



DEPARTMENT OF DEVELOPMENT SERVICES

DEVELOPMENT PLAN APPLICATION

Project Name: Hobbs Station - Randall Residence

Project Address/Location: 2537 Smith Road (Part of Block B of Hobbs Station Primary Plat)

Existing use of property: Agricultural

Area (in acres): 2.34 +/- Current Zoning: PUD

All of the Approval Types, Waivers, and Development Incentives listed below have their own individual Findings of Fact which must be submitted. These Findings of Fact are linked to the right of the checkbox.

- Approval Type: Gateway Corridor, Within 600' of Residential, R-6 District, PUD Final Detailed Plan, Town Center District, RU or MU District, P, REL, or S Master Plan

- Waivers: Architectural Standards/Materials, R-6 (6 to 8 units/acre), R-6 (8 to 12 units/acre), Park District, Religious District, School District, MU-Building Height

- Development Incentives: Alternative Parking Plan, Common Off-Street Parking, Depth of Yard, Orientation of Loading Spaces, Private Street, R-1, R-2, R-3, Use of Yard, Yard depth along Private Street, TC—Height/Dwelling Unit

The undersigned, having been duly sworn on oath states the above information is true and correct as (s)he is informed and believes.

Signature of Applicant: Bob Akin Date: 7/25/2022

Printed Name & Title: Bob Akin, Agent

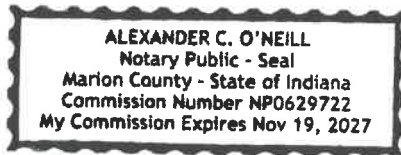
State of: Indiana

County of: Marion

Subscribed and sworn to before me this 25th day of July, 2022

Notary Public Signature: Alexander C. O'Neill Printed Name

Residing in Marion County My Commission expires 11-19-2027





DEPARTMENT OF DEVELOPMENT SERVICES
Findings of Fact: Planned Unit Development-Final Detailed Plan

Project Name:	Hobbs Station - Randall Residence
Address/Location:	2537 Smith Road (Part of Block B of Hobbs Station Primary Plat)
Docket Number:	

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

FINDING	APPLICANT RESPONSE
1. The Final Detailed Plan satisfies the <i>Development Requirements</i> and <i>Development Standards</i> specified in the PUD <i>District</i> ordinance establishing such <i>District</i> because:	The development plan adheres to the development requirements and development standards specified in the PUD
2. The Final Detailed Plan satisfies the <i>Development Requirements</i> and <i>Development Standards</i> specified in the PUD <i>District</i> ordinance establishing such <i>District</i> because:	The development plan adheres to the development requirements and development standards specified in the PUD
3. The Final Detailed Plan provides for the protection or provision of the site features and amenities outlined in Article 6., C., 2 because:	The development plan adheres to the development requirements and development standards specified in the PUD

PLAINFIELD PLAN COMMISSION

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

 President, Plainfield Plan Commission