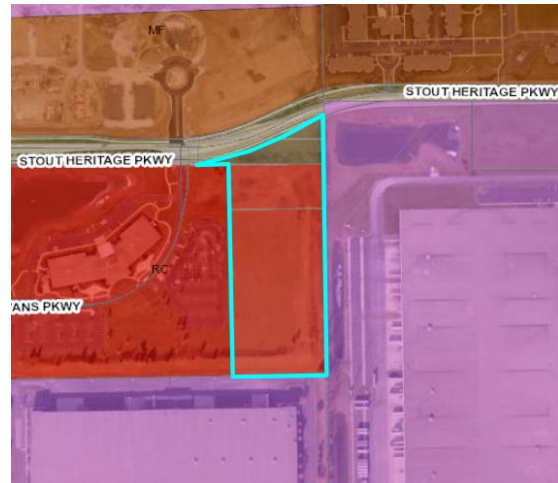
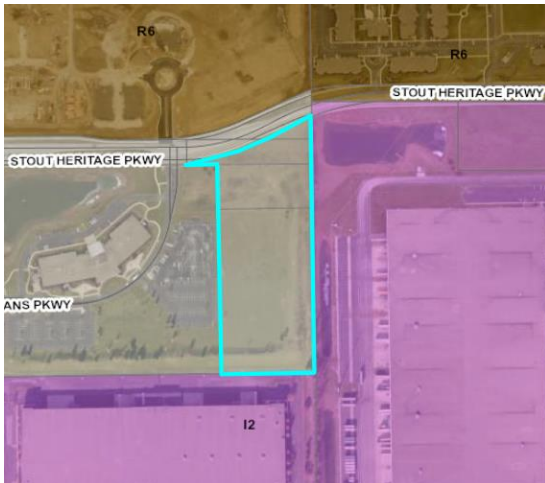


TOWN OF PLAINFIELD PLAN COMMISSION REPORT

Petition Summary

Hearing Date:	June 15, 2020
Case No.:	PP-20-062
Petitioner:	Matt Oman for Real America LLC
Requested Action:	Primary Plat approval for the re-subdivision of Lots 2 and 3 of Perry Road Business Park at Westcor into Haven Homes Apartments Lots 1 and 2.
Parcel Size:	7.87 acres
Location	East of the intersection of Perry Road and Stout Heritage Parkway, immediately east of 2601 Stout Heritage Parkway
Applicable Regulations:	Plainfield Zoning Ordinance Plainfield Subdivision Control Ordinance Plainfield Comprehensive Plan



<u>EXISTING ZONING AND LAND USE</u>		<u>COMPREHENSIVE PLAN</u>	
Site:	PUD: Planned Unit Development	Site:	Regional Commercial
North:	R-6: High Density Residential	North:	Multi-Family
South:	I-2: Office Warehouse Distribution	South:	Light Industrial
East:	I-2: Office / Warehouse Distribution	East:	Light Industrial
West:	PUD: Planned Unit Development	West:	Regional Commercial

PROJECT DESCRIPTION

Petitioner's filing of PP-20-062 represents a request to plat a two (2) lot subdivision for the purpose of constructing a multi-family residential apartment project.

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PLANNING OVERVIEW

The proposed plat includes Lots 2 and 3 of Perry Road Business Park at Westcor and an approximately 1.2 acre parcel to be transferred to the applicant from the Town of Plainfield. The western portions of Lots 2 and 3 were re-platted into Lot 1 Plainfield Commons II Phase IV at the time the Galyans Headquarter development was approved. The re-plat would create two (2) new lots for Phases I and II of Haven Homes.

In October 2019 the Plan Commission approved FDP-19-153 granting Final Detailed Plan approval of Plainfield Marketplace Phase 5 – Haven Homes Phase 1. The first phase of the project will include a 52 Unit Multi-family Workforce and Integrated Supportive Housing Development on approximately 3.5 acres.

Phase II has not yet been approved by the Plan Commission but the overall project is planned to include a total of 117 units. Lot 1 will be approximately 3.53 acres and Lot 2 will be slightly larger at 4.26 acres.

Access for to the project is provided via a single drive from Stout Heritage Parkway. Lot 1 does not include an access easement to serve Lot 2. The plat includes a 15' Drainage and Utility Easement along the east side of both lots and a 20' Drainage, Utility, and Access Easement along the south end of Lot 2.

APPLICABLE PLANNING POLICIES

Public Utilities:	The applicant has not yet been able to make adequate provisions for storm water detention.
Floodplain:	The property is not located within a Special Flood Hazard Area.
Transportation:	The proposed plat dedicates right-of-way for Stout Heritage Parkway in accordance with an existing Development Agreement with the Town Council. Due to the narrow lot ratio, only one direct access to the public right-of-way of Stout Heritage is recommended.

If a second access is determined to be necessary with the planned Future Phase II, the existing Access Easement along the southern edge may be a viable alternative, though it would require coordination with the adjacent lots, particularly the industrial lot to the south where the existing truck court is believed to be constructed it the limits of the existing easement.

STAFF COMMENTS, QUESTIONS, AND CONCERNS

1. A cross-parcel access easement is needed to serve Lot 2 which does not have frontage on a public or private street. A waiver to the street standards listed in the Subdivision Control Ordinance would be needed in order to approve the plat as submitted. The applicant did not

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

file a waiver request. The public notice also did not include any waivers. Staff has advised the applicant to amend the request to either create a one (1) lot subdivision or to reconfigure Lot 2 so that it will have frontage on Stout Heritage.

MOTION

Primary Plat

I move that the Plan Commission **approve** / **deny** / **continue** PP-20-062 as filed by Real America, LLC. to create a two (2) lot subdivision on approximately 7.87 acres finding that:

1. Adequate provisions **have** / **have not** been made for regulation of minimum lot width, minimum lot depth and minimum lot area;
2. Adequate provisions **have** / **have not** been made for the widths, grades, curves and coordination of subdivisions public ways with current and planned public ways; and
3. Adequate provisions **have** / **have not** been made for the extension of water, sewer, and other municipal services.

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

1. Compliance with the Town Standards, including but not limited to: Plainfield Ordinance 01-2019 regarding Floodplain Management; Plainfield Ordinance Nos. 12-2015 and 06-2017 regarding Sewage Works; Plainfield Ordinance No. 17-97 regarding Drainage; Plainfield Ordinance No. 19-97 regarding Municipal Waterworks; and Plainfield Ordinance No. 18-97 regarding Access Permits.
2. Compliance with the standards and specifications of the Plainfield Subdivision Control Ordinance.
3. Substantial compliance with the primary plat file submitted May 12, 2020.
4. Prior to approval of a Secondary Plat the applicant shall demonstrate that storm water detention requirements have been satisfied.
5. The Primary Plat will include a cross-parcel access easement to ensure future access to public rights-of-way is available for all lots within the subdivision.