

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: December 2, 2019

CASE NO.: DP-19-194

PETITIONER: Samantha Olendorff on behalf of Arby's

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

LOCATION: 6007 Gateway Dr.

PARCEL SIZE: 1.25 acres

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



<u>EXISTING ZONING AND LAND USE</u>		<u>COMPREHENSIVE PLAN</u>	
Site:	GC: General Commercial	Site:	Highway Commercial
North:	GC: General Commercial	North:	Highway Commercial
South:	GC: General Commercial	South:	Highway Commercial
East:	GC: General Commercial	East:	Highway Commercial
West:	GC: General Commercial	West:	Highway Commercial

Project Description

The applicant is proposing to remodel an existing Arby's restaurant located 6007 Gateway Dr. The drive-thru restaurant is on Lot 2 of Cambridge Square West Phase I. The 1.25 acre parcel includes frontage along Gateway Dr. and SR 267 (Quaker Blvd.) which is a Gateway Corridor. The site is surrounded by hospitality (hotels) and other commercial land uses.

The exterior of the building will be updated with new materials similar to what was approved for the Main St. location by the Plan Commission in October 2019. The proposed site improvements will include re-paving and re-stripping the existing parking lot and walkway installation.

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Design Review Committee

This request was reviewed by the DRC at the November 5th meeting. The committee recommended **approval** of the petition by the Plan Commission subject to the following comments:

1. The committee supported granting a waiver to allow the metal canopy.
2. The committee did not support granting a waiver for the rooftop mechanical equipment screening. Recommend increasing the height of the parapet on the west side of the building to screen the rooftop mechanical equipment from Gateway Dr.
3. Recommend that the applicant work to improve pedestrian connectivity.

Staff received revised plans on November 15, 2019 along with a response letter from the applicant which has been included in the packet. The parapet height on the west elevation has been increased from 16'7" to 19'4". The parking space and wheel stop adjacent to the south entrance have been removed and the revised plan shows a pedestrian connection to Gateway Dr.

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 renovation is not expected to generate any significant new traffic.

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. The proposed pedestrian route on the north side of the building passes through the drive-thru lane at a location where visibility is obstructed by existing landscaping and mechanical equipment. The route would also require pedestrians to cross approximately 70' of parking area intended for larger vehicles. The demarcation area may be beneficial for customers who utilize the adjoining parking spaces particularly when large groups arrive and depart. Some of the safety concerns could potentially be mitigated by reconfiguring the design of the route. Staff requested that the applicant revise the proposed layout prior to the public hearing.

Staff also recommended that the applicant review the feasibility of bringing pedestrians from the building to the north side of the parking lot and construct a sidewalk along the property line leading to Gateway Dr. This option would likely require the relocation of existing site improvements (lighting, landscaping, etc.) and the loss of parking spaces. The DRC preferred this route to the one provided in the applicant's resubmission.

MOTION 1

I move that the Plan Commission **approve** / **deny** / **continue** the requested building materials waiver as filed by Arby's, finding that:

1. The requested waiver **represents** / **does not represent** a(n) innovative use of Building materials, lighting, Signs, site design features or landscaping which will enhance the use or value of area properties;

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2. The requested waiver **is** / **is not** consistent with and compatible with other development located along the Gateway Corridor or within six hundred (600) feet of a residential District; and
3. The requested waiver **is** / **is not** consistent with the intent and purpose of the Plainfield Zoning Ordinance.

MOTION 2

I move that the Plan Commission **approve** / **deny** / **continue** DP-19-194 as filed by Samantha Olendorff on behalf of Arby's requesting Architectural Site Design approval for a 3,234 square foot single story drive-thru restaurant zoned GC: General Commercial 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 November 15, 2019.