



# Town of Plainfield Petition for Zone Map Change

**FOR OFFICE USE ONLY:**

Petition RZ: \_\_\_\_\_

Public Hearing Date \_\_\_\_\_

Fees \$ \_\_\_\_\_

Ordinance # \_\_\_\_\_

Date of Adoption \_\_\_\_\_

1. NAME OF PROJECT: Plainfield Tech Park

2. ADDRESS OF PROJECT: 8400 East CR 700 South, Plainfield, IN 46168

**3. APPLICANT/PROPERTY OWNER:**

**Applicant:**

Name: Denison Partners, LLC

Address: 320 N. Meridian Street, Suite 700  
Indianapolis, IN 46204

Phone Number: (317) 439-4577

Fax Number: (317) 633-4152

E-Mail: harrymcnaught@gmail.com

**Owner:**

Name: Denison Partners, LLC

Address: 320 N. Meridian Street, Suite 700  
Indianapolis, IN 46204

Phone Number: (317) 439-4577

Fax Number: (317) 633-4152

E-Mail: harrymcnaught@gmail.com

*Plainfield*  
Planning & Zoning  
DP RZ PUD PP BZA ILP SP

**MAY 18 2018**

APPROVED RECEIVED  
BY \_\_\_\_\_

**4. PROJECT INFORMATION:**

School Corporation:  Plainfield Community     Avon Community     Mill Creek

Is zoning subject to Annexation?:  Yes as to Parcel B     No as to Parcel A

Existing Use of Property: Agricultural    Area in acres: Parcel A = 16.5 Ac; Parcel B = 1 Ac

Current Zoning: GB (Parcel A); Ag (Parcel B)    Requested Zoning: I-2

Description of Request (use additional pages, if necessary): Applicant seeks rezoning of commercial acreage (GB) and two unzoned parcels to Light Industrial (I-2) consistent with prior rezoning of most of the acreage at the SQ Quadrant of I-70 and SR 267.

The undersigned, having been duly sworn on oath states the above information is true and correct as (s)he is informed and believes.

Signature of Applicant: [Signature]    Date: 5/17/18

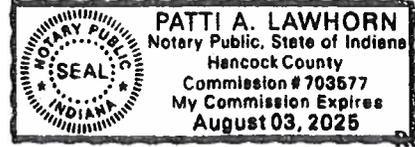
Printed Name & Title: Harry F. McNaught, President

State of Indiana    )  
County of Hendricks    ) SS:

Subscribed and sworn to before me this 17<sup>th</sup> day of May, 2018.

Patti A. Lawhorn    PATTI A. LAWHORN  
Notary Public Signature    Printed Name

Residing in Hancock County  
My Commission expires August 3, 2025



# Zone Map Change Checklist & Contact Information

(Please COMPLETE this form and file with the Petition for Zone Map Change)

## Checklist:



An application packet for a Zone Map Change shall include the following items:

- Completed, Notarized Zone Map Change Petition.
- Legal Description of Property.
- Area Map (which accurately depicts the property to be rezoned).
- Proof of Ownership (Warranty Deed).
- Authorization from Owner (if Applicant is not the Owner).
- List of Interested Parties (This is a list of all persons or groups who own property within six-hundred (600) feet or two ownerships from the property, whichever is less.)
- 12 **folded** copies of the Preliminary Site Plan and a CD containing a digital copy of the Preliminary Site Plan and any other graphic materials in: (i) DWG format; and, (ii) either JPEG, TIFF or PDF format. If filing for a PUD, a Concept Plan Design Review Meeting is required prior to filing. After a Concept Plan Design Review meeting, the Applicant shall file: (i) 12 copies of a **Preliminary Plan**, as required by Article 6.1 of the Plainfield Zoning Ordinance, in booklet format (8 1/2" X 11" or 11" X 17") AND three (3) full sized sets of any applicable plan sheets; and, (ii) a CD containing a digital copy of the Preliminary Site Plan and any other graphic materials in: (a) DWG format; and, (b) either JPEG, TIFF or PDF format.
- Traffic Impact Study (if required – please consult Rules of Procedure for the Plan Commission).
- School Impact Study (if required – please consult Rules of Procedure for the Plan Commission).
- Statement of Commitments (if any).
- Proof of Notification to Checkpoint Agencies – Attach Copy of Transmittal Letters.
- Filing Fee (Make checks payable to the Town of Plainfield – See Fee Schedule for applicable filing fee.)

