

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: July 06, 2023

CASE NO.: [PUD-23-046 / FDP-23-046](#)

PETITIONER: Stanley Terrace, LP

REQUESTED ACTIONS: Petition requesting modification of the Stanley Terrace Planned Unit Development ordinance and Final Detailed Plan

LOCATION: 451 N. Vine St.

PARCEL SIZE: 2.8 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:	R-4: Medium Density Residential	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 DESCRIPTION

The applicant is proposing to amend the ordinance exhibits and Final Detailed Plan for the Stanley Terrace Planned Unit Development (PUD).

TOWN OF PLAINFIELD PLAN COMMISSION REPORT



Project Rendering from the approved PUD

PLANNING OVERVIEW

During review of the building permit applications for the Stanley Terrace project, staff observed differences between the submitted plans and the approved PUD ordinance and Final Detailed Plan. Staff advised the applicant that the changes, particularly the removal of the community building from the project, would require amendments to the PUD and FDP.

The amendments were reviewed by the DRC on June 8th. The committee conveyed that while the amended design is not objectionable, they preferred the less “boxy” appearance for the apartment building. The committee offered a favorable recommendation to the Plan Commission.

Below is a brief history of the project’s approval process and a description of the notable changes for review.

2021

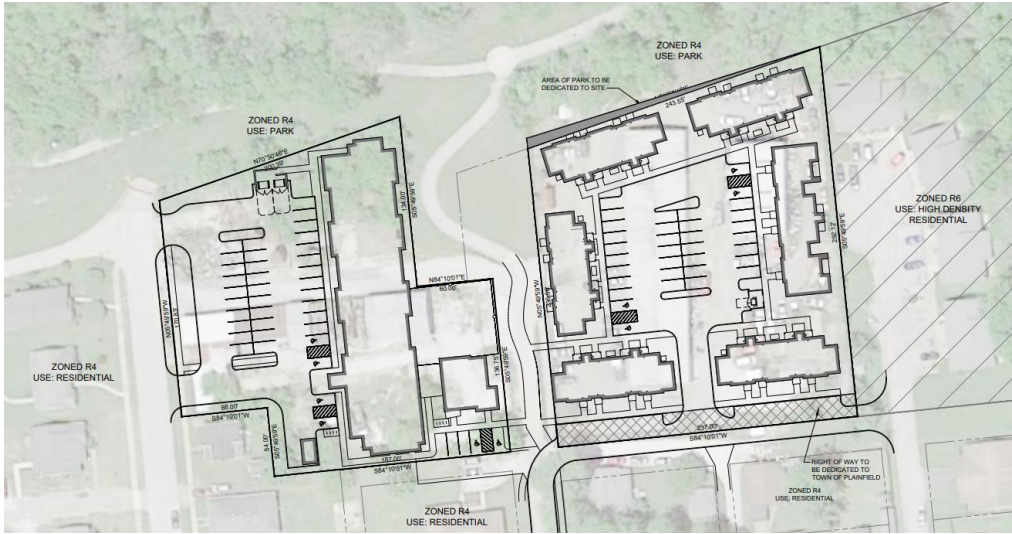
[PUD-21-085](#) | [Original Stanley Terrace PUD](#) - The Stanley Terrace PUD received a favorable recommendation from the Plan Commission on 09/09/21 and was [adopted by the Town Council](#) on 09/27/21.

2022

[PUD-22-097](#) | [Stanley Terrace PUD Modifications](#) – After the PUD was approved the developer determined that additional property was needed to accommodate the project. The developer submitted modifications to the PUD to rezone other pieces of land into the project area. The PUD amendments received a favorable recommendation from the Plan Commission on 12/05/22 and was [adopted by the Town Council](#) on 12/19/22.

While the original PUD showed the community building as being connected to the main apartment building with a breezeway, the amended PUD depicted the community building as an extension of the apartment building.

