



DEPARTMENT OF DEVELOPMENT SERVICES

Findings of Fact: Development Incentive for Building Height or Dwelling Units in the TC District

Project Name:	The Barlow
Address/Location:	Located within the boundaries of East Street, Krewson Street, Avon Ave and Main Street
Docket Number:	

The Plan Commission shall grant Development Plan Approval for Architectural and Site Design Review in the TC: Town Center District upon finding that the proposed development:

FINDING

1. The *Maximum Building Height* provides an elevation off-set, or increased setback for all enclosures or walls (exclusive of architectural embellishment features approved by the Plan Commission), in an amount of not less than one (1) foot horizontal for each two (2) foot in vertical height for that portion of the *Building(s)* over four (4) stories or fifty (50) feet in height:
2. For each five thousand (5,000) additional square feet of usable floor area created by additional stories over four (4) stories or an increased *Maximum Building Height*, including any parapet, the proposed development provides a minimum of one (1) of the amenities selected from either of the Dwelling Unit Amenities or Project Amenities lists so as to enhance the proposed development and surrounding properties:
3. For every five (5) ground floor Dwelling Units, or portion thereof, the proposed development provides a minimum of one (1) of the amenities selected from either of the Dwelling Unit Amenities or Project Amenities lists so as to enhance the proposed development and surrounding properties:
4. The proposed development will provide a higher density project that will contribute to the vitality of the downtown area as the symbolic center of the Town of Plainfield while enhancing surrounding properties because:
5. The proposed development is appropriate to its site and its surroundings because:
6. The proposed development is consistent with the intent and purpose of this Ordinance because:

APPLICANT RESPONSE

We have a maximum building height of 52' (at the east focal corner) which we would consider an embellishment feature to be approved by the plan commission
We have the following amenities included in our project: -Washer/dryer -Private Balconies -Bicycle Storage Area -Bicycle Work/Repair Area -Recreation/Workout Area -Dog Park -Terrace
We have the following amenities included in our project to satisfy the ordinance over our 22 ground units: -Washer/dryer -Private Balconies -Bicycle Storage Area -Bicycle Work/Repair Area -Recreation/Workout Area -Dog Park -Terrace
Yes
Accomplishes many of the goals set forth within the Towns Downtown Master Development Plan
Accomplishes the intent for high level architectural standards and mixed use

PLAINFIELD PLAN COMMISSION

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

Bruce Smith,
President, Plainfield Plan Commission