

# TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

**DATE:** 04-08-2025

**PROJECT.:** [Towns at Hobbs Station](#)

**PETITIONER:** Banning Engineering for Taylor Morrison

**REQUESTED ACTIONS:** Architectural and Site Design Review for a 7 building, 30-unit townhome development being proposed on a 2.18-acre lot on a parcel within the Hobbs Station PUD

**LOCATION:** SW Corner of Anthem Avenue and Clarkson Avenue, Hobbs Station

**Applicable Regulations:** [Plainfield Zoning Ordinance](#)  
[Plainfield Subdivision Control Ordinance](#)  
[Plainfield Comprehensive Plan](#)  
[Hobbs Station PUD](#)

**PARCEL SIZE:** 2.18 acres+/- (proposed)



| <u>EXISTING ZONING AND LAND USE</u> |     |   | <u>2016 COMPREHENSIVE PLAN</u> |    |              |
|-------------------------------------|-----|---|--------------------------------|----|--------------|
| <b>Site:</b>                        | PUD | Hobbs Station Planned Unit Development                              | <b>Site:</b>                   | MF | Multi-Family |
| <b>North:</b>                       | PUD | Hobbs Station Planned Unit Development<br>Single Family Residential | <b>North:</b>                  | MF | Multi-Family |
| <b>South:</b>                       | PUD | Hobbs Station Planned Unit Development<br>Future Park Space         | <b>South:</b>                  | MF | Multi-Family |
| <b>East:</b>                        | PUD | Hobbs Station Planned Unit Development<br>Single Family Residential | <b>East:</b>                   | MF | Multi-Family |
| <b>West:</b>                        | PUD | Hobbs Station Planned Unit Development<br>Senior Living Community   | <b>West:</b>                   | MF | Multi-Family |

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## **Project Description**

The applicant is seeking Final Detailed Plan approval for a 30-unit townhome development within the [Hobbs Station PUD](#). The site is located immediately east of Randall Residence and bordered by Anthem and Clarkson Avenues on the north and east side, respectively. The site is accessed via two access drives from Clarkson Avenue as well as two shared access points with Randall Residence on the west side of the property. The site was included as “Block B” in the [Hobbs Station Mixed Use Primary Plat | Plainfield, IN](#)

## **Design Review**

The project has been reviewed for compliance with applicable Town ordinances and regulations. Items which do not comply or that need additional information to determine compliance have been identified below. Comments from reviewing agencies are also provided following the compliance summary.

The zoning ordinance states that the intent of the Planned Unit Development (PUD) District is designed to:

- Encourage creativity and innovation in the design of developments;
- Provide for more efficient use of land including the reduction of land area disturbed for utility lines and motor vehicle Access;
- Permit special consideration of property with outstanding natural or topographical features;
- Facilitate use of the most appropriate construction techniques in the development of land; and,
- To provide for any individual land use not otherwise specified elsewhere in this Ordinance. The PUD District provides flexibility in land use regulations by allowing for the consolidation of the Subdivision and Zone Map Change procedures.

The Hobbs Station Planned Unit Development has designated this development a “Residential District (Townhome Section) with development standards. The townhome standards are included in this report for reference:

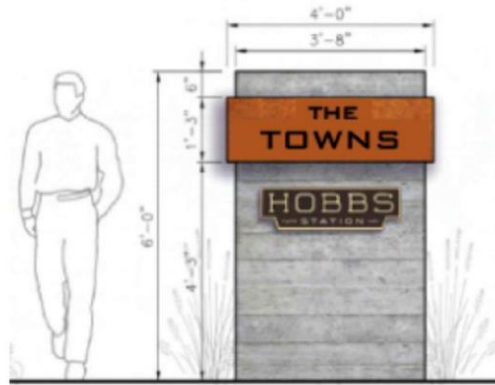
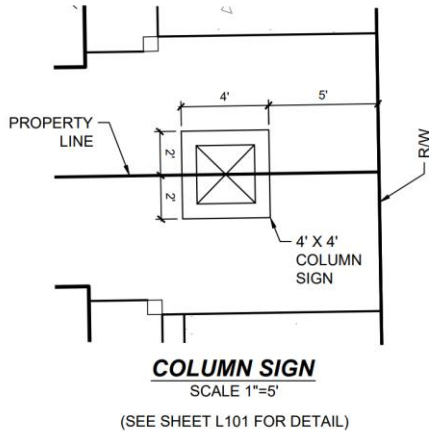
| Standard                    | Townhome Units | Meets Standard? |
|-----------------------------|----------------|-----------------|
| Maximum Number of Units     | 30             | Yes             |
| Minimum Lot Area            | 1,200 SF       | Yes             |
| Minimum Lot Width           | 20’            | Yes             |
| Lot Frontage at ROW         | 20’            | Yes             |
| Minimum Front Yard Setback  | 5’             | Yes             |
| Minimum Side Yard Setback   | N/A            | N/A             |
| Minimum Building Separation | 10’            | Yes             |