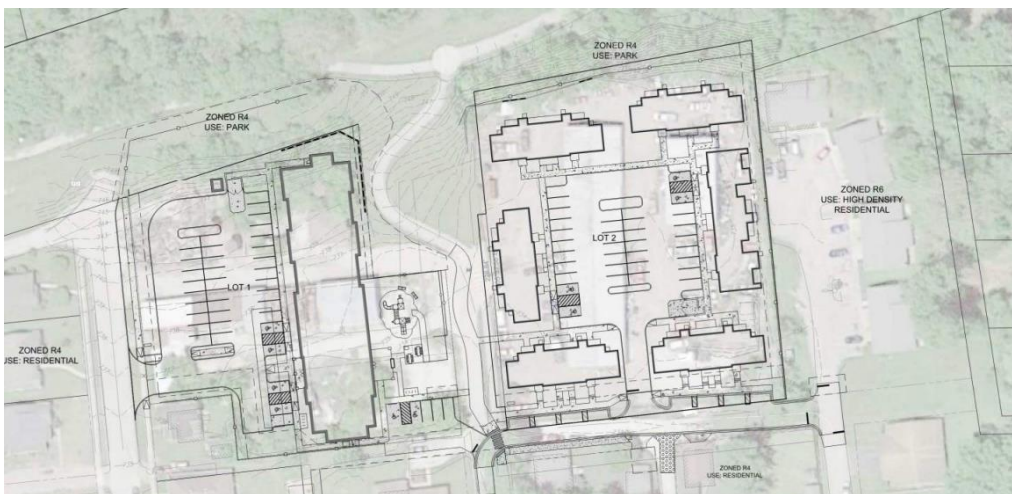
TOWN OF PLAINFIELD PLAN COMMISSION REPORT



PUD-21-085 Site Plan



PUD-22-097 Site Plan



PUD-23-046 Site Plan

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

The amended PUD maintained the original approved elevations and renderings, but a different elevation for the apartment / community building was added toward the end of the document. Staff was not advised that there would be changes to any portion of the project other than the additional acreage, and as such the modifications did not come back to the DRC for consideration at that time.

2023

[PP-23-008](#) | [Stanley Terrace Primary Plat](#) – The plat for the project was approved by the Plan Commission on May 1st, 2023. The plat submittal included a building footprint which showed the removal of the community building, but this change was not conveyed to staff.

[PUD-23-046](#) – The petition reflects the changes currently desired by the developer / applicant. Staff has noted the following changes from the approved plans:

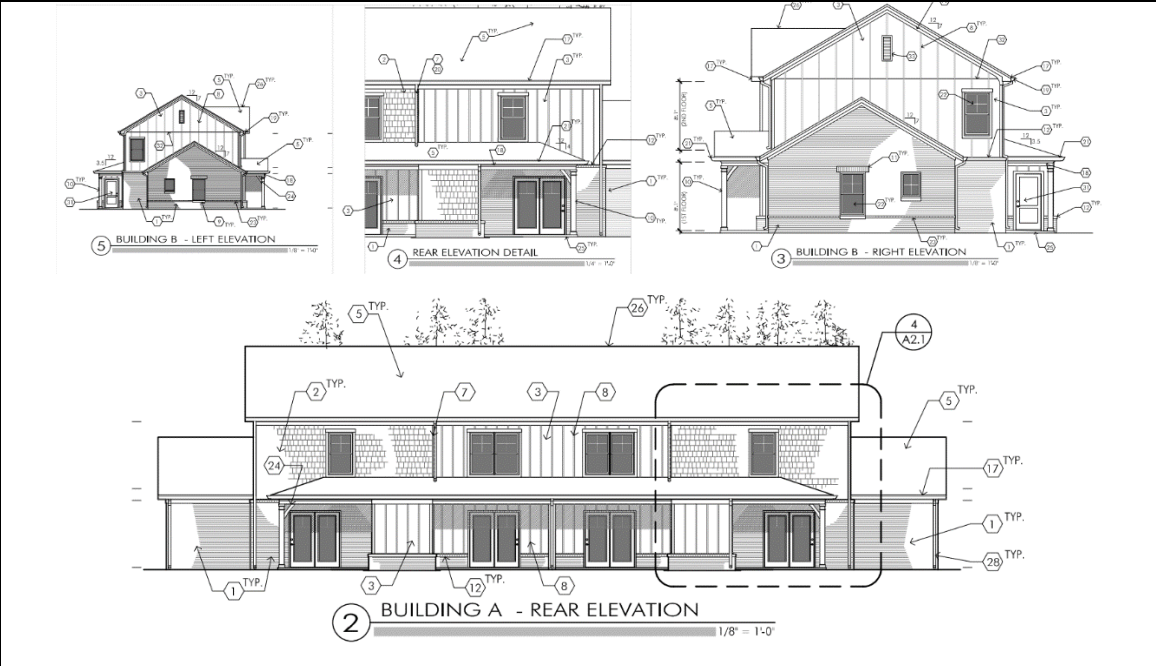
- 1.) The community building has been removed and the amenities (office, community room, etc.) are now interior to the apartment building. The single-story community building was located to the east of the apartment building along East St.
- 2.) The sides of the townhomes have fewer windows. The patio doors on the rear of the townhomes have been replaced with single entry doors and some of the windows have been reallocated to different parts of the building. Both the side and rear have different building material compositions from what was previously approved.
- 3.) The architecture of the apartment building and the townhomes (particularly Building C, which is Building 6 on the [site plan](#)) is different from the design that was reviewed in 2021.

