



Town of Plainfield Petition for Zone Map Change

FOR OFFICE USE ONLY:

Petition RZ- 15-002

Public Hearing Date _____

Fees \$ _____

Ordinance # _____

Date of Adoption _____

Plainfield
Planning & Zoning
DP RZ PUD PP BZA ILP SP

APR 27 2018

APPROVED RECEIVED

1. NAME OF PROJECT: Zone Change to I3

2. ADDRESS OF PROJECT: 684 Tower Road, Plainfield, 461168

3. APPLICANT/PROPERTY OWNER:

Applicant:

Name: Keri Arthurton

Address: 1249 Spring Ridge Cir.

Brownsburg, IN 46112

Phone Number: (317) 696-7661

Fax Number: N/A

E-Mail: Karthurton@hrghero.com

Owner:

Name: Nathan & Carl vineyard

Address: 684 Tower Rd.

Plainfield IN, 46168

Phone Number: (440) 765-5368

Fax Number: N/A

E-Mail: nathanvineyardgci@gmail.com

4. PROJECT INFORMATION:

School Corporation: Plainfield Community

Avon Community

Mill Creek

Is zoning subject to Annexation?: Yes

No

Existing Use of Property: Emissions Testing OFFICE

Area in acres: 1.44

Current Zoning: I2

Requested Zoning: I3

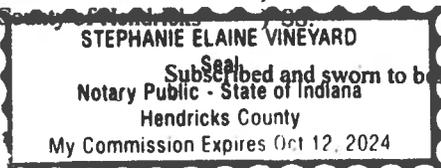
Description of Request (use additional pages, if necessary): Change current zoning I2 to I3.

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: _____ Date: 4/26/18

Printed Name & Title: Nathan Vineyard Part Carl Vineyard Partner

State of Indiana)



Subscribed and sworn to before me this 26 day of April, 2018.

Notary Public - State of Indiana

Hendricks County

My Commission Expires Oct 12, 2024

Notary Public Signature

Printed Name

Residing in Hendricks County

My Commission expires Oct 12, 2024

TOWN OF PLAINFIELD

Department of Planning & Zoning

Plainfield
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AUTHORIZATION FROM OWNER

The undersigned, Vineyard + Vineyard, being the Owner of the property commonly known as 684 Tower Rd, Plainfield 46068, hereby authorizes Keri Arthurton to file a Zone Map Change / Development Plan / Primary Plat / Secondary Plat / Vacation / Variance / Special Exception petition (circle all that apply) for the aforementioned address.

This consent shall:

- remain in effect until revoked by a written statement filed with the Department of Planning & Zoning.
remain in effect until

Keri K. Arthurton
Signature
Printed: Keri K. Arthurton
Title (if applicable):
Date: 4/26/2018

Nathan Vineyard Carl Vineyard
Signature
Printed: Nathan Vineyard Carl Vineyard
Title (if applicable): Partners Partner
Date: 4/26/18 4/26/18

STATE OF INDIANA,
COUNTY OF Hendricks, SS:

Subscribed and Sworn to before
me this 26 day of April, 2018.

Stephanie Elaine Vineyard
Notary Public Signature
Printed

My Commission expires:
Oct 12, 2024.

County of Residence: Hendricks



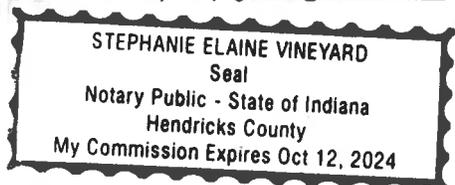
STATE OF INDIANA,
COUNTY OF Hendricks, SS:

Subscribed and Sworn to before
me this 26 day of April, 2018.

Stephanie Elaine Vineyard
Notary Public Signature
Printed

My Commission expires:
Oct 12, 2024.

County of Residence: Hendricks



Zoning Request:

The property located at 684 Tower in Plainfield is currently zoned as an I2 and is being used by Grace Consulting, Inc. This company tests air emissions at power plants and have used this location for office purposes for employees. They are requesting for it to be changed to an I3 to allow a car broker to use current parking lot for a maximum of 20 vehicles for storage purposes.

