

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

DATE: June 8, 2021

CASE NO.: DP-21-061

PETITIONER: Robert R. Carr Properties, Inc.

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

LOCATION: 1916 Crown Plaza Blvd.

PARCEL SIZE: 1.07 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:	Parks and Open Space
North:	GC: General Commercial	North:	Single-Family Attached
South:	GC: General Commercial	South:	Multi-Family
East:	R-6: High-Density Residential	East:	Multi-Family
West:	R-6: High-Density Residential	West:	Local / Corridor Commercial

Project Description

The applicant is proposing to construct an 8,000 sq.ft. office building located at the northeast corner of Clarks Creek Rd. and Crown Plaza Blvd. The site is currently vacant and is surrounded by a mobile home community to the north, multi-family to the east, a multi-tenant office building to the south, and multi-family to the west. The proposed building would be architecturally similar to the existing office building located to the south.

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Design Review

The following items are identified by the Zoning Ordinance as standards for Development Plan review:

Text Requirement specified in the Zoning Ordinance
Text Staff Comments – Needs Attention

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 building material on each elevation is brick.

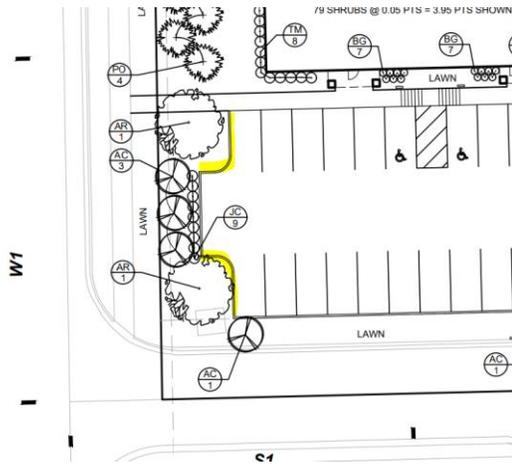
2. **Finished Façade Toward a Gateway:** (see #1 above).
3. **Loading Space Orientation:** No loading spaces face a Gateway Corridor.
4. **Mechanical Equipment:** *(Roof mounted - All roof mounted mechanical equipment shall be screened based upon an elevation view of the building on all sides. Ground 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.)*

Ground mounted units will be provided on the north side of the building. The units would be screened by the building to the south and an existing privacy fence to the north. **Staff has requested that landscaping be added to the west side of the unit closest to Clarks Creek Rd. to provide screening from the west and the applicant has agreed to add plantings in that location.**

5. **Trash Enclosure / Trash Compactor:** Enclosure is 6' tall, matches the building materials, and includes composite wood gates. Complies.
6. **Pedestrian Connectivity:** Connection to an existing sidewalk on Clarks St. is shown on the site plan. Complies.
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.)* Complies.
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.)* Complies.
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 the front yard).*

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Additional hedge row is needed between the parking stalls and front yard.



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.)*

Complies.

11. **Site Lighting:** *(Lighting shall not cause illumination beyond any Lot Line in a Commercial District.)* Photometric provided and shows a very small amount of footcandles at the property line in various areas.

The narrative states that no parking lot lighting will be provided. No exterior wall lighting is proposed on the plans. **The applicant had indicated that there would be lighting in the eaves, but no information has been provided at this time.**

12. **Signs:** The applicant has indicated that the existing monument sign located on the south side of Crown Plaza Blvd. will be utilized for the new building. No additional signage has been proposed.

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. Staff recommends that pedestrian connectivity be established with the sidewalk located along the south side of Crown Plaza Blvd. by adding a walkway on the east side of the property.
2. In reviewing development plans the Plan Commission must find that the proposed development is appropriate to the site and its surroundings. The applicant has noted that the landscape requirements could an appearance of incompatibility with the office site to the south, which does not include nearly as many plantings. The applicant has expressed an interest in providing the total Plant Unit Values required but proposes shifting some of the materials to the other site

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to effectively “balance” the overall landscaping between both properties.

The ordinance allows a redistribution of plant materials to other portions of the same lot as part of an Alternate Landscape Plan Approval. A waiver of the landscape requirements would be needed to allow the applicant’s request. Does the DRC support this concept or have any comments regarding this proposal?