

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: September 5, 2019

CASE NO.: PUD-19-101

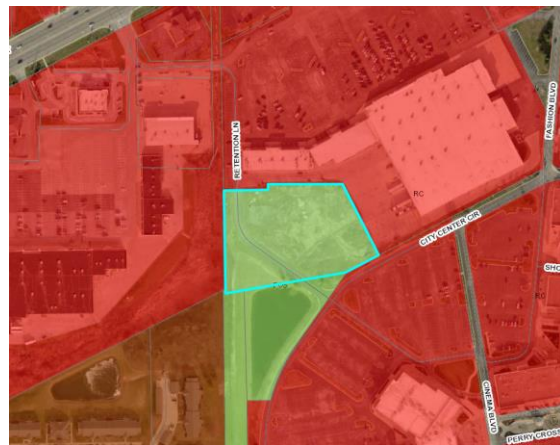
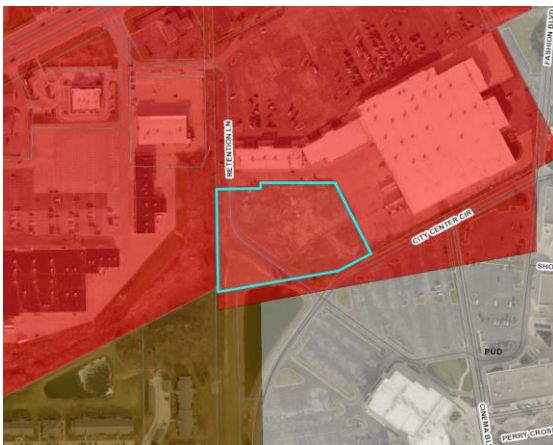
PETITIONER: Greg Mustric on behalf of Harper’s Crossing Limited Partnership

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

LOCATION: 311 Retention Lane

PARCEL SIZE: 3.28 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:	GC - General Commercial	Site: Parks and Open Space
North:	GC - General Commercial	North: Parks and Open Space
South:	PUD - Planned Unit Development	South: Parks and Open Space Regional Commercial
East:	GC - General Commercial	East: Regional Commercial
West:	GC - General Commercial	West: Regional Commercial

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 60 unit, three story apartment building at the northeast corner of Retention Lane and City Center Circle.

The development will be named “Harper’s Crossing” and will include one multi-family building with a mixture of one, two, and three bedroom units. A playground and raised community gardens will be located on the north side (behind) the building. Off-street parking will be provided in front of the building with an additional parking area on the west side of Retention Lane.

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Land Use Compatibility

The site is primarily surrounded by commercial land uses which include multi-tenant shopping centers to the west and north and an outdoor lifestyle mall (The Shops at Perry Crossing) to the south. Multi-family residential is located to the southwest.

The Comprehensive Plan recommends that the site be used for Park and Open Space. The Plan also shows that the site is located within the Perry and Main Subarea. This area is described as “the hub of modern life in Plainfield” providing an increasing mixture of land uses. Development of the site for residential uses offers a unique infill opportunity which will provide residents with easy access to nearby amenities and employment centers.

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:

1. The setback listed as 5' in the ordinance should be changed to reflect the same setback as shown on the plans.
2. Add landscaping / evergreens along back of property to screen visibility of the adjoining commercial land use.
3. Provide a profile of elevations which demonstrates that the roof-mounted HVAC units will be adequately screened.
4. Review section 3.2A to make sure that all desired / proposed accessory uses are included.
5. Decentralize stormwater detention and consider locating outdoor amenities such as the playground and community garden in front of the building.
6. One tree per 10 parking spaces should be provided. All parking should be off-street.
7. The proximity of the two access points on Retention Lane may create problems with vehicular ingress and egress. The committee recommended that the applicant explore the possibility of moving one of the access points to City Center Circle. Staff suggested that another alternative could involve consolidating access into a single point with a landscaped median and recommended that the applicant contact the Town of Plainfield's Transportation Director, Scott Singleton, for further guidance.
8. The dumpster location should be moved to the back of the building if possible. The dumpster screen should be brick with composite or cedar plank doors.
9. The applicant will need to submit a photometric plan. Consider adding pedestrian pathway lighting for the parking lot across Retention Lane.
10. The final plans should include all elevations of building.

