

# TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

**DATE:** March 9, 2023

**CASE NO.:** Will not be docketed until after DRC per procedure.

**PETITIONER:** Brian J. Tuohy for J.C. Hart Company, inc

**REQUESTED ACTIONS:** Final Detailed Plan approval for a multifamily development on a parcel currently zoned Bo-Mar Estates PUD  
Modification of the Bo-Mar Estates PUD

**LOCATION:** Northwest corner of the Smith/Township/Perry Road roundabout.

**PARCEL SIZE:** 15.715 acres +/-

**APPLICABLE REGULATIONS:** Plainfield Zoning Ordinance  
Plainfield Subdivision Control Ordinance  
Plainfield Comprehensive Plan



<u>EXISTING ZONING AND LAND USE</u>			<u>COMPREHENSIVE PLAN</u>		
<b>Site:</b>	PUD	Bo-Mar Planned Unit Development	<b>Site:</b>	MF	Multi-Family
<b>North:</b>	PUD	Bo-Mar Planned Unit Development	<b>North:</b>	MF	Multi-Family
<b>South:</b>	R4	Medium Density Residential	<b>South:</b>	SFA	Single Family, Attached
<b>East:</b>	PUD	Hobbs Station Planned Unit Development	<b>East:</b>	SFD	Single Family Detached
<b>West:</b>	PUD	Bo-Mar Planned Unit Development	<b>West:</b>	MF	Multi-Family

## PROJECT DESCRIPTION

The applicant is seeking Final Detailed Plan approval for a multifamily complex. Additionally, the applicant is seeking to amend the Planned Unit Development to create standards for this portion of the development. When the original Planned Unit Development was brought through, Olthof Homes had not selected either a multifamily developer or standards, preferring instead to allow the developer to create standards to fit the development.

## PLANNING OVERVIEW

The site is located at the northwestern side of the Township/Smith/Perry Road roundabout, across Smith Road from Hobbs Station across the roundabout from the Winding Way townhome development, and directly north of mostly single-family dwellings. With the street presence of Hobbs Station across Smith Road, Staff has made it a point of emphasis to continue the same “framing” of the roundabout and the adjacent roadways. This project has accomplished that point of emphasis.

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Full access will be gained via the development's access off Smith Road (Bo Street), a spur to the development's unnamed spine road, and partial right-in/right-out access will be gained of Township Line Road. Sheltered pull-in parking areas are provided along Smith Road and Township Line Road, although they may be varied through the process of civil plan review and the Smith Road construction project.

### **DESIGN REVIEW**

The following items are identified by the Zoning Ordinance as standards for Development Plan review. In this case, the applicant has written standards and/or presented drawings that show how they intend to comply with these Standards in this Final Detailed Plan. Are there concerns with what has been presented?

<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	Yes	
Loading Space Orientation	Yes	
Outside Storage	Yes	
Parking Spaces	Yes	
Site Lighting (Photometric and Cut Sheets)	Yes	
Mechanical Equipment:	Yes	
Trash Enclosure / Trash Compactor	Yes	
Pedestrian Connectivity	Yes	
Signs:	Yes	
<b>Landscaping</b>	<b>Complies?</b>	<b>Question/Comments</b>
Perimeter Yard Landscaping	Yes	
Parking Lot Trees	Yes	
Parking Lot Screening	Yes	
Foundation Landscaping	Yes	

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