



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

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

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>An alternative landscape plan was used, while adhering to the same level 5 landscaping requirements (Previously level 1 + 4 = level 5). Landscaping is relocated to other locations, especially west of the subject service doors. Further reasoning is expressed in the Narrative document.</p>
<p>2. The proposed development is appropriate to the site and its surroundings because:</p>	<p>As previously stated, an alternate landscape plan is used. Additional landscaping is planned along existing and new landscaping islands west of the service doors to achieve the desired screening effect. Additional landscaping is to be placed in other areas surrounding the building to achieve the level 5 landscape requirements, foundation landscape requirements, and further screening between the site and residential areas.</p>
<p>3. The proposed development is consistent with the intent and purpose of the Plainfield Zoning Ordinance because:</p>	<p>The site is within appropriate zoning and land use for automobile sales and service within GC zoning.</p> <p>The proposed development use is consistent with the zoning ordinance as approved. The alternative landscape plan is consistent with the ordinance and achieves the intended screening.</p>

PLAINFIELD PLAN COMMISSION

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

 President, Plainfield Plan Commission