The applicant submitted an updated set of plans along with responses to the DRC comments which are attached with this report.

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APPLICABLE PLANNING POLICIES

Public Utilities: Sanitary sewer mains exist on the site being developed and are sufficient to serve the project. Water mains are nearby and serve the existing retail shops abutting the proposed project. The existing mains are of sufficient size to provide fire protection and domestic service to the proposed project. It may be necessary to obtain offsite water line easements in order to extend water mains to the site. Storm drainage outlets exist on the site and in the immediate area of the site of sufficient size to support the proposed project.

Floodplain: Property is not located in a Special Flood Hazard Area

Transportation: The site is designed with 2 access drives to a Private Street named Retention Lane. A single drive with a divided entry is designed to provide access to the parking lot adjacent to the building. A second drive is for a separated parking lot serving the site.

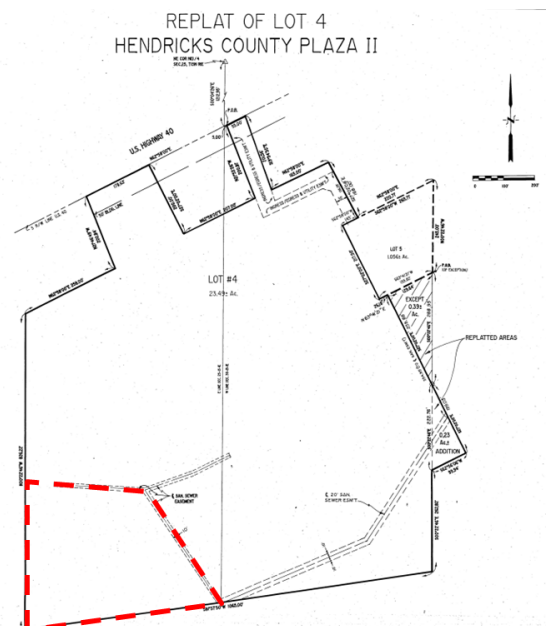
Retention Lane does not have direct access to a public street, but abuts a property with the same ownership, that does have direct access to Main St. The petitioner will need to ensure an access easement exists or is created as part of this development.

The number of proposed units does not meet the threshold for completing a traffic impact study. With the multitude of routes available for trips to and from the site, no public improvements beyond the proposed development are necessary.

As a matter of long-term planning, it should be noted that this site could become involved in efforts to improve connectivity among the various retail areas surrounding it, particularly Perry Crossing. This concept was introduced as part of a sub-area plan in the 2016 Comprehensive Plan. The building site has been placed in a position that the Town feels best accommodates potential future improvements.

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. The property is a part of the Replat of Lot 4 in Hendricks County Plaza II which encompasses the multi-tenant retail center to the north. The lot for Harper's Crossing will require an approved primary and secondary plat prior to development. As noted in the transportation section of this report an easement providing access to the site from Main St. is needed. Similarly an easement providing access across the applicant's property will need to be included in the plat.



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2. Staff has recommended revisions regarding the sign section of the PUD ordinance which will be provided to the applicant in advance of the meeting.

MOTIONS

PUD Rezone

I move that the Plan Commission certify the zone map amendment PUD-19-101 requesting rezoning of 3.28 acres at 311 Retention Lane from GC - General Commercial 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-19-101 as filed by Greg Mustric on behalf of Harper's Crossing Limited Partnership 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 16, 2019.
2. A primary and secondary plat shall be approved for the site prior to development.
3. The applicant will need to secure an easement providing access to Main St. across Lot 4 of Hendricks County Plaza II.

