

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: September 5, 2019

CASE NO.: PUD-19-122

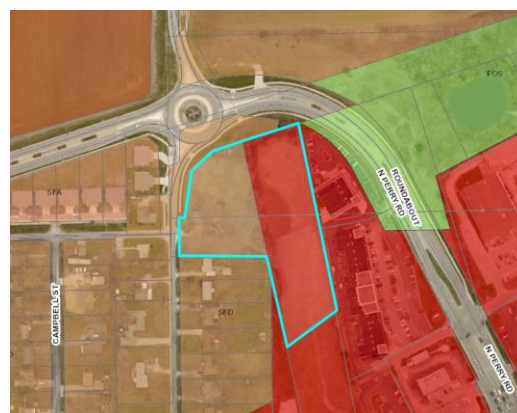
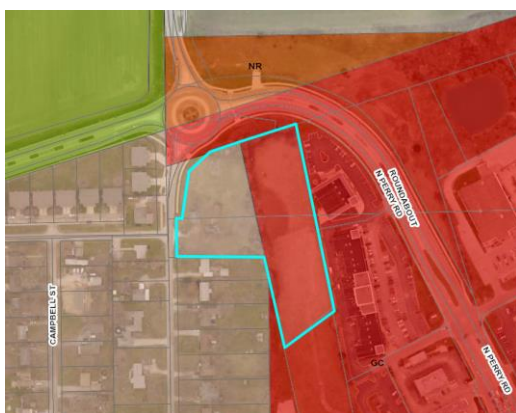
PETITIONER: Mike Rodriguez on behalf of Herman & Kittle Properties, Inc.

REQUESTED ACTIONS: Planned Unit Development Zone Map Change and Final Detailed Plan

LOCATION: 3343 Smith Rd.

PARCEL SIZE: 4.24 acres

APPLICABLE REGULATIONS: Plainfield Zoning Ordinance
Plainfield Subdivision Control Ordinance
Plainfield Comprehensive Plan



<u>EXISTING ZONING AND LAND USE</u>		<u>COMPREHENSIVE PLAN</u>	
Site:	R-4 / Medium Density Residential GC / General Commercial	Site:	Single Family Detached Regional Commercial
North:	N. Perry Rd. Neighborhood Retail	North:	N. Perry Rd. Single Family Detached
South:	R-4 / Medium Family Residential GC / General Commercial	South:	Single Family Detached Regional Commercial
East:	I-2: Office / Warehouse Distribution	East:	Regional Commercial
West:	Smith Rd. I-2: Office / Warehouse Distribution	West:	Smith Rd. Single Family Detached

PLANNING OVERVIEW

Project Description

The applicant is proposing to rezone the site to a Planned Unit Development (PUD) district and is requesting approval of a Final Detail Plan to construct a 49 unit, three story apartment building at the southeast corner of the intersection of Township Line Rd. / N. Perry and Smith Rd.

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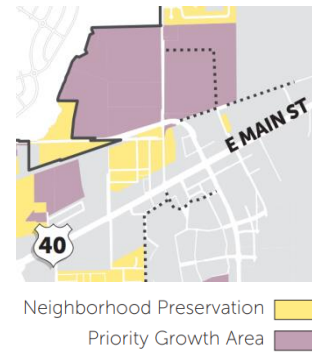
The development will be named “Vandalia Trail Apartments” and will include one multi-family building with a mixture of one, two, and three bedroom units. Two garage buildings will also be located within the development along with several site amenities including a dog park, playground, and picnic area.

Land Use Compatibility

The site is located between existing commercial land uses to the east and residential to the south and west. Multi-family residential would provide a transition area between these uses which can mitigate the potential conflict between uses of varying intensity.

The Residential Areas Plan of the Comprehensive Plan shows the area as a mixture of Neighborhood Preservation and Priority Growth Area. The proposed project would meet the Plan’s recommendation that the Town focus infill development on vacant lots in Priority Growth Areas.

The project places a higher density residential use adjacent to commercial development and the trail system which would enhance walkability in the area.



