



Town of Plainfield

Petition for Zone Map Change

FOR OFFICE USE ONLY:

Petition RZ- 18 - 001

Public Hearing Date _____

Fees \$ 700

Ordinance # _____

Date of Adoption _____

1. NAME OF PROJECT: Whicker Building IV Rezone

2. ADDRESS OF PROJECT: 995 Andico Road

3. APPLICANT/PROPERTY OWNER:

Applicant:
 Name: Whicker Properties LLC
 Address: 728 Christin Court
Plainfield, IN 46168
 Phone Number: 317-839-8353
 Fax Number: 317-839-7223
 E-Mail: bwhicker@whickerconstruction.com

Owner:
 Name: Same as applicant
 Address: _____
 Phone Number: _____
 Fax Number: _____
 E-Mail: _____

4. PROJECT INFORMATION:

School Corporation: Plainfield Community Avon Community Mill Creek

Is zoning subject to Annexation?: Yes No

Existing Use of Property: office Area in acres: 1.0

Current Zoning: NR Requested Zoning: I2

Description of Request (use additional pages, if necessary): _____

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: 04/12/2018

Printed Name & Title: Bradley Whicker, Owner

State of Indiana)
 County of Hendricks)

Subscribed and sworn to before me this 12th day of April, 2018.

[Signature] Notary Public Signature
Stacey Lee Lundy Printed Name



Residing in Hendricks County, Indiana

My Commission expires _____

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.) *NOT COUNTING trail*
- 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 ½" 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: _____

Address: _____

Phone Number: _____

Fax Number: _____

E-Mail: _____

Project Engineer:

Name: _____

Address: _____

Phone Number: _____

Fax Number: _____

E-Mail: _____



ANDICO RD

ANDICO RD

N CARR RD

Owner Address WHICKER PROPERTIES LLC
728 CHRISTIN CT
Plainfield, IN 46168

Alternate ID 21-1-26-51E 185-003
Class COMMERCIAL OFFICE BUILDING 1 OR 2 STORY
Acreage n/a

L2

Town Of Plainfield

1-1-7 Aerial Photo

689 A
689 C
689 D

BUILDING

700

685

685

704

703

Carson & Carson Plastics LLC
P.O. Box 26
Plainfield, IN 46168

KDS Real Estate LLC
958 North County Road 625 East
Avon, IN 46123

Whicker Properties, LLC
728 Christin Court
Plainfield, IN 46168

United States Post Office
700 North Carr Road
Plainfield, IN 46168

Douglas Hawk
704 North Carr Road
Plainfield, IN 46168

Plainfield Assembly of God, Inc.
620 North Carr Road
Plainfield, IN 46168

Mark Brown
8829 East County Road 200 South
Avon, IN 46123

Edward & Paula Stockton
5819 Grand Avenue
Plainfield, IN 46168

Dean Mosser
610 Raines Street
Plainfield, IN 46168

Monica Clift
804 French Street
Plainfield, IN 46168

2.13 I-2: Office / Warehouse Distribution

Intent - The I-2: Office / Warehouse Distribution Districts are established to encourage the development of office/warehouse, warehouse/distribution, wholesale and assembly business establishments which are: clean, quiet, free of hazardous or objectionable elements such as noise, odor, dust, smoke, or glare; operated entirely within enclosed structures; and, which require reasonable Access to Arterial Streets or Collector Streets. This District is designed as a transitional use between manufacturing uses and other less intense business uses.

A. Permitted Uses.

1. Primary Uses

Agricultural Uses

- Commercial Greenhouse
- Cropland and Orchards
- Plant Nursery

Communications/Utilities

- Communication Relay Tower
- Telephone Exchange

Educational Use

- Child Care Center as ancillary to primary use
- School - Commercial, Trade or Business

Food Sales and Service

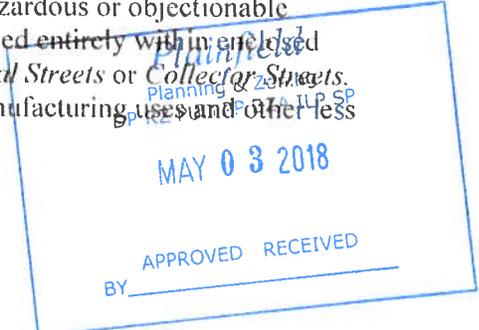
- Wholesale Produce Terminal

Governmental Use

- Fire Station
- Police Station
- Post Office

Industrial Uses

- Assembly of previously manufactured parts, sub-assemblies or components
- Bottled Gas Storage and Distribution
- Engineering Laboratories
- Distribution Center



- Light Assembly or Repair of Previously Manufactured Parts:
 - Appliances:
 - light
 - portable
 - household
 - Bottling of Beverages
 - Bottling of Food
 - Bottling of Milk Products
 - Clocks and Watches
 - Cloth products from finished cloth
 - Electric Hand Tools
 - Electric Motors
 - Electrical components and sub-assemblies
 - Leather Products from Finished Leather
 - Light Component Parts of Products
 - Office Equipment including assembly
 - Office machinery, electrical and mechanical
 - Optical Goods
 - Paper box and paper products from finished paper
 - Recording Instruments

Light Assembly or Repair of
Previously Manufactured Parts
(Continued):
Tools and Implements
(electrical or
non-electrical)
Research Laboratories
Warehouse
Warehouse and Distribution Center

Miscellaneous
Mail Order Distribution
Wholesale Business

Office/Professional Services
Offices (related to and in
conjunction with another
permitted use)
Construction Companies,
Contractors, and Home
Remodeling Companies
(including storage of materials
and equipment with accessory
offices but no retail commercial
activities)

~~Public Facilities
Public Park~~

2. *Special Exception Uses*

~~Communication/Utilities
Public Utility Substation
Public Wells
Sewage Treatment Plant
Water Treatment Plant~~

~~Educational Use
Freestanding *Child Care Center*~~

~~Industrial Use
Truck Terminal~~

~~Miscellaneous
Artificial Lake
Self-storage (Mini-) Warehouse (not
within 600' of a *Gateway
Corridor*)
Welding~~

~~Public Facilities
*Neighborhood Recycling Collection
Point*
Religious Use~~

~~Recreation
Dancing, Aerobics, Gymnastics,
Cheerleading Studio
Indoor Recreation
Skating Rink (Ice and Roller),
indoor
Stadium / Arena
Tennis / Racquet Club, indoor~~

3. *Accessory Uses* - See Article IV.

4. *Temporary Uses* - See Article IV.