

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: March 4, 2019

CASE NO.: PP-19-034

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

REQUESTED ACTION: Replat Plainfield Marketplace Lot 4 Phase IV (approximately 3.7 acres)

SITE INFORMATION

LOCATION: Perry Crossing (Plainfield Marketplace)

LOCATION MAP:



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

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

PLANNING OVERVIEW

Project Description: The Applicant desires to replat the existing Block A, Lot 4 Plainfield Marketplace Phase IV. This replat will create a newly described Lot 4 / Common Area and provide an additional lot to Phase IV, to be known as Lot 6.

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Lot 4 / Common Area will contain 1.69 acres; Lot 6 will consist of 2.01 acres and is to be located in south eastern portion of the Perry Crossing shopping mall, between the mall structure and the out lots along Perry Road.

Access to each lot is to be made via Perry Crossing Way from Perry Road. Lot 6 will gain direct access via Retail Road / City Center Circle.

Development Standards: The applicant desires only approval of the replat. All uses contained within the approved Planned Unit Development are permissible.

Provisions for sidewalks and 30' setbacks as required along Retail Road / City Center Circle / Perry Crossing Way needs to be addressed prior to recording..

It is anticipated that Retail Road / 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.

Cross access easements from Lots 2 and 6 to each other and adjoining lots need to be provided pursuant Planned Unit Development.

MOTION

PP-19-034: I move that the Plan Commission **approve / deny / continue** PP-19-034 as filed by Metropolis Lifestyle Center c/o Poag Shopping Centers, LLC requesting approval of a Replat Plainfield Marketplace Phase IV (approx.. 3.7 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.