

5.5 Development Plans Required for Architectural and Site Design Review for All Development Located in All Commercial Districts (Except the TC: Town Center or MU: Mixed Use District) and All Industrial Districts When Located Within Six-Hundred (600) Feet of a Gateway Corridor or Within Six-Hundred (600) Feet of a Residential District.

Intent - In order to: promote innovation and creativity in the design of the built environment along the major corridors within the Town of Plainfield; protect residential neighborhoods from the potential negative impacts of nearby commercial or industrial development; minimize the negative impacts on the Town associated with strip commercial development, service facilities, loading facilities, storage facilities; minimize *Sign* clutter and the intrusion of *Signs* on the landscape; and, minimize the use of incompatible *Building* design features, all development located within six-hundred (600) feet of the *Right-of-Way* of any *Gateway Corridor* or within six-hundred (600) feet of a *Residential District* shall be subject to the approval of a *Development Plan* by the *Plan Commission* or by the *Director*, as specified below.

A. Applicability and Review Authority.

1. *Gateway Corridors.*

All development located in any *Commercial District* (Except the TC: *Town Center District*, or MU: *Mixed Use District*) and any *Industrial District* when located within six-hundred (600) feet of a *Gateway Corridor* shall be subject to the filing of a *Development Plan* for Architectural and Site Design Review as set forth in Table 5.5-A: Gateway Corridor Development Plans.

2. *Adjoining Residential Districts.*

All development located in any *Commercial District* (Except the TC: *Town Center District*, or MU: *Mixed Use District*) and any *Industrial District* when located within six-hundred (600) feet of a residential use which is not legal nonconforming shall be subject to the filing of a *Development Plan* for Architectural and Site Design Review as set forth in Table 5.5-B: Commercial and Industrial Development Plans Within 600 Feet of a Residential Use which is not Legal Nonconforming.

3. *Development Plans Review Authority.*

- a. All development shall be subject to the filing, review and appeal procedures set forth in Article 5.8 – Procedures for Submission and Review of Development Plans.

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- b. Limitation on *Director's* Authority – Notwithstanding anything in Table 5.5-A or Table 5.5-B to the contrary, any development which requires a *Waiver* of any *Development Requirement* of this Article shall be required to file a *Development Plan* for review and determination by the *Plan Commission*.

<u>TABLE 5.5-A: GATEWAY CORRIDOR DEVELOPMENT PLANS</u>		
<u>Development Activity</u>		<u>Approval Authority</u>
a.	New Construction of a <i>Primary Use Building</i> on <i>Lot</i> with Existing Development *	Plan Commission
b.	Major <i>Building</i> Additions (greater than 10,000 sq. ft. or in excess of 20% of <i>Gross Floor Area</i> of existing <i>Building(s)</i>) *	Plan Commission
c.	New Outdoor Display Area, Outdoor Operations (i.e.: <i>Outdoor Seating/Dining</i> areas; processing; servicing; etc.), <i>Outside Storage Area</i> , <i>Off-Street Parking Area</i> or <i>Off-Street Loading Area</i>	Director
d.	Minor <i>Building</i> Additions (less than 10,000 sq. ft. and less than 20% of <i>Gross Floor Area</i> of existing <i>Building(s)</i>)	Director
e.	Exterior <i>Building</i> Renovations (i.e., change in exterior building materials, substantial change in exterior color, increase or decrease in façade fenestration in excess of 10%)	Director
f.	<i>Accessory Buildings / Structures</i> (New or Additions) – including by way of example: Trash Enclosures; Storage Sheds; Drive-Through Facilities; ATM's, etc.	Director
g.	Expanded or Relocated Outdoor Display Area, Outdoor Operations (i.e.: <i>Outdoor Seating/Dining</i> areas; processing; servicing; etc.), <i>Outside Storage Area</i> , <i>Off-Street Parking Areas</i> , or <i>Off-Street Loading Area</i> (unless subject to Article 5.4, B., 4.)	Director
h.	All <i>Signs</i> , including: <i>Freestanding Identification Signs</i> (<i>Ground, Pole</i> or <i>Pylon Signs</i>); <i>Building Identification Signs</i> (<i>Wall, Awning, Canopy</i> or <i>Marquee Signs</i>); <i>Incidental Signs</i> (<i>Ground, Projecting</i> or <i>Wall Signs</i>); <i>Suspended Signs</i> ; or <i>Outdoor Display Area Signs</i> .	Director
i.	Landscaping	Director
j.	Lighting	Director
k.	Fences	Director
* - Includes complete review of site, landscape, lighting, sign and building elevation plans.		
Plan Commission = Determination by <i>Plan Commission</i> as set forth in Article 5.8, A., 1.		
Director = Administrative Determination by <i>Director</i> as set forth in Article 5.8, A., 2., or Article 5.8, E., 3. and subject to compliance with the <i>Development Requirements</i> of this Article 5.5.		

