

**TOWN COUNCIL**

**ORDINANCE NO. 01-2020**

**AN ORDINANCE TO AMEND**  
**THE PLAINFIELD ZONING ORDINANCE AND ZONE MAP**  
**OF THE TOWN OF PLAINFIELD, INDIANA,**  
**AND FIXING A TIME WHEN**  
**THE SAME SHALL TAKE EFFECT**  
(Plainfield Marketplace Phase VI)

**WHEREAS**, I.C. 36-7-4, *et seq.*, empowers the Town of Plainfield Plan Commission to hold public hearings and make recommendations to the Town Council of the Town of Plainfield concerning ordinances for the zoning or districting of all lands within the incorporated areas of the Town of Plainfield; and,

**WHEREAS**, the Town of Plainfield Plan Commission has conducted a public hearing in accordance with I.C. 36-7-4, *et seq.*, with respect to a proposal to amend the Plainfield Zoning Ordinance and Zone Map of the Town of Plainfield, Indiana, and has certified such proposal to the Town Council of the Town of Plainfield with a favorable recommendation:

**NOW, THEREFORE, BE IT ORDAINED BY THE  
TOWN COUNCIL OF THE TOWN OF PLAINFIELD,  
HENDRICKS COUNTY, INDIANA AS FOLLOWS:**

**Section 1. Amendment**

Pursuant to Docket No. PUD-19-195, for Final Detailed Development Plan and Detailed Development Standards for Plainfield Marketplace Phase VI (Town of Plainfield) and certified by the Plainfield Plan Commission to the Town Council with a favorable recommendation, a copy of said Final Detailed Development Plan and Detailed Development Standards are attached and the real estate described in Exhibit "A" of about 5.65 acres attached hereto and incorporated herein by this reference.

**Section 2. Severability**

If any section of this Ordinance shall be held invalid by a court of competent jurisdiction, its invalidity shall not affect any other provisions of this Ordinance that can be given effect without the invalid provision, and for this purpose, the provisions of this Ordinance are hereby declared to be severable.

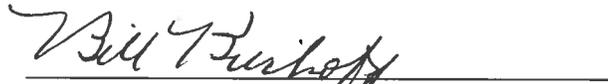
**Section 3. Effective Date**

This Ordinance shall be effective within the incorporated areas of the Town of Plainfield, Hendricks County, Indiana upon its adoption by the Town Council of the Town of Plainfield, as provided in I.C. 36-7-4.

Passed and adopted by the Town Council of the Town of Plainfield, Indiana, on this 13<sup>th</sup> day of January, 2020.

**TOWN COUNCIL, TOWN OF PLAINFIELD  
HENDRICKS COUNTY, INDIANA**

  
Robin G. Brandgard, President

  
Bill Kirchoff, Vice President

  
Kent McPhail

  
Dan Bridget

  
Lance Angle

ATTESTED BY:

  
Mark J. Todisco, Clerk Treasurer  
Town of Plainfield, Indiana

**Exhibit A**

**Plainfield Marketplace Phase VI**

**Final Detailed Development Plan and Detailed Development  
Standards**

**Plainfield Marketplace Phase VI**  
**Encore by Samaritan Senior Lifestyle Communities**

**Use and Development Standards Statement**  
**NW Corner of Perry Rd & Stout Heritage Parkway**

**Article 1. Permitted Uses:**

**A. Principal Uses**

The following principal uses are permitted in Phase VI of the Plainfield Marketplace Planned Unit Development District:

1. Primary Uses: Age Restricted Multi-Family Dwellings (which are for rent Dwellings and age restricted for residents 55 years or older in compliance with the Fair Housing Act and Housing For Older Persons Act of 1995).

**B. Accessory Uses**

The following accessory uses are permitted:

1. Accessory Uses: Garages, trash compactor enclosure, and storage areas for the exclusive use of residents of Phase VI of the Plainfield Marketplace Planned Unit Development.
2. Other Exterior Improvements: Community amenities such as Pickle Ball Courts, Bocce ball courts, outdoor kitchen, water feature(s), fire pit area(s), dog park, signage, and other appropriate improvements for the exclusive use and benefit of residents of the Project.