## Contact Information

(Please provide contact information on person to be contacted regarding notices, additional filing requirements and staff comments.):

### Attorney/Contact Person:

Name: Harry F. McNaught  
Address: 320 N. Meridian Street, Suite 700  
Indianapolis, IN 46204  
Phone Number: (317) 439-4577  
Fax Number: (317) 633-4152  
E-Mail: harrymcnaught@gmail.com

### Project Engineer:

Name: Bryan Sheward, P.E.  
Address: 250 E. 96th Street, Suite 580  
Indianapolis, IN 46240  
Phone Number: (317) 218-9563  
Fax Number: \_\_\_\_\_  
E-Mail: bryan.sheward@kimley-horn.com



Land Description

Parcel A

THE SCHNEIDER CORPORATION  
 Historic Fort Harrison  
 8901 Otis Avenue  
 Indianapolis, IN 46216-1037  
 Telephone: 317.826.7100  
 Fax: 317.826.7200  
 www.schneidercorp.com

Civil Engineering  
 GIS \* LIS  
 Land Surveying  
 Landscape Architecture

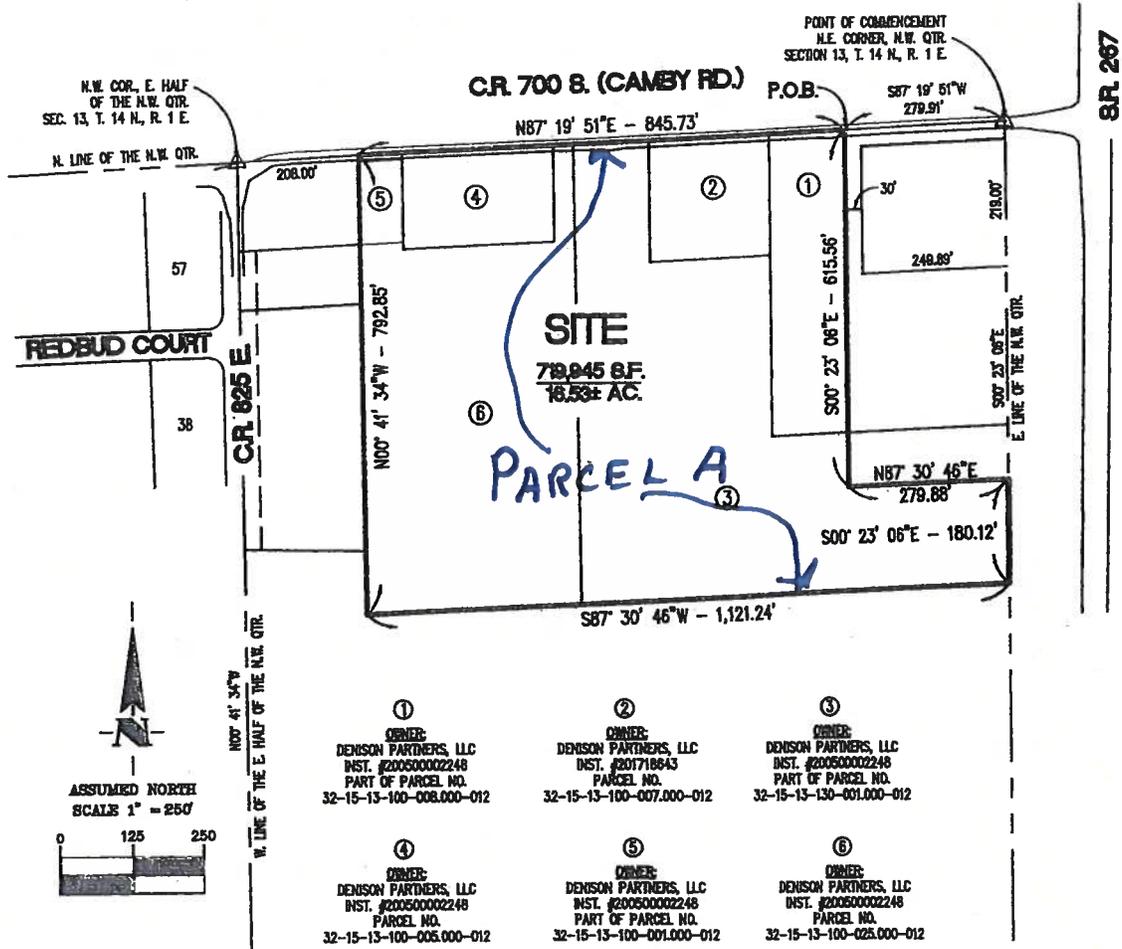
ZONING EXHIBIT "A"

