

# TOWN OF PLAINFIELD PLAN COMMISSION

**DATE:** 05-05-2026

**CASE NO.:** [RZ-26-019](#)

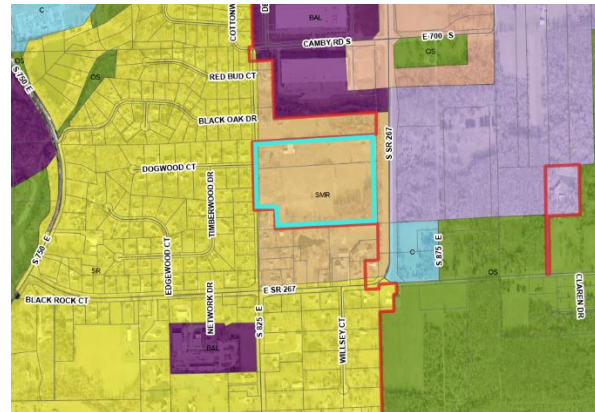
**Project Page:** Daum Farms Development

**PETITIONER:** Andy Gerdom, TriCo Development

**REQUESTED ACTIONS:** Zone Map Amendment of approximately 28.5 +/- acres from AG: Agriculture to RF: Residential Flex.

**LOCATION:** Located to the south of Camby Road, immediately east of CR S 825 E and west of Quaker Boulevard

**PARCEL SIZE:** 28.5 +/- acres



<b>EXISTING ZONING AND LAND USE</b>		<b>THRIVE! COMPREHENSIVE PLAN</b>	
<b>Site:</b>	AG: Agriculture	<b>Site:</b>	SMR: Suburban Mixed Residential
<b>North:</b>	RB: Single Family	<b>North:</b>	SMR: Suburban Mixed Residential
<b>South:</b>	RB: Single Family	<b>South:</b>	SMR: Suburban Mixed Residential
<b>East:</b>	I2: Office/Warehouse/Distribution	<b>East:</b>	TF: Tech Flex
<b>West:</b>	RB: Single Family	<b>West:</b>	SR: Suburban Residential

## PROJECT DESCRIPTION

**Requested Action:**

- Zone Map Amendment of approximately 28.5 +/- acres from AG: Agriculture to RF: Residential Flex

**Concurrent Actions:**

- None

**Future Action(s):**

- Improvement Location Permit and other required permits (*Administrative*)



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## PROJECT REVIEW

### PROJECT COMPLIANCE SUMMARY

Compliance unknown / needs attention

Does not comply

Review Area	Code Reference	Status	Questions / Comments		
<b>Building Design</b>					
Minimum Yards and Building Setbacks	14.2.D.2	Overall site setback lines shown and met.  Individual building/house setbacks seemingly shown – verified with Primary Plat	Setback Side	Required	Shown
			South		
			West		
			East		
			North		
Maximum Building Height	14.2.E.2	Compliant			
Building Materials	4.21	Compliance Unknown – Please see Planning Comments below.	<b>FAÇADE POINTS</b>	<b>Required</b>	<b>Shown</b>
			<b>Front (Primary)</b>	600	
			<b>Rear (Primary)</b>	600	
			<b>Left (Primary)</b>	600	
			<b>Right (Primary)</b>	600	
Mechanical Equipment:	4.1G	Compliance Unknown	Site plan shows “fence” screening multifamily mechanical units. PZO requires screening to be of same material as the structure.		
Building Lighting	4.9.C	Compliant			
<b>Site Design</b>					
Drive-Through Facilities	4.1.D	Not Applicable			
Loading Space Orientation	4.11.C.1.d	Compliant			
Outside Storage	4.16.B.9	Not Applicable			
Outdoor Seating/Dining	4.16.E	Not Applicable			
Parking Area Location	4.10.C	Compliant			
Off-Street Parking Area Cross Access Connection	4.10.D.7	Compliant			
Bicycle Parking	4.10.E	Compliant			
Parking Spaces	4.10.F	Compliant			
Site Lighting	4.9.D 5.5.C.6	Compliant			
Trash Enclosure / Trash Compactor	4.1.J	Compliant			
Pedestrian Connectivity	4.1.H	Compliant			
<b>Landscaping</b>					
Perimeter Yard Landscaping	4.7.C		Please see “Landscaping” section under Planning comments.		
Foundation Landscaping	4.7.E				
Parking Lot Trees	4.7.F				
Parking Lot Screening	4.7.F				
Trash Enclosure Landscaping	4.1.J				

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## STAFF COMMENTS

### PLANNING:

#### Site Design

The proposed site design reflects a cohesive and well-organized layout that integrates both the single-family and multifamily portions of the development. Vehicular circulation is structured around a network of both public and private streets, with Talon Way and Skyward Drive serving as the primary access points to the site from S CR 825 E. These roadways extend into the site and terminate at internal roundabouts, which function as organizing elements for circulation and access within the development.

