

# TOWN OF PLAINFIELD PLAN COMMISSION REPORT

**DATE:** October 2, 2023  
**CASE NO.:** PP-23-069  
**PETITIONER:** Kruse Consulting  
**REQUESTED ACTIONS:** Minor Plat approval for a 3-lot subdivision on a 5.5 acre +/- parcel zoned R2.  
**LOCATION:** 2669 State Road 267  
**PARCEL SIZE:** 5.5 acres +/-  
**APPLICABLE REGULATIONS:** Plainfield Zoning Ordinance  
 Plainfield Subdivision Control Ordinance  
 Plainfield Comprehensive Plan



<u>EXISTING ZONING AND LAND USE</u>			<u>COMPREHENSIVE PLAN</u>		
<b>Site:</b>	R2	Low Density Residential	<b>Site:</b>	SFD	Single Family Detached
<b>North:</b>	R2	Low Density Residential	<b>North:</b>	SFD	Single Family Detached
<b>South:</b>	AGR	Agricultural Residential <sup>(1)</sup>	<b>South:</b>	SFD	Single Family Detached
<b>East:</b>	R2	Low Density Residential	<b>East:</b>	SFD	Single Family Detached
<b>West:</b>	AGR	Agricultural Residential <sup>(1)</sup>	<b>West:</b>	N/A	Outside Comprehensive Plan Area
<b>Notes:</b>	<sup>(1)</sup> Hendricks County Zoning Ordinance				

## PROJECT DESCRIPTION

The applicant is seeking to subdivide two lots of record into three lots. Access to all lots will be gained through the cross-access easement that is proposed between lots 1 and 2.

## STAFF COMMENTS:

### **PLANNING**

For the Secondary Plat, some of the language on the document will need to be modified to comply with Form I, J, and K of the Plainfield Subdivision Control Ordinance. Beyond those minor modifications, the plan either complies with the requirements of the Subdivision Control Ordinance or proposes to show compliance at the time of Secondary Plat.

### **PUBLIC UTILITIES:**

Water lines exist within the Avon Avenue right-of-way and sewer lines are present within the nearby Whitmore Place subdivision. Staff will be available at the meeting to discuss any questions.

### **FLOODPLAIN**

No known flood plain issues.

### **TRANSPORTATION:**

The plat will dedicate additional right-of-way consistent with the previous development project immediately to the north. As noted above, a single drive servicing all 3 lots will be the sole source of access to the public

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right-of-way. Language on the plat has been included to address maintenance responsibilities by the parcel owners.

## **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.

<b>No.</b>	<b>Requirement</b>	<b>Deferred/Provided</b>
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 subdivision with reference to major streets and section lines as well as all school district lines and zoning districts properly designated;	Provided
4.	Proposed name of the subdivision;	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 subdivision, including name of grantor, grantee, date and recording information;	Provided <sup>(1)</sup>
6.	Accurate boundary lines of the proposed subdivision showing distance, bearings, angles and references to section corners, township and range lines;	Provided
7.	Names, centerlines and right-of-way widths of all existing streets, alleys and easements affecting or providing service to the proposed subdivision;	Provided
8.	Layout, number and dimension of all lots with proposed setback lines;	Provided
9.	The complete text of any existing covenants on the property (if applicable);	No Existing Covenants
10.	Location, delineation and elevation of all floodway and floodway fringe areas within the boundaries of the subdivision;	Not applicable
11.	Location of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable, if applicable;	Deferred
12.	All improvements to the street system on-site and off-site, including measurement of curb radius and taper;	Deferred
13.	Sidewalk plan (or alternate plan for pedestrian ways, when applicable);	Deferred
14.	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 subdivision;	Deferred

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| 15. | Proposed covenants, commitments, conditions and restrictions for the subdivision;  | Deferred         |
| 16. | A proposed address plan for the subdivision consistent with the address patterns established for the town and county; and  | Deferred         |
| 17. | Any other information requested in writing by the Director, members of the Technical Advisory Committee or the Plan Commission deemed important to the development of the subdivision. | To Be Determined |

The Director, in his or her sole discretion, may waive or relax any of the requirements listed above for a primary plat of a minor residential subdivision, as circumstances dictate.

(1) Phone number in application

## **MOTION 1**

I move that the Plan Commission **approve / deny / continue PP-23-069** requesting Minor Plat approval for a 3-lot subdivision on a 5.5 acre +/- parcel zoned R2: Low Density Residential, 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.