



TOWN OF PLAINFIELD

MEMORANDUM

TO: Design Review Committee
CC:
FROM: Eric Berg, AICP, Senior Planner
DATE: April 6, 2023
RE: Amendments to Randall Residence

APPLICANT REQUEST

Randall Residence has advanced potential architectural changes to their approved Final Detailed Plan. Since actual architectural standards were not created within the Hobbs Station PUD (resulting in a “what you see is what we seek to build” approval), modifications would require an amendment to the approved Final Detailed Plans.

Earlier this week, the applicant provided a [summary](#) of the changes, but Staff has noted the following omissions from that summary:

- Change in the entry to the north elevation memory park, including the removal of the brick fence columns and wood trellis. Additionally, what is the rectangular object in front of the bricked in windows?



Figure 1: As approved.



Figure 2: Proposed amendment

- Change in materials for the refuse/enclosures from brick to fiber cement.
- Apparent increase in units from 90 to 105.

STAFF COMMENTS AND QUESTIONS

- Do the proposed changes still make the project similar enough to the Mixed-Use Building?
- Is this the “final” final, or will there be more “value engineering”?
- What kind of “structural loads/concerns” were present? As the building has not commenced construction, “structural loads/concerns” should be able to be alleviated without the need for material changes.
- Are there other changes that the applicant proposing that are not in the summary or noted by staff?