



TOWN OF PLAINFIELD

MEMORANDUM

TO: Design Review Committee
CC:
FROM: Kevin Whaley, AICP, Director of Planning and Zoning
DATE: November 4, 2022
RE: Village at Plank Road

Strategic Capital Partners (SCP) has entered into a project agreement with the Redevelopment Commission to develop properties at the intersections of Raceway Rd. and Main St., and Raceway Rd. and Bradford Rd. Planning staff would like to offer the following questions and comments to the committee:

Submittal / Application

1. Based upon the information provided this appears to be a submittal for a Preliminary Plan. The petitioner has indicated that the submittal is for Final Detailed Plan approval. Article 6.1, C,3,c states *“For a Preliminary Plan to be deemed to have expressed Development Requirements in detailed terms, said Preliminary Plan shall include site plans, Building elevations, landscape plans, lighting plans, Sign plans, or any other plan required by this Ordinance in sufficient detail to fulfill the requirements for the issuance of an Improvement Location Permit.* This requirement has not been satisfied.
2. The landscape drawings do not include a material list, plant unit values, or other information necessary for review.
3. Sign plans have not been provided.
4. Lighting plans have not been provided.
5. Sheet C115 (Primary Plat) was not provided.
6. The submittal includes subdivision counts for school attendance from 2020. Was this intended to serve as a School Impact Study? We did not see any information regarding attendance projections for this project.

PUD Ordinance

1. Since we are not removing this land from the prior PUD by amending it, this should be *“The Village at Plank Road, a part of the Double Creek Planned Unit Development”*

2. What is it exactly that we are modifying in the Double Creek Planned Unit Development?
3. The PUD ordinance refers to the "Village at Plank Road PUD" and "Village at Old Plank PUD".
4. The PUD ordinance states, "Trash enclosure locations are as shown on the plan with an attached detail." This was not provided with the original submittal.

Area A1

1. Was consideration given to referencing, or including a variation of, the new Land Use Matrix rather than including a strikethrough of the old GC uses?
2. Would splitting into three commercial lots result in unbuildable lots? Accounting for traffic circulation, that would leave lots less than $\frac{3}{4}$ of an acre.
3. Remove "Development Incentives." There is no reason for a PUD to have Development Incentives when anything addressed by a Development Incentive can instead be written into the PUD.
4. List the GC Development Standards and Architectural Review standard to be followed.

Area A2 & C

1. Special Exceptions should never be in a PUD since a PUD is not subject to any other form of Board of Zoning Appeals review.
2. According to Article 4.2, this area can have Temporary Seasonal Retail Sales, Mobile Classrooms, Temporary Sales Trailers, and Temporary Storage Units.
3. According to Article 4.3, this area can have an Art Studio, teaching of musical instruments, and home schooling.
4. According to the ordinance, the multifamily buildings could be placed within the minimum yards.

Document 4

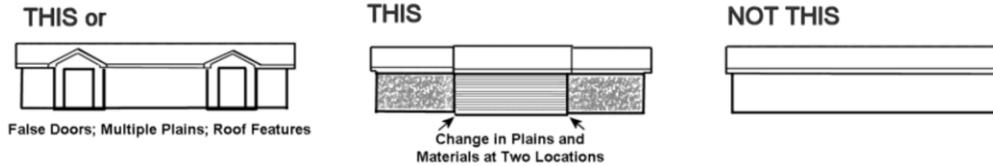
1. Is there enough room for a grocery, radio/tv station, mortuary/funeral home/crematory, department store, home improvement store?
2. Document #4, lists "Any Permitted use which includes the sale of alcoholic beverages for on-site consumption or carry-out" as a Special Exception. This would impact restaurants in the commercial area that want to sell alcohol, and this is no longer required in the PZO. Also, why are there special exceptions in a PUD?

Document 5

1. Aluminum gates and ground face CMU are not typical materials for trash collection.
2. Does the foundation landscaping work? Is 75% workable?
3. CMU for the multifamily buildings?
4. Standing seam wall siding?

Presentation / Architecture

1. There's a lot of CMU on the buildings.
2. All of these buildings appear really flat from every elevation. The main differentiating element is balconies.
3. The garage buildings would not meet the design requirements for R-6 district. Does the DRC support this departure?



Civil Plans

1. The Town's Director of Transportation and Planning staff do not support the southern drive access in the commercial area. This has been conveyed to the applicant but remains shown on the plans.
2. The site plan shows buildings (garages and amenity building) which are not depicted in the massing study.