

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: November 4, 2024

CASE NO.: [PP-24-098](#)

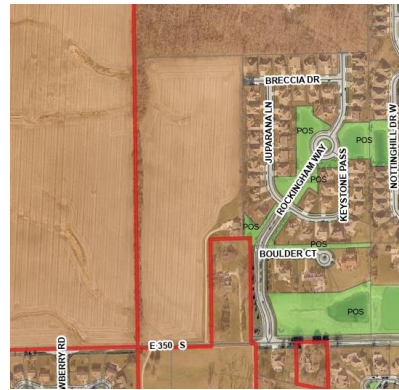
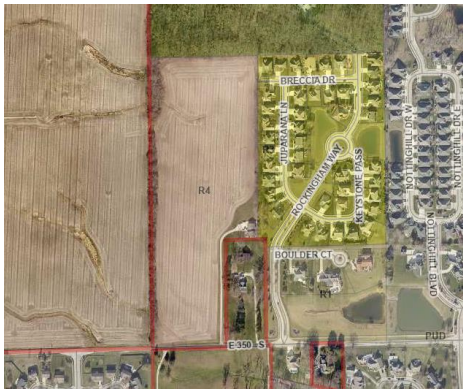
PETITIONER: Pulte Homes of Indiana, LLC

REQUESTED ACTIONS: Request to subdivide 20.594 acres into 64 lots.

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



<u>EXISTING ZONING AND LAND USE</u>			<u>2016 COMPREHENSIVE PLAN</u>		
Site:	R-4	Medium Density Residential	Site:	SFD	Single Family Detached
North:	AG	Agriculture	North:	SFD	Single Family Detached
South:	AGR	Agricultural Residential ⁽¹⁾	South:	SFD	Single Family Detached
East:	R-3 AGR	Medium Density Residential Agricultural Residential ⁽¹⁾	East:	SFD	Single Family Detached
West:	AGR	Agricultural Residential ⁽¹⁾	West:	SFD	Single Family Detached

⁽¹⁾ Hendricks County Zoning Ordinance

PROJECT DESCRIPTION

- Requested Action:**
- Primary Plat. Request to subdivide 20.594 acres into 64 lots. (*Plan Commission*)
- Future Action(s):**
- Secondary Plat (*Administrative*)



STAFF COMMENTS

PLANNING

The applicant is requesting to subdivide 20.594 acres into 64 lots. A [request for a Zone Map Amendment for the property](#) was given a favorable recommendation by the Plan Commission and forwarded to the Town Council that approved the rezone as [Ordinance 29-2024](#), adopted on August 12, 2024.

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

At the Plan Commission meeting, the issue of residential rentals emerged from resident(s) of the neighboring Rockingham subdivision. The neighbors sought rental restrictions while the representative of Pulte Homes of Indiana was concerned about the impact upon the sales of their product.

The Commission listened to both sides of the argument and elected to defer the question to the Primary Plat, ostensibly giving both sides time to discuss the differences and find resolution within the Covenants, Conditions, and Restrictions (*commonly referred to by the acronym "CCR"*). As of initial draft of the staff report (*October 25th*), it appears that there is still disagreement.

The applicant has provided language within the CCRs placing general limitations upon rentals. The Rockingham resident has provided differing language to the applicant.

The Town, traditionally, has not enforced CCRs. This is for both practical and logistical reasons, as covenants can be amended without Town knowledge and/or approval and enforcing covenants for the over 100 subdivisions with CCRs would be time consuming.

PUBLIC UTILITIES: Sanitary sewer and water systems exist in the vicinity of the project that can support the project if approved. The final details of the drainage system design will be reviewed to confirm it is adequate. Coordination with Hendricks County is necessary due to the drainage discharge point south of the project being an unincorporated area. The site design engineer has advised that discussions are taking place with the County. The coordination will be with regards to differences between Town drainage standards and County drainage standards. My expectation is that the most restrictive standard would apply and that either can be met by the project.

FLOODPLAIN No known flood plain issues.

TRANSPORTATION: Sufficient right-of-way exists along CR 350 S and is reflected on the submitted Primary Plat. Similarly, rights-of-way throughout the neighborhood are consistent with Local Residential streets and allow for neighborhood connectivity to existing and future developments.

One outstanding issue remains the expectation this development includes pedestrian improvements along CR 350 S across the abutting parcel to the east, creating connectivity into the Town's existing network. The Petitioner has assured Staff they are in discussions with the neighboring property owner and that the neighboring property owner is amenable to settling an agreement to allow this to happen. At this time, however, the Primary Plat does not reflect this and Staff recommends this expectation be noted as part of this review process, while deferring it to be addressed as part of the Secondary Plat approval.

ORDINANCE REQUIREMENTS BASED REVIEW

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.

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

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 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
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;	Deferred
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 Known 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;	Provided
12.	All improvements to the street system on-site and off-site, including measurement of curb radius and taper;	Provided
13.	Sidewalk plan (or alternate plan for pedestrian ways, when applicable);	Provided
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;	Provided
15.	Proposed covenants, commitments, conditions and restrictions for the subdivision;	Provided.
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.

MOTION 1: Primary Plat

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

I move that the Plan Commission **approve** / **deny** / **continue** [PP-24-098](#) requesting an incremental primary plat to subdivide 20.594 acres into 64 residential lots on a parcel zoned R-4: Medium 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. Substantial compliance with the primary plat submitted for approval.