

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: July 13, 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 include a brick exterior and be architecturally similar to the existing office building located on the south side of Crown Plaza Blvd. The property is within 600 feet of residential zoning and is subject [Article 5.5](#) of the Plainfield Zoning Ordinance.

As shown below, several existing mobile homes from the Woodland Trace Mobile Home Park are currently encroaching onto the site through the use of an easement [encroachment agreement](#). The

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development plan has been reviewed by staff at the Plainfield Fire Territory to ensure compliance with applicable fire codes.



Design Review

This request was reviewed by the Design Review Committee (DRC) at its June 8, 2021 meeting. The committee recommended approval of the petition subject to the following comments:

1. Provide material samples for the Plan Commission meeting. **To be supplied at the hearing.**
2. Color-coordinate the brick exterior with the building to the south as much as possible. **The applicant has provided a [digital photo](#) of the material samples.**
3. Provide pedestrian connectivity on the east side of the property as shown on the alternate landscape plan. **Shown on the site plan.**
4. The committee supports a re-distribution of certain landscape materials to other nearby surrounding properties so long as the total required Plant Unit Value is maintained. **See sheet L101 for details.**

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

Text Requirement specified in the Zoning Ordinance

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*

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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, an existing privacy fence to the north, and landscaping to the west.
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). Complies.*
 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.

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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.

APPLICABLE PLANNING POLICIES

Public Utilities

Existing site already served by utilities.

Floodplain

The property is not located within a Special Flood Hazard Area.

Transportation

The development fronts public right-of-way along Clarks Creek Road but is proposed to derive its access from the adjacent private street, Crown Plaza Boulevard, through a single access drive. This layout is essentially identical to the similar building located immediately to the south. An existing ingress/egress easement provides sufficient access from the public right-of-way to the point of access. This development does not meet the threshold to require a traffic study, and based upon the expected uses, is not expected to create any traffic concerns.

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. 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 result in 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 and nearby apartments 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. Therefore, a waiver of the landscape requirements would be needed to allow the applicant’s request. The DRC supported this concept during its review of the project.
2. At the recommendation of staff and the Design Review Committee, the petitioner has added a walkway on the east side of the property to connect with the sidewalk on the south side of Crown Plaza Blvd. This improvement will provide better pedestrian connectivity with the surrounding multi-family uses to the east and the office building to the south.

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MOTIONS

Motion 1: Landscaping Waiver - I move that the Plan Commission **approve / deny / continue** the requested landscaping waiver finding that:

1. The requested waiver **represents / does not represent** a(n) innovative use of building materials, lighting, Signs, site design features or landscaping which will enhance the use or value of area properties;
2. The requested waiver **is / is not** consistent with and compatible with other development located along the [Gateway Corridor](#) or within six hundred (600) feet of a residential District; 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-21-061](#) as filed by Robert R. Carr Properties, Inc. requesting Architectural Site Design approval for an office building on a site zoned [GC: General Commercial](#) within 600 feet of a residential district finding that:

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

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

1. Substantial compliance with the development plan file as of July 13, 2021, including compliance with the redistribution of required plant materials as shown on sheet L101.