

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: September 5, 2019

CASE NO.: PUD-19-082

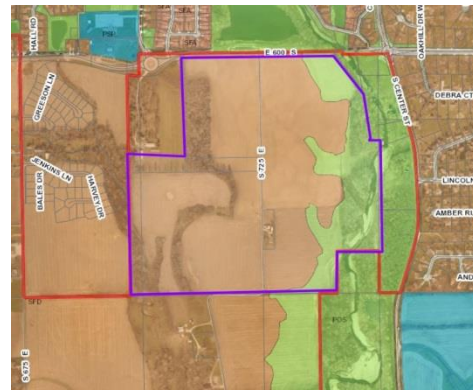
PETITIONER: Arbor Homes

REQUESTED ACTIONS: Rezone of 141 acres in process of annexation to Hadley Preserve PUD (Planned Unit Development)

LOCATION: West of White Lick Creek, south of Hadley Road, and east of the County Road 700 East/Hadley Road roundabout

PARCEL SIZE: 141 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:	AGR (Hendricks County) RB (Hendricks County)	Site:	Single Family Detached/Park and Open Space
North:	P: Park R5: High Density Residential	North:	Single Family Detached/Park and Open Space
South:	REL: Religious Use AGR (Hendricks County) RB (Hendricks County)	South:	Single Family Detached/Park and Open Space
East:	REL: Religious Use AGR (Hendricks County)	East:	Single Family Detached/Park and Open Space
West:	R3: Medium Density Residential RB (Hendricks County)	West:	Single Family Detached

PLANNING OVERVIEW

Project Description: The applicant is proposing to annex and subdivide 141 acres into 190 residential lots. Upon annexation, the parcels would typically have a default zoning of AG: Agriculture, but the applicant has utilized Article 8.6 of the Plainfield Zoning Ordinance to tie the annexation and rezone together.

As of the time of this staff report, their submittal is incomplete, as it lacks the exhibits noted in the ordinance text.

Land Use / Compatibility: The Comprehensive Plan shows this area as “Single Family Detached” and within a Secondary Growth Area. This area is also a riparian corridor with areas of dense tree cover. The Comprehensive Plan recognizes the importance of such corridors by stating:

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

“These natural features not only serve as important stormwater management resources but are also defining community characteristics. The Land Use Plan is designed to preserve and protect areas with dense tree cover, creek corridors, and associated floodplains within Plainfield and its planning area.”

-(Town of Plainfield Comprehensive Plan, page 47)

The Comprehensive Plan further addressed riparian corridors with areas of dense tree cover within the Secondary Growth Area:

“Regardless of land use type, new development should consider adhering to the Land Use Plan and be sited to preserve existing riparian corridors and wooded areas. These sites are likely well-positioned for the development of custom homes sites because well preserved natural areas can add value and character to new housing.”

-(Town of Plainfield Comprehensive Plan, page 54)

Site Plan:

Landscaping: A revised Exhibit C: Landscape Plan has not been submitted.

Lighting: A street light plan has not been submitted.

Pedestrian Circulation: A revised Exhibit B: Concept Plan has not been submitted

Signs: No provisions for signage beyond street signs were listed in the ordinance. Unless amended, no other signage is permitted. *Approval of this development plan neither constitutes nor implies the approval of any signs shown on this plan. All signage shall fall under the provisions of Article 7 of the Zoning Code and require an Improvement Location Permit.*

Applicable Planning Policies:

PUBLIC UTILITIES: Available

FLOODPLAIN: Portions of the parcel are within floodway and floodway fringe. No home development is proposed within the floodway.

TRANSPORTATION: Show accommodations for Comprehensive/Thoroughfare Plans that indicate an E/W Collector running along the southern parcel line. Bridlewood has proposed to dedicate a full 70' right-of-way width across their development which would need to be coordinated as a tie-in with this development.

Improvements at the intersection of Hadley Road are expected to be required given the additional traffic movements this development would generate (added left turn, note south entrance to Sugar Grove as example).

Accommodations allowing for pedestrian traffic to safely cross Hadley Road should be included.

Future long term improvements along Hadley Road and at the intersection are also expected. Additional R/W at this intersection should be anticipated and allowed for through lot layouts.

Portions of the subdivision as proposed do not meet requirements for Secondary and Remote Secondary Access as required by subdivision control ordinance.

Proposed realignment of CR 725 E creates an undesirable offset with Hummel Park parking lot.

Stub street location directed toward existing residence is not preferred; consider locating east of proposed.

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

An 8' asphalt path in lieu of a 6' sidewalk along at least one side of the proposed CR 725 E realignment is preferred.

