

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: 09-10-2026

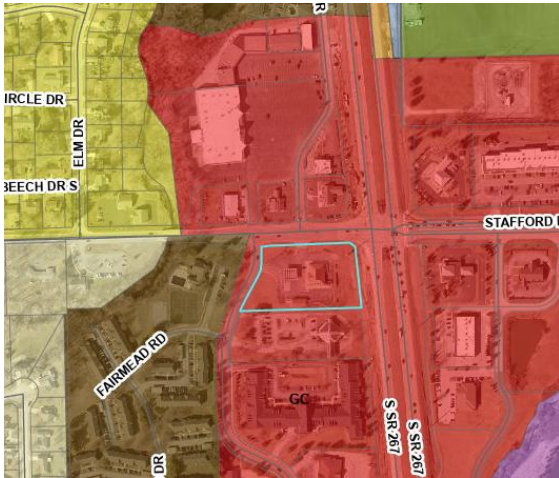
CASE NO.: [DP-26-063](#)

PETITIONER: Alex Gomez, GPM Investments

REQUESTED ACTIONS: Development Plan Amendment approval for exterior building and site modifications to an existing legal nonconforming use.

LOCATION: 801 Southfield Drive

SIZE: 2.34 +/- acres



EXISTING ZONING AND LAND USE		THRIVE! COMPREHENSIVE PLAN	
Site:	GC: General Commercial	Site:	Corridor Commercial
North:	GC: General Commercial	North:	Corridor Commercial
South:	GC: General Commercial	South:	Suburban Mixed Residential
East:	GC: General Commercial	East:	Community Mixed Node
West:	R6: High Density Residential	West:	Suburban Mixed Residential

PROJECT DESCRIPTION

- Requested Action: • Development Plan Amendment approval for exterior building and site modifications to an existing legal nonconforming use.
- Concurrent Actions: • None
- Future Action(s): • Improvement Location Permit and other required permits (*Administrative*).



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PROJECT REVIEW

The applicant is requesting Development Plan Amendment approval for exterior modifications to the existing Village Pantry fueling station at 801 Southfield Drive (existing condition shown below). The proposed improvements primarily include updates to the exterior appearance of the existing buildings and modifications to the site's signage package. The existing gas station is considered a legal nonconforming use within the GC: General Commercial district, requiring the proposed modifications to be reviewed through the Development Plan Amendment process.



The Design Review Committee (DRC) reviewed this project at their August 11, 2026 meeting. The applicant presented three (3) options to consider for the proposed building renovations, with the Committee voting unanimously to move the project to the Plan Commission with a **favorable recommendation for Option #2 only**. This option proposed a limewash finish over the existing brick facades, along with architectural wood panel accents and the exterior color scheme shown below in the Planning Staff Comments.

As part of its recommendation, the DRC requested that the proposed “shadow box” signage be removed entirely from the project. Staff have not received documentation showing the shadow boxes have been removed as of the writing of this staff report.

STAFF COMMENTS

PLANNING:

Building Façade:

The applicant presented three (3) options for the proposed exterior renovation to the Design Review Committee. Following discussion, the DRC voted unanimously to forward Option #2 only to the Plan Commission with a favorable recommendation. Option #2 includes a limewash (shown below) on the existing brick as well as the painting of wood accents on the building as well as an architectural wood panel accent.

Option #2 – Primary Building • Limewash of existing brick • Painting of wood accents (Dark grey & red) • Architectural Wood Panel	NEW ARCHITECTURAL ROOF SHINGLES TRADITIONAL ALLOWING BRICK TEXTURE TO SHOW AS TO BE DONE TO WORKING AND KEPT CLOSE.
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Option #2 – Car Wash



The remaining options proposed either painting the existing brick black (Option 1) or covering all the existing brick with EIFS (Option 3). Neither option received a favorable recommendation from the DRC. The existing brick façade may also remain unchanged should the Plan Commission determine that the proposed modifications are not appropriate.

Signage

The proposed “Fas Craves” wall sign would comply with the applicable signage standards if not for the property’s legal nonconforming status. The Design Review Committee expressed no concerns with the proposed sign.

The plans presented to the DRC also depicted several “shadow box” signs along the building’s front façade, inlayed into the proposed architectural wood panel. The Committee requested that these be removed entirely from the design; however, updated elevations have not been provided as of the preparation of this report to determine if the changes have been made.



Figure 1: Fas Craves & Shadow Boxes as shown on Option #2

PUBLIC UTILITIES:

The proposed changes are not expected to impact the utility service.

TRANSPORTATION:

Given the project’s intent to refresh the appearance of the existing development, Staff recommended consideration toward upgrading the existing drive to Southfield Drive to meet current Town Standards. The current asphalt drive with a concrete curb has gotten notably worn and broken through years of use.

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Southfield Drive



Stafford Road



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POTENTIAL MOTIONS.

The following motions are provided to the Plan Commission for the possible decisions that can be made on each of the petitions: **favorable/approve**, **unfavorable/deny**, and **continue**.

Conditions and/or commitments can be added as the Commission deems appropriate, even if no conditions or commitments have been provided/proposed by the applicant or Town Staff.

MOTION 1: Development Plan Amendment

I move that the Plan Commission **approve / deny / continue** [DP-26-063](#) requesting Development Plan Amendment approval for exterior building and site modifications to an existing legal nonconforming use, finding that:

1. The development plan **complies / does not comply** with all applicable development standards of the underlying District for which a waiver has not been granted;
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 proposed development **is / is not** consistent with the Comprehensive Plan;
4. The proposed development **is / is not** appropriate to the site and its surroundings; and
5. The proposed development **is / is not** consistent with the intent and purpose of this ordinance.

subject to the following conditions:

1. Substantial compliance with the Development Plan on file on September 10, 2026.
2. Removal of the “Shadow Box Inserts” from the Development Plan.