**Article 2. Area & Density Requirement:**

**A. Area**

Phase VI of the Plainfield Marketplace Planned Unit Development is 5.65 acres (Gross).

**B. Density**

Per the existing PUD ordinance, there is no set maximum number of residential units permitted within the Plainfield Marketplace Planned Unit Development. Phase VI will consist of 132 residential units for a Density of 23.4 units per acre.

**Article 3 Building & Development Standards:**

**A. Building Materials/Design:**

Building Elevations are shown on Exhibit A. Building Exterior Siding Materials shall consist of brick and/or stone and/or Exterior Insulation and Finish System (EIFS) siding (Primary Siding Materials) and may include other appropriate appurtenances (Secondary Siding Materials)

**B. Building Statistics**

1. Total number of permitted residential units in Phase VI: 132
2. Unit types: One bedroom units (8 units) and two bedroom units (124 units)
3. Minimum unit sizes: One Bedroom: 779 gross square feet  
Two Bedroom: 888 gross square feet
4. Maximum Building Height in Phase VI: 57'

**C. Setbacks**

Setbacks will be in accordance with the attached Exhibit A.

**D. Parking Requirements**

Parking will be in accordance with the attached Exhibit A.

**Article 4 Landscaping:**

Landscaping of Phase VI will be as depicted on Exhibit A. All landscaping will be installed prior to occupancy of the project or if seasons and weather conditions are not appropriate for the installation of landscaping immediately prior to occupancy of the project, all landscaping shall be installed by the end of the next planting season after the project is occupied. For the purpose of the Phase VI development, planting season begins on May 15<sup>th</sup> and ends on September 30<sup>th</sup> of each year.

**Article 5. Lighting Requirements**

- A. All site lighting will be coordinated throughout Phase VI and be of uniform design and materials in accordance with the Lighting Cut Sheets included in Exhibit A
- B. Exterior lighting of the site shall be designed to that light is not directed off the site and the light source is shielded from direct offsite viewing. The preliminary Photometric Plan is included in Exhibit A.
- C. All exterior ground mounted architectural, display, and decorative lighting shall be generated from concealed, low level fixtures.
- D. Light fixtures in parking areas shall not exceed twenty-five (25) feet in height.
- E. All building and pole mounted lighting fixtures shall have a 90 degree cut off and/or flat lens.

**Article 6. Signage Requirements**

- A. **Monument Signage**  
Monument Signage will be in the location shown on Exhibit A and will be as shown on Exhibit B.
- B. **Accessory Signage**  
All signage will be in accordance with Town of Plainfield rules and regulations.

**Article 7. Site Access**

Site Access will be provided through a new Entry Drive connecting the Phase VI site to Stout Heritage Parkway as shown on Exhibit A.

**Article 8. Drainage, Streets, & Streetscapes**

- A. **Drainage**  
Drainage and stormwater management shall be in accordance with the Town of Plainfield requirements as may be amended and/or stipulated in the Memorandum of Understanding between the Town of Plainfield, Samaritan Senior Lifestyle Communities, LLC, and The Stone Table..
- B. **Streets & Streetscapes**  
The internal driveway layout (including pavement widths, curb locations, sidewalk locations, and design) within the Phase VI site shall be as shown on Exhibit A.

**Article 9. Additional Requirements**

- A. **Refuse Compactor/Storage:**  
Any accessory building or enclosure for storage or disposal of refuse shall be as depicted in Exhibit A.
- B. **Outdoor Storage:**  
Outdoor storage shall not be permitted except as related to the construction of the Project. All outdoor storage will be removed no later than 45 days after issuance of the Certificate of Occupancy by the Town of Plainfield
- C. **Temporary Uses:**  
Temporary Uses, including construction Trailers and/or leasing structures, shall be permitted. All temporary uses will be removed no later than 45 days after issuance of the Certificate of Occupancy by the Town of Plainfield.

**Exhibit B**

**Plainfield Marketplace Phase VI**

**Monument Signage**