

FINDINGS OF FACT

EXHIBIT "A"

- 1.) Approval of the requested zone change would lead to a "piecemeal" development of Interchange proximate land which is zoned for the development of larger commercial uses.
- 2.) Approval of the request for the .3056 acre site in question would, in effect, reclassify the site for a use not consistent with the planned character of the Interchange area.
- 3.) High traffic flow on U.S. 42 creates a safety hazard for the kind of commercial activity permitted in a Commercial One (C-1) zone.
- 4.) Sufficient area is now zoned Commercial One (C-1) in the vicinity to provide for office and similar commercial uses as rated by the Comprehensive Plan.

EXHIBIT "A"

- ~~Interchange area~~
- Approval of the requested zone change would lead to the ^a "greenfield" development of Interchange perimeter land which is zoned for the development of large commercial uses.
- ~~The approval of the request for the 3056 acre site in question constitutes "spot zoning", that is,~~
- High traffic flow on U.S. 42 creates a safety hazard for the kind of ^{commercial} activity permitted in a Commercial One (C-1) zone.
- ~~The C-1 zone Supplement area ^{is} available for~~
Land is available
Supplement area is ^{now} zoned Commercial One (C-1) in the vicinity to provide for office and ^{commercial} similar uses as noted by the Comprehensive Plan.

would, in effect, reclassify the site for a use not consistent with the character of the Interchange area.