

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: October 1, 2018

CASE NO.: PUD-18-004 Planned Unit Development Rezone

PETITIONER: PAH Properties, LLC

REQUESTED ACTION: Planned Unit Development Zone Map Amendment for 3 acres

LOCATION: 2760 East Main Street

LOCATION MAP:



EXISTING ZONING AND LAND USE:	COMPREHENSIVE PLAN:
Site: GC – General Commercial	Site: Local/Corridor Commercial
North: GC – General Commercial	North: Adesa
South: GC – General Commercial	South: Local/Corridor Commercial
East: GC – General Commercial	East: Local/Corridor Commercial
West: GC – General Commercial	West: Local/Corridor Commercial

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

Project Description: The applicant is seeking a Planned Unit Development (PUD) Zoning Map Change to allow a 3-story, 60-unit three story development located at 2760 East Main Street. Storm water runoff is expected to be handled by on-site, underground storage and filtration tanks. There is to be 1, 2, and 3 bedroom units. One-bedroom units will be 676 Net SQFT/726 Gross SQFT per unit, two bedroom units will be 883 Net SQFT/946 Gross SQFT, and three-bedroom units will be 1,154 Net SQFT/1,229 Gross SQFT. 10% of the units will be handicap accessible. Exterior materials will consist of a combination of

brick and cement fiber siding with an architectural design intended to fit in with the surrounding neighborhood. The applicant intends to provide more than the minimum of 35% brick on the Exterior Siding on each of the buildings facades. The applicant intends to provide more than the

Parking will be adjacent to the building with 118 parking spaces. There is to be primary access made to Main Street/US 40 approval would need to be obtained from the Indiana Department of Transportation. A secondary access is to be provided from the north onto Adesa Drive.

Each unit will also include open floor plans with washer/dryer hook-ups, as well as energy efficient "green" features such as LED lighting, low-E vinyl windows, and Energy Star appliances. The property hopes to for a minimum of U.S. Green Building Council Leadership in Energy and Environmental Design ("LEED") Silver Certification.

The 2016 Town of Plainfield Comprehensive Plan identifies this area as Local/Corridor Commercial. These areas are located along Main Street and Quaker Boulevard and would include small retail, restaurant, auto service, and neighborhood service, as well as professional office uses that would service the local community. It is intended to near and within residential areas and uses. The Comprehensive Plan encourages and supports Green Building and Construction practices and goes so far as to recommend incentives to the utilization of these technologies to include "fast tracking building permits...for buildings that pursue green building certification."

MOTION

PUD-18-004: I move that Planned Unit Development Zone Map Amendment PUD-18-004 as submitted by Strategic Capital Partners be:

- Continued to the November 5, 2018 Plan Commission meeting.
- Forwarded to the Town Council with a favorable / unfavorable / no recommendation.