

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

DATE: March 10, 2022

CASE NO.: [PUD-21-123](#)

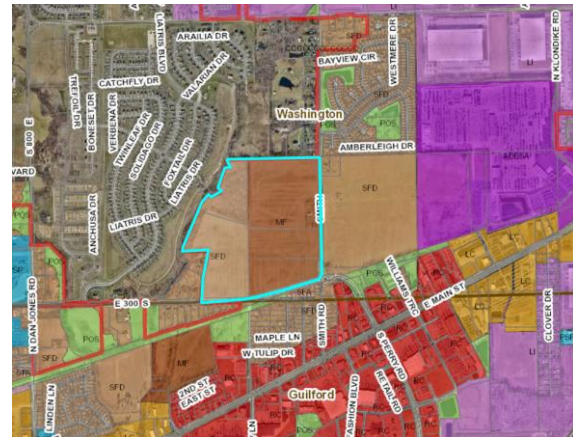
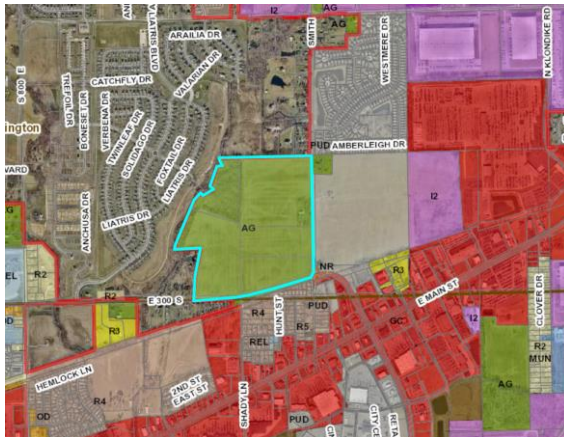
PETITIONER: Olthof Homes

REQUESTED ACTIONS: Zone Map Amendment of 126 acres from AG: Agriculture to Bo-Mar PUD, consisting of approximately 80 single family residential units, 60 paired villas, 306 townhomes, and 315 apartment units

LOCATION: NW corner of Smith Rd. and Township Line Rd.

PARCEL SIZE: 126 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:	AG: Agriculture	Site:	Multi-Family / Single-Family Detached
North:	Town of Avon/Hendricks County	North:	Town of Avon
South:	R4: Medium Density Residential	South:	Single-Family Attached / Parks and Open Space
East:	Planned Unit Development	East:	Single-Family Detached
West:	Town of Avon/Hendricks County	West:	Single-Family Detached

PREOJECT DESCRIPTION

The petitioner is proposing to rezone 126 acres from AG: Agriculture to Bo-Mar PUD, consisting of approximately 80 single family residential units, 60 paired villas, 306 townhomes, and 315 apartment units. The project narrative describes Bo-Mar as, "...a diverse, master-planned district with multiple

TOWN OF PLAINFIELD

DESIGN REVIEW COMMITTEE REPORT

types of residential dwellings that transition seamlessly with the surrounding area and the proposed Hobbs Station PUD.”

PLANNING OVERVIEW

The site is primarily being used for agricultural purposes and include a single-family residence along with associated accessory structures on the west side of Smith Rd. Nearby land uses include single-family residential to the west and south. Planned mixed-use, multi-family, and single-family uses will eventually be developed on the east side of Smith Rd. as part of the Hobbs Station PUD. The area included in the petition will serve as a transition between the more urbanized development pattern of Hobbs Station and the suburban single-family residential pattern of The Settlement in Avon to the west.

Early in the planning process Town Staff recognized that development of this site in conjunction with Hobbs Station would have a substantial impact on transportation. While Township Line Rd. was constructed to accommodate increased traffic volumes, Smith Rd. is currently two-lanes and adding travel lanes would be counterproductive to the urban development pattern proposed at Hobbs Station. Staff recommended that the Bo-Mar development include a spine road which would extend Shady Ln. through the site and over to Smith Rd. at the entrance to Hobbs Station. This layout is intended to help reduce traffic increases on Smith Rd. by providing additional / alternative route options for motorists. This may also decrease the viability of Smith Road as a cut-through for semi-trucks from Allpoints to Main Street, which is a stated transportation goal.

The Town’s Comprehensive Plan identified this site as a Priority Growth Area and recommends a mixture of single-family detached and multi-family uses. The petitioner has included these uses as well as two-family and townhome units. The overall mix of housing types will diversify Plainfield’s housing inventory while adding density to an area that is already served by infrastructure.

