



MEMORANDUM

TO: Plan Commission
FROM: Eric Berg, AICP, Senior Planner
THROUGH: Kevin Whaley AICP, Director of Planning
Tim Belcher P.E., Executive Director of Development Services
DATE: March 3, 2025
RE: TA-24-118 and PP-24-118

The petitions listed above were requested by Pulte to amend the Hobbs Station Planned Unit Development (*Plainfield Zoning Ordinance Article 14.3.A.10*) and the Primary Plat for Hobbs Station.

This petition was initially slated to be heard at the January meeting, which was canceled due to a snowstorm. It was then moved to February but was continued due to insufficient legal notice from the applicant. While Staff cannot guarantee meteorological conditions, it does appear that the legal notices are in proper order to proceed.

The applicant submitted a secondary plat in late April 2024, apparently not realizing that they did not have sufficient space to construct a home due to a required twenty (20) foot front yard setback from Anthem Avenue. While the home does not derive access from Anthem Avenue, the definition of front yard applies as the lot line does about a street right-of-way. The Plat was approved and signed in mid-May 2024 and this issue was not brought to Staff's attention until mid-October.

As a Planned Unit Development, a Variance of Development Standards is not appropriate as the applicant has created the standards from which they need relief. Staff outlined three alternatives that would still allow either of the builders (*Pulte or Taylor Morrison*) to build upon this lot:

- 1. Use a different design that would still meet the guidelines of the Planned Unit Development.** Given that the two builders closed on approximately 40,000 homes nationwide in 2023, it seemed a logical assumption that there may be something in their building library that would work.
- 2. Design a product to fit this lot.** While potentially costly, the 3rd and 7th largest homebuilders in the nation likely have architects on staff that could create such a design. This design could then be used by other divisions of either or both builders.
- 3. Amend the Planned Unit Development and the Primary Plat.** This is the process that offers the most amount of risk to the applicant as the Town Council has the option to deny any zone map amendment should they decide to do so. Obviously, this would not remove alternatives 1 or 2 from consideration. *Note: Staff is not recommending approval or denial, merely pointing out that these options exist.*

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The proposed modifications are to the “**Residential District (Single-Family Section)**” of the Hobbs Station Planned Unit Development. The additions are double-underlined. If there were to be text to be deleted, it would be ~~struck out~~. For the purpose of clarity for the Commission and the general public, the amendments have been put in red type in the text below.

III. Development Standards

Standard	Front Load Units	Rear Load Units
Maximum Number of Units	179	92
Minimum Lot Area	5,600 SF	3,600 SF
Minimum Lot Width	50'	40'
Lot Frontage at ROW	40'	40'
Minimum Front Yard Setback ²	20'	20'
Minimum Garage Door Setback	26'	N/A
Minimum Side Yard Setback	5'	5'
Minimum Building Separation	10'	10'
Minimum Rear Yard Setback	15'	4'
Minimum Living Space per dwelling unit	1,800 SF (1-story) 2,300 SF (2-story)	1,600 SF
Min. Roof Pitch ¹	5/12	5/12
Max. Building Height	35'	38'
Min. Garage Size including storage	490 SF	400 SF
Garage door width Ratio to length of front façade	46%	N/A

¹Secondary, accent, and/or other roof planes shall have a minimum roof pitch of 3/12.

²The minimum setback from Anthem Parkway on Lot 189 shall be 19 feet.

MOTION 1

I move that the Plan Commission certify **TA-24-118** with a(n) **favorable** / **unfavorable** / **neutral** recommendation to the Plainfield Town Council.

MOTION 2

I move that the Plan Commission **approve** / **deny** / **continue** **PP-24-118**, an amendment to **PP-21-133** regarding setback reduction on lot 189 subject to the following conditions:

1. All **approved conditions on PP-21-133** remain intact, excepting that Lot 189 would reference the file dated March 3, 2025.
2. Approval is subject to the ratification of the Zone Map Amendment ordinance by the Town Council.