

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: 05-05-2025
Case No.: FDP-25-003
PROJECT.: [Towns at Hobbs Station](#)
PETITIONER: Banning Engineering for Taylor Morrison
REQUESTED ACTIONS: Final Detailed Plan 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
PARCEL SIZE: 2.18 acres+/- (proposed)



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

PROJECT DESCRIPTION AND PLANNING OVERVIEW

- Requested Action:
- 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

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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.](#)

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- Concurrent Actions: • Final Detailed Plan
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- Future Action(s): • Secondary Plat (*Administrative*)
- Improvement Location Permit (*Administrative*)
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The site exists entirely within the Hobbs Station PUD and was included in the original site plans as "Block B" and is shown below on the left. The proposed Final Detail Plan is shown on the right. The proposed development plan matches the expectations set in the PUD.



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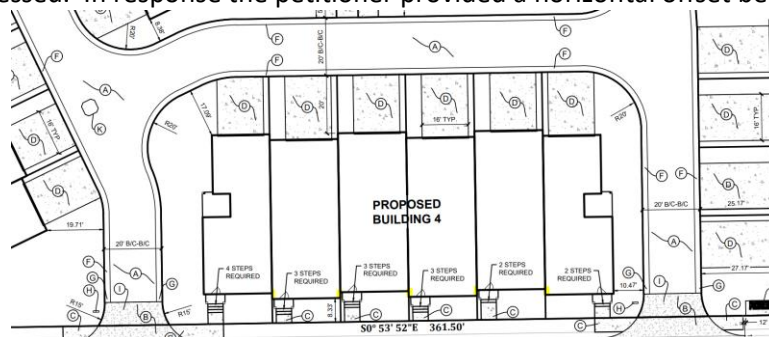
PROJECT REVIEW

The proposed townhome units will be subject to the development and architectural standards contained within the Hobbs Station PUD ordinance – including minimum living area, garage area, roof/façade offsets, etc. A table containing those standards and the project’s compliance is located below.

PROJECT COMPLIANCE SUMMARY			
Review Area	Review Standards	Status	Questions / Comments
Building Design			
Maximum Number of Units	30	Complies	
Minimum Lot Area	1,200 SF	Complies	
Minimum Lot Width	20’	Complies	
Lot Frontage at ROW	20’	Complies	
Minimum Front Yard Setback	5’	Complies	
Minimum Side Yard Setback	N/A	N/A	
Minimum Building Separation	10’	Complies	
Minimum Rear Yard Setback	5’	Complies	
Minimum Living Space per Dwelling Unit	1,200 SF	Complies	
Minimum Roof Pitch	5/12	Complies	
Maximum Building Height	40’	Complies	
Minimum Garage Size Including Storage	400 SF	Complies	

- All residential units in the Townhome District shall have a minimum two car garage, except for senior housing.
- Landscaping and Screening Requirements – shall comply with Article IV of the [Plainfield Zoning Ordinance](#)
- All improvements located in the Townhome District shall be subject to the requirements for the filing of a Final Detailed Plan, including architectural renderings, elevations, and exterior materials, as set forth in Article VI of the PZO.
- Vinyl siding shall not be permitted in the Townhome Section of the Residential District.
- The Townhome District shall be connected by sidewalks and/or pathways to the sidewalks and/or pathways in adjacent districts.

The Design Review Committee (DRC) reviewed the petitioned at its April 8th meeting and expressed concern with the “flat” appearance of the proposed elevations. The committee recommended approval, subject to this concern being addressed. In response the petitioner provided a horizontal offset between each unit.



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STAFF COMMENTS

Planning

The [Hobbs Station PUD](#) “...aims to provide a vibrant, mixed-use, master-planned district with multiple property uses blended together through fresh design, amenities and infrastructure improvements intended to promote quality of place. A goal of the PUD is to create a regional neighborhood designed to attract top talent – from businesses looking to hire and sell their goods and services to residents seeking an urban-suburban environment.”

The Residential District (Townhome Section) of the Hobbs Station PUD ordinance (page 21, section F) states, “Exterior Elevations. Attached as Exhibit K are illustrative renderings of Townhome buildings that may be built within the Townhome District.” Below is a comparison between the precedent imagery and photos provided by the petitioner:

Exhibit K – Hobbs Station PUD	
Precedent Imagery	Proposed Elevations
	
	

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While the Final Detailed Plan for the site is successful in holding to the spirit of the PUD regarding density, street design, and pedestrian connectivity from a planning standpoint, the proposed townhomes appear to lack some of the more urban characteristics shown within the precedent imagery recommended by the Plan Commission and approved by the Town Council. The developer has not requested a modification to Exhibit K to bring the proposed townhomes closer to the approved images.

The approved precedent imagery provides a similar massing and aesthetic feel to the nearby mixed-use building and the Randall Residence, while the proposed townhomes have massing and aesthetic offer greater compatibility with a more suburban neighborhood.

Transportation

The site plan offered by the Petitioner does not provide a pedestrian connection to the abutting parcel to the west that would allow walking to the public right-of-way of Anthem Avenue. Staff is recommending this connection be included as part of the final site plan approval.

Utilities

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MOTIONS

MOTION 1: Final Detailed Plan

I move that the Plan Commission **approve / deny / continue** FDP-25-003 requesting Final Detailed Plan approval for Towns at Hobbs Station 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;
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 Final Detailed Plan file dated May 5th, 2025.