List of Interested parties: (within 600 ft. of subject property)

688 Tower Road, Plainfield, Indiana 46168

- Owned by Cloe Properties LLC

698 Tower Road, Plainfield, Indiana 46168

- Owned by JCB Real Estate LLC





To Whom It May Concern:

This serves as notification that 684 Tower Road, Plainfield, IN 46168 is requesting with the Town of Plainfield Indiana to change zoning from a I2 to I3. Grace Consulting Inc has hired Harvest Realty Group, LLC to answer all questions pertaining to the above request. If you have any questions or concerns, please contact Keri Arthurton with Harvest Realty Group, LLC. Thank you for your time, it is greatly appreciated.

Sincerely,

Keri Arthurton

Harvest Realty Group, LLC

(317) 696-7661

karthurton@hrghero.com

PO Box #774

Brownsburg, IN 46112



684 Tower Rd, Plainfield, IN 46168-8796, Hendricks County



N/A	4,520	62,726	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	1993	MISC BLDG	N/A
Baths	Yr Built	Type	Sale Date

Plainfield

Planning & Zoning
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Owner Information

Owner Name:	Vineyard & Vineyard LLC	Tax Billing Zip+4:	1501
Tax Billing Address:	510 Dickson St	Carrier Route:	C002
Tax Billing City & State:	Wellington, OH	Owner Occupied Flag:	No
Tax Billing Zip:	44090		

Location Information

Township:	Guilford Twp	Census Tract:	2109.00
Subdivision:	Andico Indust Park	Neighborhood Code:	3982160-3982160
Lot:	5f	Flood Zone Code:	X
Property Zip:	46168	Flood Zone Panel:	18063C0259D
Property Zip+4:	8796	Flood Zone Date:	09/25/2009
Property Address Carrier Route:	R007		

Tax Information

New Parcel ID:	321026188003000012	Total Assessed Value:	\$219,900
Parcel ID:	21-1-26-51E-188-003	% Improved:	61%
Tax ID:	32-10-26-188-003.000-012	Tax Year:	2017
Assessment Year:	2017	Semi-Annual Tax Amount:	\$2,437
Land Assessment:	\$86,400	Total Tax Amount:	\$4,874
Improved Assessment:	\$133,500	Tax Area:	012
Legal Description:	ANDICO INDUSTRIAL PARK AMENDED LOT 5F 2ND REPLAT 1.44AC		

Assessment & Tax

Assessment Year	2017	2016	2015
Assessed Value - Total	\$219,900	\$219,900	\$219,900
Assessed Value - Land	\$86,400	\$86,400	\$86,400
Assessed Value - Improved	\$133,500	\$133,500	\$133,500
Market Value - Total	\$219,900	\$219,900	\$219,900
Market Value - Land	\$86,400	\$86,400	\$86,400
Market Value - Improved	\$133,500	\$133,500	\$133,500
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	

Tax Year	Total Tax	Change (\$)	Change (%)
2015	\$4,838		
2016	\$4,862	\$24	0.49%
2017	\$4,874	\$12	0.24%

Characteristics

Lot Acres:	1.44	Finished Bldg Sq Ft:	4,520
Lot Sq Ft:	62,726	Total Building Sq Ft:	4,520
Land Use - County:	Other Industrial	Total Adjusted Bldg Sq Ft:	4,520
Land Use - CoreLogic:	Misc Building	Construction:	Metal
Building Type:	Building	Porch Type:	Open Frame Porch
Year Built:	1993	Primary Porch Sq Ft:	108

Courtesy of MIBOR REALTOR Association

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

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Stories: 1

Features

Feature Type	Unit	Size/Qty	Year Built
Paving Asphalt1	S	2,000	1993
Porch Open Frame	S	108	

