

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: July 6, 2023

CASE NUMBER: [PP-23-038](#)

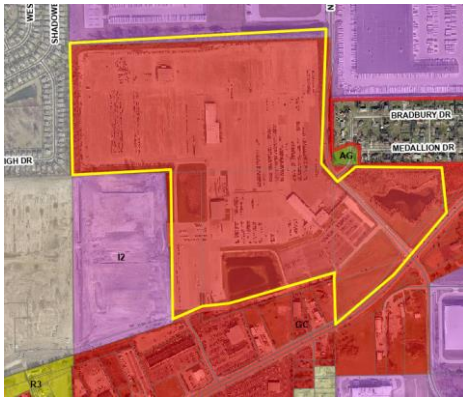
PETITIONER: Terra Site Development

REQUESTED ACTIONS: A petition requesting approval of an Incremental Primary Plat for Klondike Crossing for one (1) lot and two (2) blocks.

LOCATION: Area colloquially known as the “Adesa Site” on East Main Street

PARCEL SIZE: 155.8 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:	GC	General Commercial	Site:	ADESA	
North:	I2	Office/Warehouse Distribution	North:	Light Industrial	
	AG	Agriculture			
	AGR	Agriculture Residential (Hendricks County)			
South:	GC	General Commercial	South:	Local Commercial	
	I2	Office/Warehouse Distribution		Park/Open Space	
				Light Industrial	
East:	I2	Office/Warehouse Distribution	East:	Park/Open Space	
	AG	Agriculture		Light Industrial	
	GC	General Commercial			
	AGR	Agriculture Residential (Hendricks County)			
West:	I2	Office/Warehouse Distribution	West:	ADESA	
	PUD	Westmere PUD		Single Family Detached	
	GC	General Commercial			

PROJECT DESCRIPTION

The applicant is proposing to incrementally subdivide a 155.8 acre parcel (*all acreage is +/-*) into a 134.12 acre lot, a 6.58 acre Block A and a 12.06 acre Block B. Using the incremental subdivision process allows for a more streamlined secondary plat process for the lots/blocks should future lot creation be requested.

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STAFF COMMENTS:

- PLANNING** Given that parcels have already been split off the “master parcel” from Adesa, Staff has encouraged the applicant to use the incremental plat process. This allows not only for Blocks B and A to be subdivided with greater ease at a later date, but it also allows for the potential subdivision of Lot 1, should this be desirous of the owner of the property.
- PUBLIC UTILITIES:** The area to be platted has been served by water, sewer and drainage systems since the time it was developed as an auto auction. As incremental platting progresses and development plans are brought in for review those systems will need to be checked for adequacy. In general, the area has been adequately master planned for utility service.
- FLOODPLAIN** No known flood plain issues.
- TRANSPORTATION:** The plat reflects public rights-of-way that were created through coordination with Adesa when Klondike Road was proposed and constructed. The Petitioner has included a note on the plat, at the request of Staff, to clarify that the public right-of-way that runs between Lot 1 and Block A shall carry the name of Station Boulevard going forward. This street was previously unnamed, but will now be consistent with the extended right-of-way that was created by the adjacent Hobbs Station development.

SUBDIVISION CONTROL ORDINANCE REQUIREMENTS

The following items are listed as requirements for a Primary Plat by the Plainfield Subdivision Control Ordinance. The Ordinance provides for certain elements at the discretion of the Commission to be deferred to the Secondary Plat either in full or for more detail.

No.	Requirement	Deferred/Provided
1.	Scale, date and north arrow;	Provided
2.	Legal description of the real estate to be subdivided;	Provided
3.	Area map insert showing the general location of the proposed <i>Subdivision</i> with reference to major <i>Streets</i> and section lines as well as all school district lines and zoning <i>District</i> properly designated;	Provided
4.	Name of the <i>Subdivision</i> (if a replat of an existing <i>Subdivision</i>), proposed name for the <i>Subdivision</i> (which shall not duplicate the name of any <i>Subdivision</i> plat previously recorded or any <i>Subdivision</i> plat for which primary approval is still in effect), or name by which property is locally known;	Provided
5.	Name, address, telephone number of the Owner. If applicable, name address and telephone number of the agent representing the Owner. Citation of last deed of record conveying title to each parcel involved in the proposed <i>Subdivision</i> , including name of grantor, grantee, date and recording information;	Provided ⁽¹⁾
6.	Name, address and telephone number of the developer and any design professional(s) responsible for the design of the <i>Subdivision</i> , design of public improvements, or for surveys;	Provided ⁽¹⁾
7.	The complete text of any existing covenants on the property (if applicable);	No Existing Covenants
8.	Accurate boundary lines of the proposed <i>Subdivision</i> showing distance, bearings, angles and references to section corners, township and range lines;	Provided
9.	Location, width, dimension from the center-line and name of all existing and proposed public or private <i>Streets</i> , <i>Access easements</i> and <i>Rights-of-</i>	Provided

