



DEPARTMENT OF DEVELOPMENT SERVICES
Findings of Fact: Waiver to Development Standards in a S: School District

Project Name:	Guilford Elementary School
Address/Location:	6440 S County Rd 600 E, Plainfield, IN 46168
Docket Number:	

A Waiver of certain Development Requirements may be granted upon a finding that:

FINDING	APPLICANT RESPONSE
1. Represents an innovative and appropriate development of educational uses, including site design features, building materials, lighting and landscaping which will enhance the use or value of area properties and the safety and functionality of the educational uses because:	New elementary school that serve surrounding residents. Will be constructed as long term asset for the community and school district and the design and materials are reflective of this long-term expectation.
2. Is consistent with and compatible with development located in the immediately surrounding area because:	Immediate surrounding areas are rural residential or agriculture. The new building provides significant setbacks, landscaping, and use of masonry materials to enhance the surrounding area for whatever future development may occur.
3. Is consistent with the intent and purpose of the Plainfield Zoning Ordinance because:	Site is currently outside of the Town of Plainfield's city limits and therefore no zoning designation has been established.

PLAINFIELD PLAN COMMISSION

The WAIVER is hereby Approved this _____ day of _____, 201_____.

 Bruce Smith,
 President, Plainfield Plan Commission



DEPARTMENT OF DEVELOPMENT SERVICES

Findings of Fact: Development Plan

Project Name:	Guilford Elementary School
Address/Location:	6440 S County Rd 600 E, Plainfield, IN 46168
Docket Number:	

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

<u>FINDING</u>	<u>APPLICANT RESPONSE</u>
1. The Development Plan complies with all applicable Development Standards of the District in which the site is located because:	All designs were completed in accordance with the Town of Plainfield development standards.
2. The Development Plan complies with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted because:	There are no current subdivisions adjacent to this property.
3. The Development Plan complies with all applicable provisions for Architectural and Site Design Review for which a waiver has not been granted because:	All designs were completed in accordance with the Town of Plainfield development standards.
4. The proposed development is appropriate to the site and its surroundings because:	The new school building will be a long-term community and school asset and will likely spur future development in the surrounding areas.
5. The proposed development is consistent with the intent and purpose of the Plainfield Zoning Ordinance because:	Current property is outside Town of Plainfield limits and has no zoning designation.

PLAINFIELD PLAN COMMISSION

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

Bruce Smith,
President, Plainfield Plan Commission