

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

DATE: June 30, 2020

CASE NO.: [DP-20-077](#)

PETITIONER: Civil Site Group Inc. on behalf of Starbucks

REQUESTED ACTIONS: Architectural and site design review for a proposed drive-thru coffee shop

LOCATION: 5050 Cambridge Way
Lot 4 Plainfield Park Section 1

PARCEL SIZE: 1.23 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: Parks and Open Space
West:	GC: General Commercial	West: Parks and Open Space

Project Description

The applicant is proposing to construct a Starbucks drive-thru coffee shop at 5050 Cambridge Way. The site is currently vacant and would be developed to include a 2,144 sq.ft. building with an outdoor patio / dining area, parking areas, and a dumpster enclosure. Surrounding land uses include a carwash to the south and a Taco Bell restaurant to the north.

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

Design Review

Staff requests that the Design Review Committee review the proposed development project and provide comments and / or design recommendations to the applicant and staff prior to the proposal moving forward to the Plan Commission. The following items are identified by the Zoning Ordinance as standards for Development Plan review:

1. **Building Materials:** *(Requirement: Commercial - either all brick with a secondary color of brick being 10% or more, plus 2 or more architectural elements; or, multiple materials with primary material being brick, stone, architectural pre-cast or EIFS, for 50% or more, plus second material for 20% or more, plus multiple colors or architectural elements. If EIFS is used as the primary building material, the secondary building material shall be brick, stone (limestone, granite, fieldstone and the like) or architectural pre-cast (if the surface looks like brick or stone).*

The primary material on the west and south elevations is brick / stone veneer and the secondary material is EIFS. On the north and east elevations, the primary material is EIFS and the secondary material is brick / stone veneer.

2. **Finished Façade Toward a Gateway:** (see #1 above).
3. **Loading Space Orientation:** Appears to be in compliance.
4. **Mechanical Equipment:** *(Roof mounted - All roof mounted mechanical equipment shall be screened based upon an elevation view of the building on all sides. Ground mounted - All ground mounted mechanical equipment shall be screened on all sides by: the building; screen walls or fences of a material and color which is compatible with the primary building; or evergreen or densely twigged hedge plants (with or without mounding) of a height at time of planting which is not less than the height of the mechanical equipment to be screened.)*

Rooftop mechanical equipment is shown behind parapet walls on the elevation drawings.

5. **Trash Enclosure / Trash Compactor:** The dumpster enclosure includes metal panel gates. The DRC should discuss this design option which would require a [waiver](#).
6. **Pedestrian Connectivity:** Connection to existing sidewalk along Cambridge Way shown on plans.
7. **Perimeter Yard Landscaping:** In front yards in the Gateway Corridor at least fifty (50) percent of the required Plant Unit Value shall be made up of Deciduous Shade (Overstory) Trees, Deciduous Ornamental (Understory) Trees or Evergreen Trees. Trees are shown in the front yards however the PUV calculations are not broken down by yard or by type. The applicant intends to submit a revised landscape plan.
8. **Parking Lot Trees:** *(Requirement: Any commercial district or any industrial district shall include at least one interior landscape island measuring eight feet by 18 feet minimum for every 15 parking spaces. Each interior landscape island shall contain at least one deciduous shade (overstory) tree, deciduous ornamental (understory) tree or evergreen tree.)*

The landscape plan indicates that there are three islands, but staff could not determine what was being counted toward the requirement. The applicant intends to submit a revised landscape plan.

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

9. **Parking Lot Screening:** A compact hedge row planted three feet on-center (3' o.c.) and between twenty-four and thirty inches (24" - 30") in height at the time of planting is required between the parking area and Cambridge Way. The applicant intends to submit a revised landscape plan.
10. **Foundation Landscaping:** Foundation planting areas shall have a total area in square feet of not less than two (2) feet times the length of the wall (2' X length of wall = area for foundation planting) to which the foundation planting is oriented. Landscape plan does not include area calculations for foundation plantings. The applicant intends to submit a revised landscape plan.
11. **Site Lighting:** Photometric provided and appears to comply.
12. **Signs:** Proposed wall signs shown on the east, west, and north sides of the building. Plans show a ground sign at the southwest corner of the site.