<u>TABLE 5.5-B: COMMERCIAL / INDUSTRIAL DEVELOPMENT PLANS WITHIN 600 FEET OF A RESIDENTIAL USE WHICH IS NOT LEGAL NONCONFORMING</u>		
<u>Development Activity</u>		<u>Approval Authority</u>
a.	New Construction of a <i>Primary Use Building</i> on <i>Lot</i> with Existing Development *	Plan Commission
b.	Major <i>Building</i> Additions (greater than 10,000 sq. ft. or in excess of 20% of <i>Gross Floor Area</i> of existing <i>Building(s)</i>) *	Plan Commission
c.	New Outdoor Display Area, Outdoor Operations (i.e.: <i>Outdoor Seating/Dining</i> areas; processing; servicing; etc.), <i>Outside Storage Area</i> , <i>Off-Street Parking Area</i> or <i>Off-Street Loading Area</i>	Director
d.	Minor <i>Building</i> Additions (less than 10,000 sq. ft. and less than 20% of <i>Gross Floor Area</i> of existing <i>Building(s)</i>)	Director
e.	Exterior <i>Building</i> Renovations (i.e., change in exterior building materials, substantial change in exterior color, increase or decrease in façade fenestration in excess of 10%)	Director
f.	<i>Accessory Buildings / Structures</i> (New or Additions) – including by way of example: Trash Enclosures; Storage Sheds; Drive-Through Facilities; ATM's, etc.	Director
g.	Expanded or Relocated Outdoor Display Area, Outdoor Operations (i.e.: <i>Outdoor Seating/Dining</i> areas; processing; servicing; etc.), <i>Outside Storage Area</i> , <i>Off-Street Parking Areas</i> , or <i>Off-Street Loading Area</i> (unless subject to Article 5.4, B., 4.)	Director
h.	All <i>Signs</i> , including: <i>Freestanding Identification Signs</i> (<i>Ground, Pole</i> or <i>Pylon Signs</i>); <i>Building Identification Signs</i> (<i>Wall, Awning, Canopy</i> or <i>Marquee Signs</i>); <i>Incidental Signs</i> (<i>Ground, Projecting</i> or <i>Wall Signs</i>); <i>Suspended Signs</i> ; or <i>Outdoor Display Area Signs</i> .	Director
i.	Landscaping	Director
j.	Lighting	Director
k.	Fences	Director
* - Includes complete review of site, landscape, lighting, sign and building elevation plans.		
Plan Commission = Determination by <i>Plan Commission</i> as set forth in Article 5.8, A., 1.		
Director = Administrative Determination by <i>Director</i> as set forth in Article 5.8, A., 2., or Article 5.8, E., 3. and subject to compliance with the <i>Development Requirements</i> of this Article 5.5.		

