

# TOWN OF PLAINFIELD PLAN COMMISSION REPORT

**DATE:** October 3, 2022

**CASE NO.:** [PUD-22-084](#) and [FDP-22-083](#)

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

**REQUESTED ACTIONS:** [PUD-22-084](#): Modifications to the Hobbs Station Planned Unit Development  
[FDP-22-083](#): 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 Parkway

**PARCEL SIZE:** 2.34 acres +/-



EXISTING ZONING AND LAND USE		COMPREHENSIVE PLAN	
<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 Parkway. 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.

Additionally, the Master Developer has proposed an amendment to the Planned Unit Development Ordinance to allow the cross access and shared entry drive.

## PLANNING OVERVIEW

The site is located at the southeast corner of Pearson Parkway and Anthem Parkway (*incorrectly labeled as "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.



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This is a common provision within the Town’s non-residential zoning districts that has been overlooked in many PUDs. Staff has made it a point-of-emphasis for correction in existing PUD ordinances and is working to ensure that these provisions are written into new PUD ordinances to allow for the access options that the applicants seek.

## **INFRASTRUCTURE**

**Public Utilities:** Water, sanitary sewer and storm water for this site are all master planned within the Hobbs Station site development plan. Adequate provisions have been or are being made at this time to support the project.

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

**Transportation:** The proposed development is consistent with assumptions made as part of the development of a Traffic Impact Analysis for the entire Hobbs Station development. No separate analysis was requested by Staff as part of this specific development.

As noted above, site layout for the proposed facility anticipates adjacent developments utilizing both the Interior Access Drives proposed as well as available surface parking. The drive connection to Anthem Avenue, a Public Street, will be fully constructed on the parcel for this development. A proposed access easement will allow for other parcels to benefit from this public access. A second drive accessing Pearson Parkway, a Public Street, is proposed to be split along the south parcel line of the development. An easement will allow for shared use of this drive, but the Petitioner will be obligated to provide a recorded maintenance agreement for this drive as a condition of a Civil Plan approval by the Town.

## **DESIGN REVIEW**

The Design Review Committee reviewed the project at their September 8th meeting and provided a favorable recommendation. The following items are identified by the Zoning Ordinance as standards for Final Detailed Plan review:

<b>Building/Architectural</b>	<b>Complies?</b>	<b>Question/Comments</b>
Maximum Building Height	Yes	
Finished Façade Toward a Gateway	Yes	
Building Materials	Yes	
<b>Site Design</b>	<b>Complies?</b>	<b>Question/Comments</b>
Minimum Yards and Building Setbacks	No	The Master Developer is amending the PUD ordinance to allow for drive aisles and/or cross access within side yards.
Loading Space Orientation	Yes	
Outside Storage	Yes	
Parking Spaces	N/A	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.
Site Lighting (Photometric and Cut Sheets)	Yes	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.
Mechanical Equipment:	Yes	Wall, ground, and rooftop mechanical equipment appear to be screened.
Trash Enclosure / Trash Compactor	Yes	
Pedestrian Connectivity	Yes	
Signs:		No signs are permitted due to the lack of an approved sign package.
<b>Landscaping</b>	<b>Complies?</b>	<b>Question/Comments</b>
Perimeter Yard Landscaping	Yes	
Parking Lot Trees	Yes	
Parking Lot Screening	N/A	There are no parking spaces between the front of the building and the front yard setback.

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Foundation Landscaping	Yes	Complies as an alternate landscape plan
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## **STAFF COMMENTS, QUESTIONS AND CONCERNS**

1. The side setback shows a shared drive between buildings. 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. The Master Developer has provided an amendment to the PUD to correct the oversight.
2. The Master Developer has yet to submit a sign package—meaning that this development, and others, are not permitted signage based upon the Planned Unit Development. Staff continues to remind the Master Developer of this situation.

## **MOTION 1: Planned Unit Development Amendment**

I move that the Plan Commission certify [PUD-22-084](#), an amendment to the Hobbs Station Planned Unit Development a **favorable recommendation / unfavorable recommendation / no recommendation** subject to the following conditions:

1. (At Commission discretion)

## **MOTION 2—Architectural and Site Design:**

I move that the Plan Commission **approve / deny / continue** [FDP-22-083](#) requesting Final Detailed Plan review for 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 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. Subject to the Town Council approving the Planned Unit Development Amendment.
2. Substantial compliance with the plans and documents approved by the Commission on 10/3/2022.