

## FINDINGS OF FACT

### Development Plan for Architectural & Site Design Review in Commercial and Industrial Districts and Within 600' of Residential

**Project Name:** My Place Hotel

---

**Address:** Located next to BP station on Hadley and 267

---

**Docket No:** \_\_\_\_\_

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

1. The Development Plan complies with all applicable Development Standards of the District in which the site is located because:
  
2. The Development Plan complies with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted because:
  
3. The Development Plan complies with all applicable provisions for Architectural and Site Design Review for which a waiver has not been granted because:
  
4. The proposed development is appropriate to the site and its surroundings because:
  
5. The proposed development is consistent with the intent and purpose of the Plainfield Zoning Ordinance because:

### PLAINFIELD PLAN COMMISSION

The Development Plan is hereby Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_\_.

---

Bruce Smith,  
President, Plainfield Plan Commission

**FINDINGS OF FACT  
Primary Plat Approval**

**File No.:** \_\_\_\_\_

**Address:** Located next to BP station on Hadley and 267  
\_\_\_\_\_

**Project Name:** Roger Creek Subdivision  
\_\_\_\_\_

The Plan Commission, after a public hearing held on \_\_\_\_\_, has determined that the proposed Primary Plat is in full compliance with all terms and provisions of the Subdivision Control Ordinance, the Plainfield Zoning Ordinance and that:

1. Adequate provisions have been made for regulation of minimum lot width, minimum lot depth and minimum lot area;
2. Adequate provisions have been made for the widths, grades, curves and coordination of subdivision public ways with current and planned public ways; and,
3. Adequate provisions have been made for the extension of water, sewer, and other municipal services.

The Plan Commission also approved a requested waiver of \_\_\_\_\_ to allow for a \_\_\_\_\_, finding that:

1. The granting of the waiver will not be detrimental to the public safety, health or welfare, or injurious to other property;
2. The conditions upon which the requests for the waivers are based are unique to the property for which a waivers are sought and are not applicable generally to other property;
3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out; and
4. The waivers will not contravene the provisions of the Plainfield Zoning Ordinance or the Comprehensive Plan.

**PLAINFIELD PLAN COMMISSION**

The Primary Plat is hereby APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_\_, subject to any conditions agreed to at the public hearing and listed in the letter of grant.

\_\_\_\_\_  
Bruce Smith,  
President, Plainfield Plan Commission

Proposed My Place Hotel Project  
1318 Reeves Rd. - Plainfield  
Building Materials Waiver  
2/9/18

**Developers Narrative:**

The proposed building materials are consistent with typical My Place Hotel brand standards and will be installed consistently and proportionately on all facades of the building.

The buildings structural envelope is designed with varying depth contours to provide variable façade planes while also remaining symmetry across all facades. Superficial slant-wall framing and decorative awning roof structures are also incorporated into the envelope for additional aesthetic value.

The proposed building materials include the following mix to provide depth, texture, and horizontal/vertical plane diversity.

- Masonry applied cultured or natural stone (based on local availability)
  - Decorative masonry lintels and masonry sill cap applied to finish windows and masonry-to-siding transitions
- James Hardie Pre-finished cement-board lap siding
  - 3 colors implemented on all four facades
  - Including sections of 9" and 7" spacing for texture and horizontal line diversity
- James Hardie Pre-finished cement-board vertical board & batten siding
  - 1 color implemented on corner tower elements
- Insulated aluminum windows
  - Dark bronze finish
- Decorative Package Thermal Air-conditioning Unit grills
  - Dark finish to match associated window units
  - Aligned vertically with windows
  - Installed to spec within 1" of wall surface

The Proposed building materials and architectural layout appear to be consistent with Plainfield architectural guidelines for commercial districts with the exception of the use of cement-board siding rather than EIFS.

Through experience and opinion the developers position is that the cement-board siding is consistent with the suburban nature of the town of Plainfield and the subject sites immediate surroundings. Further, both materials have sufficient quality and longevity characteristics relative to appropriate installation methods, while cement-board siding is a substantially less costly material to install thereby making it attractive. It should also be noted that while EIFS has been a mainstay in hotel finish design for many years, cement-board siding, in recent years, has become a very popular finish specification for all major hotel brands and their locations across the country.

Proposed My Place Hotel Project  
1318 Reeves Rd. - Plainfield  
Pedestrian Connectivity Waiver  
2/9/18

**Developers Narrative:**

The proposed My Place Hotel project will incorporate pedestrian connectivity from the hotel building extending along its private drive to its frontage along Hadley Rd.

The Plainfield development standards would require pedestrian access improvements to be implemented along the Hadley Rd frontage extending west to the Rogers Creek Bridge, as well as on its Quaker Blvd frontage extending from its SE corner to its NE corner near the Rogers Creek bridge on Quaker Blvd. In consideration of the fact that there is currently no pedestrian improvements to connect to on any of those frontages, and the opinion that constructing pedestrian improvements leading pedestrians to an unimproved area is inadvisable. The developer is requesting this waiver, for the aforementioned areas.