Plainfield  
 Planning & Zoning  
 DP RZ PUD PP BZA ILP SP  
 MAY 18 2016

A part of the Northwest Quarter of Section 13, Township 14 North, Range 1 East of the Second Principal Meridian, Guilford Township, Hendricks County, Indiana, being more particularly described as follows:

COMMENCING at the Northeast corner of said Northwest Quarter; thence South 87 degrees 19 minutes 51 seconds West (basis of bearing established by an ALTA/ACSM Land Title Survey prepared by The Schneider Corporation as Instrument No. 5185.002, dated February 28, 2005) along the North line of said Quarter a distance of 279.91 feet to the POINT OF BEGINNING; thence South 00 degrees 23 minutes 06 seconds East parallel with the East line of said Quarter a distance of 615.56 feet; thence North 87 degrees 30 minutes 46 seconds East a distance of 279.88 feet to said East line; thence South 00 degrees 23 minutes 06 seconds East along said East line a distance of 180.12 feet to the southeast corner of a tract of land described in a Warranty Deed to Denison Partners, LLC, recorded as Instrument No. 200500002248 in the Office of the Recorder of Hendricks County, Indiana; thence South 87 degrees 30 minutes 46 seconds West along the south line of said land a distance of 1,121.24 feet to the southwest corner thereof; thence North 00 degrees 41 minutes 34 seconds West parallel with the West line of the East Half of said Northwest Quarter and along the west line of said land and the northerly prolongation thereof a distance of 792.85 feet to the North line of said Quarter; thence North 87 degrees 19 minutes 51 seconds East along said North line a distance of 845.73 feet to the Point of Beginning. Containing 16.53 acres, more or less.

The above description was prepared for zoning purposes only and not to be used for transfer of title.



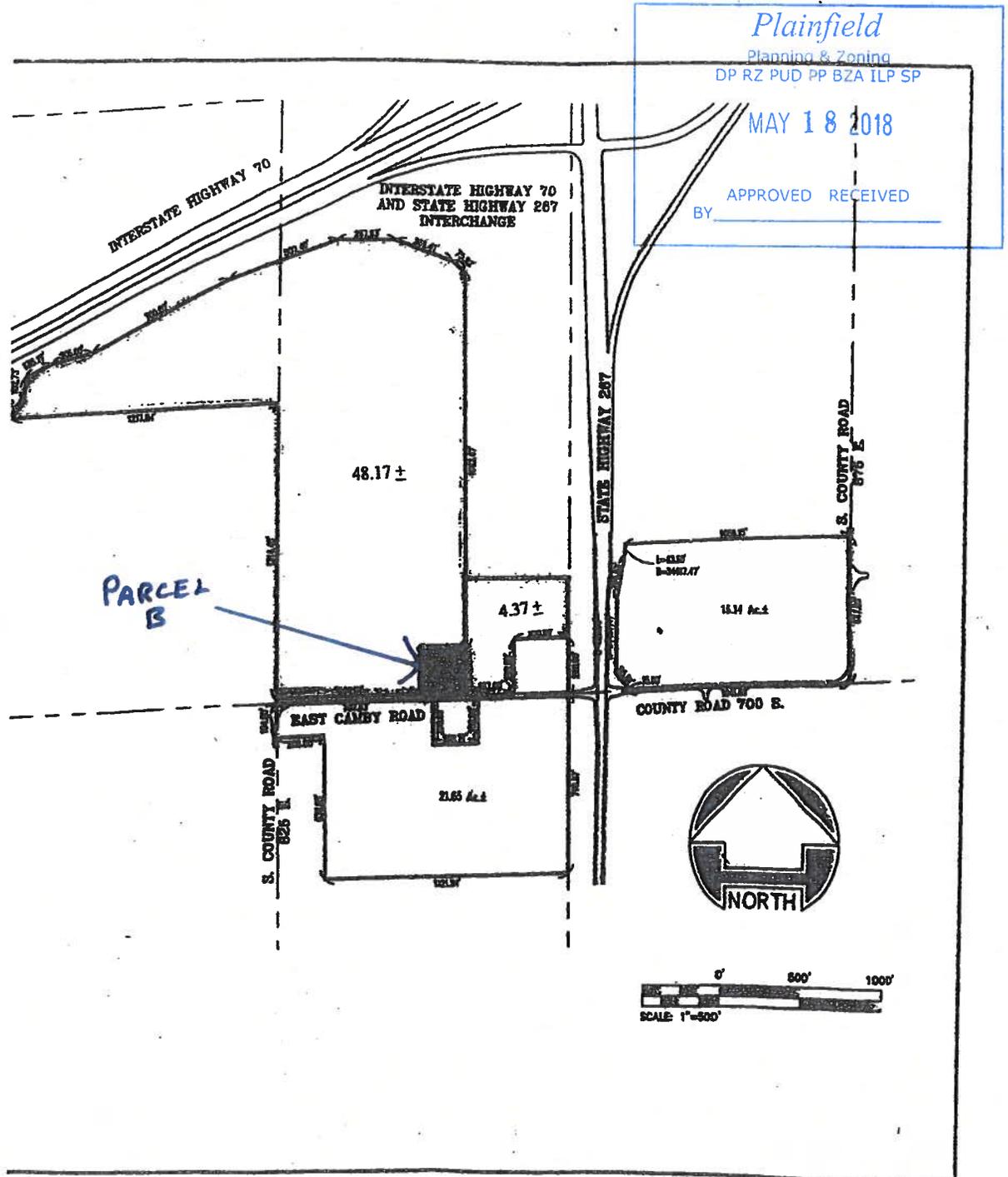
Prepared by: *Steven W. Reeves*  
 Steven W. Reeves  
 Indiana Surveyor #20400005  
 Email: sreeves@schneidercorp.com