B. Identification of Gateway Corridors.

Gateway Corridors include all land areas lying within the corporate limits of the Town of Plainfield which are within six hundred feet of the greater of the *Existing Right-of-Way* or the *Proposed Right-of-Way* of any of the following *Street* segments:

1. S.R. 267 (Quaker Boulevard) from the south *Right-of-Way* of U.S. 40 to the southern corporate limits of the Town of Plainfield.
2. U.S. 40 from the eastern corporate limits of the Town of Plainfield to the western corporate limits of the Town of Plainfield.
3. I-70 from the eastern corporate limits of the Town of Plainfield to the western corporate limits of the Town of Plainfield.
4. Stafford Road from the eastern *Right-of-Way* of S.R. 267 (Quaker Boulevard) to the eastern corporate limits of the Town of Plainfield.
5. North-South Corridor from the northern corporate limits of the Town of Plainfield to the southern corporate limits of the Town of Plainfield.
6. Perimeter Parkway, entire length, as identified in the Thoroughfare Plan Segment of the *Comprehensive Plan*.
7. Metropolis Parkway from the eastern *Right-of-Way* of new S.R. 267 to the western *Right-of-Way* of Ronald Reagan Parkway.

C. Development Requirements.

The *Development Requirements* specified below shall be satisfied prior to the approval of a *Development Plan* for Architectural and Site Design Review for any development located along a *Gateway Corridor* or located within six hundred (600) feet of a Residential *District*.

1. Each site shall demonstrate compliance with all applicable *Development Standards* of the *District* in which the site is located and all applicable provisions of the Subdivision Control Ordinance for which a waiver is not provided for in this Article.
2. Submission of a Site Plan, Landscape Plan, Lighting Plan, *Sign* Plan and *Building Elevations*, as set forth in Article 5.7.

3. *Building Materials Along a Gateway Corridor or Located Within Six Hundred (600) Feet of a Residential District.*

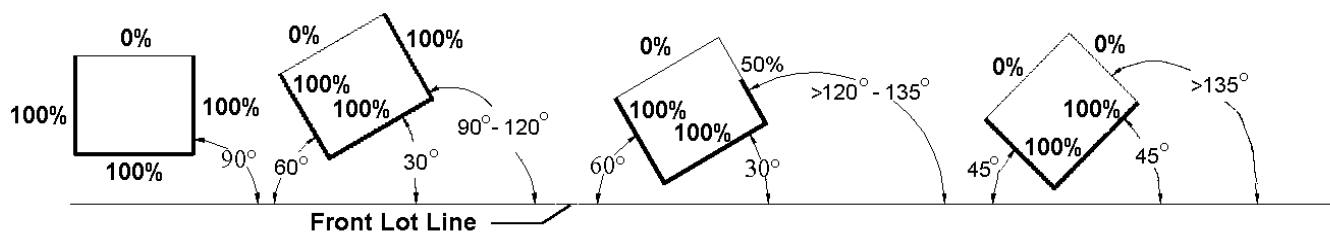
The following *Building* material regulations shall apply to all *Lots* located along a *Gateway Corridor* or located within six hundred (600) feet of a *Residential District*:

- a. New Construction, New *Primary Use Buildings* and Major *Building Additions*.

In order to create variation and interest in the built environment, all new construction, new *Primary Use Buildings* and major *Building* additions located along a *Gateway Corridor* or located within six hundred (600) feet of a residential *District* shall use the exterior *Building* materials specified below for each facade oriented to any *Street* if the *Lot* is located along a *Gateway Corridor* or within six hundred (600) feet of a residential *District*.

(1) Determination of Façade Orientation.

