



## MEMORANDUM

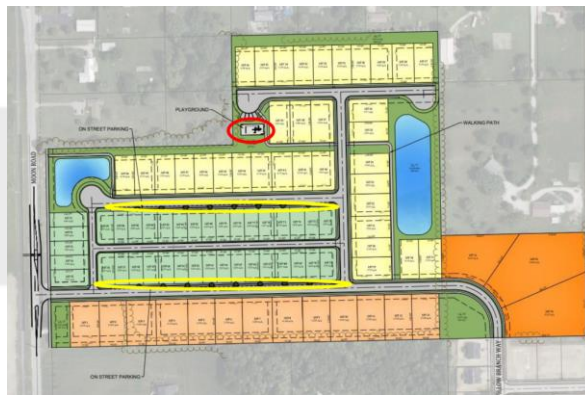
**TO:** Plan Commission  
**FROM:** Eric Berg, AICP, Senior Planner  
**THROUGH:** Kevin Whaley, AICP, Director of Planning  
**DATE:** 10-06-2025  
**RE:** Oxford Square ([RZ-25-010](#))

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The Plan Commission conducted a public hearing for this project at its September 4th meeting. After hearing all that wished to testify, Plan Commission President Bahr closed the public hearing.

The Commission deliberated and asked questions of the applicant and Staff. The Commission moved to continue the project to the October meeting and instructed the applicant to look at the following issues:

- **Restrictions upon rental of units:** The applicant has proposed [commitments](#) that will restrict home rentals
- **Amenities:** The applicant has shown an area on the [preliminary site plan](#) along the trail system with adjacent parking shown as a playground, shown in the red ellipse in the drawing below.
- **Parking:** The applicant provided a [home site parking example](#) which demonstrated that the homes have between 4 and 7 off-site parking spaces. Additional on-street parking spaces have been added, as shown in the yellow ellipses below.



Additionally, the applicant provided a [pedestrian connectivity exhibit](#), showing how the proposed development connects through adjacent developments into multiple parts of the Town of Plainfield trail network.

The [design standards](#) call for all homes but the single story alley loaded homes to have 484 square foot garages. Two story alley loaded homes will have a minimum of a 484 square foot garage.

*A Community of Values*

TOWN OF PLAINFIELD

The proposed design standards also require the minimum of a masonry wainscot around every house. This brick must be the same height around the sides and rear of the house, meaning that a customer could choose a full brick wrap.

Masonry Wainscot	Required
Oxford Square (proposed)	All sides, all homes
Westlyn (proposed)	Optional
Sandstone	Optional
Bo-Mar	Optional
Hobbs Station	No
Trescott	All sides, Corner Lots Only

Shown to the right is a comparison to other recent approved and proposed subdivisions.

The Town Council will make the final decision about any amendment to the zoning map. The Plan Commission’s task is to make a recommendation to that body.

**MOTION: Zone Map Amendment**

I move that the Plan Commission certify [RZ-25-010](#), a Zone Map Amendment of 28.775 acres from AG: Agriculture to RF: Residential Flex Zoning District with a(n) **favorable recommendation / unfavorable recommendation / no recommendation** subject to the following condition(s):

1. General compliance with the documents on file as of October 6, 2025.
2. Subject to the successful completion of the annexation proceedings.