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Way located on and adjacent to the site;

10.	Location, sizes, elevations, and slopes of all existing utility facilities and easements, including, but not limited to sanitary sewer, water, storm water management, electric, gas, telephone and cable;	Deferred
11.	Preliminary proposals for connection with existing sanitary sewer, water, storm water management, electric, gas, telephone and cable utilities;	Deferred
12.	Layout, number and dimension of all <i>Lots</i> and <i>Out Lots</i> with proposed <i>Setback</i> lines;	Provided
13.	Location, delineation and elevation of all floodway and floodway fringe areas within the boundaries of the <i>Subdivision</i> ;	Provided
14.	Proposed finished floor elevation of all <i>Building</i> pads adjacent to or within the flood plain;	Deferred
15.	Drainage Plan for all watersheds in and around the proposed <i>Subdivision</i> , indicating the general drainage pattern of <i>Streets</i> and <i>Lots</i> , the location of all drainage channels and sub-surface drainage structures, the proposed method of disposing of all stormwater runoff from the proposed <i>Subdivision</i> including data to show that the proposed outlet(s) are adequate to accommodate the drainage requirements of the <i>Subdivision</i> , and all existing and proposed detention facilities;	Deferred
16.	Names of all legal ditches and streams on or adjacent to the <i>Subdivision</i> ;	Provided
17.	A preliminary erosion control plan for all areas of site disturbance;	Deferred
18.	Topographic contour every two (2) feet superimposed upon the proposed <i>Subdivision</i> plat; provided, that the <i>Director</i> may require one (1) foot intervals on very flat land or permit five (5) foot intervals on very steep slopes;	Deferred
19.	Traffic Study, if required by the terms and provisions of Plainfield Ordinance No. 18-97, "Access Permit Ordinance";	Deferred
20.	All improvements to the <i>Street</i> system on-site and off-site, including measurement of curb radius and taper;	Deferred
21.	Stop sign plan indicating the proposed location of all stop signs within the proposed <i>Subdivision</i> ;	Deferred
22.	Sidewalk plan (or alternate plan for pedestrian ways, when applicable);	Deferred
23.	Preliminary plans and specifications for all infrastructure improvements and installations required or proposed in the <i>Subdivision</i> ;	Deferred
24.	The approximate location, dimensions, and area of all parcels of land proposed to be reserved for park, conservation, wetland, common area, lake or other similar uses for the use of property owners within the proposed <i>Subdivision</i> ;	Deferred
25.	Method and depiction of <i>Access</i> for each <i>Lot</i> or <i>Out Lot</i> (i.e., direct <i>Public Street</i> , <i>Private Street</i> , blanket easement or specifically located easement);	Provided
26.	Designation of common site facilities to benefit all <i>Lots</i> or <i>Out Lots</i> (i.e., <i>Parking Areas</i> , <i>Loading Areas</i> , <i>Interior Access Drives</i> , <i>Private Streets</i> , storm water management, sanitary sewer, water, electric, gas, telephone, cable, etc.);	Deferred
27.	Proposed covenants, commitments, conditions and restrictions for the <i>Subdivision</i> ;	Deferred
28.	If the <i>Subdivision</i> is to be developed in sections, an indication of the approximate section boundaries;	Provided
29.	A proposed address plan for the <i>Subdivision</i> consistent with the address patterns established for the Town of Plainfield and Hendricks County; and,	Deferred

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| 30. Any other information requested in writing by the <i>Director</i> , members of the <i>Technical Advisory Committee</i> or the <i>Plan Commission</i> deemed important to the development of the <i>Subdivision</i> . | To Be Determined |
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(1) Phone number in application

MOTION

I move that the Plan Commission **approve / deny / continue** [PP-23-038](#) requesting approval of an Incremental Primary Plat for Klondike Crossing, dividing an 155.8 acres (+/-) parcel into 1 lot and 2 blocks on a parcel zoned GC: General Commercial within a Gateway Corridor, 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 conditions:

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 153: Subdivision Control Ordinance
2. Compliance with the standards and specifications of the Plainfield Subdivision Control Ordinance.
3. Substantial compliance with the primary plat submitted for approval.