

TOWN OF PLAINFIELD PLAN COMMISSION REPORT (DRAFT)

DATE: September 5, 2019

CASE NO.: DP-19-138

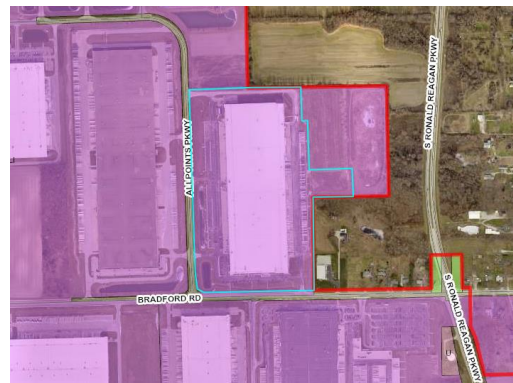
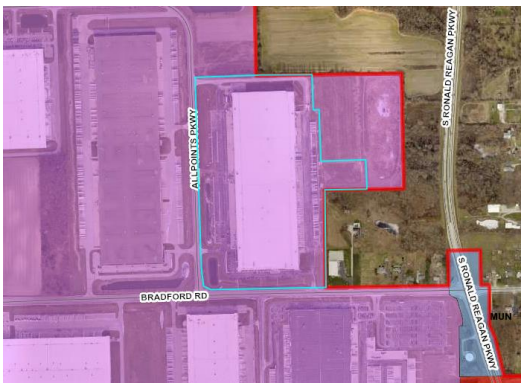
PETITIONER: American Structurepoint on behalf of Kohls Department Stores, Inc.

REQUESTED ACTIONS: Architectural and site design review for a proposed building addition

LOCATION: 9998 Allpoints Parkway

PARCEL SIZE: 54.1 acres

APPLICABLE REGULATIONS: Plainfield Zoning Ordinance
Plainfield Subdivision Control Ordinance
Plainfield Comprehensive Plan



EXISTING ZONING AND LAND USE		COMPREHENSIVE PLAN	
Site:	I-2: Office / Warehouse Distribution	Site:	Light Industrial / Warehousing
North:	I-2: Office / Warehouse Distribution	North:	Light Industrial / Warehousing
South:	I-2: Office / Warehouse Distribution	South:	Light Industrial / Warehousing
East:	I-2: Office / Warehouse Distribution	East:	Light Industrial / Warehousing
West:	I-2: Office / Warehouse Distribution	West:	Light Industrial / Warehousing

Project Description

The applicant is proposing to construct a 3,300 square foot single story addition to an existing industrial warehouse building located at 9998 Allpoints Parkway. The purpose of the addition is to add a break room to the facility along with a 1,000 square foot patio area.

Design Review Committee

This request was reviewed by the DRC at the August 6th meeting. The committee recommended **approval** of the petition by the Plan Commission contingent upon the applicant providing revisions which incorporate the following comment:

1. The location and potential visibility of the vent / ductwork shown on the plans and rendering needs to be addressed.

Staff received revised plans on August 15, 2019 which no longer show the exterior ductwork on A03-03 or the rendering of the addition.

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APPLICABLE PLANNING POLICIES

Public Utilities:	Existing site already served by utilities
Floodplain:	Property is not located in a Special Flood Hazard Area
Transportation:	No changes to the current access locations are being proposed. The building addition is not expected to generate any significant new traffic.

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. The site is located within an industrial park which includes a design review board. The applicant has provided a letter from Browning / Duke LLC stating that the proposed addition has been approved.

MOTION

I move that the Plan Commission **approve / deny / continue** DP-19-138 as filed by American Structurepoint on behalf of Kohls Department Stores, Inc. requesting Architectural Site Design approval for a 3,300 square foot single story addition on a parcel zoned I-2: Office / Warehouse Distribution within a Gateway Corridor finding that the proposed Development Plan:

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,
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 plans dated August 15, 2019.