Design Review Committee

This request was reviewed by the DRC at the August 6th meeting. The committee recommended **approval** of the petition by the Plan Commission contingent upon the applicant providing revisions which incorporate the following comments (staff comments on the status of each item at the writing of this report are italicized):

1. The garages should include partial brick along the foundation to match the buildings. *Exhibit C (Architectural Character Imagery) shows brick along the lower portion of the front and side elevations.*
2. The dumpster enclosure should be brick with composite or cedar plank doors. *Exhibit D (Signage and Amenity Requirements) shows 6” composite boards and a brick veneer.*
3. The dog park fence should be black vinyl coated. *Exhibit D (Signage and Amenity Requirements) shows black vinyl coated chain-link fence detail.*
4. Provide pathway lighting for pedestrian safety. *Pedestrian lighting is shown on the Architectural Site Plan. Details for bollard lighting is provided on E002.*
5. The ordinance should reflect setbacks shown on the plan. *The setback lines on the Architectural Site Plan and the minimum setbacks in the ordinance in the ordinance are in agreement with each other. The building is located beyond the front setback line which is acceptable.*
6. The roof-mounted HVAC units should be completely screened with a parapet wall. *The following language is included in Section 5.2(a)(iv)(d) of the ordinance: “The roof mounted equipment will be screened by the parapet walls, not less than the height of the mechanical equipment, that surround the low-slope roof areas.”*
7. Consider removing or changing the accent color. *The accent color has been removed and changed to Earl Grey.*

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APPLICABLE PLANNING POLICIES

Public Utilities:	Sanitary sewer and water mains of sufficient size and capacity exist near the site. A storm drainage outlet pipe exists south of the proposed location. On site detention will be needed in order to serve the site.
Floodplain:	Property is not located in a Special Flood Hazard Area
Transportation:	<p>The site is being proposed with 3 access locations. The primary ingress/egress point is at Smith Road opposite the old alignment of Township Line Road. This drive is located approximately 250' south of the roundabout. The developer has agreed to incorporate planned road improvements from the roundabout to the new drive in order to widen Smith Road to the Collector level width, providing room for a left turn lane.</p> <p>A second drive is proposed approximately 150' east of the roundabout on Perry Road. Due to the proximity of the drive to the roundabout, this drive will provide right-in/right-out only and the final geometry will be subject to meeting all applicable sight distance requirements.</p> <p>A final access is being proposed to connect to an existing easement that was previously established across the adjacent properties to the east, providing additional access to Perry Road. Given the proposed residential use, the developer has designed the site in a way to deemphasize this access and reduce the potential incentive for cut-through traffic.</p> <p>Finally, it should be noted that the Town is currently engaged in developing a project to extend the Vandalia Trail to the east Hendricks County Line. At this site, a pedestrian connection through existing sidewalk currently exists. But the petitioner has stated its intent to ensure a trail connection is established to the current terminus of the Vandalia Trail, nearly 1,000' west of the apartments. The mechanism and timing required for the coordination of these improvements are unclear, but Staff suggests that, at a minimum, the site improvements be obligated to accommodate the Town's future plans. As an option, the Petitioner and the Town may choose to enter into an agreement to expand improvements beyond the site, but given the existing pedestrian connection, Staff would not recommend requiring this to occur as a condition of approval.</p>

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. An approved primary and secondary plat will be required prior to development of the site.
2. The address shown on the plans (119 N. Perry Rd.) is not correct for the site. Recommend that the applicant contact Jill Sprague with the Town to discuss address numbering for the complex and individual units.
3. Section 8 of the PUD ordinance includes provisions for banners which are not allowed under the existing sign regulations. Staff has recommended revisions which will be provided to the applicant in advance of the meeting.

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MOTIONS

PUD Rezone

I move that the Plan Commission certify the zone map amendment PUD-19-122 requesting rezoning of 4.24 acres at 3343 Smith Rd. from R-4: Medium Density Residential to PUD: Planned Unit Development with a(n) **favorable** / **unfavorable** / **no recommendation**.

PUD Final Detailed Plan

I move that the Plan Commission **approve** / **deny** / **continue** PUD-19-122 as filed by Mike Rodriguez on behalf of Herman & Kittle Properties, Inc. requesting Final Detail Plan approval for a Planned Unit Development:

1. The Final Detail Plan **satisfies** / **does not satisfy** the Development Requirements and Development Standards specified in the PUD District ordinance establishing such District;
2. The Final Detail Plan **accomplishes** / **does not accomplish** the intent set forth in Article 6 of the Zoning Ordinance;
3. The Final Detail Plan **provides** / **does not provide** for the protection or provision of the site features and amenities outlined in Article 6., C., 2 of the Zoning Ordinance.

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

1. Substantial compliance with the plans dated August 30, 2019.