

# TOWN OF PLAINFIELD PLAN COMMISSION REPORT

**DATE:** June 4, 2018

**CASE NO.:** PP-18-003

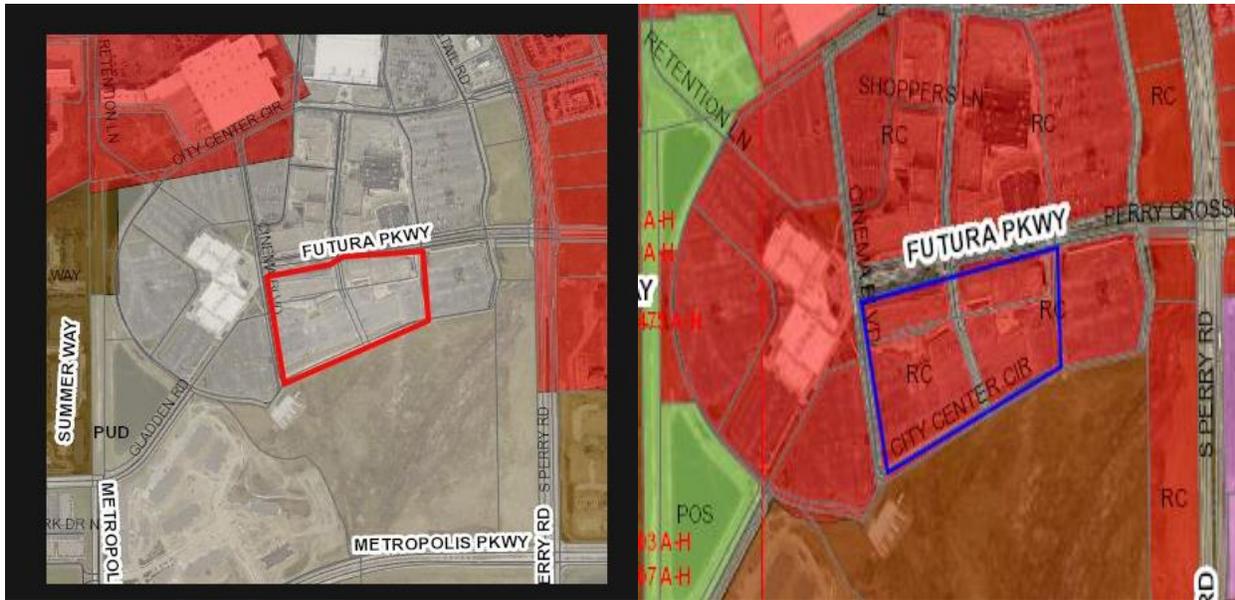
**PETITIONER:** Metropolis Lifestyle Center c/o Poag Shopping Centers, LLC

**REQUESTED ACTION:** Replat Plainfield Marketplace Phase IV (approximately 11.38 acres)

**SITE INFORMATION**

**LOCATION:** Perry Crossing (Plainfield Marketplace)

**LOCATION MAP:**



<b>EXISTING ZONING AND LAND USE:</b>	<b>COMPREHENSIVE PLAN:</b>
<b>Site:</b> Metropolis PUD	<b>Site:</b> Regional Commercial
<b>North:</b> GC General Commercial	<b>North:</b> Regional Commercial
<b>South:</b> I-2 Office/Warehouse Distribution	<b>South:</b> Regional Commercial
<b>East:</b> GC General Commercial	<b>East:</b> Regional Commercial
<b>West:</b> R-6 Residential & I-2 Office/Warehouse Distribution	<b>West:</b> High Density Residential

**APPLICABLE REGULATIONS:** Plainfield Zoning Ordinance  
 Plainfield Subdivision Control Ordinance  
 Plainfield Comprehensive Plan

**PLANNING OVERVIEW**

Project Description: Applicant desires to replat the existing Block A, Lot 3, and Lot 4 Plainfield Marketplace Phase III. The new plat, Plainfield Marketplace Phase IV, will leave Phase III with only Lots 1 and 2. Phase IV is proposed to have 5 lots with a relocated private street – Marketplace Mile extended

to the southern property line. Lots 1 and 2 are currently built out; Lots 3 and 4 are currently developed as parking areas; Lot 5 has a **potential(?)** development plan, which Staff has been informed will be proposed for an approximately 70,000 square foot, 4 story, 119 room hotel.

Development Standards: The applicant desires only approval of the replat and will be reappearing for Final Detail Plan of Lot 5 and the hotel use. The private streets shown on Phase III are now identified as "Blocks". Phase IV identifies the private streets with names: Marketplace Mile, Cinema Boulevard, City Center Circle, and Retail Road. Lots 3, 4, and 5 are of suitable building size, capable of providing adequate parking as needed.

It is anticipated that City Center Circle will be designed as a divided boulevard and that this might occur as the property to the south of this site develops and the southern half of the right of way is provided.

### **STAFF COMMENTS, QUESTIONS AND CONCERNS**

1. Staff appreciates the changing of the parking space configuration to be angular along the east side of Lot 5 adjoining Metropolis. As a result, the flow and overall look should be fairly consistent with the existing condition. It is thought this is the best scenario to achieve connectivity between Perry Crossing Way and Center Circle.
2. Staff is still concerned for the manner in which Metropolis Mile crosses Lot 5. It is currently shown to be encumbered by an Ingress/Egress Easement. Ownership, access, and/or maintenance needs to be perpetually guaranteed.

### **MOTION**

**PP-18-003:** I move that the Plan Commission **approve / deny / continue** PP-18-003 as filed by Metropolis Lifestyle Center c/o Poag Shopping Centers, LLC requesting approval of a Replat Plainfield Marketplace Phase IV (approx.. 11.38 acres) to create five commercial lots 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 conditions:

1. Compliance with the Town Standards, including but not limited to: Plainfield Ordinance 1-96 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 submitted file date May 30, 2018.