



DEPARTMENT OF DEVELOPMENT SERVICES

Findings of Fact: Development Plan

Project Name:	Genuine Parts Company / NAPA Balkamp Warehouse
Address/Location:	1601 Whitaker Road, Plainfield, IN 46168
Docket Number:	

The Plan Commission or the Director may approve a Development Plan for Architectural and Site Design Review upon a finding that:

<u>FINDING</u>	<u>APPLICANT RESPONSE</u>
1. The Development Plan complies with all applicable Development Standards of the District in which the site is located because:	We are proposing an addition to the existing NAPA Warehouse. The existing site contains buffers that are less than the required 50 feet. We are proposing to maintain the existing 25 ft side/rear buffers and plantings.
2. The Development Plan complies with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted because:	The proposed development does not seek relief from the subdivision control ordinance standards.
3. The Development Plan complies with all applicable provisions for Architectural and Site Design Review for which a waiver has not been granted because:	We are proposing 25 ft side/rear buffers. We are proposing less than 20% alternate texture on the facade.
4. The proposed development is appropriate to the site and its surroundings because:	The proposed development is an expansion of an existing warehouse that was planned for when the site was originally developed.
5. The proposed development is consistent with the intent and purpose of the Plainfield Zoning Ordinance because:	The proposed development is an expansion of an existing warehouse that was planned for when the site was originally developed.

PLAINFIELD PLAN COMMISSION

The Development Plan is hereby Approved this _____ day of _____, 20_____.

Bruce Smith,
President, Plainfield Plan Commission