

Petition Number _____

**METROPOLITAN DEVELOPMENT COMMISSION
OF MARION COUNTY, INDIANA
PETITION FOR SPEEDWAY MAIN STREET / INDUSTRIAL DISTRICT APPROVAL**

FINDINGS OF FACT

The Metropolitan Development Commission finds that the site and development plan file-dated _____, 20____

A. Creates a superior land development plan, in conformity with the Comprehensive Plan of Marion County, Indiana because :

B. Conforms with the Speed Zone Master Plan of the Town of Speedway, Indiana; because:

C. Creates and maintains a desirable, efficient and economical use of land with high functional and aesthetic value, attractiveness and compatibility of land uses, within the district and with adjacent uses because:

D. Utilizes sustainable development techniques to both reduce the environmental impact and increase the intensity of development because:

E. Provides sufficient and adequate multi-modal access, parking and loading areas per the standards set forth in this Division because:

F. Integrates active and passive traffic control and multi-modal transportation network with existing and planned public streets and interior roads because:

G. Provides adequately for sanitation, drainage and public utilities because:

H. Provides for pedestrian connectivity and public transit accessibility because:

I. Allocates adequate sites for all uses proposed—The design, character, grade, location and orientation thereof to be appropriate for the uses proposed - logically related to existing and proposed topographical and other conditions, and consistent with the Comprehensive Plan of Marion County, Indiana and the Speed Zone Master Plan of the Town of Speedway, Indiana because:

DECISION

IT IS THEREFORE the decision of this body that this APPROVAL petition is _____.

Adopted this _____ day of _____, 20 ____

COMMISSION PRESIDENT/ SECRETARY