

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: May 1, 2023

CASE NO.: [PUD/FDP-23-024](#)

PETITIONER: Bob Akin, Plainfield Healthcare Real Estate LLC

REQUESTED ACTIONS: [PUD-23-024](#): Modifications to the Hobbs Station Planned Unit Development regarding exterior materials requested in FDP-23-024

[FDP-23-024](#): The applicant is seeking an amended Architectural and Site Design approval for a proposed 83,000 (+/-) square foot senior living/memory care building on a 2.34 acre (+/-) parcel zoned Hobbs Station Planned Unit Development.

LOCATION: Southeast corner of Pearson Parkway and Anthem Parkway

PARCEL SIZE: 2.34 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	Hobbs Station PUD	Site:	SFD	Single Family Detached
North:	PUD	Hobbs Station PUD	North:	SFD	Single Family Detached
South:	PUD	Hobbs Station PUD	South:	SFD	Single Family Detached
East:	PUD	Hobbs Station PUD	East:	SFD	Single Family Detached
West:	PUD	Hobbs Station PUD	West:	SFD	Single Family Detached

PROJECT DESCRIPTION

The applicant is seeking an amendment to the approved Final Detailed Plan and Planned Unit Development to add more cement board to the façade and remove masonry.

STAFF COMMENTS

- Planning** The applicant has advanced potential architectural changes to their approved Final Detailed Plan.
- As the Commission may recall, detailed architectural standards were not created within the Hobbs Station Planned Unit Development. Instead, they pushed forward with a “what-you-see-is-what-we-see-to build” philosophy. This can be effective if the developer has a design upon which they have settled. However, in a situation like this, the lack of flexibility that was written within the standards necessitates the requested amendments.
- Public Utilities:** This amendment does not modify the public utilities approved in the original Final Detailed Plan.

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

Transportation: This amendment has no impacts to the transportation network.

DESIGN REVIEW

At their April 6, 2023, meeting, the Design Review Committee recommended approval of the amended Final Detailed Plan.

MOTION 1: Planned Unit Development Amendment

I move that the Plan Commission certify [PUD-23-024](#), an amendment to the Hobbs Station Planned Unit Development a **favorable recommendation / unfavorable recommendation / no recommendation** subject to the following conditions:

1. (At Commission discretion)

MOTION 2—Architectural and Site Design:

I move that the Plan Commission **approve / deny / continue** [FDP-23-024](#) requesting an amendment to the approved Final Detailed Plan for a proposed 83,000 (+/-) square foot senior living/memory care building on a 2.34 acre (+/-) parcel zoned Hobbs Station Planned Unit Development 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 6.1C.2 of the Zoning Ordinance.

And that such approval shall be subject to the following condition(s):

1. Subject to the Town Council approving the Planned Unit Development Amendment.
2. Substantial compliance with the plans and documents approved by the Commission.