

FINDINGS OF FACT

Development Plan for Architectural & Site Design Review in Commercial and Industrial Districts, Within a Gateway Corridor District and Within 600' of Residential

Project Name: Ross Dress For Less – The Shops at Metropolis

Address: 2575 E. Main Street, Plainfield, Indiana 46188

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: The plans of the proposed improvements as provided is compliant with relevant and applicable development standards of the “GC-General Commercial” zoning district and the Gateway Corridor District Specifications.
2. The Development Plan complies with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted because: The plans of the proposed improvements as provided meet or exceed all applicable sections of the Subdivision Control Ordinance.
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 plans of the proposed improvements as provided meet or exceed all applicable provisions for Architectural and Site Design Review, and no waiver has been requested.
4. The proposed development is appropriate to the site and its surroundings because: The surrounding uses are either GC (General Commercial), PUD (commercial in nature) or R6 residential. The proposed improvements are limited to demolition of existing commercial use and construction of new commercial use in the same location. There is no change from the current land use designations.
5. The proposed development is consistent with the intent and purpose of the Plainfield Zoning Ordinance because: The existing development had previous been approved and is current zoned GC (General Commercial). There is no request for change to the zoning designation and the proposed improvements meet all of the required use and bulk standard regulations of the zoning ordinance.

PLAINFIELD PLAN COMMISSION

The Development Plan is hereby approved this _____ day of _____, 2019.