DESIGN REVIEW

The zoning ordinance states that the intent of the Planned Unit Development (PUD) District is designed to:

- Encourage creativity and innovation in the design of developments;
- Provide for more efficient use of land including the reduction of land area disturbed for utility lines and motor vehicle Access;
- Permit special consideration of property with outstanding natural or topographical features;
- Facilitate use of the most appropriate construction techniques in the development of land; and,
- To provide for any individual land use not otherwise specified elsewhere in this Ordinance. The PUD District provides flexibility in land use regulations by allowing for the consolidation of the Subdivision and Zone Map Change procedures.

As a Planned Unit Development, the petitioner is allowed to propose development standards specific to the project. While there aren’t any requirements that would be applicable to a PUD, this report may refer to comparable zoning districts as a baseline for comparison. Staff requests that the Design Review Committee review the proposed development project and provide comments and / or design

TOWN OF PLAINFIELD

DESIGN REVIEW COMMITTEE REPORT

recommendations to the applicant and staff prior to the proposal moving forward to the Plan Commission.

Original staff comments are highlighted in yellow. Additional comments based upon amendments and revisions are shown in blue text.

1. Building Materials:

Single-Family and Paired Villas

P.10 – “The front elevation of all single-family and paired-villa homes in the Single-Family Section and Paired Villa Section shall have at minimum a two (2) foot tall knee wall of Masonry Material (exclusive of doors, windows, garage doors and areas under covered porches). The exterior Building Materials shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding, and board and batten siding. What about side and rear elevations? The PUD has been updated to require a minimum of two windows with 4-inch trim. Exhibits F and G identify buildings with an “enhanced” elevation.

Townhomes

P.15 - The front elevation of all Townhomes shall have at minimum a two (2) foot tall knee wall of Masonry Material (exclusive of doors, windows, garage doors and areas under covered porches). The exterior Building Materials shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding, and board and batten siding. What about side and rear elevations? Exhibits F and G identify buildings with an “enhanced” elevation.

2. **Mechanical Equipment:** No information provided. Where will AC units be in relation to the townhomes? Language has been added to the PUD to require compliance with the PZO on page 20 for the Townhome section. The multi-family section states, “HVAC mechanical equipment shall be screened with landscaping, fencing, or another screening method so that it is not highly visible.” and is subject to PC approval during the Final Detailed Plan review. The language is somewhat vague, but this gives the PC and DRC control in the approval process. Staff does have some concerns about the phrase “highly visible” because it implies that mechanical equipment may be partially visible. This may be appropriate for ground equipment where landscaping cannot fully screen the entirety of a unit, but rooftop equipment should be screened by elevation.
3. **Pedestrian Connectivity:** Pedestrian facilities are proposed throughout the development and are intended to provide internal and external linkages. Staff has requested that a pedestrian crosswalk across Township Line Rd between Shady Ln and Smith Rd. be added to the concept plan.
4. **Landscaping** – The proposed landscaping for the single-family and paired homes is comparable to that of the Hobbs Station PUD. The text of the ordinance notes that landscaping in the Townhome section will have to comply with the Plainfield Zoning Ordinance (PZO). Landscaping in the multi-family section would be subject to Plan Commission approval. Recommend adding language to state that the multi-family section would, at a minimum, shall comply with the requirements of the PZO.

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

5. **Site Lighting:** The ordinance states that lighting shall comply with the PZO. One notable difference between the Hobbs Station PUD and Bo-Mar is that Hobbs stated, “The cost of such street lighting shall be paid by the HOA.” and Bo-Mar does not include this language.
6. **Mailboxes:** The ordinance states that mailboxes may be located in the right-of-way adjacent to each residence, in a gang box or boxes strategically located within the community, or near the Park area. Does the DRC have any preferences on mailbox location, type, etc.? The PUD has been amended to eliminate individual mailboxes.
7. **Signs:** Sample monument signs have been provided within the exhibits. The PUD text states, “The type and placement of signs throughout the PUD shall be complementary and shall be subject to Plan Commission approval as part of the Final Detail Plan approval of a phase of development within the PUD.” Staff is awaiting a signage plan showing entrance marker types and locations. Sign information including locations and renderings has been provided.

STAFF COMMENTS, QUESTIONS, AND CONCERNS

1. The layout includes townhomes which will front on the spine road, whereas the paired homes and single-family will have the rear yards oriented toward the street. Staff has conveyed that having structures facing the street on both sides would provide for a more desirable streetscape by providing symmetry and an improved visual aesthetic. Potential options could include shifting some of the townhomes to the west side, or perhaps adding rear-loaded single-family products to the mix. One method to address this comment could be to include covered patios on the rear of the paired homes which mimic the appearance of the front porches on the Townhomes.
2. Does the DRC have any comments or input to offer regarding the proposed elevations, architectural design, or site layout?