



Town of Plainfield  
DRC & TAC review

RE: CSU Overhead Door and Storage Lot. Case No. DP-20-071

The following is in response to Design Review Committee Report dated June 30, 2020. Responses to each issue are shown in ***bold italics*** below each comment.

**Project Description** The applicant is proposing to construct a storage lot east of the existing CSU facility. The project includes an expansion of the existing drive on the west side of the existing building to allow for the installation of a new overhead door. A new sign will also be added along Clarks Creek Rd. In 2011 the Board of Zoning Appeals approved petition BZA-11-014 for a variance to allow the expansion of outdoor storage to thirty-eight (38%) percent of Gross Floor Area (GFA) in the I-2 district. The approval was subject to the following conditions:

1. Substantial compliance with site plan submitted file date December 5, 2011 and landscaping plan submitted file date November 11, 2011. ***The proposed plan is in substantial compliance with the December 5, 2011 site plan. The landscape plan has been revised to include additional landscaping but is still in substantial compliance.***
2. The outdoor storage of materials and products shall be limited to the 18,953 square foot storage area as shown on the revised site plan. ***Understood, storage will be limited to designated areas.***
3. No semi-trailers shall be parked in the first row of parking along Metropolis Parkway (Stout Heritage). ***The owner has committed to limit parking along Stout Heritage to vehicles and small trailers. Semi-trailers and equipment will be parked in the designated areas near the north end of the site.***
4. The approved Level 5 perimeter landscaping along Metropolis Pkwy shall be evenly spread out along the entire frontage of Metropolis Pkwy adjacent to the black vinyl chain-link fence with black slats. The site is located within 600' of SR 267, Metropolis Parkway (Stout Heritage), and a residential use (Central Park Apartments). ***The Level 5 planting is proposed as stated above. A wood privacy fence will be provided instead of the black vinyl chain-link fence along the Stout Heritage Parkway and the east end of the new storage lot.***

**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: Industrial- The primary Building material (excluding window, door, roofing and soffit materials) used on each applicable façade shall be brick or other masonry material. If a masonry material other than brick is utilized, it shall include at least two (2) textures (e.g., rough, smooth, striated, etc.) or at least two (2) colors with the secondary texture or color constituting a minimum of ten (10) percent of the façade (exclusive of texture or color variation resulting from windows, doors, roofing and soffit materials). Exterior Building façade renovations which involve no Building additions or only minor Building additions shall demonstrate reasonable efforts to incrementally bring the exterior façade, which is being renovated or added to, into compliance with the provisions for new construction specified above. Full compliance with the provisions for new*

I:\Jobs\2019\19111 - CSU O-H Door\Docs\Permits\2020-07-10 TAC-DRC response\DRC-TAC response letter.docx





construction shall not be a requirement for approval. The petition includes the addition of an overhead door which will face Clarks Creek Rd. and be visible from SR 267 and Stout Heritage Parkway. The existing metal façade does not meet the Gateway Corridor requirements and no effort is being made to incrementally bring the exterior closer to compliance. **As mentioned by the several of the DRC members there are few feasible options for making substantial changes to the exterior of the existing building. In leu of changing the building additional landscaping has been added along the southside and southwest corner of the building. The additional trees will help buffer the building and make for a more appealing view from the public right of way.**

2. **Finished Façade Toward a Gateway:** (see #1 above). **See response above.**

3. **Loading Space Orientation:** Existing and proposed loading spaces face SR 267. **As discussed in a follow-up meeting on July 7<sup>th</sup> with Kevin Whaley and Luke Waltz, as requested be the DRC, it was agreed that a level 5 planting would be provided at the proposed overhead door and extended to the existing mound.**

4. **Mechanical Equipment:** N/A **No response required**

5. **Trash Enclosure / Trash Compactor:** N/A **No response required**

6. **Pedestrian Connectivity:** N/A **No response required**

7. **Perimeter Yard Landscaping:** The landscape plan shows a level 1 planting required along the east yard. This area faces a multi-family residential apartment complex (Central Park Apartments) which is zoned PUD. Staff recommends increasing to at least a level 3 planting which is the level that would be required if the complex were zoned R-6. **As discussed in the July 7<sup>th</sup> meeting with staff since there are existing utilities with the easement along the east side of the proposed storage lot that will limit the ability to add landscaping a wood privacy fence will be added and the additional landscaping was moved to the south end of the existing building.**

As mentioned above the building does not currently comply with the building material requirements for industrial buildings within a Gateway Corridor Overlay. The petition does not include any improvements to the façade of the building to bring it closer to compliance. Staff recommends additional landscaping along Clarks Creek Blvd. to help screen the building from SR 267. **See response to comment 1 above.**

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.) There are 41 parking spaces provided along Stout Heritage Parkway on the landscape plan. One island is shown in the middle of the row. The other required trees are provided at the east end of the lot. The site plan shows two landscape islands and 38 parking spaces. The applicant needs to indicate which plan is correct and revise drawings accordingly. **The landscape plan has been revised to include the parking islands.**

9. **Parking Lot Screening:** The new parking lot is not located between the building and a required yard. Screening has not been added to the existing lot on the west side of the building. **As discussed in the July 7<sup>th</sup> follow-up meeting, a level 5 landscaping was added at the south end of the parking area and extended to the existing berm. It was determined the existing berm was sufficient to screen the remainder of the existing parking.**

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. The landscape plan does not include foundation plantings. **Per the July 7<sup>th</sup> meeting no foundation will be provided. The additional trees located between the road right of way and the building would negate the need for this landscaping as it would not be visible to the public.**

I:\Jobs\2019\19111 - CSU O-H Door\Docs\Permits\2020-07-10 TAC-DRC response\DRC-TAC response letter.docx





11. **Site Lighting:** A photometric has been provided and appears to comply. ***No response required.***

12. **Signs:** Proposed wall and sign location shown on the site plan. No details provided. The site includes two sets of temporary signs that exceed the maximum number (one per frontage) allowed by ordinance. ***The sign details will be provided with the sign permit request. The two temporary signs have been removed.***

#### **STAFF COMMENTS, QUESTIONS AND CONCERNS**

1. Sheet C102 shows an 8' chain link fence (black) w/ slats" and sheet C801 shown a 10' tall fence. The applicant should clarify the proposed height and update drawings accordingly. The DRC should review the proposed fence and determine whether or not 1.) The fence will be compatible with the existing and 2.) The type of fencing is suitable for the area. ***The plans have been revised to show an 8' wood privacy fence along the south and east sides of the site and black vinyl chain-link with black slats along the north end of the site.***

2. The required setback along Stout Heritage Parkway is 60'. Based upon the location of the parking area and fence the applicant will need to submit findings for a Development Incentive for Depth of Required Yard. ***The Development incentive form is included with this submittal.***

3. Based upon the location of the overhead door the applicant will need to submit findings for an Orientation of Loading Space Development Incentive. A level 5 planting would be required (1.0 required plus 4.0 for use of the incentive) ***The Development Incentive for is included with this submittal.***

Professionally,  
Greg Dempsey,  
Project Manager

