

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

DATE: July 6, 2021

CASE NO.: [DP-21-063](#)

PETITIONER: State Permits Inc. for McDonald's

REQUESTED ACTIONS: Architectural and site design review for a proposed exterior renovation of an existing drive-thru restaurant

LOCATION: 2655 E. Main St.

PARCEL SIZE: 1.14 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:	Regional Commercial
North:	GC: General Commercial	North:	Regional Commercial
South:	PUD: Planned Unit Development	South:	Regional Commercial
East:	GC: General Commercial	East:	Regional Commercial
West:	GC: General Commercial	West:	Regional Commercial

Project Description

The applicant is proposing to renovate an existing McDonald's restaurant located at 2655 E. Main St. The project includes an addition to the existing dumpster enclosure located at the southeast corner of the property and installation of a new walkway to connect with the existing sidewalk along Main St. Six parking spaces located along Main St. will be designated for mobile pickup orders. Portions of the proposed exterior elevations include a metal paneling system which would require a waiver of the building material requirements in a Gateway Corridor.

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Design Review

The committee reviewed the project on June 8th and recommended that the petition be brought back for the July 6th meeting subject to the following comments:

1. Provide material samples to the DRC and Plan Commission.
To be provided at the meeting.
2. Revise the elevations so that they are easier to read and interpret.
The elevations have been revised by the applicant.
3. Address the remaining comments regarding lighting, landscaping, etc. listed in the staff report.
Comments have been updated to reflect the revisions provided by the applicant.

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 from applicant
Text	Staff Comments – Request DRC input

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).*
 - a. Building material percentages have been provided for each elevation.
 - b. Exterior Building façade renovations which involve no building additions or only minor building additions are required to 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. *Does the DRC feel that the proposed design fulfills this requirement?*
 - c. The applicant has requested a waiver of the building material requirements to allow a metal paneling system on part of the building. *Does the DRC support the request?*
2. **Finished Façade Toward a Gateway:** (see #1 above).
3. **Loading Space Orientation:** No changes proposed.
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*

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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.)

The existing building has several rooftop units which are currently visible. The proposed renovation will extend the parapet to screen the units from all sides from elevation view, except at the ladder access opening.

5. **Trash Enclosure / Trash Compactor:** Elevations and details have been provided. Landscaping shown along the walls of the enclosure.
6. **Pedestrian Connectivity:** Connecting to the existing sidewalks system is being provided. 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.)* No changes proposed.
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.)* No changes proposed.
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).* No changes proposed.
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.)* No changes proposed.
11. **Site Lighting:** *(Lighting shall not cause illumination beyond any Lot Line in a Commercial District except for Lot Lines in common between Out Lots or Lot Lines in common between Out Lots and the main portion of an Integrated Center- two (2) foot candles allowed at the right-of-way.)*
Lighting cutsheets for the building fixtures have been provided. The applicant has indicated that there will not be any changes to the site lighting.
12. **Signs:** Signage will have to comply with the sign ordinance.

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. Access to the roof via a ladder system will remain visible after the renovation. A note on sheet A2.1 had indicated that the ladder would be painted to match the surrounding building material, but this note appears to have been removed. Staff has observed instances where this type of rooftop access has been painted a bright color (ex: yellow) without Town approval, which draws attention to an otherwise unsightly fixture of the building. Staff will add a condition to the Plan Commission's motion which would restrict the color of the ladder as previously noted on the plan.