



DEPARTMENT OF DEVELOPMENT SERVICES

Findings of Fact: Waiver to Primary Plat Standards

Project Name:	Avalon North
Address/Location:	North side of Gibbs Road, West of Vestal Road
Docket Number:	

The Plan Commission, after a public hearing held on June 7th, 2021, has determined that the proposed Primary Plat is in full compliance with all terms and provisions of the Subdivision Control Ordinance, the Plainfield Zoning Ordinance and that:

1. Adequate provisions have been made for regulation of minimum lot width, minimum lot depth and minimum lot area;
2. Adequate provisions have been made for the widths, grades, curves and coordination of subdivision public ways with current and planned public ways; and,
3. Adequate provisions have been made for the extension of water, sewer, and other municipal services.

The Plan Commission also approved a requested waiver of Article 3.2A.3 to allow for a lot to access a Private Alley and utilize the alley as frontage, finding that:

1. The granting of the waiver will not be detrimental to the public safety, health or welfare, or injurious to other property;
2. The conditions upon which the requests for the waivers are based are unique to the property for which a waivers are sought and are not applicable generally to other property;
3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out; and
4. The waivers will not contravene the provisions of the Plainfield Zoning Ordinance or the Comprehensive Plan.

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.

Bruce Smith,
President, Plainfield Plan Commission