



DEPARTMENT OF DEVELOPMENT SERVICES
Findings of Fact: Orientation of Loading Spaces Development Incentive

Project Name:	Terminus at Hobbs Station
Address/Location:	Parcel east of 2537 Smith Road (Parcel ID: 32-09-19-400-029.000-027)
Docket Number:	

The Plan Commission may approve such Loading Space orientation or location upon a finding that:

<u>FINDING</u>	<u>APPLICANT RESPONSE</u>
<p>1. The required Front Yard or required front Bufferyard is effectively screened with a Plant Unit Value which exceeds the standard for such Yard by adding a Plant Unit Value of 4.0 to the total Plant Unit Value otherwise required by this Ordinance or other Development Incentive; or</p> <p>The required Front Yard or required front Bufferyard is effectively screened by the use of an architectural wall or screen which is in harmony with the character of the Building and surrounding area and of sufficient height to screen the Loading Spaces, that said Yards will contain, at a minimum, the standard Plant Unit Value required for said Yard, and that the architectural wall or screen shall be provided with foundation plantings as required for a Building in such District because:</p>	<p>The proposed landscaping along the south side of the project site adjacent to Station Boulevard has a Plant Unit Value of 5 which is 4.0 points higher than the standard 1.0 and therefore adheres to the requirement.</p>
<p>2. The proposed development is appropriate to the site and its surroundings because:</p>	<p>The proposed development plan does not propose an architectural wall or screen.</p>
<p>3. The proposed development is consistent with the intent and purpose of the Plainfield Zoning Ordinance because:</p>	<p>This is an allowable use within I-2 and the proposed site plan is consistent with the site plan that was proposed during the rezoning of the property.</p>
	<p>This is an allowable use within I-2 and the proposed site plan is consistent with the site plan that was proposed during the rezoning of the property.</p>

PLAINFIELD PLAN COMMISSION

The DEVELOPMENT INCENTIVE is hereby Approved this _____ day of _____, 20_____.

 President, Plainfield Plan Commission