

Town of Plainfield Comprehensive Plan

March 2016

Supplement #1

Approved by the Plainfield Plan Commission

Resolution No: _____, 2018

_____, 2018

Approved by the Plainfield Town Council

Resolution No. 2018-____.

_____, 2018

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I. Introduction

In 2017, the Town of Plainfield undertook a planning effort targeted at increasing the potential for new development and redevelopment in the Town Center area and nearby neighborhoods in the Town of Plainfield. That planning effort resulted in the development of a Conceptual Downtown Redevelopment Plan which includes site specific land use recommendations, including massing and density recommendations, as well as other infrastructure and public improvements necessary to attract the desired development pattern to the Town Center area and nearby neighborhoods.

This Supplement to the Town of Plainfield Comprehensive Plan (March 2016) is proposed in order to avoid potential inconsistencies between and to build upon the planning efforts that developed the Conceptual Downtown Redevelopment Plan (2017) , the Plainfield Town Center Plan (2003), and the Town of Plainfield Comprehensive Plan (March 2016).

This Supplement is intended to formally adopt the land use specific recommendations of the Conceptual Downtown Redevelopment Plan as a detailed update for those portions of the Town Center Neighborhoods where only a more generalized land use recommendation exists in the Town of Plainfield Comprehensive Plan (March 2016), or where the site redevelopment concepts of the Town Center Plan (2003) have not proven to be successful in spurring on new development to date.

II. Town Center Land Use Recommendations

The Conceptual Downtown Redevelopment Plan (2017) identifies and refines the boundaries for three (3) “Districts” in the downtown area. Those Districts are: Main Street District; Neighborhood District; and, Village District.

The Main Street District encompasses much of the area already considered by many as the Town Center for the Town of Plainfield and is located on both sides of Main Street from Avon Avenue on the east to White Lick Creek on the west.

The Neighborhood District is made up of a north district and a south district. The north district is located north of US 40 between the Main Street District and Lincoln Street. The south district is located south of US 40, between and the Main Street District and Buchanan Street.

The Village District is located northwest of the Main Street District and generally includes the frontages along Mill Street and West Street from Lewis Street to Mill Run, and the area west of Mill Street north of Mill Run to Lincoln Street. The north boundary of the Village District represents a minor deviation from the recommendations of the Conceptual Downtown Redevelopment Plan (2017).

The Conceptual Downtown Redevelopment Plan (2017) also identifies twenty-four (24) locations in the Downtown area that may be appropriate for development / redevelopment, and includes land use and density recommendations for a number of those locations. Those land use and density recommendations have been incorporated into this Supplement.

III. Implementation

The site specific land use recommendations of the Conceptual Downtown Redevelopment Plan (2017) are generally compatible with existing zoning districts, but do propose some deviations in land uses and density regulations. In order to effectively implement the Conceptual Downtown Redevelopment Plan (2017), it is a recommendation of this Supplement that the TC: Town Center District, the MU: Mixed-Use District, and related Articles of the Plainfield Zoning Ordinance, be amended to provide an opportunity for development to occur in a manner which is consistent with the recommendations of this Supplement and the Conceptual Downtown Redevelopment Plan (2017) with a minimal amount of additional land use approvals.

Figure 1 Proposed Conceptual Districts



PROPOSED CONCEPTUAL DISTRICTS

Figure 2 Overall Proposed Conceptual Plan



OVERALL PROPOSED CONCEPTUAL PLAN

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Figure 3 Detailed Proposed Conceptual Plan – North



LEGEND:

- 1 Main Street District Redev.
- 2 Civic Green
- 3 Neighborhood/Nature Park
- 4 Redevelopment Opportunity
- 5 East Street and Main Redev.
- 6 Infill Dev. / Garage
- 7 Theater Redev.
- 8 Neighborhood Revitalization
- 9 Performance Center
2-3 Stories
Shared Civic Rooms
- 10 Town Hall Expansion
- 11 Gateway Plaza
- 12 West Main Gateway Dev
Mixed-Use
3-5 Stories
Garage Parking
Commercial along Mill St.
- 13 South Town Green Dev.
Mixed Use
3-4 Stories
Garage Parking
Commercial along Krewson
- 14 North Town Green Dev.
Mixed Use
3-4 Stories
Garage Parking
Commercial along Krewson
- 15 Mill Street Dev.
Housing / Relocated
2-3 Stories
Apts and Studio
- 16 Courtyard Apartments
1-2 Stories
Apartments and condos
- 17 Cottage Homes
1-2 Stories
- 18 Multiplex / Flexible Housing
2-3 Stories
Town-homes, Brownstones
Livework units
- 19 Pedestrian Rd / Enhanced Alley
- 20 Town Green
- 21 Krewson Enhancement
- 22 Trailhead
- 23 Pedestrian Bridge
- 24 Relocated Historic Structures



DETAILED PROPOSED CONCEPTUAL PLAN - NORTH

Figure 4 Detailed Proposed Conceptual Plan - Land Use



DETAILED PROPOSED CONCEPTUAL PLAN - LAND USE

Figure 5 Bird's Eye View



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BIRD'S EYE VIEW

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