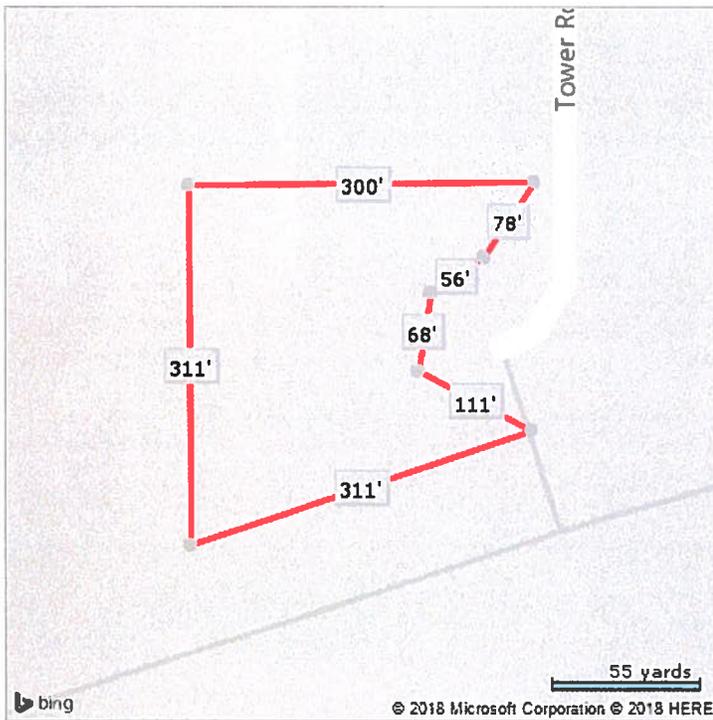
Last Market Sale & Sales History

Recording Date	07/12/2012
Sale Date	07/06/2012
Document Number	17255
Document Type	Warranty Deed
Buyer Name	Vineyard & Vineyard LLC
Seller Name	Clossey Michael W & Cheryl H
Title Company	Abstract & Title Co

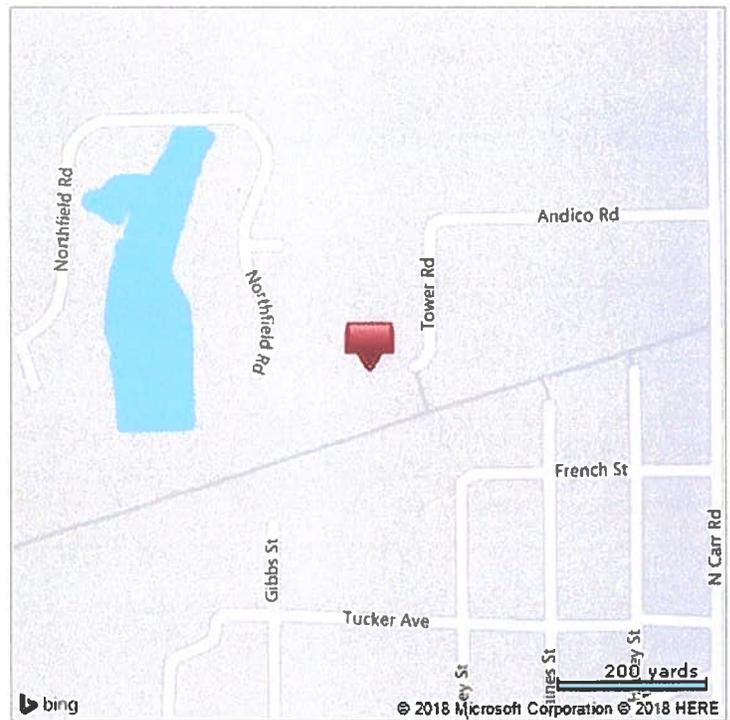
Mortgage History

Mortgage Date	07/12/2012
Mortgage Amount	\$232,000
Mortgage Lender	Fifth Third Bk
Mortgage Purpose	Resale
Mortgage Type	Conventional
Mortgage Term	5
Mortgage Term	Years
Borrower Name	Vineyard & Vineyard LLC

Property Map



*Lot Dimensions are Estimated



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