



# DEPARTMENT OF DEVELOPMENT SERVICES

## Findings of Fact: Vacation of Primary Plat

Project Name:	Apex at Perry Crossing
Address/Location:	2673 Appalachian Way, Plainfield, IN 46168
Docket Number:	VAC-24-074

The Plan Commission, after a public hearing held on August 5, 2024, has **approved / disapproved** a petition for the vacation of all or part of a plat and restrictive covenants upon finding that:

<b>FINDING</b>	<b>APPLICANT RESPONSE</b>
1. The conditions in the platted area <b>have / have not</b> changed so as to defeat the original purpose of the plat because:	The landscape easements are not required in the locations shown on the plat; the primary plat correctly omitted the landscape easements, but the secondary plat unnecessarily and unintentionally included the landscape easements. Buildings were approved, permitted, and constructed in location that partially encroach over the drawn landscape easements.
2. It <b>is / is not</b> in the public interest to vacate all or part of the plat because:	See Finding 1. The project on the land has independent landscape requirements. For consistency and clarity, it is in the public's interest to permit the vacation of the landscape easements.
3. The value of that part of the land in the plat not owned by the Petitioner <b>will / will not</b> be diminished by vacation because:	The value of the land will not be diminished because there is no change in its actual use and the Petitioner owns all of the affected land.

### PLAINFIELD PLAN COMMISSION

The Primary Plat is hereby APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, subject to any conditions agreed to at the public hearing and listed in the letter of grant.

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President, Plainfield Plan Commission