



DEPARTMENT OF DEVELOPMENT SERVICES

Findings of Fact: Development Plan

Project Name:	Scooter's Coffee - Plainfield
Address/Location:	1805 East Main Street
Docket Number:	

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

<u>FINDING</u>	<u>APPLICANT RESPONSE</u>
1. The Development Plan complies with all applicable Development Standards of the District in which the site is located because:	The project complies with all development standards in the GC district with the exception of setback and drive width variances approved by the BZA on 9/19/2022
2. The Development Plan complies with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted because:	The project complies with all provisions of the Subdivision Control Ordinance with the exception of setback and drive width variances approved by the BZA on 9/19/2022
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 project complies with all applicable architectural and site design provisions
4. The proposed development is appropriate to the site and its surroundings because:	The project fits with the neighboring commercial and brings new business to the area.
5. The proposed development is consistent with the intent and purpose of the Plainfield Zoning Ordinance because:	The project complies with the intent of the Zoning Ordinance within the GC zoning district

PLAINFIELD PLAN COMMISSION

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

President, Plainfield Plan Commission