

# **TOWN OF PLAINFIELD PLAN COMMISSION REPORT**

**DATE:** July 1, 2019

**CASE NO.:** PP-19-075

**PETITIONER:** Strategic Capital Partners

**REQUESTED ACTION:** Planned Unit Development Primary Plat Approval: Metro Air East

**LOCATION:** Northeast corner Ronald Reagan Parkway and Stafford Road.

**LOCATION MAP:**



<b>EXISTING ZONING AND LAND USE:</b>	<b>COMPREHENSIVE PLAN:</b>	
<b>Site:</b> SCP PUD	<b>Site:</b> Light Industrial	
<b>North:</b> I-2 Office/Warehouse Distribution	<b>North:</b> Light Industrial	
<b>South:</b> AG - Agriculture	<b>South:</b> Light Industrial	
<b>East:</b> I-2 Office/Warehouse Distribution	<b>East:</b> Light Industrial	
<b>West:</b> I-2 Office/Warehouse Distribution	<b>West:</b> Light Industrial	

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

**PLANNING OVERVIEW**

**Project Description:** Applicant desires primary plat approval for three lots, identified Blocks A and B, Common Area, and a collector thoroughfare extension of Plainfield Road to existing Stafford Road.

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Development Standards: The development standards, inclusive of landscaping, parking, architectural design, etc. are a part of the approved PUD dated January 19, 2019 (PUD-18-001). The Final Detailed Development Plan was approved June 3, 2019.

The approved PUD contained a Preliminary Development Plan, which by ordinance must be complied with for approval of this Final Detailed Plan. Nor can the Final Detailed Plan deviate from the text of the PUD.

The area identified as Block A is half right of way for Ramona Drive which vacated to Richard and Lula Armstrong owners of Block B, also known as the Armstrong Residence and Lot 11 Hill Top Addition. Lot 11 was excluded from the development requirements for the Planned Unit Development, the existing buildings and uses are identified as legal non-conforming. Lot 11 as part of Hill Top Addition was vacated and thus no longer exists. The plat has noted it as Block B, which re-establishes it as platted and to be recorded with property boundaries, making it conformant to the PUD platting requirements.

Access to a public street for Block B is to be made by an Access Easement to run perpetually with Block B, until such time it is no longer to be used for a residential purpose.

Access is proposed to utilize Plainfield Road. The developer is proposing to extend Plainfield Road to connect to Stafford Road as part of this project. This connection is in accordance with the Town's Comprehensive Plan. Analysis has been performed to determine the needed level of improvements to Stafford Road to support the additional traffic. Proposed improvements are considered from both a 2-3 year range and a 5-year range...noting that the longer term improvements are driven more by future development on the south side of Stafford Road that are unaffiliated with the proposed plan.

The Primary Plat and Final Detailed Plan approvals are subject to a Memorandum of Understanding with the Town Council to address the timing, funding, and installation of the improvements to be constructed, prior the issuance of the first Improvement Location Permit for the development, Metro Air East.

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

1. Requested additional foundation landscaping and evergreen landscaping along Ronald Reagan Parkway and Plainfield Road plans need to be submitted.
2. Primary Plat as proposed meets the requirements set forth in the Planned Unit Development approved Town of Plainfield Ordinance Number 47-2018.

### **MOTION:**

I move that the Plan Commission **approve / deny / continue** PP-19-075 as filed by Strategic Capital Partners requesting Planned Unit Development Primary Plat Metro Air East finding that:

1. Adequate provisions have been made for regulation of minimum lot width, minimum lot depth and minimum lot area;
2. Adequate provisions have been made for the widths, grades, curves and coordination of subdivision public ways with current and planned public ways; and,
3. Adequate provisions have been made for the extension of water, sewer, and other municipal services.

### **Subject to:**

Memorandum of Understanding with the Town Council to address the timing, funding, and installation of the improvements to be constructed, prior the issuance of the first Improvement Location Permit for the development, Metro Air East.