

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: May 1st, 2023

CASE NO.: [PP-23-008](#)

PETITIONER: Stanley Terrace, LP

REQUESTED ACTIONS: Primary Plat to create a two (2) lot subdivision

LOCATION: South of the Vandalia Trail, between N. Vine St. and Ellis St. (435 N. East St.)

PARCEL SIZE: 2.782 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:	Stanley Terrace PUD	Site:	Parks and Open Space / Historic District Residential
North:	R-4: Medium Density Residential	North:	Parks and Open Space
South:	Stanley Terrace PUD	South:	Historic District Residential
East:	R-4: Medium Density Residential	East:	Historic District Residential / Parks and Open Space
West:	R-4: Medium Density Residential	West:	Parks and Open Space

PROJECT OVERVIEW

The applicant is proposing to plat approximately 2.8 acres into two (2) lots for the purpose of constructing an approved residential project. The area to be platted (known as the former Stanley Fertilizer site) was rezoned to the Stanley Terrace PUD ([PUD-21-085](#)). The Final Detailed Plan was later amended ([PUD-22-097](#)) to include additional property for the development – subject to Civil Plan and Primary Plat approval.

The area included in the request would replat portions of Crawfords Addition and other areas that are currently described metes and bounds.

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STAFF COMMENTS

Planning

The site designer has added a fence along the common property line of 419 N Vine Street. This request was made by the owner of that parcel at the initial public hearing for the project and again when the project area was expanded.

Public Utilities

Public water, sanitary sewer and storm water lines exist on the site and around the perimeter of the site and are adequate to support the site development. The project design provides for new water main looping from Vine to East Street. The site designer has conducted flow tests to verify adequacy for their design. Sanitary sewer main will be extended from existing 8" main in East Street. The western portion of the site collects storm water and provides for underground detention. The western and eastern portions of the site drain to an existing 24" diameter storm drain that exists in East Street. The designer has tried to consider the details of drainage around the perimeter of the site up against other private lands. Swales and inlets are planned along the east and north, with curbs and inlets along the west and south.

A temporary construction easement will be needed from the Town along the former railroad corridor to clear and grade the area, as well as to construct a retaining wall.

Floodplain

The property is not located within a Special Flood Hazard Area.

Transportation

The proposed plat identifies dedication of public right-of-way of 0.10 acres along an existing alley south Lot 2. The expanded public right-of-way is necessary to be consistent with the approved PUD that improves the unimproved alley to a street section and renamed as Stanley Terrace Drive. The proposed street section is designed to be consistent with nearby neighborhood designs previously constructed along Bob Ward Park. Improvements are also proposed within the existing alley to provide typical driveway connections to adjacent residential properties while also accommodating some of the historical uses of the unimproved alley.

Two items that are not specifically identified on the offered Primary Plat include:

- A 10' utility easement running along the same public right-of-way created south of Lot 2
- A temporary construction easement required at the intersecting public right-of-way east of the development where a private drive connects to Ellis Street

The proposed utility easement has been created to accommodate overhead utility relocations that are necessary for the improvements to connect Stanley Terrace Drive to Ellis Street, where existing anchors are in conflict and an existing pole require modification. The Petitioner's submitted civil site plans are indicating that coordination with Duke Energy is underway to develop a final utility relocation plan.

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Proper accommodations for the final approved changes are expected to get accommodated as part of the Secondary Plat approval.

Similarly, the Petitioner has indicated it is in communications with the private property owner to obtain the necessary construction easement to complete a new drive tie-in at the new intersection of Stanley Terrace Drive and Ellis Street. The details of this agreement are critical to accommodating the anticipated construction activities by the Petitioner, so are worth noting here, but ultimately are not expected to introduce a change to either the Primary or Secondary plat, unless an unexpected issue arises through the final, approved design.

MOTIONS

I move that the Plan Commission **approve** / **deny** / **continue** [PP-23-008](#) as filed by Stanley Terrace LP to create a two (2) lot subdivision on approximately 2.8 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 154: Subdivision Control Ordinance
2. Substantial compliance with the primary plat file dated May 1st, 2023.
3. Securing a temporary construction easement from the Town of Plainfield for grading along the former railroad right of way.