

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: February 6, 2023

CASE NO.: PUD-22-117, PP-22-118, FDP-22-119

PETITIONER: Strategic Capital Partners

REQUESTED ACTIONS: Requesting Primary Plat, Final Detailed Plan and Planned Unit Development Ordinance approval for a 30.97 acre +/- parcel located Southwest Corner of Bradford Road and Raceway just north of US #40.

LOCATION: Part of the Northeast Quarter of Section 20, Township 15 North, Range 2 East, Hendricks County.

PARCEL SIZE: 30.97 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:	PUD	Double Creek PUD	Site:	LC	Local Commercial
				MF	Multi-Family
North:	R-4	Medium Density Residential	North:	SFD	Single Family Detached
South:	GC	General Commercial	South:	LC	Local Commercial
East:	C7	High Intensity Commercial	East:		Community Commercial
	I2	Light Industrial			Commercial
	SU1	Religious Use			Exempt
		(all Marion County)			(all Marion County)
West:	AGR	Agricultural Residential	West:	LI	Light Industrial
		(Hendricks County)		MF	Multi-Family
	PUD	Double Creek PUD			
	GC	General Commercial			

PROJECT DESCRIPTION

The applicant is seeking a Zone Map Amendment of 30.97 acres (+/-) from the Double Creek Planned Unit Development to the Village at Plank Road Planned Unit Development. The area in the proposed Planned Unit Development does not include the developed portion of the Double Creek Planned Unit Development.

The applicant is also seeking an incremental primary plat for the property. While this area did receive similar approval for Double Creek, the applicant felt that the modifications of the plans from what was approved merited requesting primary plat approval. Staff concurred with that assessment.

Finally, the applicant is seeking Final Detailed Plan approval for the development as shown.

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

PLANNING OVERVIEW

The site is bounded by Bradford Road, Old and New Raceway Road, East Main Street, Double Creek Flats and individual parcels. A creek divides portions of the parcel in the proposed development.

Originally, this land was brought forward as a part of the Drinkard/Double Creek petition in 2013-14. It was divided into three functional areas with one being a multifamily residential area and two areas being largely conversant with General Commercial uses. The multifamily residential area was developed as Double Creek Flats, opening in 2016, but the commercial areas remained undeveloped.

In 2017, the Town of Plainfield purchased the property and ultimately directed the Redevelopment Commission to advertise a Request for Proposals (RFP) to determine both a developer and a preferred strategy for development.

The applicant's project seeks to retain a portion of the commercial area but proposes to replace much of the commercial area with multifamily residential. This is likely due to the softness in the commercial market in the far eastern part of Plainfield as well as the need for residential uses and the strong performance of the multifamily rental market in the Indianapolis region.

DESIGN REVIEW COMMITTEE COMMENTS

The Design Review Committee reviewed the project at their January 12, 2023, meeting. They requested modifications to the landscaping, building materials, and signage. The applicant was generally amenable and has subsequently made those changes. The Committee moved to forward the project to the Plan Commission with a **favorable** recommendation.

INFRASTRUCTURE

Public Utilities: Water mains exist along a portion of Raceway Road and Main Street near the sites under consideration. The water main will need to be extended west approximately 500 feet along Bradford Road to complete a loop through the project. Pressure and flow verification will need to be accomplished if the project advances. Sanitary sewer mains exist along Raceway Road and Main Street that are accessible to the sites. The area is currently served by a public lift station. The capacity of the pump station and downstream system will need to be verified if the project advances. Storm drainage is in place or is proposed that will adequately serve the site if the project advances.

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

Transportation: See [memo from Transportation Director Scott Singleton](#)

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. As this site will be the first development on the north side of U.S. 40/East Main Street that one encounters as one enters Plainfield heading westbound, the necessity of a high-quality development to set the tone is essential.

While architecture, like many of the design arts, is a subjective field, it is difficult to argue that this development, much like Double Creek and the work that the Town undertook at the Raceway/Main intersection, sends a clear message that Plainfield desires well designed, quality development. Continuing this trend will spur the development and redevelopment of this corridor into a gateway that befits the Town.

MOTION 1: Zone Map Amendment

I move that the Plan Commission certify PUD-22-117, Village at Plank Road Planned Unit Development with a(n) **favorable recommendation / unfavorable recommendation / no recommendation** subject to the following conditions:

1. (At Commission discretion)

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

MOTION 2: Primary Plat

I move that the Plan Commission **approve** / **deny** / **continue** PP-22-118 to incrementally plat 30.97 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
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 153: Subdivision Control Ordinance
2. Substantial compliance with the primary plat provided to the Commission on February 6, 2023.
3. Looping of the water system along Bradford Road and final verification of water pressures and flow.
4. Verification of sewage pump station capacity.

MOTION 3—Final Detailed Plan:

I move that the Plan Commission **approve** / **deny** / **continue** FDP-22-119 requesting Final Detailed Plan approval for the Village at Plank Road, 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 any approval shall be subject to the following condition(s):

1. Subject to the Town Council approving the Village at Plank Road Unit Development Ordinance.
2. Substantial compliance with the plans and documents approved by the Commission provided February 6, 2023.