# Parcel B

Part of the Southeast Quarter of the Southwest Quarter of Section 12, Township 14 North, Range 1 East, more particularly described as follows:

BEGINNING at an iron pipe in the middle of the County Road which pipe is 665.1 feet East of the Southwest corner of said Southeast Quarter of the Southwest Quarter and on the South line of said Section 12; thence North 217.8 feet to a point (railroad spike); thence deflecting right 88 degrees 02 minutes and running East and parallel to the South line of said Section 12, 200 feet to an iron rod; thence South 217.8 feet to the center line of County Road 700 South; thence West 200 feet to the POINT OF BEGINNING, containing 1 acre more or less.



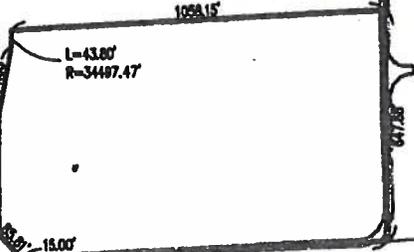
INTERSTATE HIGHWAY 70

INTERSTATE HIGHWAY 70  
AND STATE HIGHWAY 267  
INTERCHANGE

Plainfield  
Planning & Zoning  
DP RZ PUD PP BZA ILP SP  
MAY 18 2018  
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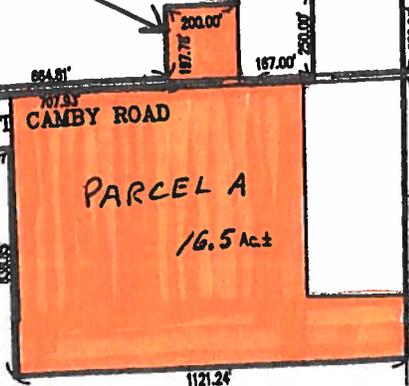
STATE HIGHWAY 267

S. COUNTY ROAD  
876 E.



COUNTY ROAD 700 S.

PARCEL B



PARCEL A

16.5 Ac±

EAST CAMBY ROAD

S. COUNTY ROAD  
825 E.



 PARCELS PROPOSED  
FOR REZONING TO I-2

## Interested Parties

Nyoka L & Daniel J Smythe W/H  
6939 Cottonwood Dr  
Plainfield, IN 46168

Richard Wayne Dayhuff  
6965 Cottonwood Dr  
Plainfield, IN 46168

Steve E & Jayne M Roper  
11603 Leuscher Rd  
Alhambra, IL 62001

Donald S & Marilyn M Templeton  
8234 Red Bud Ct  
Plainfield, IN 46168

Kenneth L Auten  
8235 Red Bud Ct  
Plainfield, IN 46168

Joel P & Cherlyn K Wesley  
8236 Black Oak Dr  
Plainfield, IN 46168

Derek K & Allegra M Donelson H/W  
8237 Black Oak Dr  
Plainfield, IN 46168

Russell L & Ellin K Daum  
7231 S County Road 825 E  
Plainfield, IN 46168

Robert L & Magdalene Joshlin H/W  
7085 S County Road 825 E  
Plainfield, IN 46168

Eugene L & Judith A Pratt Rev Trust 1/2 Int Ea  
14112 Powder Dr  
Carmel, IN 46033

Rock Creek Partners LLC  
55 Monument Cir Ste 450  
Indianapolis, IN 46204

Town of Plainfield  
206 W Main St  
Plainfield, IN 46168