STAFF COMMENTS, QUESTIONS AND CONCERNS

- Planning Staff comments are based solely upon the Planned Unit Development text. Revised copies of the following Exhibits were not received from the Applicant:
 - Exhibit B: Concept Plan
 - Exhibit C: Landscape Plan
 - Exhibit E: Residential Design Guidelines
- Additionally, no information about street lighting, utilities, common area uses, such as clubhouses or other amenities have been provided.
- Detailed plans for the proposed homes, sufficient to determine whether the dwellings will fit within the building envelope or comply with the ratio of garage door to façade, have not been provided.
- Comments, Questions, and Concerns based upon the Planned Unit Development Text:

Please note: These comments do not reflect all potential comments for this development. Further comments could be forthcoming based upon continuing internal review, as well as the review by appointed bodies.

<u>Page</u>	<u>Paragraph</u>	<u>Sentence</u>	<u>Comments</u>
2	All	All	The statement of intent is not appropriate with the ordinance. It is more appropriate as a narrative and staff comments from this point on the statement of intent are intended as corrections for the narrative.
2	2	3	The secondary growth area lists a variety of development types, not merely single family detached. In addition, this section calls to "...preserve existing riparian corridors and wooded areas. These sites are likely well positioned for the development of custom home sites because well preserve natural areas can add value and character to new housing"
2	2	4	Contiguity alone does not prevent piece-meal development.
2	3	1	Delete "and the new Housing Study". This study has been received but has not been approved by the Town Council.
2	2	2	How much of the land that is "conserved" by Hadley Preserve is actually developable? Conservation of open space in most, if not all, zoning ordinances, refers to the withholding of developable land from construction. Based upon Staff calculations, that number should be 28.19 acres (19.99%) This is still a significant number, but far more accurate.

Section 1

Section 1.1 The "Real Estate" is not defined .

Section 1.2 Delete references to the "Underlying Zoning District." Technically, there is no underlying zoning district.

Section 1.3 There is no "Underlying Zoning District". If the applicant wants to utilize the R-3 standards, these should be written into the document.

Section 4

Section 4.2 Provide examples of what accessory uses and temporary uses are desired, or, conversely, what accessory uses and temporary uses are prohibited.

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

Add: "No accessory use may project closer to the front lot line than the habitable portion of the home."

A. Enclave at Hadley Preserve

- Subsection A Who determines what qualifies as "executive/custom"? Will there be a list of builders?
- Table 1 The text in Section 4.2 lists the potential for accessory uses and temporary uses. Since these are not defined, should there not be height and setback standards for these uses as well?
- Is a minimum size necessary? As the seller of the Lots, the Applicant will undoubtedly face market pressure from the executive/custom builders to ensure that certain home size criteria are met.
- Subsection 5 Delete from ..."unless complying with the provisions of Table 7A – Specifications for Use and Installation of Vinyl Siding." The last three development approved by the Town of Plainfield Plan Commission and Town Council have prohibited vinyl siding.
- Subsection 7 Change "thirty (30%) percent" to "twenty percent (20%)".

B. Gardens at Hadley Preserve

- Table 1 The text in Section 4.2 lists the potential for accessory uses and temporary uses. Since these are not defined, should there not be height and setback standards for these uses as well?
- Is a minimum size necessary? The Applicant is the only builder in the section and will most likely face market based minimums.
- Subsection 3 Delete "... and vinyl siding with a minimum thickness of 0.044" shall be considered acceptable siding materials"
- Delete "less than 0.024" thickness"
- Subsection 4 Change "forty-five (45%) percent" to "thirty-three percent (33%)."
- Change "400 square feet" to "484 square feet". The Town has required a minimum of 484 square feet on recent developments.
- Add "Garages with front facing garage doors shall be set back a minimum of ten (10) feet from the front of the house. For the purpose of this measurement, the "front" of the house shall be determined as the part of front façade on a frontage that is farthest from that front lot line."
- Subsection 6 Delete: "...on dwellings where the side consists of siding at the eave and a minimum of eight (8) inch gable overhang where the side consists of brick at the eave."
- Subsection 9 Delete: "When the elevation includes a front porch roof, the home shall have a minimum masonry of at least thirty (30%) percent."
- Subsection 11: Delete "directly". After "...*street Right-of-Way*" add "or are separated from *street Right-of-Way* by a Common Area."
- Two materials and four styles are shown. Instead of "Brick" and "Stone", staff would suggest "Masonry Wainscot" and "Masonry First Floor Wrap".

