PLAINFIELD

development services

MEMORANDUM

TO: Plan Commission
FROM: Eric Berg, AICP, Senior Planner
THROUGH: Kevin Whaley, AICP, Director of Planning
DATE: November 2, 2026
RE: PUD-26-084, PPW-26-084, and FDP-26-084

STATUS UPDATE

The project was continued by the Plan Commission at its August 3rd meeting to allow the applicant time to secure an executed agreement. The Plan Commission granted an additional continuance on September 10th at the applicant's request. The applicant requested an additional continuation on October 5, 2026. As of October 25th, 2026, the applicant ***has not*** provided an executed agreement allowing them to use the adjoining property to the south.

MOTION 1: Planned Unit Development Amendment

I move that the Plan Commission certify **PUD-26-084** with a(n) **favorable recommendation / unfavorable recommendation / no recommendation** subject to the following condition(s):

1.

MOTION 2: Primary Plat Waiver

I move that the Plan Commission **approve / deny / continue** petition **PPW-26-084**, requesting **a waiver** to Article 3.3.B.4.a.1 of the Subdivision Control Ordinance, finding that:

1. The granting of the waiver **will not / will** be detrimental to the public safety, health or welfare, or injurious to other property;
2. The conditions upon which the request for a waiver **is / is not** based are unique to the property for which a waiver is sought and are not applicable generally to other property;
3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner **would / would not** result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out;
4. The waiver **will not / will** contravene the provisions of the Town Zoning Ordinance or the Comprehensive Plan; and
5. Where the waiver impacts on the design, construction or maintenance obligations of public facilities, that the appropriate public agency **has / has not** reviewed and approved the proposed development in writing to the Plan Commission.

And that any approval shall be subject to the following condition(s):

1. Substantial compliance with the primary plat file as of November 2, 2026, except as noted below;
2. All roadways shall be constructed to private street standards.
3. Prior to the issuance of the secondary plat, the off-site areas used for the emergency access shall comply with Subdivision Control Article 3.3.B.4.e.
4. The access used to create the emergency access shall be in perpetuity, not temporary. Should the easement no longer be necessary, the applicant may apply to have it abandoned.
5. The Secondary Plat shall include a requirement obligating the parcel owner to maintain the platted right-of-way of Plank Road, including the proposed detention basins, until future action is taken by the Town to accept Plank Road as a Public Street.

MOTION 3: Final Detailed Plan Amendment

I move that the Plan Commission **approve / deny / continue** FDP-26-084 requesting Final Detailed Plan approval, finding that:

1. The Final Detailed Plan **satisfies** / **does not satisfy** the Development Requirements and Development Standards specified in the PUD District ordinance establishing such District;
2. The Final Detailed Plan **accomplishes** / **does not accomplish** the intent set forth in Article 6 of the Zoning Ordinance;
3. The Final Detailed Plan **provides** / **does not provide** for the protection or provision of the site features and amenities outlined in Article 6.1, C., 2 of the Zoning Ordinance.

And that such approval shall be subject to the following condition(s):

1. Town Council approval of the Planned Unit Development Ordinance.
2. Plan Commission approval of the amended Primary Plat.
3. Substantial compliance with the Final Detailed Plan for file dated November 2, 2026.
4. As per the Town Code, no permits, including site disturbance, site and infrastructure, or improvement location permits, shall be issued prior to the recording of the secondary plat.