Developer Updates based on the Design Review Commission Notes

- Confirm the setbacks on the ordinance match the site plan ex. 20' vs. 5'.
 - Section 4.1 is updated to match the plans. Section 4.1 lists the minimum setbacks to the property line since the roads adjacent to the site are private.
- Site, landscape, and lighting plans
 - Add landscaping/evergreen trees along the sides of the property facing the rear of the strip center
 - Evergreen trees were not included in the updated plan set as the survey shows gas line easements and sanitary sewer easements along the rear of the site. Our pre-construction team contacted the Indiana Gas Company to determine if they'd allow evergreen trees or landscape screening in or near the easement area. Based on discussions, we were told they typically do not allow landscaping within their easements. They mentioned they'd be willing to work with the town and our development team once fully engineered drawings are available to reach a mutually satisfactory goal. If the Indiana Gas Company permits evergreen trees to be included in or near the easement, then we will work with the town to update the plans.
 - Our pre-construction team contacted the Public Water/Sewer Department. They were referred to an engineering firm to discuss placing landscaping in the sanitary sewer easement. Our team left several voicemails for the contact, but never received a return call. The pre-construction team will continue to contact the engineering firm and work with the town to determine the feasibility of placing landscaping in the sanitary sewer easement area.
 - Consider flipping the building and placing it on Retention Lane.
 - After the meeting, the developer received approval from the board members to keep the building in its current location.
 - De-centralize pond and consider placing outdoor amenities such as the playground and community garden in the front of the building where the pond is located.
 - After the DRC meeting, the developer received approval from the other members to keep the amenities in the current location. It is safer to keep the community amenities away from the parking lot, Retention lane, and City Center Circle. That way, children and their parents are not crossing a parking lot to access the outdoor amenities and playing in an area with vehicular traffic.
 - Remove the two entrances on Retention Lane and the pond. Recommend one entrance on Retention Lane with a landscaped boulevard or add an entrance off City Center Circle. Developer to contact Scott Singleton for further guidance.
 - The architects removed the two entrances on Retention Lane and the location of the pond. The revised drawing includes one entrance with a landscaped boulevard. Additionally, the architects were able to create a storm water detention area.
 - The developer contacted Scott Singleton 8/16/19 and left a voicemail to discuss the revised plans.
 - Developer to confirm 1 tree/planter per 10 or 15 parking spaces (whichever is code).

- The previous plan and the revised plan meet this requirement. The architects included more landscaping than required by the code.
 - Developer to review the plans and Section 3.2 of the ordinance and confirm all desired/proposed accessory uses are included.
 - The developer reviewed the plans and Section 3.2 of the ordinance and confirmed all desired/proposed accessory uses are included.
- Elevations
 - Provide elevations of the building “ends” so the plans include all elevations of the building.
 - The architects provided elevations of all elevations of the building.
 - A/C Units on roof
 - The HVAC units will be placed in the center of the roof and hidden by the parapets. The architects provided a profile on how the building will look with the A/C units in the center of the building.
 - The developer also included a statement in Section 11.4 HVAC Unit Screening of the ordinance which states “The roof mounted HVAC units shall be screened by a parapet wall”.
- Dumpster location and enclosure building materials
 - Dumpster location
 - Move dumpster to rear of building and access from the adjacent property.
 - Moving the dumpster to the rear of building is not feasible as there are utility easements in the location. After the meeting, the developer received approval from the board members to keep the dumpster at the current location.
 - Dumpster building materials
 - The architects amended the dumpster enclosure plan to be brick. The gates shall be composite or cedar plank. The dumpster enclosure materials will match the apartment building materials. The architects also added some landscaping around the dumpster enclosure.
- Provide a photometric plan and consider adding pedestrian pathway lighting for the parking lot across Retention Lane.
 - The developer has ordered a photometric plan and will include it in the plans once available. Based on the photometric plan, the developer will add lighting where it’s needed. The developer will ensure all lighting is kept on-site.