

# TOWN OF PLAINFIELD PLAN COMMISSION REPORT

**DATE:** January 3, 2022  
**CASE NO.:** PP-21-133  
**PETITIONER:** Pulte Group  
**REQUESTED ACTIONS:** Primary Plat Approval of a 242-lot Residential Subdivision  
**LOCATION:** Northeast corner of Smith Road and Township Line Road  
**PARCEL SIZE:** 45.598 acres +/-  
**APPLICABLE REGULATIONS:** [Plainfield Zoning Ordinance](#)  
[Plainfield Subdivision Control Ordinance](#)  
[Plainfield Comprehensive Plan](#)



<b>EXISTING ZONING AND LAND USE</b>		<b>COMPREHENSIVE PLAN</b>	
<b>Site:</b>	PUD <a href="#">Planned Unit Development</a>	<b>Site:</b>	Single-Family Detached
<b>North:</b>	PUD <a href="#">Westmere PUD</a>	<b>North:</b>	Single-Family Detached
<b>South:</b>	GC <a href="#">Planned Unit Development</a>	<b>South:</b>	Single-Family Detached
<b>East:</b>	I-2 <a href="#">Office/Warehouse Distribution</a>	<b>East:</b>	Adesa
<b>West:</b>	PUD <a href="#">Planned Unit Development</a>	<b>West:</b>	Single-Family Detached and Multi-family

## **PROJECT DESCRIPTION**

The petitioner is proposing to subdivide 45.598 acres (+/-) into a 242-lot residential subdivision. The subdivision will include private alleys. The approval of this plat will be conditioned upon the approval of the Hobbs Station Mixed Use Plat ([PP-21-135](#)) as it will derive initial access through streets to be created through that plat. A Subdivision Control Ordinance waiver will be required due to the request for a different street standard. The petitioner has requested the waiver and Staff would support allowing the Director to have the authority to approve minor modifications that may be necessary due to the new type of subdivision layout.

## **PLANNING OVERVIEW**

The proposed residential development was approved as a part of the [Hobbs Station Planned Unit Development](#), a commercial/residential mixed use, and is bounded on the east side by the [Terminus at Hobbs Station](#), an industrial development. Although it is largely a unified development, Staff thought it prudent to hear the plats independently so that any potential delay in one plat would not impact the ability of the other two to move forward.

## **APPLICABLE PLANNING POLICIES**

**Public Utilities:** General Comment: The Block A Primary plat relies upon water, sewer, storm drainage and roadway improvements that only become available if/when the Hobbs Station Mixed use area primary plat is approved and developed. While the overall Hobbs Station project has been proposed as a coordinated unit it is imperative that infrastructure projects and platting be sequenced logically to support the proposed

# **TOWN OF PLAINFIELD PLAN COMMISSION REPORT**

development patterns and uses. A phasing plan has been submitted which assumes an affirmative outcome on the Mixed-Use plat. If the mixed-use primary plat were to fail, then the Block A plat would need to be revised as it is interdependent on infrastructure and easements contained within the Mixed-Use area.

## Water

- a. The water service plan proposed appears adequate due to the connection to the high-pressure main on Smith Road.
- b. Water main, meter pit and hydrant placement along the internal roadways will be a challenging part of the final design effort due to reduced setbacks in some areas. Exclusive easements may need to be added to the plat to coordinate water and other utility services.

## Sanitary Sewer

- a. As currently proposed, Sanitary sewer service for this area relies upon an easement or easements that have not yet been obtained along the west side of Smith Road. Obtaining the offsite easement(s) or an alternate sewer route which does not require offsite easements must be a condition of primary approval.
- b. Sheet C106 appears to have some drafting errors. A gap in the sanitary sewer near lot 22 and lot lines that seem to overlap on lots 22-40 will need to be cleaned up. This also led to difficulty seeing the point where the sewer extends to the east line of Block A. Again, these appear to be minor issues to correct at the primary stage.

## Storm Drainage

- a. Drainage planning shown indicates that Block A drains to the detention construction within a 7-acre common area south of Station Road. The concept is reasonable and appears to be capable of meeting Town drainage ordinance and water quality requirements.
- b. A detailed drainage report supporting the concept and a drainage design meeting Town standards and ordinances will be required.

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

**Transportation:** This plat recommends a fairly typical street layout for the single family design that was approved under the PUD. As has been noted for other Hobbs Station locations, the established rights-of-way are dependent upon public rights-of-way being created through other related plats, particularly for the creation of Station Road and Road A.

Of note is that right-of-way is being platted in some areas at a reduced width of 42'. Again, this is reflected as part of the PUD, though Staff has provided a comment to the Petitioner requesting the right-of-way widths be more clearly illustrated on the Primary Plat.

Similarly, Staff has offered comments requesting more detail be illustrated regarding utility easements and Private Alley access easements to help clarify the intended direction this Primary Plat will establish for the Secondary Plat and final utility design/placement.

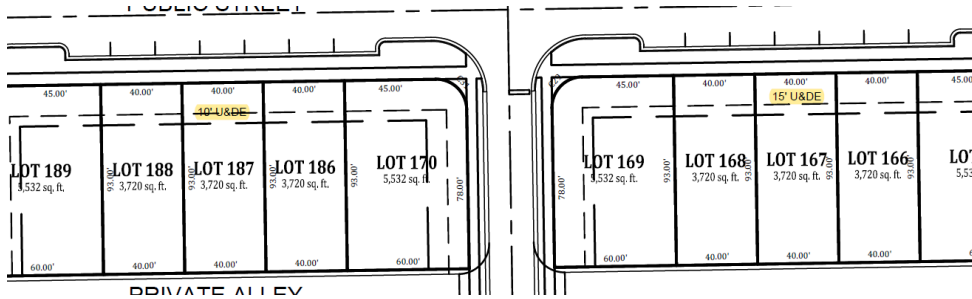
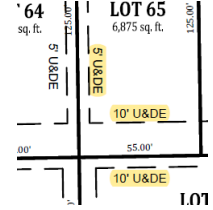
## **STAFF COMMENTS, QUESTIONS, AND CONCERNS**

1. The alleys may need to be named for addressing purposes. This is not as critical where a frontage along a named street is available, but it appears that at least 18 lots do not have such a frontage.
2. Waivers to the Subdivision Control Ordinance (Chapter 153) are required to effectuate the design approved by the Planned Unit Development. As the zoning ordinance is currently written, a

# TOWN OF PLAINFIELD PLAN COMMISSION REPORT

Planned Unit Development can only modify the provisions in the Zoning Ordinance (Chapter 154). The applicant has provided the required documents for such waivers.

3. Typically, Staff would be concerned about requesting a “blanket” waiver to the Subdivision Control Ordinance. In this case, since this is a development type that the Town does not frequently undertake, Staff believes it to be appropriate to allow the Director to approve minor waivers to the Ordinance that may be necessary due to unforeseen conditions.
4. It appears that some of the Utility and Drainage Easements (U&DE) are labeled with incorrect dimensions (see example at right and below). While these are relatively minor, easy-to-fix issues, it will be essential to get these corrected prior to secondary plat submittal.



## **MOTION 1: Primary Plat Waivers**

I move that the Plan Commission **approve / deny / continue** waiver(s) to the Subdivision Regulations to allow the development to be subdivided in concordance with the approved Planned Unit Development the finding that:

1. The granting of the waiver **will not / will** be detrimental to the public safety, health or welfare, or injurious to other property;
2. The conditions upon which the requests for the waivers are based **are / are not** unique to the property for which waivers are sought and are not applicable generally to other property;
3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner **would / would not** result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out; and,
4. The waivers **will not / will** contravene the provisions of the Plainfield Zoning Ordinance or the Comprehensive Plan.

## **MOTION 2: Primary Plat**

I move that the Plan Commission **approve / deny / continue** PP-21-133 to create a 242-lot residential subdivision on approximately 45.598 acres finding that:

1. Adequate provisions **have / have not** been made for regulation of minimum lot width, minimum lot depth and minimum lot area;
2. Adequate provisions **have / have not** been made for the widths, grades, curves and coordination of subdivisions public ways with current and planned public ways; and
3. Adequate provisions **have / have not** been made for the extension of water, sewer, and other municipal services.

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

1. Compliance with the Town Standards, including but not limited to the following Chapters of the Plainfield Town Code;
  - Chapter 51: General Sewer Use and Wastewater Pretreatment

## ***TOWN OF PLAINFIELD*** **PLAN COMMISSION REPORT**

- Chapter 52: Water Regulations;
  - Chapter 55: Drainage;
  - Chapter 56: Storm Water;
  - Chapter 93.15: Access to Public Streets and Thoroughfares;
  - Chapter 152: Flood Hazard Reduction; and,
  - Chapter 153: Subdivision Control Ordinance
2. Substantial compliance with the primary plat file dated January 3, 2022.
  3. Any additional waivers to the Subdivision Regulations beyond what is shown in the approved primary plat file will be at the discretion of the Director of Planning and Zoning.