

FINDINGS OF FACT

Development Plan for Architectural & Site Design Review in Commercial and Industrial Districts and Within a Gateway Corridor District

Project Name: Hendricks Regional Health Plainfield West Medical Office Building

Address: 5328 East Us Hwy 40, Plainfield, In 46168, (Northwest Quadrant of the intersection of Vandalia Blvd. and Main Street (Parcel # 32-10-33-300-024.000-012)

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: plan provided is compliant with relevant and applicable development standards of the previously approved Planned Unit Development Ordinance and the Gateway Corridor 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 provided meet or exceed all applicable sections of the Subdivision Control Ordinance and for the reasons stated in number 1, above.
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 provided meet or exceed all applicable sections of the Subdivision Control and for the reasons stated in number 1, above.
4. The proposed development is appropriate to the site and its surroundings because: the plans provided meet or exceed all applicable sections of the Subdivision Control and for the reasons stated in number 1, above.
5. The proposed development is consistent with the intent and purpose of the Plainfield Zoning Ordinance because: the plans provided meet or exceed all applicable sections of the Subdivision Control and or the reasons stated in number 1, above.

PLAINFIELD PLAN COMMISSION

The Development Plan is hereby approved this _____ day of _____, 2018.