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. The proposed building orientation places what would normally be considered the back, or rear, of the building toward SR 267 which is a Gateway Corridor. The proposed elevation shows a solid door, electrical equipment, and an access ladder which does not present a desirable aesthetic for the area.

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

PERIMETER PLANTING REQUIREMENTS

LOCATION - NORTH PERIMETER (PN)				
LENGTH - 249'		LEVEL - 1		
REQUIRED POINTS - 2.49				
PROVIDED				
PLANT	QTY	PTS	SUB	
1.5" ORNAMENTAL	1	0.50 EA	0.50	
6' EVERGREEN	5	0.50 EA	2.50	
TOTAL			3.00	

LOCATION - SOUTH PERIMETER (PS)				
LENGTH - 250'		LEVEL - 1		
REQUIRED POINTS - 2.50				
PROVIDED				
PLANT	QTY	PTS	SUB	
2.5" SHADE	3	0.75 EA	2.25	
24" SHRUB	12	0.05 EA	0.60	
TOTAL			2.85	

LOCATION - WEST PERIMETER (PW)				
LENGTH - 327'		LEVEL - 1		
REQUIRED POINTS - 3.27				
PROVIDED				
PLANT	QTY	PTS	SUB	
2.5" SHADE	3	0.75 EA	2.25	
1.5" ORNAMENTAL	2	0.50 EA	1.0	
24" SHRUB	3	0.05 EA	0.15	
TOTAL			3.40	

LOCATION - EAST PERIMETER (PE)				
LENGTH - 316'		LEVEL - 1		
REQUIRED POINTS - 3.16				
PROVIDED				
PLANT	QTY	PTS	SUB	
1.5" ORNAMENTAL	1	0.50 EA	0.50	
2.5" SHADE	3	0.75 EA	2.25	
24" SHRUB	9	0.05 EA	0.45	
TOTAL			3.20	

LEGEND

SYMBOL	DESCRIPTION	4 AG (SY)	PLANT QUANTITY PLANT TYPE REQ. LOCATION
(AD)	ADDITIONAL PLANTING - NOT REQUIRED		
(PN)	NORTH PERIMETER REQUIREMENTS		
(PS)	SOUTH PERIMETER REQUIREMENTS		
(PE)	EAST PERIMETER REQUIREMENTS		
(PW)	WEST PERIMETER REQUIREMENTS		
(FN)	NORTH FOUNDATION REQUIREMENTS		
(FS)	SOUTH FOUNDATION REQUIREMENTS		
(FE)	EAST FOUNDATION REQUIREMENTS		
(FW)	WEST FOUNDATION REQUIREMENTS		
(PI)	PARKING LOT INTERIOR REQUIREMENTS		
(PP)	PARKING LOT PERIMETER REQUIREMENTS		
(CP)	SIGN PLANTING REQUIREMENTS		

FOUNDATION PLANTING REQUIREMENTS

LOCATION - NORTH FOUNDATION (FN)				
LENGTH - 60'		LEVEL - 1		
REQUIRED POINTS - 0.60				
PROVIDED				
PLANT	QTY	PTS	SUB	
24" SHRUBS	12	0.05 EA	0.60	
TOTAL			0.60	

LOCATION - SOUTH FOUNDATION (FS)				
LENGTH - 53'		LEVEL - 1		
REQUIRED POINTS - 0.53				
PROVIDED				
PLANT	QTY	PTS	SUB	
24" SHRUBS	11	0.05 EA	0.55	
TOTAL			0.55	

