

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: March 6th, 2023

CASE NO.: [MP-23-009](#)

PETITIONER: Town of Plainfield Parks Department

REQUESTED ACTIONS: Master Plan Approval

LOCATION: 300 N. Mill St. (Franklin Park)

PARCEL SIZE: 23.184

APPLICABLE REGULATIONS: [Plainfield Zoning Ordinance](#)
[Plainfield Subdivision Control Ordinance](#)
[Plainfield Comprehensive Plan](#)



	<u>EXISTING ZONING AND LAND USE</u>	<u>COMPREHENSIVE PLAN</u>
Site:	P: Park / MUN: Municipal	Site: Parks and Open Space
North:	R-4: Medium Density Residential R-2: Low Density Residential	North: Parks and Open Space
South:	R-6: High Density Residential	South: Historic District Residential / Parks and Open Space
East:	R-4: Medium Density Residential	East: Historic District Residential
West:	P: Park	West: Parks and Open Space

Project Description

Franklin Park is an existing neighborhood park located within the Park and Municipal zoning district classifications. Both classifications require Master Plan approval prior to development or expansion. Due to the project scope staff advised that a new Master Plan would be required subject to [Article 6.2: Master Plan](#) of the Plainfield Zoning Ordinance.

The Comprehensive Plan shows this area as Parks and Open Space and the use fits within that designation. The park is currently surrounded by residential uses ranging from single-family detached homes to apartment buildings. The [project narrative](#) provides detailed descriptions of the proposed amenity changes which indicate that the park will continue to serve the needs of residents in the immediate area.

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The existing park has four (4) ball diamonds, three (3) of which will be removed and replaced with other amenities. The remaining diamond will be upgraded / enhanced with new lights, fencing, and irrigation. The concession stands and dugouts would also be updated. Notable additions to the park include eight (8) pickle ball courts, a dog park with shade structures, dog waste stations, nature paths, fitness playground, new shelter houses, and community artwork.

Parking areas will primarily be located to the south of Lincoln St. and on the west side of Mill St. Total parking will be reduced by 43 spaces.

EXISTING PARKING

Area in the Park	Approximate Number of Spaces
Tennis Court Parking	25
Shelter House Parking	13
Diamond 1 Parking	52
Bathroom Parking	19
Diamond 3/4 Parking	19
Greenspace Parking	61
Total	189

PROPOSED PARKING

Area in the Park	Proposed Number of Spaces
Tennis Court Parking (B)	44
Shelter House Parking (E)	0
Diamond 1 Parking	0
Bathroom Parking	0
Future Trailhead Parking (Q)	14
Greenspace Parking (O)	88
Total	146

APPLICABLE PLANNING POLICIES

Public Utilities

The site is currently served by public utilities. There are a few potential utility projects within the proposed Franklin Park master plan area that are being coordinated with this project. The former Franklin water treatment plant is no longer used and may be demolished within or prior to the Franklin Park project timeline. Demolition would allow for slight changes to the parking shown near the plant. The well at the water plant site will be preserved and a water line from the well south through Franklin Park and then west towards the creek is anticipated. A drainage study is anticipated for the area north and east of Franklin. One potential result of the study is that a pipe along North Street ending at White Lick Creek will be constructed. Each of these utility projects are being coordinated between the Parks Department, Development Services, and DPW.

Floodplain

Portions of the site are located within a Special Flood Hazard Area.

Transportation

The elimination of baseball fields is expected to reduce the peak volume of trips entering/exiting the park at any given time. The expanded variety of activities is expected to balance the park's activities throughout the day. No additional street improvements are recommended beyond the proposed pedestrian connectivity improvements for the added trail along Mill and North Streets.

MOTIONS

Master Plan

I move that the Plan Commission **approve / deny / continue** [MP-23-009](#) as filed by the Town of

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Plainfield Parks Department requesting Master Plan approval finding that:

1. The development plan **complies / does not comply** with all applicable development standards of the underlying District for which a waiver has not been granted;
2. The development plan **complies / does not comply** with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted;
3. The proposed development **is / is not** consistent with the Comprehensive Plan;
4. The proposed development **is / is not** appropriate to the site and its surroundings; and
5. The proposed development **is / is not** consistent with the intent and purpose of this ordinance

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

1. Substantial compliance with the Master Plan file dated March 6th, 2023.