



DEPARTMENT OF DEVELOPMENT SERVICES
Findings of Fact: Planned Unit Development-Final Detailed Plan

Project Name:	Plainfield Logistics Center Building 4
Address/Location:	3620-3748 Plainfield Road, Plainfield, IN
Docket Number:	

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

FINDING	APPLICANT RESPONSE
1. The Final Detailed Plan satisfies the <i>Development Requirements and Development Standards</i> specified in the PUD <i>District</i> ordinance establishing such <i>District</i> because:	The proposed improvements have been designed in accordance with the requirements of the Planned Unit Development Statement filed in connection with the site's rezoning to the PUD district.
2. The Final Detailed Plan accomplishes the intent set forth in Article VI of the Plainfield Zoning Ordinance because:	The proposed improvements promote high standards in design and construction and recognize the Town's desire of enhanced architectural character on Ronald Reagan Pkwy by providing certain architectural elements on the west facades of the buildings which face Ronald Reagan Pkwy and by eliminating loading docks and truck parking along Ronald Reagan Pkwy. The proposed improvements also further the goal of the Comprehensive Plan of light industrial development.
3. The Final Detailed Plan provides for the protection or provision of the site features and amenities outlined in Article 6., C., 2 because:	The proposed improvements and site layout promote an efficient use of the land by providing access points to the site only along Plainfield Rd., along with a right in, right out only access along Stout Heritage Pkwy. Additionally, the Level 4 landscaping with berm along Ronald Reagan Pkwy and Level 3 landscaping with berm along Plainfield Rd. provides additional natural elements and features to the site. Further, the west facades of the proposed buildings facing Ronald Reagan Pkwy provide more enhanced architectural features than typical warehouse buildings .

PLAINFIELD PLAN COMMISSION

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

 Bruce Smith,
 President, Plainfield Plan Commission