A façade shall be considered to be oriented toward a *Street* if the *Lot* is located along a *Gateway Corridor* or within six hundred (600) feet of a residential *District*, pursuant angle of the façade as set forth below:



Facades Subject to Building Material Requirements



50% of Depth of Façade

- (a) One-hundred (100) percent of any façade which is located parallel to or up to one-hundred and twenty (120) degrees from being parallel to the *Front Lot Line*;
- (b) Fifty (50) percent of the depth of any façade, beginning at the point which is closest to the *Front Lot Line*, of any façade which is located more than one-hundred and twenty (120) degrees or up to

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one-hundred and thirty-five (135) degrees from being parallel to the *Front Lot Line*;

- (c) The determination of being parallel to the *Front Lot Line*, or the number of degrees from a line being parallel to the *Front Lot Line*, shall be determined from a line which is perpendicular to a line which represents the minimum *Setback* of a *Building* to a *Front Lot Line*; and,
- (d) The determination shall apply to the full length of a façade based upon an elevation view of the *Building*.

(2) Commercial *Districts*.

- (a) All brick (excluding window, door, roofing, fascia and soffit materials). The brick used on each applicable facade shall include:
 - (i) at least two (2) architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.); or,
 - (ii) at least two (2) colors of brick (any secondary color shall constitute a minimum of ten (10) percent of the façade area, exclusive of color variation resulting from windows, doors, roofing and soffit materials); or,
- (b) Two (2) or more *Building* materials on each applicable façade (excluding window, door, roofing and soffit materials) provided:
 - (i) The primary *Building* material shall be either brick, stone (limestone, granite, fieldstone, etc.), architectural pre-cast (if the surface looks like brick or stone), or EIFS (Exterior Insulation and Finish System or comparable material)

and shall constitute a minimum of fifty (50) percent of each applicable facade.

- (ii) Any secondary *Building* material shall constitute a minimum of twenty (20) percent of the façade. Glass used as a curtain wall (above transom level) or a faux window may qualify as a secondary *Building* material. If EIFS is used as the primary *Building* material, the secondary *Building* material shall be brick, stone (limestone, granite, fieldstone, etc.) or architectural pre-cast (if the surface looks like brick or stone).
- (iii) The exterior *Building* material selection shall be supplemented with the use of multiple colors, textures (e.g., rough, smooth, striated, etc.) or architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on each applicable façade.

- (c) Exterior *Building* materials, whether as a primary *Building* material, a secondary *Building* material, or an accent material, shall not include vinyl or aluminum horizontal lap siding.

(3) *Industrial Districts.*

The primary *Building* material (excluding window, door, roofing and soffit materials) used on each applicable façade shall be brick or other masonry material. If a masonry material other than brick is utilized, it shall include at least two (2) textures (e.g., rough, smooth, striated, etc.) or at least two (2) colors with the secondary texture or color constituting a minimum of ten (10) percent of the façade (exclusive of texture or color variation resulting from windows, doors, roofing and soffit materials).

b. Additions to an Existing *Building*.

All additions to an existing *Buildings* shall utilize building materials with a style, color, texture and architectural detailing which is compatible and harmonious with the materials used on the existing *Building*.

c. Exterior *Building* Façade Renovations With No *Building* Additions or Minor *Building* Additions.

(1) Exterior *Building* façade renovations which involve no *Building* additions or only minor *Building* additions shall demonstrate reasonable efforts to incrementally bring the exterior façade, which is being renovated or added to, into compliance with the provisions for new construction specified above. Full compliance with the provisions for new construction shall not be a requirement for approval.

(2) Exterior *Building* façade renovations shall not include the painting of brick, stone, architectural pre-cast or other natural exterior wall or siding products.

d. Exterior *Building* Façade Renovation With Major *Building* Additions.

Exterior *Building* façade renovations performed in connection with a major *Building* addition as described herein shall comply with the provisions for new construction specified above.

4. *Building* Orientation and Site Design.

a. *Building* Facades – All *Building* facades facing a *Gateway Corridor* or a residential *District* shall be a finished façade in compliance with the *Building* materials requirements set forth above.

b. Loading Spaces – No *Loading Spaces* shall be permitted to face a *Gateway Corridor* or other *Street* where a Residential *District* exists on the opposite side of said *Street*.

c. Outside Storage – No *Outside Storage* shall be permitted between an established *Building Line* and the *Right-of-Way* of a *Gateway Corridor* or other *Street* where

a Residential *District* exists on the opposite side of said *Street*.