Angled on-street parking has been incorporated along portions of the internal street network, contributing to a reduction in the overall reliance on large-scale surface parking areas.

Pedestrian connectivity is provided both internally and externally. The site is connected via sidewalks to S CR 825 E, including a proposed 10-foot path along the eastern side of the roadway. Additional pedestrian connectivity is provided to Quaker Boulevard, allowing for future extensions of pedestrian facilities on that Gateway Corridor to connect seamlessly with this development.

As presented, the site layout demonstrates a balanced approach to circulation, access, and overall site organization.

#### Building Elevations

##### **Single Family:**

The provided elevation examples for the single-family homes reflect a conventional suburban housing product. The submitted elevations are characterized by a garage-forward orientation, with the garage element occupying a dominant portion of the front façade.

As presented, this results in limited emphasis on primary entrances and other pedestrian-oriented architectural features. The Town's Residential Design Guidelines suggest that garages be either recessed a minimum of ten (10) feet behind the front façade of the home or designed such that the garage door comprises less than forty percent (40%) of the front façade. The elevations provided do not appear to meet either of these suggested approaches.

Staff has encouraged the applicant throughout the process to explore alternative layouts for the single-family portion of the development to reduce or eliminate the impact of garages on the public realm. These suggestions have included larger front porches, set-back garages, rear and side-load products, and a rework of how the homes are located and positioned on the property.



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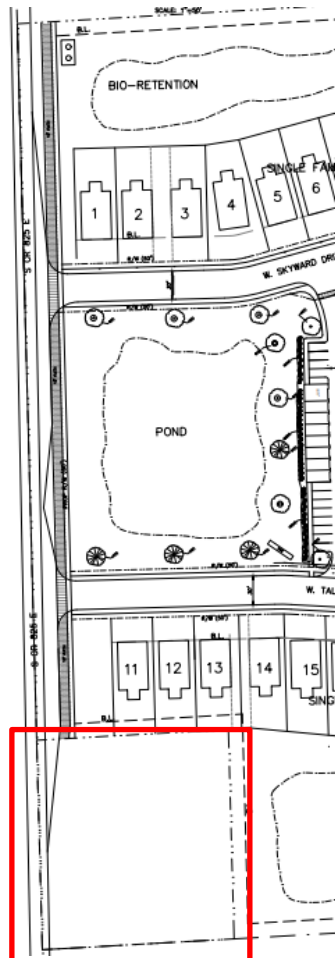
## Multifamily:

The proposed multifamily buildings are three-story walk-up structures that reflect a typical contemporary apartment product. **While the submitted elevations appear to meet the Town's façade standards, a breakdown of materials and their respective percentages has not been provided at this point.**

The buildings employ a consistent architectural approach across the site, including similar color pallets, material distributions, and façade compositions. As presented, the elevations for each building are largely identical, resulting in a uniform development character with minimal variation between individual structures.



## Landscaping



Landscaping requirements within the RF: Residential Flex zoning district allow for a high degree of flexibility in overall site design. The applicant has submitted a landscaping plan for review that reflects this flexibility.

## Single Family:

Very little site landscaping has been included in the single family portion of this proposed development. No street trees have been included along Talon Way or Skyward Drive, both streets to receive public designation. It also appears that no landscaping has been provided for along S CR 825 E at the entrance to the property.

Additionally, it appears as though very little to no landscaping has been provided for where single-family lots are adjacent to neighboring residential properties. The image on the left shows the proposed landscaping along S CR 825 E. This image also shows where the proposed development will share an immediate property line with a residential property (existing residential highlighted in red on left).

The applicant has not provided an exhibit indicating which existing trees on the property will be maintained/kept. One such exhibit could go a long way to indicate where additional landscaping might not be necessary.

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## Multifamily:

The clubhouse area of the proposed multifamily portion of the development (clubhouse serves all residents of the development, single & multifamily) has an adequate amount of landscaping proposed around it, including foundation plantings. The clubhouse landscape plan is shown on the right.

The amount of proposed landscaping on the remainder of the multifamily site seems to need improvement. Not counting required parking island trees, the landscape plan provided only offers 26 total trees throughout the multifamily portion of the development. This offers a ratio of 2 trees per proposed multifamily building. The project as a whole proposes only 58 new trees, counting parking island trees. It is not known how many trees will be removed from the site because of this project. It is also not known which existing trees will remain on the site.

A map depicting the proposed new trees on the entirety of the site has been included below. Dots highlighted in **yellow** (25 total) show required parking island trees that have been included in the proposed development. Dots highlighted in **green** (33 total) indicate additional yard or perimeter landscaping provided.

