

# TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

**DATE:** September 8, 2022

**CASE NO.:** Not Docketed

**PETITIONER:** Bob Akin, Plainfield Healthcare Real Estate LLC

**REQUESTED ACTIONS:** The applicant is seeking Architectural and Site Design approval for a proposed 83,000 (+/-) square foot senior living/memory care building on a 2.34 acre (+/-) parcel zoned Hobbs Station Planned Unit Development.

**LOCATION:** Southeast corner of Pearson Parkway and Anthem Drive

**PARCEL SIZE:** 2.34 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="#">Hobbs Station PUD</a>	<b>Site:</b>	SFD Single Family Detached
<b>North:</b>	PUD <a href="#">Hobbs Station PUD</a>	<b>North:</b>	SFD Single Family Detached
<b>South:</b>	PUD <a href="#">Hobbs Station PUD</a>	<b>South:</b>	SFD Single Family Detached
<b>East:</b>	PUD <a href="#">Hobbs Station PUD</a>	<b>East:</b>	SFD Single Family Detached
<b>West:</b>	PUD <a href="#">Hobbs Station PUD</a>	<b>West:</b>	SFD Single Family Detached

## **PROJECT DESCRIPTION**

The applicant is seeking Architectural and Site Design approval for a proposed 83,000 (+/-) square foot senior living/memory care building on a 2.34 acre (+/-) parcel zoned Hobbs Station Planned Unit Development at the southeast corner of Pearson Parkway and Anthem Drive. This proposal is a part of the Hobbs Station Planned Unit Development approved in 2021. The Plan Commission approved a mixed-use development southwest of this development in the interim.

## **PLANNING OVERVIEW**

The site is located at the southeast corner of Pearson Parkway and Anthem Drive. Ingress/Egress is proposed off both streets, as well as cross-access to the properties to the west and south. While this is a preferred solution, it appears that the underlying Planned Unit Development will need to be modified to allow for this eventuality.



## **DESIGN REVIEW**

Staff requests that the Design Review Committee review the proposed development project and

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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: Does not comply.** The PUD ordinance written by the Master Developer does not allow for drive aisles or cross access easements within side yards. Staff agrees that this is useful and would strongly encourage the applicant to amend their PUD ordinance to allow for such uses. **Based upon contact with the legal team for the master developer, this text will be ready prior to the Plan Commission meeting.**
2. **Finished Façade Toward a Gateway: Complies.**
3. **Loading Space Orientation: Complies.**
4. **Outside Storage: Appears to comply.**
5. **Maximum Building Height: Complies.**
6. **Parking Spaces:** As per both the PUD ordinance and the Town of Plainfield Zoning Ordinance, there are no minimum parking requirements. The applicant has provided a justification for the requested parking amount.
7. **Site Lighting:** The photometric plan **complies**. The cut sheets for the public lighting **comply** and are identical to what was approved for the prior building. Any lighting within the memory care courtyard may impact the townhomes across the street, so care must be taken in terms of footcandles, placement, glare, and usage.
8. **Building Materials:** Materials **comply** with the general statements found within the Planned Unit Development.
9. **Mechanical Equipment: There appear to be wall-based HVAC equipment. This is not permitted as the PUD and zoning ordinance calls for all mechanical equipment to be screened. Additionally, there are roof-based units and it is not readily apparent whether these are screened by a parapet as required by the ordinance.** There is a transformer and a generator that **appear to comply**.

H. Landscaping and Screening Requirements – shall comply with Article 4.07 of the PZO at a minimum. If the Landscaping and Screening does not meet the PZO requirements, approval may be granted administratively by the Plainfield planning staff for each proposed building or as approved by the Plan Commission at the time of Final Detailed Plan approval of a phase of development within the Mixed-Use District.
10. **Trash Enclosure / Trash Compactor:** Location **complies**. Based upon the color renderings, the materials appear to **comply**.
11. **Pedestrian Connectivity: Complies.**
12. **Perimeter Yard Landscaping: Complies** as an Alternative Landscape Plan.
13. **Parking Lot Trees: Complies.**
14. **Parking Lot Screening: Complies.** There are no parking spaces between the front of the building and the front yard setback.
15. **Foundation Landscaping: Complies** as an Alternative Landscape Plan.
16. **Signs:** No signs are permitted due to the lack of an approved sign package. Additionally, the Planned Unit Development does not allow monument signs.

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

1. Staff has multiple comments, questions, and concerns regarding this project. Where appropriate, the portion of the Hobbs Station PUD has been included to detail the basis for these comments, questions, and/or concerns.

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2. This is a Planned Unit Development. The applicant has provided a clear explanation of how the architecture is meant to pull elements of both the mixed-use development and the adjacent residential as a transition between both types of development.
3. There appear to be PTAC or wall-based air conditioning units, although the applicant has not provided enough information to fully determine. These units must be screened.
4. The side setback shows a shared drive between buildings. The minimum front yard is zero (0) feet, meaning that this drive extends into the side yard. While this is something that staff would support, the PUD ordinance as written does not allow for such a shared drive in a side yard (see *C. Use of Minimum Yards* to the right). The Master Developer is working on language to correct the oversight.
5. Staff encourages that the areas denoted on the landscape plan as “seeded” should be changed to “sodded”. The landscaping should be at a finished state.

H. Landscaping and Screening Requirements – shall comply with Article 4.07 of the PZO at a minimum. If the Landscaping and Screening does not meet the PZO requirements, approval may be granted administratively by the Plainfield planning staff for each proposed building or as approved by the Plan Commission at the time of Final Detailed Plan approval of a phase of development within the Mixed-Use District.

B. Minimum Setbacks and Perimeter Yard Requirements - a minimum Setback and Perimeter Yard shall be provided along all property lines of the project as follows:

1. Front - a minimum Front Yard and Building Setback measured from the Proposed Right-of-Way shall be provided as follows (except where preservation of a Vision Clearance Area is required):

Primary Arterial Street: 0'  
Secondary Arterial Street: 0'  
Collector Street: 0'  
Local Street / Cul-de-Sac Street: 0'

2. All buildings within the Mixed-Use District shall be separated by a minimum of 10 feet with the exception of separate but interconnected buildings.

C. Use of Minimum Yards. All Minimum Yards shall be landscaped in compliance with the requirements for perimeter yard landscaping as set forth in Article 4.7 of the PZO and shall remain free from Buildings or Structures except where expressly permitted below or by other provisions of this Ordinance:

1. Minimum Front Yards – may include: Driveways; walkways with a maximum width of up to six (6) feet, or Signs as regulated by the PZO, and shall otherwise be maintained as open space free from Buildings or Structures.
2. The minimum 10' yards separating buildings within the Mixed-Use District shall be maintained as open space free from Buildings or Structures.