

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

DATE: February 10, 2022

CASE NO.: [FDP-22-013](#)

PETITIONER: Hobbs Station MU Multifamily QOZB LLC

REQUESTED ACTIONS: Final Detailed Plan review for a mixed-use project consisting of a 5-story apartment complex with 300 units, retail and commercial space, support spaces and a 2-story parking garage with 524 spaces.

LOCATION: Northeast corner of the Smith/Township Line Road roundabout

PARCEL SIZE: 6.10 acres +/-

APPLICABLE REGULATIONS: [Hobbs Station Planned Unit Development](#)
Plainfield Zoning Ordinance
Plainfield Subdivision Control Ordinance
Plainfield Comprehensive Plan



<u>EXISTING ZONING AND LAND USE</u>		<u>COMPREHENSIVE PLAN</u>	
Site:	PUD Hobbs Station PUD	Site:	Single Family Detached
North:	PUD Hobbs Station PUD	North:	Single Family Detached
South:	PUD Hobbs Station PUD	South:	Single Family Detached Parks and Open Space
East:	PUD Hobbs Station PUD	East:	Single Family Detached
West:	AG Agriculture	West:	Multifamily

PROJECT DESCRIPTION

The applicant is seeking Final Detailed Plan review for a mixed-use project consisting of a 5-story apartment complex with 300 units, retail and commercial space, support spaces and a 2-story parking garage with 524 spaces.

PLANNING OVERVIEW

The site is located at the northeast corner of the Smith/Township Line Road roundabout and was rezoned last years as a part of the [Hobbs Station Planned Unit Development](#), a mixed-use, mixed product development.

Ingress to the site will be accomplished through an entrance on Smith Road, as well as entrances off three new streets, tentatively named Station Boulevard, King Street, and Pearson Plaza. These names have not yet been reviewed by the Hendricks County Communications Center and may change due to the potential to cause confusion with similar names.

The applicant has provided a plan that correlates with the development standards of the PUD—but much of the aesthetic standards were left open to the Design Review Committee and Plan Commission as the plan referenced “representative renderings” that would conceptually show the buildings in terms of design, materials, et cetera. This does provide great leeway for both the Design Review Committee and Plan Commission to require changes or modifications.

TOWN OF PLAINFIELD

DESIGN REVIEW COMMITTEE REPORT

This building will set a precedent as the first new structure, not only in this development, but in this general area. It will have a design impact on the future nearby structures as there will likely be design cues or motifs that are carried across to the other buildings.

It may also impact the design(s) in the upcoming development across Smith Road and potential development and redevelopment along both Smith and Perry Roads toward the Shops at Perry Crossing.

Considering the impact that this structure will have, it is essential that the applicant and the committee and commission “get it right.” With very few written standards and only “representative renderings” to guide Staff, the Design Review Committee, and the Plan Commission, this becomes more of a subjective task than an objective task.

DESIGN REVIEW

Staff requests that the Design Review Committee review the proposed development project and provide comments and / or design recommendations to the applicant and staff. The following items are identified by the Zoning Ordinance as standards for Development Plan review:

1. **Minimum Yards and Building Setbacks: Complies.**
2. **Finished Façade Toward a Gateway: Complies.**
3. **Loading Space Orientation: Not applicable.**
4. **Outside Storage: None shown. Complies.**
5. **Maximum Building Height: Complies.**
6. **Parking Spaces: Complies.**
7. **Site Lighting:** The photometric plan and fixtures will be reviewed as a part of the Improvement Location Permit (ILP) and the civil plans for the area due to the proximity to the adjacent roadways as per the PUD ordinance
8. **Building Materials:**
9. **Mechanical Equipment:** The following information has been provided: “We will have mechanical rooftop units and are still looking through sizes. The majority of them will be split system residential RTU's that relational to the height of the parapet. We have a couple gas-fired units for the corridors and amenities but are still working through the sizes. I'm confident they will not be of consequential size. We can follow up when we have more information.”
10. **Trash Enclosure / Trash Compactor:** The applicant has stated that the enclosures will be within the building.
11. **Pedestrian Connectivity: Complies.**
12. **Perimeter Yard Landscaping: Complies.**
13. **Parking Lot Trees: Complies.**
14. **Parking Lot Screening: Complies.**
15. **Foundation Landscaping: Complies.**
16. **Signs:** Conceptual sign information has been presented. Permits will still be required for any/all non-exempt signage.

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. Are there sufficient architectural details to break up the large mass of the building?
2. Are there elements of the building/site that should be revisited?
3. On the west elevation, what does the notation “Courtyard Elevations Beyond” signify?