

# TOWN OF PLAINFIELD PLAN COMMISSION REPORT

**DATE:** April 6, 2023

**CASE NO.:** PUD-23-018 and FDP-23-018

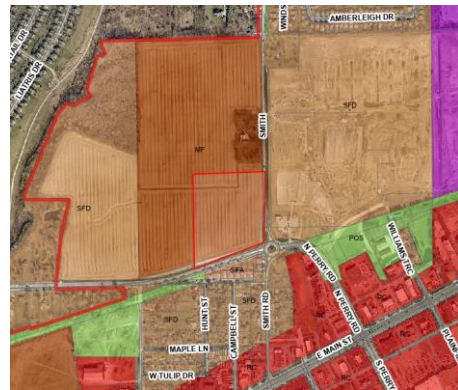
**PETITIONER:** Brian J. Tuohy for J.C. Hart Company, Inc

**REQUESTED ACTIONS:** PUD-23-018: Amendment of the Bo-Mar Estates PUD to allow for the development of a multi-family community on an approximately 15.715 acre +/- portion of the approximately 126.129 acres +/- zoned PUD.  
FDP-23-018: Final Detailed Plan Approval for a multi-family development for approximately 15.715 acres +/- zoned 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

# TOWN OF PLAINFIELD PLAN COMMISSION REPORT

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.

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 Final Detailed 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. At their March 9, 2023 meeting, the members of the Design Review Committee voted to forward the project to the Plan Commission as submitted.

<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	

## **INFRASTRUCTURE**

**Public Utilities:** Adequately sized water mains exist along Smith Road and Township line road for service to the project. Provision of sanitary sewer and storm drainage service is proposed to be offsite from the proposed project location. The Bomar project intends to provide a drainage pond in the southwest corner of the Bomar project that will receive drainage from the proposed project and outlet in part to the south into the Township line road storm sewer and in part to the north into an existing swale.

The Bomar drainage pond is part of an overall master drainage plan for both sites. Creation of drainage easements to allow for storm water routing, storage and discharged must be a condition of project is approval. In a similar manner, sanitary sewer pipe is proposed to be routed from the proposed site to the west and north then across Clarks Creek to reach an adequate Town sewer. The routing of the sewer is proposed in a manner to service future sections of Bomar. As a condition of approval of this project, sanitary sewer easements must be created to allow for construction and maintenance of the sewer.

# **TOWN OF PLAINFIELD PLAN COMMISSION REPORT**

**Floodplain:** There are areas of the property within the AE zone, but these areas are about 1,400 feet in horizontal difference and over 20 feet of vertical elevation difference from the area proposed for this development.

**Transportation:** Separate memo to be provided by Scott Singleton, Director of Transportation.

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

1. This development, as proposed, will anchor, define, and frame the roundabout in the manner that was proposed in the Hobbs Station development across Smith Road, unifying the development despite being created by different developers.

### **MOTION 1: Zone Map Amendment**

I move that the Plan Commission certify PUD-23-018, Amendment of the Bo-Mar Estates PUD with a **favorable recommendation / unfavorable recommendation / no recommendation** subject to the following conditions:

1. (At Commission discretion)

### **MOTION 2—Final Detailed Plan:**

I move that the Plan Commission **approve / deny / continue** FDP-23-018 requesting Final Detailed Plan Approval for a multi-family development for approximately 15.715 acres +/- zoned PUD, 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 amended Bo-Mar Estates Planned Unit Development Ordinance.
2. Substantial compliance with the plans and documents approved by the Commission provided April 6, 2023.
3. Creation and recording of offsite drainage easements in a form satisfactory to the Town of Plainfield for drainage piping, structures, swales, and detention ponds needed to support the proposed project.
4. Creation and recording of offsite sanitary sewer easements in a form satisfactory to the Town of Plainfield for piping, manholes and maintenance of the sanitary sewers needed to support the proposed project.