

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: January 6, 2020

CASE NUMBERS: DP-19-210

PETITIONER: CSO Architects

REQUESTED ACTIONS: A petition requesting for a proposed 64,971 square foot, two story higher education facility, including architectural waivers, on a parcel zoned S: School that was a part of the 2005 Plainfield High School Master Plan, within six hundred feet (600') of a residential zoned property.

LOCATION: North side of Reeves Road, directly north of the extant Plainfield High School.

PARCEL SIZE: 37.8 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:	S: School	Site:	Single Family Detached
North:	R4: Medium Density Residential	North:	Single Family Detached
South:	S: School	South:	Public/Semi-Public
East:	P: Park	East:	Parks/Open Space
West:	S: School	West:	Single Family Detached

PLANNING OVERVIEW

Project Description: The applicant is proposing to construct a two story, 64,971 square foot higher educational facility on a property located north of the extant Plainfield High School. This site was part of the original Plainfield High School Master Plan.

A waiver for the metal panels on the building is required. Similar waivers have been granted for other Plainfield educational and civic buildings in the past.

Access to the project will be derived from two points on Reeves Road, one directly across from the northern parking lots of Plainfield High School and one to the west. No access will be granted from the adjacent residential properties.

Land Use / Compatibility: Despite the approval of the 2005 Plainfield High School Master Plan which shows this as an education or educational support site, the 2016 Comprehensive Plan shows the area slated for Single Family Detached. The two plans are in conflict, however, it is possible that the 2016

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Comprehensive Plan delineation may have been an error or oversight. With residential districts to the north and southwest, there is a need to buffer this use from those districts. The applicant has discussed the development with some of the adjoining property owners, including a public meeting.

Development Standards: Plans were reviewed for compliance with the S: School zoning district and Gateway Corridor Development Standards.

Site Plan:

Building Materials: Projects within the S: School zoning district are required to comply with the commercial standards within the Gateway Corridor unless alternate standards have been requested. Therefore, the use of metal, both on the building and the enclosure gates, will require a waiver. Metal has been used on multiple public buildings, including those proposed and built for the Plainfield Fire Territory and Plainfield Community School Corporation.

Mechanical Equipment: The applicant is proposing to shield the rooftop HVAC units with a raised screen.

Trash Enclosure: A dumpster enclosure is shown on the west side of the building and is constructed from the same brick material as the structure. The gates face north and appear to be of a solid metal construction.

Landscaping: The plan complies as an alternative landscape plan.

Lighting: A photometric plan has been submitted. While the footcandle calculations are in compliance, due to the proximity of some of the proposed light standards to residential areas, additional shielding should be considered to reduce glare or light trespass. The light fixtures that have been shown comply.

Parking: The ordinance requires 650 parking spaces. However, the Plainfield High School Master Plan had a lesser parking ratio due to the ability of the high school and any future planned higher education facility to share parking spaces during the off-peak hours for each. The plan provides for parking spaces that will be completed during initial construction and operation, as well as future parking spaces. The total number of spaces will be 566.

Pedestrian Circulation: Pedestrian connectivity is shown to Reeves Road. A connection through the future parking lot is shown to the trail on the northern part of the parcel, as well as an extension of the trail along the western side of the property. The Plan complies.

Signs: A potential sign location has been shown. *All signage shall fall under the provisions of Article 7 of the Zoning Code and require an Improvement Location Permit.*

Design Review Committee: This request was reviewed by the DRC at their December 11 meeting. The committee had comments about rooftop units and landscaping.

They moved to recommend the plan with the following comments:

1. Provide drawings which accurately depict what will be sent to the PC.
2. No. 5 and 11 panels need to be replaced with a different material.
3. Trash enclosure gates need to be clad with wood or composite boards.
4. Delineate crosswalks in the parking lot.
5. Ensure adequate shielding for lighting on the side of the building facing the residential area.
6. Work with Elaine Taylor from the DRC to address any landscaping concerns.

Applicable Planning Policies:

PUBLIC UTILITIES: The site has been master planned for drainage, water and sewer service. Sufficient utilities exist at the site.

FLOODPLAIN: A portion of the parcel appears to be within the floodplain. However, no development is being proposed within that area.

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TRANSPORTATION: The petitioner has proposed two access locations to Reeves Road. The primary access will utilize the existing traffic signal at the north end of Plainfield High School. This signal will be upgraded to allow for improved pedestrian access and to operate with timings to allow for the additional traffic. The signal is generally set to a flashing condition and manually operated during school release times and/or events. This manual use is expected to continue. A second access is proposed primarily for service and training use at the west end of the building, but also provides for circulation around the building as needed.

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. The applicant has met and discussed means of mitigating any negative impacts, perceived or actual, with the abutting neighborhoods. The neighborhood to the north, the Passage, has petitioned for the addition of a fence between the walking path and the neighborhood to alleviate trespass concerns. This fence would not impact the use of the walking path.

MOTION 1: Architectural and Enclosure Gate Materials waivers

I move that the Plan Commission **approve / deny / continue** the architectural material and enclosure gate material waivers as filed by CSO Architects, finding that:

1. The requested waiver **represents / Does not represent** an innovative use of Building materials, lighting, Signs, site design features or landscaping which will enhance the use or value of area properties and the safety and functionality of the educational uses;
2. The requested waiver **is / is not** consistent with development located in the immediately surrounding area; and
3. The requested waiver **is / is not** consistent with the intent and purpose of the Plainfield Zoning Ordinance.

MOTION 2: Development Plan

I move that the Plan Commission **approve / deny / continue** DP-19-210 as filed by CSO Architects requesting Architectural Site Design approval for of a proposed 64,971 square foot, two story higher education facility, including architectural waivers, on a parcel zoned S: School that was a part of the 2005 Plainfield High School Master Plan, within six hundred feet (600') of a residential zoned property, finding that:

1. The Development Plan **complies/does not comply** with all applicable Development Standards of the District in which the site is located because:
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 because:
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 because:
4. The proposed development **is/is not** appropriate to the site and its surroundings because:
5. The proposed development **is/is not** consistent with the intent and purpose of the Plainfield Zoning Ordinance because:

And that such approval shall be subject to the following condition(s):

1. Substantial compliance with the plans dated December 20, 2019.