C. Riverview at Hadley Preserve

- Table 1 The header on Column 2 should likely read "The Riverview"
- The text in Section 4.2 lists the potential for accessory uses and temporary uses. Since these are not defined, should there not be height and setback standards for these uses as well?

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

Is a minimum size necessary? The Applicant is the only builder in the section and will most likely face market based minimums.

- Subsection 3 Delete “. . . and vinyl siding with a minimum thickness of 0.044” shall be considered acceptable siding materials”
- Delete “less than 0.024” thickness”
- Subsection 4 Change “forty-five (45%) percent” to “thirty-three percent (33%).
- Change “400 square feet” to “484 square feet”. The Town has required a minimum of 484 square feet on recent developments.
- Add “Garages with front facing garage doors shall be set back a minimum of ten (10) feet from the front of the house. For the purpose of this measurement, the “front” of the house shall be determined as the part of front façade on a frontage that is farthest from that front lot line.”
- Subsection 6 Delete: “. . .on dwellings where the side consists of siding at the eave and a minimum of eight (8) inch gable overhang where the side consists of brick at the eave.”
- Subsection 8 Delete: “When the elevation includes a front porch roof, the home shall have a minimum masonry of at least 30%.”
- Subsection 10: Delete “directly”. After “. . .*street Right-of-Way*” add “or are separated from *street Right-of-Way* by a Common Area.”
- Two materials and four styles are shown. Instead of “Brick” and “Stone”, staff would suggest “Masonry Wainscot” and “Masonry First Floor Wrap”.

General Development Standards

- Subsection 1 Replace “county road” with “County Road”. If County Road 725 East is excluded, what are the standards for County Road 725 East?
- Subsection 3 Add “The Developer will be responsible for the costs and placement of all sidewalks within the subdivision. Sidewalks will be built to Americans with Disabilities Act (ADA) standards.”
- Subsection 5 We are seeing HOAs folding and properties going to tax sales. What protections are provided to the residents and the Town?
- What is the function, purpose, and uses within the “North Amenity Area” and the “South Amenity Area”
- Subsection 6 It is unclear on the conceptual plan whether these are common areas or they are owned by residents. Who owns the land under the easement? Who is responsible for the maintenance?
- Include the section of the Residential Design Guidelines as an exhibit and reference that exhibit.
- Subsection 7 Add: “Any new elevations or styles are subject to the approval of the Plainfield Plan Commission and Town Council.”
- Subsection 8 Replace “elevation” with “model.” See diagram below.

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

Illustration 1: Properties line up on the opposite side of the street. Where RED are the same.



Illustration 2: Properties do not line up on opposite side of the street. Where RED are the same.

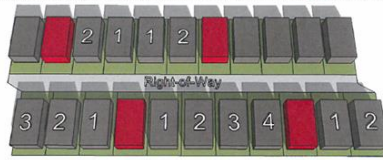


Illustration 1: Properties line up on the opposite side of the street. Where RED are the same.



Illustration 2: Properties do not line up on opposite side of the street. Where RED are the same.



Subsection 9: Maximum Lot Coverage. Based on the dimensions given within the standards, there is more lot coverage permitted by right than can be accommodated within the building envelope in the Enclave. Similarly, the Riverview section could allow the entire building envelope to be covered.

Name of Proposed Neighborhood	In Square Feet			% Building Envelope Covered w/ 50% Lot Coverage
	Lot Size	Building Envelope	50% Lot Coverage	
Enclave	12,500	5,340	6,250	117%
Gardens	7,800	4,320	3,900	90%
Riverview	6,000	3,000	3,000	100%

Subsection 11 Will driveways encroach upon side easements or side setbacks? Driveway locations should be shown on the concept plan to show potential intersection conflicts.

Subsection 14 Should the fence materials be “wood, vinyl, or wrought iron” or “wood vinyl or wrought iron”?

Since the side yard technically extends to the front property line, would a better requirement that side yard fencing not extend forward of any building line?

Add Subsection 19: Any time that work is being done within the subdivision, the site superintendent for the developer must be onsite. The Developer is fully responsible for all work, materials, and craftsmanship by all subcontractors. This provision shall not apply to work that is being done on dwellings that have received a final Certificate of Occupancy from the Town of Plainfield.

MOTION

I move that the Plan Commission certify the zone map amendment request PUD-19-082 as filed by Arbor Homes rezoning of 141 acres in process of annexation located west of White Lick Creek, south of Hadley Road, and east of the County Road 700 East/Hadley Road roundabout to Hadley Preserve PUD *Planned Unit Development*) with a **favorable recommendation** / **unfavorable recommendation** / **no recommendation**.