- d. Mechanical Equipment – In order to minimize the negative visual impact associated with the location of mechanical equipment (e.g., HVAC systems and related components; pedestals for electrical, telephone or cable service; above-ground water and gas utility meters; and the like) in required *Yards*, on *Buildings* or adjacent to *Buildings*, mechanical equipment shall be screened as follows:
- (1) All Commercial Districts:
 - (a) Roof Mounted – All roof mounted mechanical equipment shall be screened based upon an elevation view of the *Building* on all sides.
 - (b) Ground Mounted – All ground mounted mechanical equipment shall be screened on all sides by: the *Building*; screen walls or fences of a material and color which is compatible with the *Primary Building*; or, evergreen or densely twigged hedge plants (with or without mounding) of a height at time of planting which is not less than the height of the mechanical equipment to be screened.
 - (2) All Industrial Districts:
 - (a) Roof Mounted – All roof mounted mechanical equipment shall be screened based upon a line-of-site view of the *Building* from a point four (4) feet above *Grade* located at:
 - (i) the centerline of the *Street* immediately in front of the *Building*; or,
 - (ii) any *Side Lot Line* or *Rear Lot Line* of a *Bufferyard*.
 - (b) Ground Mounted – All ground mounted mechanical equipment shall be screened

from any *Front Lot Line* or any *Bufferyard* by: the *Building*; screen walls or fences of a material and color which is compatible with the *Primary Building*; or, evergreen or densely twigged hedge plants (with or without mounding) of a height at time of planting which is not less than the height of the mechanical equipment being screened.

e. Trash Enclosures:

- (1) The materials of the three (3) solid-walled sides of the enclosure shall be consistent and compatible with the materials of the *Primary Building*.
- (2) When a solid-walled side of a trash enclosure abuts or adjoins a *Yard* or *Bufferyard*, such side shall be provided with foundation landscaping of not less than hedge plants spaced four (4) feet on-center.
- (3) Gates shall be located on the non-solid-walled side of the trash enclosure and shall be covered with a wood, simulated wood or a similar material painted a compatible color with the *Primary Building*.

f. Trash Compactors:

- (1) Abutting a *Primary Building* – Trash compactors which abut a *Primary Building*:
 - (a) shall be oriented toward a *Side Lot Line* or a *Rear Lot Line*;
 - (b) shall not be located between the *Front Lot Line* and the front line of any portion of the *Building* served; and,
 - (c) shall not be located in a required *Side Yard* or *Rear Yard* or required *Side Bufferyard* or *Rear Bufferyard*.
- (2) Freestanding – Trash Compactors located as a freestanding unit shall be screened consistent with the requirements set forth above for a trash enclosure, provided, however, a man-door shall be permitted in the otherwise solid walls.

g. Pedestrian Connectivity – New Construction.

All new construction of a commercial or industrial project shall, in all cases where a sidewalk, pathway or town greenway either exists or is required to be developed as part of the project, include a *Walkway* or pedestrian/bikeway system in compliance with the following requirements:

- (1) Sidewalk Connection – A private *Walkway* or pedestrian/bikeway system shall functionally connect front doors, storefronts or primary *Building* entries with planned or existing public sidewalks, pathways or town greenway on each *Public Street Frontage* of the project;
- (2) Greenway Connection – A private *Walkway* or pedestrian/bikeway system shall provide a direct linkage to any planned or existing town greenway which abuts or is adjacent to the project; and,
- (3) Delineation – A private *Walkway* or pedestrian/bikeway system shall provide for identifiable pedestrian crossing treatments along functional pedestrian routes wherever a private *Walkway* or pedestrian/bikeway system crosses an *Interior Access Drive* or *Interior Access Driveway*.

h. Grading.

