



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

Project Name:	Bo-Mar Estates Towns & Flats
Address/Location:	2698 Smith Road
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 Bo-Mar Estates 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 drives to allow for appropriate connection with any future development in other areas of the PUD, 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 include common open space and recreational areas accessible to residents by sidewalks and/or paths and the proposed development is an innovative residential environment with varying building sizes within one development.

PLAINFIELD PLAN COMMISSION

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

 President, Plainfield Plan Commission