



MEMORANDUM

TO: Plan Commission
CC:
FROM: Eric Berg, AICP, Senior Planner
DATE: November 11, 2023
RE: [PP-23-089](#)

The applicant is requesting that Lot 1 of Hobbs Station is split into two separate lots. Lot 1A will consist of the parking structure for the Hobbs Station mixed-use building. Lot 1B will be the mixed-use building and the remaining areas of Lot 1 not dedicated to the parking structure or the northern ingress/egress to the parking structure.

This modification is being requested to create legally platted lots for separate ownership. Both lots meet the standards put forth within the Plainfield Subdivision Control Ordinance.

While Hobbs Station did receive approval as an incremental primary plat, Lot 1 was specified as a lot, while the remainder were shown as “blocks”, necessitating an amendment to the approved primary plat.

MOTION

I move that the Plan Commission **approve** / **deny** / **continue** [PP-23-089](#) requesting approval of Primary Plat amendment for the subdivision of Lot 1, Hobbs Station into Lots 1A and 1B, Hobbs Station, 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

A Community of Values

TOWN OF PLAINFIELD

2. Substantial compliance with the primary plat submitted for approval.
3. Recording of an approved Secondary Plat within sixty (60) days of Plan Commission approval of this Primary Plat.