LOCATION - WEST FOUNDATION (FW)				
LENGTH - 198'		LEVEL - 1		
REQUIRED POINTS - 1.98				
PROVIDED				
PLANT	QTY	PTS	SUB	
1.5" ORNAMENTAL	2	0.50 EA	1.0	
24" SHRUBS	20	0.05 EA	1.0	
TOTAL			2.0	

LOCATION - EAST FOUNDATION (FE)				
LENGTH - 197'		LEVEL - 1		
REQUIRED POINTS - 1.97				
PROVIDED				
PLANT	QTY	PTS	SUB	
1.5" ORNAMENTAL	2	0.50 EA	1.0	
24" SHRUBS	20	0.05 EA	1.0	
TOTAL			2.0	

PARKING EXTERIOR REQUIREMENTS

REQUIRED- 24" TALL SHRUBS, 36" ON CENTER
PROVIDED- 24" TALL SHRUBS, 36" ON CENTER

PARKING INTERIOR REQUIREMENTS

REQUIRED: 1 TREE PER 15 SPACES			
PROVIDED: 1 TREE PER 15 SPACES			
	SPACES	REQUIRED	PROVIDED
PARKING LOT A:	104	7	7

SIGN PLANTING REQUIREMENTS

REQUIRED: 1 SF OF LANDSCAPE PER 1 SF OF SIGN FACE WITH 6 EVERGREEN SHRUBS
PROVIDED: 1 SF OF LANDSCAPE PER 1 SF OF SIGN FACE WITH 6 EVERGREEN SHRUBS

TRASH ENCLOSURE LANDSCAPING REQ.

REQUIRED- 24" TALL SHRUBS, 4' ON CENTER
PROVIDED- 24" TALL SHRUBS, 4' ON CENTER

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

LANDSCAPE CALCULATIONS

FOUNDATION PLANTING AREA CALCULATION: FRONT = 30 LF		
	REQUIRED	PROVIDED
AREA	60 SF	102 SF
PLANT VALUE (LEVEL 1)	.3	.35
36"+ HGT. HEDGE		1
24" HGT. HEDGE		5

FOUNDATION PLANTING AREA CALCULATION: EAST SIDE = 83 LF		
	REQUIRED	PROVIDED
AREA	166 SF	1492 SF
PLANT VALUE (LEVEL 1)	.83	1.35
24" HGT. HEDGE		27

NOTE: AREA AND PLANTS LOCATED ACROSS DRIVE-THRU LANE.

FOUNDATION PLANTING AREA CALCULATION: WEST SIDE = 83 LF		
	REQUIRED	PROVIDED
AREA	166 SF	173 SF
PLANT VALUE (LEVEL 1)	.83	.95
36"+ HGT. HEDGE		7
24" HGT. HEDGE		5

FOUNDATION PLANTING AREA CALCULATION: REAR = 30 LF		
	REQUIRED	PROVIDED
AREA	60 SF	2173 SF
PLANT VALUE (LEVEL 1)	.3	1.85
36"+ HGT. HEDGE		7
24" HGT. HEDGE		23

BUFFER YARD CALCULATION: NORTH 154.91 LF (LEVEL 1)		
	REQUIRED	PROVIDED
PLANT VALUE	1.55	2.25
2 1/2 CAL. SHADE TREE		3

BUFFER YARD CALCULATION: EAST 243.35LF (LEVEL 1)		
	REQUIRED	PROVIDED
PLANT VALUE	2.43	3.00
2 1/2 CAL. SHADE TREE		4

BUFFER YARD CALCULATION: SOUTH 119.44 LF (LEVEL 1)		
	REQUIRED	PROVIDED
PLANT VALUE	1.19	1.20
2 1/2 CAL. SHADE TREE		1
24" HGT. HEDGE		9

NOTE: SHADE TREE LOCATED IN EAST BUFFER YARD DUE TO SITE CONSTRAINTS.

BUFFER YARD CALCULATION: WEST 285.22 LF (LEVEL 1)		
	REQUIRED	PROVIDED
PLANT VALUE	2.85	3.00
1 1/2 CAL. ORN. TREE		6