In order to ensure that *Gateway Corridors* have a neat and kept appearance, the temporary storing of topsoil and grading shall comply with the following *Development Requirements*:

- (1) the mounding of topsoil shall not have a slope greater than 3:1.
- (2) topsoil mounds shall be sowed with an appropriate ground cover that can be mowed to prevent erosion.
- (3) topsoil mounds shall not be located within a *Front* or *Side Yard Setback* and shall be located adjacent to the *Rear Yard Setback*.

5. Landscaping.

Front Yards and *Front Bufferyards* shall be landscaped in compliance with the provisions of Article IV, provided, however, that at least fifty (50) percent of the required *Plant Unit Value* shall be made up of Deciduous Shade (Overstory) Trees, Deciduous Ornamental (Understory) Trees or Evergreen Trees, unless such *Yard* is subject to a stricter requirement for *Bufferyards*, in which case the requirements for *Bufferyards* shall control.

6. Lighting.

Site lighting shall comply with the following *Development Requirements*:

- a. Pole Lights – All pole light fixtures used to illuminate *Off-Street Parking Areas*, *Off-Street Loading Areas*, delivery areas or service areas shall be a “shoebox” style light (which may be square, rectangular or round in shape).
- b. Wall Mounted Light Fixtures – All wall pack light fixtures on a *Building* façade visible from a *Gateway Corridor* or a Residential *District* shall be a “shoebox” style light (except for low level architectural lighting for *Buildings*, *Structures*, *Signs*, sidewalks or landscape features and approved as part of a *Development Plan*).
- c. All Light Fixtures – All exterior lighting, including pole lights and wall pack lights, shall be of Metal Halide or LED (light emitting diode) (except for low level architectural lighting for *Buildings*, *Structures*, *Signs*, sidewalks or landscape features, which may be incandescent or other type of lighting deemed appropriate and approved as part of a *Development Plan*).
- d. Pole and Wall Pack Light Fixtures – All pole light fixtures and wall pack light fixtures with a wattage of 400 watts or above, shall be equipped with a flat lens that does not protrude below the bottom edge of the “shoebox”.
- e. Pole and Wall Pack Light Fixtures – All pole light fixtures and wall pack light fixtures shall be mounted parallel with the horizon and shall utilize a rigid mounting arm with no built-in up-tilt and no adjustment feature.
- f. Vehicular Canopy Light Fixtures – All vehicular canopy light fixtures, including but not limited to gasoline service station canopies and bank drive through canopies,

regardless of wattage, shall be equipped with a flat lens that does not protrude below the bottom edge of the light fixture.

7. *Signs.*

- a. All *Signs* – All *Signs* shall be designed to create a unified and consistent *Sign* package for the development. Elements of a unified and consistent *Sign* package include:

- (1) Type of *Sign* – A *Sign* package shall specify the type of *Freestanding Identification Sign* proposed (e.g., *Ground Sign, Pylon Sign, Pole Sign*), and the type of *Building Identification Sign* proposed (e.g., individual letters, raceway mount, box, painted, etc.);
- (2) Materials (e.g., limestone base with bronze letters, routed aluminum cabinet with plexiglass face, etc.);
- (3) Size and Proportion of *Signs* (e.g., maximum height, maximum width, maximum *Sign Surface Area*, etc.);
- (4) Style and Color (e.g., style and color pallet for letter colors, background colors, and text font); and,
- (5) Illumination (e.g., internally illuminated, or external illumination with similar type outdoor light fixture).

- b. *Freestanding Identification Signs* – In order to create a unified and consistent treatment, new *Freestanding Identification Signs* shall be erected in accordance with the regulations of Article 7.4 A., B., and C.

