



DEPARTMENT OF DEVELOPMENT SERVICES
Findings of Fact: Waiver to Architecture Standards in Commercial/Industrial

Project Name:	Imburgia Orthodontics Clinic
Address/Location:	416 Dan Jones Road
Docket Number:	DP-19-029

A Waiver of certain Architectural and Site Design Requirements may be granted upon a finding that:

FINDING	APPLICANT RESPONSE
1. Represents a innovative use of Building materials, lighting, Signs, site design features or landscaping which will enhance the use or value of area properties;	We are using Nichiha cementitious panels as the primary material and stone as the secondary. We feel that Nichiha is not only an innovative material, but also more durable and requires less maintenance than the EIFS and will enhance the value of the area properties for a longer time.
2. Is consistent with and compatible with other development located along the Gateway Corridor or within six-hundred (600) feet of the Residential District; and	The use of Nichiha cementitious panels along with stone will serve to make the building look less commercial since it will be adjacent to a residential neighborhood
3. Is consistent with the intent and purpose of the Plainfield Zoning Ordinance.	We are asking for a variance on section 5.5.C.3.a.(2).(b).(i) which requires, when using two building materials on the primary facades, that brick or stone should be the primary material on at least 50% of the facade. A secondary building material must be at least 20%. We are using Nichiha cementitious panels as the primary material and stone as the secondary. 5.5.C.3.a.(2).(b).(ii) allows EIFS to be the primary material with brick or stone as secondary so we are asking to substitute Nichiha for the EIFS. We feel that this is consistent with the intent and purpose of the Plainfield Zoning Ordinance.

PLAINFIELD PLAN COMMISSION

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

 Bruce Smith,
 President, Plainfield Plan Commission