



DEPARTMENT OF DEVELOPMENT SERVICES

Findings of Fact: Waiver to Architecture Standards in Commercial/Industrial

Project Name:	AMAG Commerical Truck Sales
Address/Location:	2733 E. Main St., Plainfield, IN 46168
Docket Number:	DP-23-081

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

FINDING

APPLICANT RESPONSE

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;
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
3. Is consistent with the intent and purpose of the Plainfield Zoning Ordinance.

<p>This form is requesting the waiver of the strict adherence to the all brick exterior facade and allow the use of metal paneling as the primary exterior building material.</p> <p>The proposed architectural design provides a modern approach while adding differing colors, materials, and building signage to prevent monotony. It meets architectural requirements set by Ford while refreshing the appearance of the existing building. Existing landscaping along US 40 enhances the storefront appearance, and proposed landscaping to the west and east provides screening and reduces disturbance.</p>
<p>The proposed architectural design and materials are consistent with the existing Andy Mohr Ford design to the southwest, and the Chevrolet dealership to the north.</p>
<p>The design and materials are consistent with other businesses of similar use. Additionally, the differing color scheme and unique signage creates a modern look while minimizing monotony.</p>

PLAINFIELD PLAN COMMISSION

The WAIVER is hereby Approved this _____ day of _____, 202_____.

President, Plainfield Plan Commission