



**DEPARTMENT OF DEVELOPMENT SERVICES**

**Findings of Fact: Development Plan**

Project Name:	Pace Life Sciences Park
Address/Location:	3345 East Main St., Plainfield, IN 46168
Docket Number:	

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 site layout meets the Development Standards of the I-2 District.  The site maintains a 100-foot minimum frontage along a public roadway and the proposed building height does not exceed 75-feet. The following minimum yards and setbacks are met: a 60-foot front yard and building setback, 10-foot side bufferyards, and a 50-foot rear bufferyard where adjacent to residential use on the west property boundary.
2. The Development Plan complies with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted because:	All applicable provisions of the Subdivision Control Ordinance will be adhered to, such as:  The plans required for review will be prepared in accordance with Article 2.2. The lot arrangement, addressing, access, and drainage design will be designed to follow the provisions of Article 3.2. Geometric street design will follow standards outlined in Table 3.3 within Article 3.3. Storm Water Facilities will be designed, dedicated, and maintained in accordance with Article 3.6.
3. The Development Plan complies with all applicable provisions for Architectural and Site Design Review for which a waiver has not been granted because:	Plans will meet applicable provisions for Architectural and Site Design Review, per section 5.5 of the Town of Plainfield Zoning Ordinance.  Building materials and orientation have been designed in accordance with section 5.5.3 and 5.5.4. The site layout, including loading spaces, mechanical equipment, and pedestrian connectivity have been designed according to section 5.5.4. The landscaping and photometric designs comply with sections 5.5.5 and 5.5.6 of the Town Ordinance.
4. The proposed development is appropriate to the site and its surroundings because:	The proposed development is appropriate to the site and its surroundings because the proposed use is in line with the conditions of the I-2 zoning. A significant portion of the existing vegetation is remaining along the west and south property boundaries in order to provide an aesthetically pleasing buffer. Pedestrian walkways are provided throughout the site, ensuring safe access to the site is maintained.
5. The proposed development is consistent with the intent and purpose of the Plainfield Zoning Ordinance because:	The proposed development is consistent with the I-2 zoning regulations and all applicable standards of the Plainfield Zoning Ordinance have been followed to ensure consistency.  This development follows the intent of the I-2 District, the proposed warehouse will be clean and free of objectionable elements such as odor, dust, or smoke and will provide an aesthetically pleasing element to the overall business park.

**PLAINFIELD PLAN COMMISSION**

The Development Plan is hereby Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

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President, Plainfield Plan Commission