- c. *Wall Signs* – In order to create a unified and consistent treatment, new *Wall Signs* shall be erected in accordance with the following regulations:
- (1) New Construction / Major *Building* Additions – *Wall Signs* for new construction projects and major *Building* addition projects shall be consistent with the type of *Wall Sign* selected from the Alternatives Hierarchy listed below and approved by the *Plan Commission*.
 - (2) Alternatives Hierarchy – The order of ranking of the various types of *Wall Signs*, from the highest to the lowest, shall be (a), (b), (c) and (d) outlined below:
 - (a) An Individual Letter *Sign* (including but not limited to: internally illuminated channel letters, logos or script; illuminated or non-illuminated pin-mounted letters, logos or script; or, plaque with raised or routed letters, logos or script).
 - (b) A Raceway Mounted *Sign* (including but not limited to: channel letters, logos or script).
 - (c) A Box *Sign*.
 - (d) A Painted Board *Sign* or a *Sign* painted directly on a wall of a *Building*.
 - (3) Existing *Integrated Centers* – Any new *Wall Sign* on an existing *Integrated Center* shall be of an equivalent type or higher rated type than the predominant type of *Wall Signs* existing throughout the *Integrated Center*.
 - (4) Existing *Single Use Sites* – Any new *Wall Sign* on an existing *Single Use Site* shall be the greater of either an equivalent type or higher rated type *Wall Sign* than:
 - (a) the previously existing *Wall Sign*; or,
 - (b) the predominant type of *Wall Signs* existing on the subject *Lot* and any

immediately adjacent *Single Use Sites*
located within the same *Block Face*.

d. *Illuminated Wall Signs & Bufferyards*

Illuminated Wall Signs, whether internally or externally illuminated, shall not be permitted on a *Building* façade oriented to a *Side Bufferyard* or *Rear Bufferyard*.

D. Permitted Uses.

All uses which are permitted in a given site's underlying primary zoning district, except those uses expressly excluded in Article 5.5.E. of this Ordinance, are permitted within 600' of a Gateway Corridor or Residential District.

E. Excluded Uses.

The following uses shall be prohibited in all Zoning Districts within 600' of Gateway Corridor or Residential District:

1. Prohibited Uses
Antique Mall
Discount Retailer
Flea Market

F. Legally Established Nonconforming Buildings or Structures.

Where a *Legally Established Nonconforming Building* or *Structure* located within 600' of a Gateway Corridor or Residential District exists on the effective date of this Ordinance that was not constructed in compliance with the terms of this Ordinance with regards to *Development Requirements* of Article V, the use of the *Building* or *Structure* may continue to exist so long as it remains otherwise lawful, subject to compliance with the following provisions:

1. the use was not discontinued or abandoned for a period of six (6) months or more; and
2. in the event the *Building* or *Structure* has lost its Legally Established Nonconforming status based on the above provisions, prior to the reuse of the *Building* or *Structure*, the Owner shall make application for an *Improvement Location Permit* (ILP) for compliance with the *Development Requirements* of Article V of this Ordinance.

G. Findings.

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;
2. the *Development Plan* complies with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted;
3. the *Development Plan* complies with all applicable provisions for Architectural and Site Design Review for which a waiver has not been granted;
4. the proposed development is appropriate to the site and its surroundings; and,
5. the proposed development is consistent with the intent and purpose of this Ordinance.

H. Waivers and Findings.

In order to encourage innovative *Building* and site designs capable of enhancing the quality of the built environment along a *Gateway Corridor* or adjoining a residential *District*, the *Plan Commission* or the *Director* (in matters delegated to the *Director*) may grant a waiver of the: Landscaping; Lighting; *Sign*; *Building Orientation and Site Design*; or, *Building Materials Along A Gateway Corridor, Development Requirements* specified in this Article 5.5 for Architectural and Site Design Review upon finding that the proposed development:

1. Represents a innovative use of *Building* materials, lighting, *Signs*, site design features or landscaping which will enhance the use or value of area properties;
2. Is consistent with and compatible with other development located along the *Gateway Corridor* or within six hundred (600) feet of a residential *District*; and,
3. Is consistent with the intent and purpose of this Ordinance.