

# TOWN OF PLAINFIELD PLAN COMMISSION REPORT

**DATE:** August 5, 2024

**CASE NO.:** [RZ-24-056](#)

**PETITIONER:** Pulte Group

**REQUESTED ACTIONS:** Rezone approximately 20.594 acres from AG Agriculture to R-4 Medium Density Residential

**LOCATION:** 5080 East County Road 350 South (west of the Rockingham subdivision)

**PARCEL SIZE:** 20.594 acres +/-

**APPLICABLE REGULATIONS:** Plainfield Zoning Ordinance  
Plainfield Subdivision Control Ordinance  
Plainfield Comprehensive Plan



<b>EXISTING ZONING AND LAND USE</b>		<b>2016 COMPREHENSIVE PLAN</b>	
<b>Site:</b>	AG Agriculture <sup>(1)</sup>	<b>Site:</b>	SFD Single Family Detached
<b>North:</b>	AG Agriculture	<b>North:</b>	SFD Single Family Detached
<b>South:</b>	AGR Agricultural Residential <sup>(2)</sup>	<b>South:</b>	SFD Single Family Detached
<b>East:</b>	R-3 Medium Density Residential AGR Agricultural Residential <sup>(2)</sup>	<b>East:</b>	SFD Single Family Detached
<b>West:</b>	AGR Agricultural Residential <sup>(2)</sup>	<b>West:</b>	SFD Single Family Detached

(1) Seeking Zone Map Amendment from the default annexation zoning classification of AG: Agriculture to R-4: Medium Density Residential

(2) Hendricks County Zoning Ordinance

## **PROJECT DESCRIPTION**

**Requested Action:**

- The applicant is seeking a rezone of 20.594 acres +/- from AG Agriculture to R-4 Medium Density Residential for a single-family residential subdivision.

**Future Action(s):**

- Primary Plat (*Plan Commission*).
- Secondary Plat (*Administrative*)

## **STAFF COMMENTS**

### **PLANNING**

The applicant is requesting a Zone Map Amendment to R-4: Medium Density Residential to build a single-family residential subdivision.

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Typically, having the primary plat run concurrently with the rezone is preferential as the subdivision layout is less conceptual and more refined.

The applicant has provided voluntary commitments similar to those made in Hobbs Station, including a walk connection from the front porch to the sidewalk, cluster mailboxes, and to a revised version of the Residential Design Guidelines. The commitment to actions if street rights-of-ways were narrower (*Commitment 3.1*) is an example of why a plat should run concurrently as the commitment would either be clearer or unnecessary.

**Considerations of Zone Map Amendment**  
(from Indiana Code 36-7-4-603)

The plan commission and the legislative body shall pay reasonable regard to:

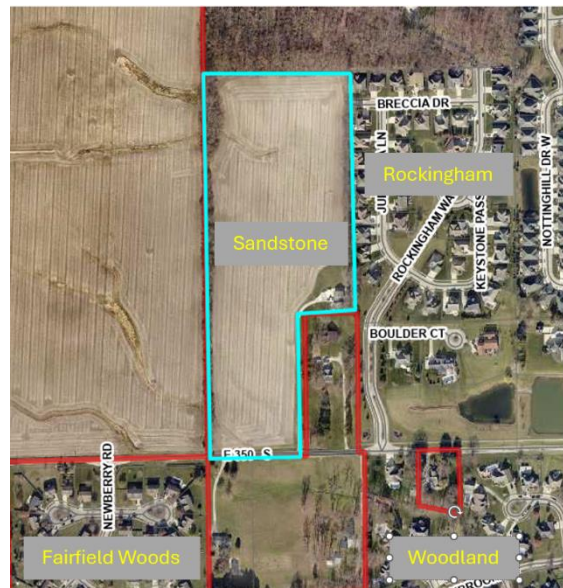
1. The comprehensive plan;
2. Current conditions and the character of current structures and uses in each district;
3. The most desirable use for which the land in each district is adapted;
4. The conservation of property values throughout the jurisdiction; and,
5. Responsible development and growth.

