

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: February 7, 2022
CASE NO.: PP-21-140
PETITIONER: Banning Engineering for Drees Homes
REQUESTED ACTIONS: Primary Plat Approval of a 378-lot Residential Subdivision
LOCATION: Southeast corner of intersection of Hadley Road and Hall Road/CR 675 E.
PARCEL SIZE: 167.3 acres +/-
APPLICABLE REGULATIONS: [Plainfield Zoning Ordinance](#)
[Plainfield Subdivision Control Ordinance](#)
[Plainfield Comprehensive Plan](#)



EXISTING ZONING AND LAND USE		COMPREHENSIVE PLAN		
R3/R4	Medium Density Residential	Site:	SFD	SFD: Single Family Detached
PUD	Glen Haven PUD	North:	SFD	SFD: Single Family Detached
RB	Single Family Residential (<i>Hendricks County</i>)	South:	SFD	SFD: Single Family Detached
R3	Medium Density Residential	East:	SFD	SFD: Single Family Detached
RB	Single Family Residential (<i>Hendricks County</i>)	West:	SFD	SFD: Single Family Detached

PROJECT DESCRIPTION

The petitioner is proposing to subdivide 167.3 acres (+/-) into a 378-lot residential subdivision. No waivers or deferrals have been requested by the applicant.

The proposed primary plat does not include the area within the Hall Business PUD. The PUD will require a Primary and Secondary Plat upon future development.

PLANNING OVERVIEW

The site is generally located on the southwest side of intersection of Hall Road and Hadley Road. The extension of the east-west collector, Hackamore Drive, is proposed to roughly bisect the development. This road is on the Town's Thoroughfare Plan and will eventually provide an important link between Moon Road and parts east.

The residential development will eventually have four access points: One off both Hadley Road and CR 600 S, a direct access to Hall Road and an access off Hackamore Road which will eventually cross from Hall Road to Moon Road. Stub streets have been extended to large parcels on the northwest and southeast edges of the development.

APPLICABLE PLANNING POLICIES

Public Utilities:

Water: Public water mains of sufficient size exist along three sides of the project. Looping of the proposed new mains with the existing mains will provide excellent service to this area.

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Sanitary sewer: A lateral stub should be added for potential service to the parcel at 6613 E CR 600 S. This would eliminate the need to cross the new road or dig up lot 4 if service is ever necessary. Sewer on the south end of the project along CR 700 S needs to be extended to the west boundary of the property.

Storm Sewer: The drainage report indicates that Town ordinances for detention and water quality are being considered and can be met. The outfall points from section 3 and 4 will need additional review to assure sufficient capacity is available downstream to receive the planned flow. Both outfall points may also require approval by the county drainage board due to their proximity to a county drain.

Floodplain: No known flood plain issues. The property is not located within a Special Flood Hazard Area.

Transportation: The proposed plat is consistent with the existing PUD zoning and the Town's Thoroughfare Plan for planned street improvements. Public right-of-way is being dedicated along existing Hadley Road, CR 675 E, and CR 700 S. Additionally, new right-of-way for Hackamore Road is being platted to match the 70' width required for a Collector level roadway. The construction of Hackamore Road, amongst other details, was addressed as part of a Memorandum of Understanding approved by the Town Council on October 25, 2021.

The plat addresses a widened street approach at Hadley Road wherein the NB approach can be striped to include for a left and right turn lane. This was a recommendation from the original traffic impact study that was submitted for the development.

Pedestrian connectivity with existing infrastructure is being achieved through new mid-block street crosswalks where existing 8' multi-use sidepaths already exist on the opposite sides of both Hadley Road and CR 675 E. Relatedly, the petitioner has committed to constructing a portion of internal sidewalks along Streets A & D to a 6' width to provide widened pedestrian facilities that will connect to an internal neighborhood trail that runs through a common area. DPW has been consulted and is agreeable to reducing the grass strip to 4' width provided this reduction is done opposite of the final watermain location. The petitioner is requesting that the commitment to construct these crosswalks and sidewalks as generally shown be viewed as suitable justification for eliminating other new sidewalk improvements that would not immediately serve to connect, such as north on CR 675 E and east on Hadley Road.


At the request of Staff, the petitioner has agreed to dedicate additional right-of-way at the intersection of Hackamore Road and CR 675 E that is intended to accommodate a future potential roundabout.

Lastly, Town staff has requested that right-of-way along the eastern edge of Street A be platted against the existing parcel line shared with the Shelton property. Establishing this as public right-of-way now will provide the ability to connect more easily to the new public street, should it be determined to be desirable by new development and the Town in the future. This is not reflected on the current version of the plat, but the petitioner has advised *that it takes no objection to this change.*

STAFF COMMENTS, QUESTIONS, AND CONCERNS

1. As of distribution time, Staff has received one (1) public comment. When comments are received with adequate time to be placed on the website, they will be placed under the "Public Comment Information" header on the "Hearing Information Tab" (*see example at right*). Staff will inform the commission of such comments.

There will be a delay between the public commenting and it appearing on the website as the comment software routes it to the Communications Director for distribution to the correct staff members.

Hearing Information	Hearing Information Date: February 7, 2022 Time: 6:30 pm Location: Plainfield Fire Territory Headquarters, 591 Moon Road, Plainfield
Applicant Information	Public Comment Information Submit Comment
Documents and Forms	Comment from Kelly Graves 
	Staff Contact Information Eric Berg, AICP, Senior Planner, email Eric Plan Commission Staff Report
	Disposition To be determined

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MOTION

I move that the Plan Commission **approve** / **deny** / **continue** PP-21-140 to create a 378-lot residential subdivision on approximately 167.3 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
 - 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 February 7, 2022.
3. Coordination of potential street names with the Town's GIS Planner to avoid emergency response issues.
4. Prior to the issuance of secondary plat, any/all offsite drainage easements and any/all required Hendricks County Drainage Board approvals shall be obtained by the applicant.