



DEPARTMENT OF DEVELOPMENT SERVICES

Findings of Fact: Development Incentive for Depth of Yard and Required Bufferyards

Project Name: Chick-Fil-A, Plainfield Property Management

Address/Location: 6102 Cambridge Way

Docket Number: DP-22-114

The Plan Commission may approve such Depth of Yard and Required Bufferyard reduction upon a finding that:

FINDING

APPLICANT RESPONSE

1. Is The Plan Unit Value to be provided in the required Yard or required Bufferyard exceeds the normal standard for such Yard by a multiple of 2.0 or more; or

For any Building wall which is located completely or partially within a reduced Yard or Bufferyard, the entire length of such Building wall shall be screened by foundation landscaping which has been increased by a multiple of 2.0 or more, and the site will be so designed and Building placement so oriented that all Parking Areas, Interior Access Drives, Loading Areas, Outside Storage and operations, or outdoor display areas shall be located so as to comply with the minimum Setback requirements, Use of Minimum Yards and Bufferyards requirements, and landscaping requirements otherwise applicable to the site because:

The landscaping plan has been updated to exceed the required planting value for the east yard by a factor of 2.0 and the west yard by a factor of 4.0, in order to allow the interior access drives to encroach into the required yard. The proposed building does not encroach into the required yard.

2. The proposed development is appropriate to the site and its surroundings because:

The proposed development will provide for more robust landscaping than most of the sites within the commercial subdivision.

3. The proposed development is consistent with the intent and purpose of the Plainfield Zoning Ordinance because:

The proposed development proposes a use which is permitted, and the proposed redevelopment of the site meets virtually all of the required standards, and those which it does not can be mitigated through development incentives, and there is no facet of the proposed development that does not support the public health, safety and general welfare.

PLAINFIELD PLAN COMMISSION

The Development Incentive is hereby Approved this ____ day of _____, 2023.

President, Plainfield Plan Commission



DEPARTMENT OF DEVELOPMENT SERVICES

Findings of Fact: Development Plan

Project Name: Chick-Fil-A, Plainfield Property Management

Address/Location: 6102 Cambridge Way

Docket Number: DP-22-114

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

FINDING

APPLICANT RESPONSE

- | | |
|---|---|
| 1. The Development Plan complies with all applicable Development Standards of the District in which the site is located because: | The development plan has been through multiple reviews and the applicable development standards have been met. |
| 2. The Development Plan complies with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted because: | The development plan does seek a waiver of the parking location standard, which is justified in that the proposed parking layout will improve traffic flow and pedestrian safety. |
| 3. The Development Plan complies with all applicable provisions for Architectural and Site Design Review for which a waiver has not been granted because: | The development and architectural plans have been revised to address issues raised by planning staff and the Design Review Committee, such that the amended plans comply with the aforementioned provisions. |
| 4. The proposed development is appropriate to the site and its surroundings because: | The proposed development fits the site well and has been designed to promote better traffic flow and pedestrian safety. |
| 5. The proposed development is consistent with the intent and purpose of the Plainfield Zoning Ordinance because: | The proposed development proposes a use that is permitted, and the proposed redevelopment of the site meets virtually all of the required standards, and those which it does not can be mitigated through development incentives and there is no facet of the proposed development that does not support the public health, safety and general welfare. |

PLAINFIELD PLAN COMMISSION

The Development Plan is hereby Approved this ____ day of _____, 2023.

President, Plainfield Plan Commission



DEPARTMENT OF DEVELOPMENT SERVICES
Findings of Fact: Development Incentive for Alternative Parking

Project Name: Chick-Fil-A, Plainfield Property Management

Address/Location: 6102 Cambridge Way

Docket Number: DP-22-114

The Director may approve such alternative parking plan upon finding that such parking layout:

FINDING

APPLICANT RESPONSE

- | | |
|---|---|
| 1. Is appropriate to the site and its surroundings because: | The majority of the site was already hard surfaced for parking, and many of the neighboring lots feature parking fronting on Cambridge Way. |
| 2. Makes provision for small car Parking Areas, angled parking, one-way traffic patterns, handicapped parking or other feature appropriate for the use and setting because: | The proposed parking area has been professionally engineered to provide a parking area which is segregated from the drive-through lanes. All required handicapped space requirements, including convenience to the front entrance, will be met. |
| 3. Is consistent with the intent and purpose of the Plainfield Zoning Ordinance because: | The parking area will have the required number of spaces, will be segregated from the drive-through lanes and will facilitate appropriate traffic flow. |

PLAINFIELD PLAN COMMISSION

The Development Incentive is hereby Approved this ____ day of _____, 2023.

Director