An additional commitment that the applicant has made will restrict construction activity that is likely to generate noise to the hours of 7 a.m. to 7 p.m. In the ordinance, there are no regulations. Recently, Compliance Planner Terry Jones worked with residents and two homebuilders to put forth similar standards for Trescott. Pulte agreed with Staff that these should be brought forward to Sandstone.

Comparison of proposed subdivision to nearby subdivision		
Subdivision	Smallest lot	Dwelling Units/Acre
Sandstone (proposed)	7,500 square feet	3.1
Rockingham	10,000 square feet	1.7
Fairfield Woods at Saratoga	11,000 square feet	2.2
Woodlands at Saratoga	15,235 square feet	1.4

While customer tastes in terms of lot size may have changed since the 1990's when Saratoga was proposed or the early 2000's when Rockingham was approved, these developments will be immediately adjacent or within a close vicinity.

In terms of façade material, the homes in Woodlands at Saratoga and Rockingham are largely brick, Fairfield Woods homes typically have a front brick façade and siding, while



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Sandstone is proposed to have a façade of primarily Hardie Plank/Siding. Again, this may reflect a change in customer taste over thirty years.

As this development will be adjacent to a custom home community, the Commission should consider requiring full sodding of the lawns. This will give a finished quality appearance to the development. The Commission approved similar requirements in Bridlewood Reserve and Bridlewood Estates due to similar concerns regarding a custom home community (*Colonial Heritage*) that was more than a quarter of a mile away.

**PUBLIC UTILITIES:** Sanitary sewer and water systems exist in the vicinity that can support the project if approved. Should the project advance, the water planning for the project will need to be coordinated with the Town's long-term plan for a future northwest water storage facility. The zoning submittal indicates an acceptable concept that storm water detention be added to intercept flow from the west and from the new project. If the project goes forward the details of the drainage system design would be reviewed to confirm it is adequate.

**FLOODPLAIN** No known flood plain issues.

**TRANSPORTATION:** The proposed re-zone is expected to allow for approximately 63 lots. This amount is well below the minimum threshold for completing a Traffic Impact Study (150 units). The Petitioner did provide a Trip Generation Memo based upon the 63-unit count that illustrates the new traffic, at peak hour, is expected to contribute around 1/vehicle per minute.

Preliminary site plans illustrate decel/accel lanes/tapers which is consistent with Town Standards as well as similar improvements for nearby residential subdivisions.

CR 350 S is identified as a Major Collector on the Town's Thoroughfare Plan and will require a minimum ½-width right-of-way dedication of 35' as part of the future platting process. This will allow for the proposed public improvements, though additional right-of-way or easements may be necessary to accommodate drainage, utilities, and proposed sidewalks. Right-of-way for future local street connections will also be necessary to allow for improved connectivity between neighborhoods.

Staff has stressed the importance of constructing a pedestrian connection from this parcel to the existing sidewalk in front of Rockingham. The Petitioner has expressed its commitment to working with the parcel owner in between to secure the appropriate rights to get this constructed as part of their future Development Plan proposal.

Lastly, it may be helpful to note the Town has recently taken steps to convert the intersection of Saratoga Parkway and CR 350 S from a 2-way Stop to a 4-way design. Town staff worked with A&F Engineering as they were selected by Pulte to look at traffic in this area, and they provided a separate review on behalf of the Town to confirm this change will continue to allow that intersection to operate at an acceptable Level of Service. While the Sandstone development was considered when making this decision, other contributing factors such as the new alignment of the Northwest Perimeter Parkway project, crash history, and pedestrian access changes all were reviewed for this recommended change. The process to formally institute this change was recently undertaken by the Town Council through the approval of Ordinance 23-2024 and is expected to get implemented later this Fall.

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### **HENDRICKS COUNTY HEALTH DEPARTMENT**

Hendricks County Health Department raised a concern about an outlet for the subsurface drain on the septic system for the existing home being under the road and questioned whether that residence would be connected to sewer. The applicant's engineer responded that the existing home would be connected to the water and sewer as soon as possible.

### **MOTION 1: Zone Map Amendment**

I move that the Plan Commission certify [RZ-24-056](#), with a **favorable recommendation / unfavorable recommendation / no recommendation** subject to the following conditions: