

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: August 1, 2022

CASE NO.: PP-22-056 / FDP-22-053

PETITIONER: Olthof Homes

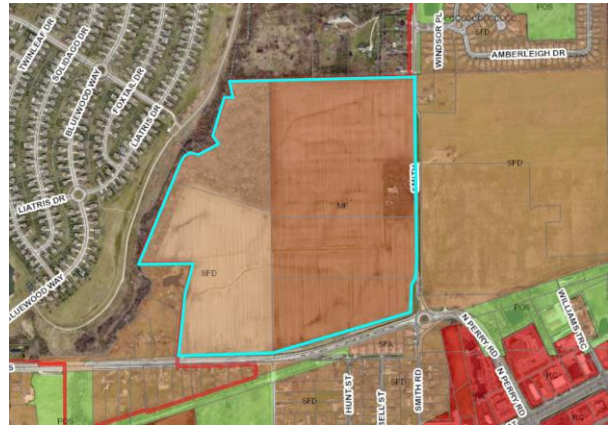
REQUESTED ACTIONS: Petition seeking approval of a Primary Plat creating 442 lots on 126 acres zoned [Bo-Mar Estates PUD](#)

Petition seeking Final Detailed Plan approval for the townhome section of the [Bo-Mar Estates PUD](#)

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](#)
[Bo-Mar Estates PUD](#)



EXISTING ZONING AND LAND USE		COMPREHENSIVE PLAN	
Site:	Bo-Mar PUD	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

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PROJECT DESCRIPTION

On May 9th, 2022 the Plainfield Town Council rezoned 126 acres from AG: Agriculture to Bo-Mar Estates PUD, after receiving a favorable recommendation from the Plan Commission. The petitioner has applied for Primary Plat approval for the development and Final Detailed Plan approval for the townhomes.

The primary plat would result in the creation of the following:

Residential Type	Lots	Blocks
Single Family Detached	85	
Paired Villas	56	
Townhomes	301	39
Multi-Family		1
Total	442	40

The Townhome blocks will be platted into individual unit lots at the secondary / final plat stage and result in the creation of 301 units. The plat also includes a common area for the neighborhood amenities which feature a clubhouse, playground, pickleball courts, a putting turf, and a pool.

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 was allowed to propose development standards specific to the project. The following items were reviewed by the DRC and Plan Commission during the PUD rezone and are included in this report for reference:

1. **Building Materials:** The exterior materials for the single-family, paired homes, and townhomes will be a mix of lap, shake, and board and batten siding, brick and stone masonry, and composite trim. Vinyl siding shall be prohibited. The [PUD](#) includes proposed architectural design checklists (Exhibit G). Information regarding compliance with each group within the checklist can be found on pages 10, 11, and 16.
2. **Mechanical Equipment:** The [PUD](#) requires compliance with the Plainfield Zoning Ordinance on page 7 for the multi-family and 17 for the Townhome section.
3. **Pedestrian Connectivity:** Pedestrian facilities are proposed throughout the development and are intended to provide internal and external linkages. Staff had requested that a pedestrian

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crosswalk across Township Line Rd between Shady Ln and Smith Rd. be added to the concept plan, which the petitioner has included.

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 and multi-family sections will have to comply with the Plainfield Zoning Ordinance (PZO). Landscaping in the multi-family section would be subject to Plan Commission approval.
5. **Site Lighting:** The [PUD](#) ordinance states that lighting shall comply with the PZO.
6. **Mailboxes:** P. 13 states, “The community shall have uniform mailboxes. The mailboxes may be located in the right-of-way in a gang box or boxes strategically located within the community, or near the Park area.”
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.” (P.4) Sign information including locations and renderings has been provided.

The Design Review Committee recommended approval of the Final Detailed Plan at its July 7th meeting subject the following comments:

1. The applicant will work with the Town during Civil Plan Review to confirm appropriate locations for street lighting.
2. The applicant will work with the Town and the United States Postal Service to determine the most appropriate locations for cluster mailboxes.

APPLICABLE PLANNING POLICIES

Public Utilities:

Water: Public water mains exist along Smith Road and Township line road. The primary plat shows a reasonable method to extend the Town water system into the subdivision.

Sanitary Sewer: On the primary plat sewer service is shown connecting to an existing 24” sewer just west of the project. The proposal is sufficient for this project, however, the service plan will require a minor offsite easement on the Settlement project. The primary plat also shows a future sewer extending through the Bo-Mar project to Smith Road. The sewer alignment, depth and size has been coordinated with the Hobbs Station project. Timing of the sewer extension to Smith road will need to be coordinated between the Bo-Mar Development, the Hobbs Station project and the Town’s Smith road improvements.

Drainage: The site generally drains south and west. The preliminary drainage report describes a system that will meet the Town drainage ordinance. The plan shows routing future runoff around the existing private pond along the



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southwest edge of the parcel. There could be a need to direct some runoff to the private pond to retain an adequate water level.

Floodplain: A portion of the property is located within a Special Flood Hazard Area. No lots or structures are proposed in the floodplain. It may be necessary to cross the flood plain with sanitary sewer. If that occurs appropriate state permits will be acquired.

Transportation: The submitted final detailed plan and primary plat generally reflect the same roadway network and improvements identified by PUD-21-123.

The roadway section for Marjorie Lane has been updated to include on-street parking in front of the Townhomes and boulevard entries at both Smith Road and Township Line Road.

Coordination has been occurring to ensure proper tie-in with future roadway improvements planned along Smith Road. The Primary Plat properly indicates requested rights-of-way be dedicated to allow roundabout intersections where Marjorie Lane intersects both Smith and Township Line Roads.

Of note is the local street extension of Clearing Way that provides a future point of connection to a neighboring, undeveloped parcel. This potential street connection has been offered based upon a request by the neighboring parcel owner and is consistent with creating desirable local connectivity for homeowners.



Adjoining Undeveloped Property

STAFF COMMENTS, QUESTIONS, AND CONCERNS

1. As noted above, the townhome lots will be incrementally platted at the secondary / final plat stage.

MOTIONS

MOTION 1: Primary Plat

I move that the Plan Commission **approve** / **deny** / **continue** PP-22-056 as filed by Olthof Homes to create a 442-lot subdivision on approximately 126 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

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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 154: Subdivision Control Ordinance
2. Compliance with the standards and specifications of the Plainfield Subdivision Control Ordinance.
3. The applicant will work with the Town during Civil Plan Review to confirm appropriate locations for street lighting.
4. The applicant will work with the Town and the United States Postal Service to determine the most appropriate locations for cluster mailboxes.
5. Substantial compliance with the primary plat file dated August 1st, 2022.

MOTION 2: PUD Final Detailed Plan

I move that the Plan Commission **approve** / **deny** / **continue** FDP-22-053 as filed by Olthof Homes for Final Detailed Plan approval of the Bo-Mar Estates Townhomes finding that:

1. The Final Detailed Plan **satisfies** / **does not satisfy** the Development Requirements and Development Standards specified in the PUD District ordinance establishing such District;
2. The Final Detailed Plan **accomplishes** / **does not accomplish** the intent set forth in Article 6 of the Zoning Ordinance;
3. The Final Detailed Plan **provides** / **does not provide** for the protection or provision of the site features and amenities outlined in Article 6., C., 2 of the Zoning Ordinance.

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

1. Substantial compliance with the Final Detailed Plan file dated August 1st, 2022.