The building permit application also depicted a CMU dumpster enclosure with chain-link gates and areas where landscaping was reduced or eliminated. These changes are not reflected in the revised PUD / FDP petition. If approved, the plans submitted with the permit application will need to be updated.

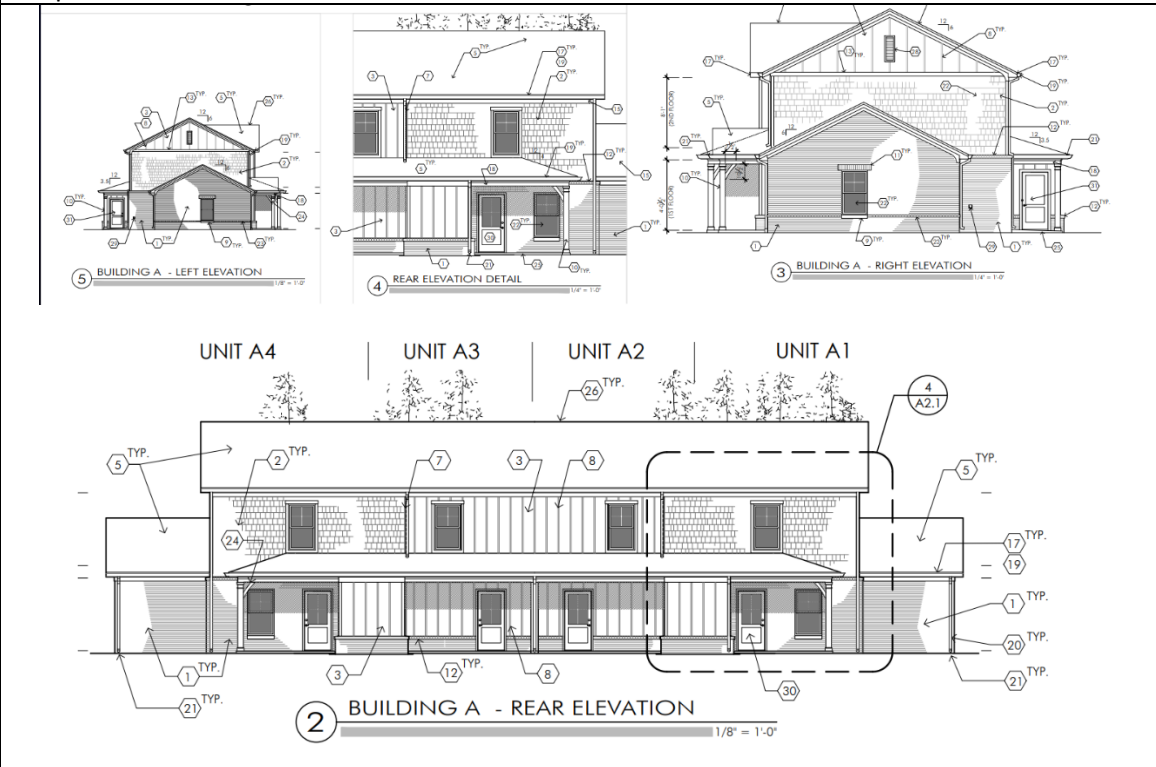


TOWN OF PLAINFIELD PLAN COMMISSION REPORT

Approved PUD / Final Detailed Plan



Proposed PUD Amendments

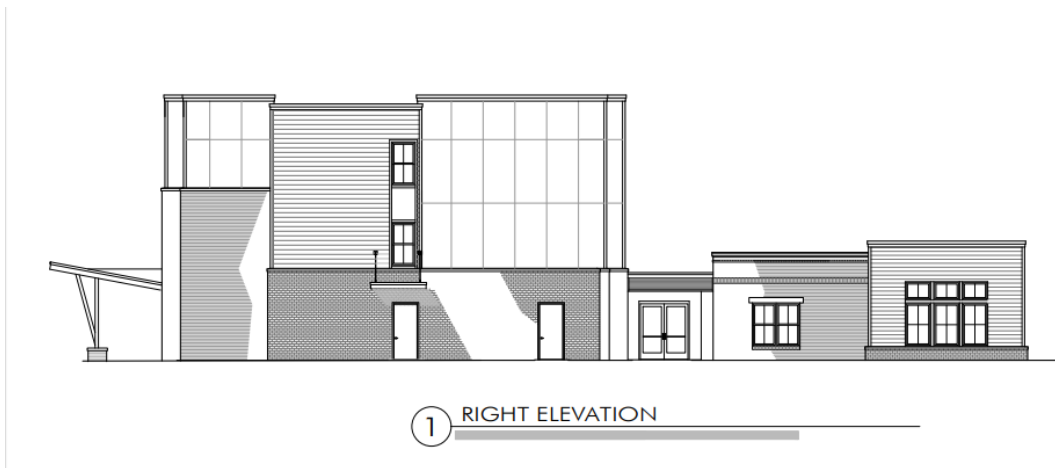


TOWN OF PLAINFIELD PLAN COMMISSION REPORT

STAFF COMMENTS

Planning

1. Staff remains supportive of the overall project from a land use and redevelopment perspective.
2. The single-story community building shown in the original PUD helped balance the streetscape along East St. and provided architectural compatibility with proposed townhomes. Although this design was still shown in the PUD modifications and [character exhibits](#) in 2022, the revised PUD ordinance also included an exhibit with a different building elevation (shown below) which replaced the pitched roof with a flat design. If the Plan Commission is supportive of the architectural design, eliminating the community building would likely be preferable given that it no longer offers the same level of compatibility with the townhomes.



PUD-22-097 Ordinance Exhibit 9 – Conceptual Floor Plan and Units

3. At the DRC meeting the applicant noted that the proposed multi-family building is similar to Harper’s Crossing. While that design is suitable for its location in a commercial setting near the mall, it may not be as compatible with the existing residential neighborhood.

Public Utilities

The modifications will not affect the utility plans for the project.

Floodplain

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

Transportation

The updates presented under this PUD do not significantly impact the expected traffic movements associated with the development. It is worth noting that after further and more detailed civil review processes played out...the intersection of Stanley Terrace Drive and Ellis Street is designed to function as a 3-way STOP intersection with the private drive to the adjacent condo community.

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

MOTIONS

PUD Amendments

I move that the Plan Commission certify [PUD-23-046](#) requesting amendments to the Stanley Terrace Planned Unit Development (PUD) with a(n) **favorable** / **unfavorable** / **no recommendation**.

Amended PUD Final Detailed Plan

I move that the Plan Commission **approve** / **deny** / **continue** [PUD-23-046](#) as filed by Nick Surak on behalf of Stanley Terrace, LP, requesting Amended Final Detailed Plan approval for a 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 6.1, C., 2 of the Zoning Ordinance.

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

1. Substantial compliance with the PUD file dated July 6, 2023.
2. Town Council adoption of [PUD-23-046](#).