



DEPARTMENT OF DEVELOPMENT SERVICES
Findings of Fact: Waiver to Architecture Standards in Commercial/Industrial

Project Name:	McDonald's
Address/Location:	2655 E Main St., Plainfield, IN 46168
Docket Number:	

A Waiver of certain Architectural and Site Design Requirements may be granted upon a finding that:

<u>FINDING</u>	<u>APPLICANT RESPONSE</u>
1. Represents a innovative use of Building materials, lighting, Signs, site design features or landscaping which will enhance the use or value of area properties;	The neutral gray finished metal siding comprising less than 20% (17%) of the exterior finishes, including glass, proposed by McD's replaces the current shingled mansard roof with a more contemporary finish having the appearance of a reverse board 'n batten finish. This type of siding is increasingly being used in upscale commercial neighborhood settings to set a tone more appealing to today's shoppers and patrons.
2. Is consistent with and compatible with other development located along the Gateway Corridor or within six-hundred (600) feet of the Residential District; and	The proposed finishes for the McD's Restaurant are similar to the metal siding also used as a secondary finish on several of the newer or recently remodeled commercial buildings such as the Wendy's located at 26662 E. Main, the Taco Bell at 2646 E. Main, Andy Mohr Ford at 2712 E. Main, as well as numerous buildings in the outdoor shopping mall located just south of the McDonald's.
3. Is consistent with the intent and purpose of the Plainfield Zoning Ordinance.	The material used on the McDonald's restaurant appear to meet the design guidance intent in section 5.5 for Commercial Districts of the zoning ordinance.

PLAINFIELD PLAN COMMISSION

The WAIVER is hereby Approved this _____ day of _____, 201_____.

 Bruce Smith,
 President, Plainfield Plan Commission