



DEPARTMENT OF DEVELOPMENT SERVICES

Findings of Fact: Development Plan

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

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 plan has been designed by a team of individuals that had access to, and utilized, the Development Standards of the district in order to prepare the Plans for this site.
2. The Development Plan complies with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted because:	The proposed development, as shown in the Plans, have been prepared in compliance with the Subdivision Control Ordinance.
3. The Development Plan complies with all applicable provisions for Architectural and Site Design Review for which a waiver has not been granted because:	The primary building material used, metal paneling, deviates from the Architectural and Sign Design Review. A waiver is included with this submittal. Otherwise, the proposed development complies.
4. The proposed development is appropriate to the site and its surroundings because:	The proposed development is appropriate within and adjacent to sites with the same or similar use.
5. The proposed development is consistent with the intent and purpose of the Plainfield Zoning Ordinance because:	The proposed development is consistent with the proposed uses stated in the Subdivision Control Ordinance for the proposed zoning for the site.

PLAINFIELD PLAN COMMISSION

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

President, Plainfield Plan Commission