

FINDINGS OF FACT

Development Incentive for Use of Required Yards in Integrated Centers or Industrial Parks

Project Name: Granite Allpoints Distribution Facility _____

Address: 1201 and 1451 Allpoints Court _____

Docket No: DP-18-023 _____

The Plan Commission may approve such use of required side and Rear Yards upon finding that:

1. The required Plant Unit Value in all required Front Yards and required front Bufferyards, whether located on a Street internal to the Integrated Center or Industrial Park or on the perimeter of the Integrated Center or Industrial Park has been increased by a multiple of 2.0 or more because:
the Landscape Plan shall comply with this requirement.
2. The required Plant Unit Value in all required side or Rear Yards and required side or rear Bufferyards on the perimeter of the Integrated Center or Industrial Park has been increased by a multiple of 2.0 or more because:
the Landscape Plan shall comply with this requirement.
3. The area of required foundation planting areas located along the Building has been increased by a multiple of 2.0 or more because:
the Landscape Plan shall comply with this requirement.
4. The Plant Unit Value contained in such enlarged foundation planting areas has been increased by a multiple of 2.0 or more because:
the Landscape Plan shall comply with this requirement.
5. The proposed development is appropriate to the site and its surroundings because:
The proposed use and type of building, which is a warehouse, is a permitted use within the I-2 District, and the properties to the immediate West and South of the subject property contain warehouses and/or distribution centers.
6. The proposed development is consistent with the intent and purpose of the Plainfield Zoning Ordinance because:
Warehouse use is a permitted use in the I-2 District.

PLAINFIELD PLAN COMMISSION

The Development Incentive is hereby Approved this _____ day of _____, 2_____.

Dennis Gibbs,
President, Plainfield Plan Commission