



DEPARTMENT OF DEVELOPMENT SERVICES
Findings of Fact: Planned Unit Development-Final Detailed Plan

Project Name:	Cabin Coffee
Address/Location:	5328 E US Highway 40
Docket Number:	

The Plan Commission or the Director may approve a Final Detailed Plan for Architectural and Site Design Review upon a finding that:

FINDING	APPLICANT RESPONSE
1. The Final Detailed Plan satisfies the <i>Development Requirements and Development Standards</i> specified in the PUD <i>District</i> ordinance establishing such <i>District</i> because:	The proposed improvements have been designed in accordance with the development standards of the Vandalia PUD and the proposed amendments thereto.
2. The Final Detailed Plan accomplishes the intent set forth in Article VI of the Plainfield Zoning Ordinance because:	The proposed improvements provide for an efficient use of land, including providing internal drives within the site to allow for appropriate connection with any future development of the northern portion of the site, thereby reducing the land area disturbed for motor vehicle access. The proposed improvements are of high standard in design and construction.
3. The Final Detailed Plan provides for the protection or provision of the site features and amenities outlined in Article 6., C., 2 because:	The proposed improvements provide for a shared drive and vehicular connection between the northern and southern portions of the site, which reduces the land area disturbed for motor vehicle access. The proposed landscaping will provide natural features to the site. The proposed outdoor seating area will provide an accessible amenity to neighboring residents.

PLAINFIELD PLAN COMMISSION

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

 President, Plainfield Plan Commission