



**DEPARTMENT OF DEVELOPMENT SERVICES**  
**Findings of Fact: Orientation of Loading Spaces Development Incentive**

|                   |   |
|-------------------|---|
| Project Name:     | AirWest Lot G                                   |
| Address/Location: | NWC Reeves Road & Columbia Road, Plainfield, IN |
| Docket Number:    |   |

The Plan Commission may approve such Loading Space orientation or location upon a finding that:

| <u>FINDING</u>  | <u>APPLICANT RESPONSE</u>   |
|---|---|
| <p>1. The required Front Yard or required front Bufferyard is effectively screened with a Plant Unit Value which exceeds the standard for such Yard by adding a Plant Unit Value of 4.0 to the total Plant Unit Value otherwise required by this Ordinance or other Development Incentive; or</p> <p>The required Front Yard or required front Bufferyard is effectively screened by the use of an architectural wall or screen which is in harmony with the character of the Building and surrounding area and of sufficient height to screen the Loading Spaces, that said Yards will contain, at a minimum, the standard Plant Unit Value required for said Yard, and that the architectural wall or screen shall be provided with foundation plantings as required for a Building in such District because:</p> | <p>The existing site is encumbered by an existing AES owned transmission power line easement that covers a large portion of the south side of the site. AES will not allow trees to be planted within the easement. The proposed landscape plan, which focuses heavily on non-tree landscape material in combination with the elevated architectural features, results in an attractive development.</p>  |
| <p>2. The proposed development is appropriate to the site and its surroundings because:</p>   | <p>The existing site is encumbered by an existing AES owned transmission power line easement that covers a large portion of the south side of the site. AES will not allow trees to be planted within the easement. The proposed landscape plan, which focuses heavily on non-tree landscape material in combination with the elevated architectural features, results in an attractive development. Secondly, the proposed development contains a modest amount of docks compared to surrounding buildings, therefore the impact is not anticipated to be detrimental to the surrounding properties.</p> |
| <p>3. The proposed development is consistent with the intent and purpose of the Plainfield Zoning Ordinance because:</p>  | <p>The proposed development is a light industrial warehouse which is compatible with the surrounding light industrial uses.</p>   |
|   | <p>The proposed development is a light industrial warehouse which is an allowable use within the existing I2 zoning.</p>  |

**PLAINFIELD PLAN COMMISSION**

The DEVELOPMENT INCENTIVE is hereby Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
 President, Plainfield Plan Commission