

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: July 1, 2019

CASE NO.: MP-19-086

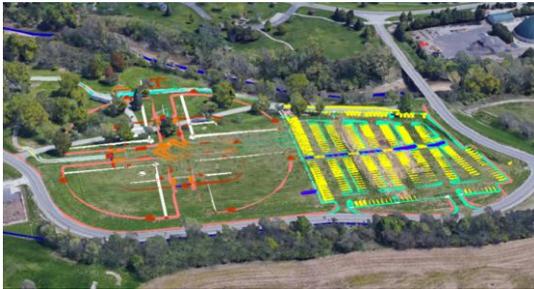
PETITIONER: The Town of Plainfield

REQUESTED ACTIONS: A petition to modify the existing Parks Master Plan for the Al and Jan Barker Sports Complex to create a Pee Wee Baseball complex on a parcel zoned P: Park.

LOCATION: 451 South Vestal Road

PARCEL SIZE: 29.13 acres

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



EXISTING ZONING AND LAND USE		COMPREHENSIVE PLAN	
Site:	P: Park	Site:	Parks and Open Space
North:	P: Park	North:	Parks and Open Space
South:	R1: Low Density Residential	South:	Utility/Infrastructure
East:	P: Park	East:	Parks and Open Space
West:	R1: Low Density Residential (Department of Corrections)	West:	Public/Semi Public

PLANNING OVERVIEW

Project Description: The applicant is proposing to construct four baseball diamonds, a concessions building, a storage building, batting cages, and a parking lot. The parcel is zoned P:Park and requires an amendment to the existing Master Plan. The development will access Vestal Drive only.

Land Use / Compatibility: The Comprehensive Plan shows this area as Park and Open Space. This use fits within that designation. It is adjacent to similar designations within the Comprehensive Plan. Other than one adjacent dwelling, much of the surrounding area is either parkland or corrections. An additional buffer exists with the White Lick Creek. The development does not impact any of the existing historic structures on the Plainfield Parks or Department of Corrections property.

Development Standards: Plans were reviewed for compliance with the P: Park District. The plans comply.

Site Plan:

Building Materials: The structures are brick, excepting areas utilized for field-facing portions of the dugouts. The development complies.

Trash Enclosure: No trash enclosures are shown.

Landscaping: The plan complies as an alternative landscape plan.

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

Lighting: Staff has been informed that the bids have not been let for the field lighting.

Parking: The ordinance does not address parking requirements for athletic fields. Based upon the Parks Department experience with other fields as well as additional parking located within the AI and Jan Barker Sports Complex, sufficient parking is believed to exist. The plan complies.

Pedestrian Circulation: The site is connected into the extant trail system. Complies.

Signs: A site sign location has been shown. *Approval of this development plan neither constitutes nor implies the approval of any signs shown on this plan. All signage shall fall under the provisions of Article 7 of the Zoning Code and require an Improvement Location Permit.*

Applicable Planning Policies:

PUBLIC UTILITIES: The Town owns and operates the nearby water plant and lines exist nearby that can be extended to the site for water. Sewer lines exist nearby on both the west and east sides of White Lick Creek. Storm water management will be in a similar manner to the northern sections of the park with storage being utilized under the parking lots rather than open ponds.

FLOODPLAIN: The project complies with the new Floodplain Ordinance.

TRANSPORTATION: Access is planned through two drives to Vestal Road.

STAFF COMMENTS, QUESTIONS AND CONCERNS

1. The lighting fixtures for the field have not yet been bid.

MOTION

I move that the Plan Commission **approve / deny / continue** the request to modify the existing Parks Master Plan and associated Architectural and Site Design for the AI and Jan Barker Sports Complex to create a Pee Wee Baseball complex on a parcel zoned P: Park, finding that the proposed Master Plan:

1. The Development Plan **Complies/does not comply** with all applicable Development Standards of P: Park District for which a waiver has not been granted because:
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 because:
3. The proposed development **is/is not** consistent with the Comprehensive Plan because:
4. The proposed development **is/is not** appropriate to the site and its surroundings because:
5. The proposed development **is/is not** consistent with the intent and purpose of the Plainfield Zoning Ordinance because:

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

1. Substantial compliance with the plans dated June 14, 2019.
2. Staff approval of the photometric plan and lighting cut sheets.