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|                                    |          |     |
|------------------------------------|----------|-----|
| Minimum Rear Yard Setback          | 5'       | Yes |
| Minimum Living Space per Unit      | 1,200 SF | Yes |
| Min. Roof Pitch                    | 5/12     | Yes |
| Max. Building Height               | 40'      | Yes |
| Min. Garage Size Including Storage | 400 SF   | Yes |

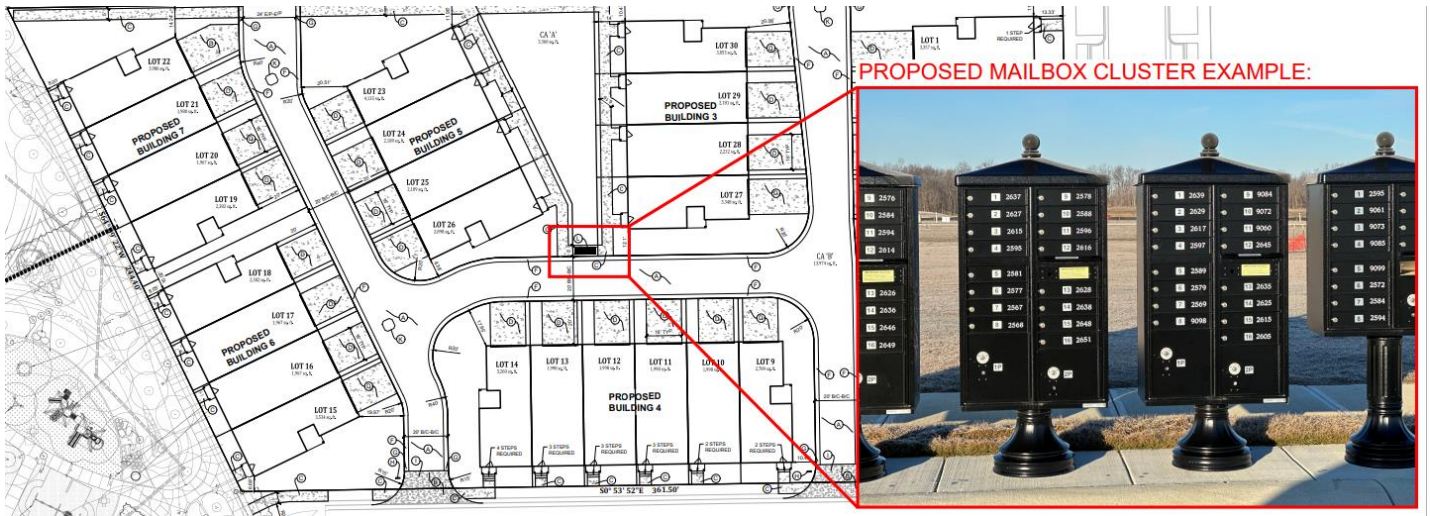
**Signage:**

The plan shows a ground sign along Anthem Ave:



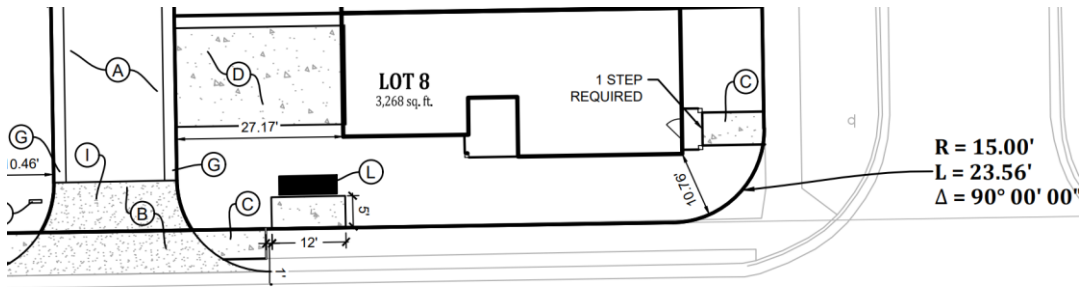
**Mailboxes:**

The mailbox exhibit shows cluster mailboxes located near the center of the property:



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However, the civil plans shown the mailboxes in a different location.



**Lighting:**



A photometric plan has not been provided.

**Landscaping:**

A landscape plan has been provided, and the design is subject to Plan Commission approval.

**Staff Comments**

- 1) The approved Planned Unit Development was written to provide the development that has been proposed.
- 2) The provided elevations and building footprints indicate that the overall design of the buildings would lack dimensionality. This is typically accomplished through unit offsets (vertical and / horizontal) as well as variation in building materials and colors. The applicant has provided photographic examples of townhomes in other locations which offer similarities with the proposed design.
- 3) Building design and aesthetics are a far departure from precedent imagery shown in the original Hobbs Station PUD.

| <b>Precedent Imagery in PUD</b>   | <b>Imagery Presented Today</b>   |
|---|--|
|  |  |

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