



TOWN OF PLAINFIELD

MEMORANDUM

TO: Plan Commission
CC:
FROM: Eric Berg, AICP, Senior Planner
DATE: October 2, 2019
RE: Timeline Since Public Hearing of Proposed Hadley Road Development

September 5, 2019 –Plan Commission Meeting: The Applicant requested a continuance at the meeting, stating that they would bring back “a better plan, a better PUD and a better document.” Prior to the motion, the Plan Commission President sought to clarify the time requested:

Mr. Smith: At this point, we do need a motion to continue. Is 30 days enough, or would you like 60?

Mr. Munoz: 30 days is fine.

The Commission voted 5-2 to grant the continuance to the October 7, 2019 meeting.

September 16, 2019— Arbor provided Traffic Impact Study: Responding to a staff request, Arbor Homes provided a Traffic Impact Study dated March 2019. Study had not been provided to Staff up to that point. A summary of preliminary comments offered to the Petitioner is provided via a separate memo.

September 18, 2019— Meeting with Development Services Staff: The Applicant scheduled a meeting with Development Services staff. Issues discussed included:

- Thoroughfare plan/transportation
- Open space calculations
- Staff report
- Revised plans
- The possibility of a continuance.

Staff did inform the Applicant that continuances were at the discretion of the Plan Commission.

September 20, 2019— Resubmittal Date: The Applicant did not provide revised documents on the resubmittal date of September 20, 2019

September 24, 2019— Neighborhood Meeting: A neighborhood meeting was scheduled by the Applicant at the Plainfield Fire Territory Headquarters. Planning Staff was not in attendance at that meeting.

September 27, 2019 –Second Continuance Request: Paul Munoz, representing Arbor Homes, submitted a request for a continuance via e-mail to the Planning Division Staff. Staff reiterated that continuances were at the discretion of the Plan Commission.

October 2, 2019—Staff Memorandum to the Plan Commission: As of the issuance of this memo, no revisions, either in draft or submittal form, have been provided by the Applicant.

Attached to this memorandum is:

- the e-mail request from Mr. Munoz;
- memorandum from Transportation Director Scott Singleton;
- the original staff report (with one revision to reflect a change that had been made in the PUD text prior to the 9/5/2019 meeting); and,
- letters of comment received by Planning Division staff.

Potential Motions

Staff has prepared two potential motions. In either case, should the Commission act in the affirmative, conditions or commitments could be added.

The first motion is in regard to the continuance that the applicant requested via e-mail.

MOTION—Continuance.

I move that the Plan Commission **continue** / **not continue** 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*.

If the Plan Commission grants the request for continuance, the motion shown below would not be necessary. However, should the Commission elect to hold the public hearing, the second potential motion could be utilized to forward a recommendation to the Town Council. The Commission could also decide to use the Continuance motion as well.

MOTION—Forwarding of a recommendation to the Town Council.

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**.