



## MEMORANDUM

**TO:** Plainfield Plan Commission  
**CC:**  
**FROM:** Kevin Whaley, AICP, Planning Director  
**DATE:** April 2, 2025  
**RE:** [Saratoga Village Final Detailed Plan Amendment](#)

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On December 6<sup>th</sup>, 2021 the Plainfield Plan Commission provided a favorable recommendation to approve [PUD-21-099](#) establishing development standards for Saratoga Village – part of the Saratoga Planned Unit Development (PUD). [PUD-21-099](#) was subsequently approved by the Plainfield Town Council on January 10<sup>th</sup>, 2022 through [Ordinance 54-021](#).

The PUD was accompanied by a Final Detailed Plan for the project which included elevations for the townhomes and paired villas. Ryan Homes has been the builder of these units since the PUD was originally approved but will not be completing the townhome portion of the project.

The developer, Braun Property Group, is now working with Lennar to complete phase II of the townhomes. Lennar has [submitted plans](#) to amend the Final Detailed Plan for Saratoga Village to modify the townhome elevations. The modification would apply to the townhomes units located to the north of the divided entrance along Saratoga Parkway. An exhibit depicting the location of the affected area is provided in the materials.

The proposed townhome units will be subject to the development and architectural standards contained within the PUD ordinance – including minimum living area, garage area, roof / façade offsets, etc. The Lennar units will be all-brick on the front façade compared to the Ryan Homes units which include a mix of masonry and siding. A similar transition exists on the west side of Saratoga Parkway between homes in The Paddock and Kensington Estates.

On March 11<sup>th</sup> the Design Review Committee (DRC) discussed the proposed elevations and recommended approval.

Motion:

I move that the Plan Commission **approve / deny / continue** FDP-25-011 requesting Amended Final Detailed Plan approval for Saratoga Village finding that:

1. The Final Detailed Plan **satisfies / does not satisfy** the Development Requirements and Development Standards specified in the PUD District ordinance establishing such District;
2. The Final Detailed Plan **accomplishes / does not accomplish** the intent set forth in Article 6 of the Zoning Ordinance;

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3. The Final Detailed Plan **provides** / **does not provide** for the protection or provision of the site features and amenities outlined in Article 6.1, C., 2 of the Zoning Ordinance.

And that such approval shall be subject to the following condition(s):

1. Substantial compliance with the Amended Final Detailed Plan file dated April 10<sup>th</sup>, 2025.

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