

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE REPORT

DATE: September 7, 2021

CASE NO.: [PUD-21-099 / FDP-21-097 / PP-21-098](#)

PETITIONER: Ryan Homes

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

LOCATION: East side of Saratoga Parkway, north of Concord Rd.

PARCEL SIZE: 21.87 +/- acres

APPLICABLE REGULATIONS: [Plainfield Zoning Ordinance](#)
[Plainfield Subdivision Control Ordinance](#)
[Plainfield Comprehensive Plan](#)



EXISTING ZONING AND LAND USE		COMPREHENSIVE PLAN	
Site:	Saratoga Planned Unit Development	Site:	Single-Family Detached
North:	Saratoga Planned Unit Development	North:	Single-Family Detached
South:	Saratoga Planned Unit Development	South:	Local/Corridor Commercial
East:	Saratoga Planned Unit Development	East:	Single-Family Detached
West:	Saratoga Planned Unit Development	West:	Single-Family Detached / Multi-Family

Project Description

The applicant is proposing to amend the existing Saratoga Planned Unit Development (PUD) to allow 175 townhome units on approximately 21.87 acres. The existing PUD was approved by the Town Council in 1995 and was intended to establish a mixed-use development with single family detached, multi-family attached, commercial and institutional uses. The proposed ordinance and corresponding Final Detailed Plan would serve as the development standards to allow townhomes within an area identified for the following uses:

- Village Residential 3-6 units per acre
- Mixed-Use
- Institutional

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- Retail
- School

The existing PUD states that areas designated Village Residential may be developed as single-family lots, attached condominiums, or zero-lot line residences. However, the eastern portion of the site was designed for non-residential uses so an amendment to the PUD would be needed to allow townhomes on the entire site.

Design Review

The zoning ordinance states that the intent of the Planned Unit Development (PUD) District is designed to:

- Encourage creativity and innovation in the design of developments;
- Provide for more efficient use of land including the reduction of land area disturbed for utility lines and motor vehicle Access;
- Permit special consideration of property with outstanding natural or topographical features;
- Facilitate use of the most appropriate construction techniques in the development of land; and,
- To provide for any individual land use not otherwise specified elsewhere in this Ordinance. The PUD District provides flexibility in land use regulations by allowing for the consolidation of the Subdivision and Zone Map Change procedures.

As a Planned Unit Development, the petitioner is allowed to propose development standards specific to the project. Staff requests that the Design Review Committee review the proposed development project and provide comments and / or design recommendations to the applicant and staff prior to the proposal moving forward to the Plan Commission.

Text Questions for the Design Review Committee /
Requested discussion items

Text Staff Comments – Needs Attention

1. **Building Materials:** The proposed PUD ordinance states that the following materials will be permitted: Masonry Material (brick or cultured stone); Vinyl Siding in horizontal, shake and board and batten profile with a minimum gauge of .044 and shall comply with the Town's Residential Design Guidelines; composite trim; composite veneer panels; vinyl shutters; aluminum fascia; aluminum soffits; aluminum downspouts/gutters.
2. **Building Design:** The PUD proposes certain residential architectural design standards. **The following information is not specified or should be added to the PUD text:**
 - a. Overhangs – typical is 12" minimum
 - b. Roof materials - architectural/dimensional shingles? Any secondary materials?

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- c. Add roof distinction clause per unit which either requires a roof off-set by elevation, direction, or dormers. Another alternative is to have a covered porch on some units if the roof isn't distinct in some way.
 - d. Specify a required offset between the front elevations of each unit within the text of the PUD.
 - e. Vary each home's front by siding type and(/or) color so that the individual units can be distinguished from one another. E.g. no horizontal siding units next to one another, there should be shake or board and batten in between to differentiate.
 - f. Any side of a building that's facing a street or front of another unit should also have the 36" min brick base. Some of the sides of the buildings get to be pretty long, and a 2 window requirement for breaking that up isn't enough.
3. **Mechanical Equipment:** No information provided on potential location or screening.
4. **Trash Enclosure / Trash Compactor:** None shown. Units will receive residential collection.
5. **Pedestrian Connectivity:** The development will connect with an existing sidewalk along Saratoga Parkway.
6. **Landscaping –**
- a. The PUD notes that project perimeter landscaping shall be according to an unidentified exhibit which has not been provided.
 - b. The PUD states "Any common area 75' or greater in depth shall not require perimeter buffering." What is the intended purpose of this exclusion?
 - c. The internal drives which are perpendicular to Saratoga Parkway should be screened.
 - d. The PUD references street trees "to be approved in the Final Detail Plan" but this information has not been included.
7. **Site Lighting:** The PUD states that lighting will follow the PZO "...except as may be modified by the PUD ordinance." What modifications have been proposed?
8. **Signs:** The PUD states that it will follow the PZO sign regulation with the exception that "Incidental, temporary, way-findings signs may be placed, maintained, and replaced as needed at street intersections from Project entry points to model dwelling/sales office unit(s) until the last unit is sold." No information regarding the number, type, material, size, height, location, etc. has been specified. This section is too open-ended.

STAFF COMMENTS, QUESTIONS AND CONCERNS

- 1. The area between the public sidewalk along Saratoga Parkway and the private sidewalk should be discussed. Is the intent to seed the area with grass or will there be landscaping? Are trees, which eventually provide a canopy for both sidewalks, feasible based upon the location of utilities?
- 2. The project proposes to use Cluster Mailbox Units which is preferred due to the density. There doesn't appear to be anything which would restrict the placement. There may be areas, such as

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at the end of the boulevard entrance, where these units might have a negative aesthetic impact. Recommend adding more information regarding proposed placement.

3. The stated intent of the PUD is to “create a high quality, urban style, residential neighborhood in a design that blends well with existing adjacent development.” The proposed layout and density go a long way toward achieving those goals, but the various townhome designs lack opportunities for the type of “forward living” typically found in walkable, urban neighborhoods. The addition of front porches (where architecturally compatible) would provide areas whereby interaction between neighbors and could occur.

