oriented site design. In this context, the proposed dumpster location appears to be a reasonable and appropriate solution.