



DEPARTMENT OF DEVELOPMENT SERVICES

DEVELOPMENT PLAN APPLICATION

Project Name: DHL Spec Building

Project Address/Location: 401 Air Tech Parkway

Existing use of property: Vacant (non-farmed)

Area (in acres): 22.13 Current Zoning: I2

All of the Approval Types, Waivers, and Development Incentives listed below have their own individual Findings of Fact which must be submitted. These Findings of Fact are linked to the right of the checkbox.

Approval Type

- Gateway Corridor
- Within 600' of Residential
- R-6 District
- PUD Final Detailed Plan
- Town Center District
- RU or MU District
- P, REL, or S Master Plan

Waivers

- Architectural Standards/Materials
- R-6 (6 to 8 units/acre)
- R-6 (8 to 12 units/acre)
- Park District
- Religious District
- School District

Development Incentives

- Alternative Parking Plan
- Common Off Street Parking
- Depth of Yard
- Orientation of Loading Spaces
- Private Street
- R-1, R-2, R-3
- Use of Yard
- Yard depth along Private Street

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: 3/25/19

Printed Name & Title: Stephen C Hess VP Real Estate

State of: Ohio)

County of: Delaware) SS:

Subscribed and sworn to before me this 25th day of March, 2019.

[Signature] Notary Public Signature Printed Name SHERRY CASTLE

Residing in Franklin County My Commission expires 02-06-2022

DEPARTMENT OF DEVELOPMENT SERVICES, PLANNING DIVISION
206 WEST MAIN STREET PLAINFIELD, INDIANA 46166



SHERRY CASTLE
Notary Public, State of Ohio
My Commission Expires 02-06-2022



7260 Shadeland Station
 Indianapolis, IN 46256-3957
 Tel. 317.547.5580

**THE NATIONAL
 BANK OF INDIANAPOLIS**
Our City. Your Bank.
 20-667-740

127380

DATE

March 26, 2019

PAY

Two Thousand Three Hundred Twenty Five and 00/100 Dollars

AMOUNT

Town of Plainfield
 206 W. Main St.
 P.O. Box 65
 Plainfield, IN 46168

2,325.00

VOID AFTER 180 DAYS

[Handwritten Signature]
 AUTHORIZED SIGNATURE

TO THE
 ORDER
 OF

⑈ 127380 ⑈ ⑆ 0740066741 ⑆

⑆ 192905 ⑈

Security Features

AMERICAN STRUCTUREPOINT, INC.

127380

Check Date: 3/26/2019

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
CR 7957 Dev Plan Rev	3/25/2019	000000071086	2,325.00			2,325.00
Town of Plainfield			TOTAL			2,325.00
NATL BK OF INDPLS -	21	0000PLAINF12-V				



DEPARTMENT OF DEVELOPMENT SERVICES

Project Contact Listing

APPLICANT

Name:	Exel, Inc., d/b/a DHL Supply Chain (USA) - Josh Wheeler
Street Address:	570 Polaris Pkwy
City/Town:	Westerville
State, ZIP:	Ohio, 43082
Phone Number:	817-722-2605
E-Mail:	josh.wheeler2@dhl.com

OWNER

Name:	Exel, Inc., d/b/a DHL Supply Chain (USA)
Street Address:	570 Polaris Pkwy
City/Town:	Westerville
State, ZIP:	Ohio, 43082
Phone Number:	817-722-2605
E-Mail:	josh.wheeler2@dhl.com

ENGINEER

Name:	American Structurepoint, Nathan Winslow
Street Address:	7260 Shadeland Station
City/Town:	Indianapolis
State, ZIP:	Indiana, 46256
Phone Number:	317-547-5580
E-Mail:	nwinslow@structurepoint.com

ARCHITECT

Name:	American Structurepoint, Steve Hanscom
Street Address:	7260 Shadeland Station
City/Town:	Indianapolis
State, ZIP:	Indiana, 46256
Phone Number:	317-547-5580
E-Mail:	shanscom@structurepoint.com

ATTORNEY

Name:	
Street Address:	
City/Town:	
State, ZIP:	
Phone Number:	
E-Mail:	

OTHER

Name:	
Street Address:	
City/Town:	
State, ZIP:	
Phone Number:	
E-Mail:	

Of the persons above, is there a designated contact person?

<input type="checkbox"/>	Applicant
<input checked="" type="checkbox"/>	Engineer
<input type="checkbox"/>	Attorney

<input type="checkbox"/>	Owner
<input type="checkbox"/>	Architect
<input type="checkbox"/>	Other



DEPARTMENT OF DEVELOPMENT SERVICES

Findings of Fact: Development Plan

Project Name:	DHL Spec Building
Address/Location:	401 Air Tech Parkway
Docket Number:	

The Plan Commission or the Director may approve a Development Plan for Architectural and Site Design Review upon a finding that:

<u>FINDING</u>	<u>APPLICANT RESPONSE</u>
1. The Development Plan complies with all applicable Development Standards of the District in which the site is located because:	To the best of our knowledge and believe, the requirements of the Development Standards have been met
2. The Development Plan complies with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted because:	The the best of our knowledge and belief, the provisions of the Subdivision Control Ordinance have been met
3. The Development Plan complies with all applicable provisions for Architectural and Site Design Review for which a waiver has not been granted because:	To the best of our knowledge and belief, the provisions for Architectural and Site Design Review have been met
4. The proposed development is appropriate to the site and its surroundings because:	The proposed development is a Primary Use as permitted by the Zoning Classification Requirements for the proposed site.
5. The proposed development is consistent with the intent and purpose of the Plainfield Zoning Ordinance because:	The proposed development is consistent with the intent and purpose of the Plainfield Zoning Ordinance and will not represent a negative impact to the health, safety, welfare, and/or value of the community

PLAINFIELD PLAN COMMISSION

The Development Plan is hereby Approved this _____ day of _____, 20_____.

Bruce Smith,
President, Plainfield Plan Commission



DEPARTMENT OF DEVELOPMENT SERVICES
Findings of Fact: Orientation of Loading Spaces Development Incentive

Project Name:	DHL Spec Building
Address/Location:	401 Air Tech Parkway
Docket Number:	

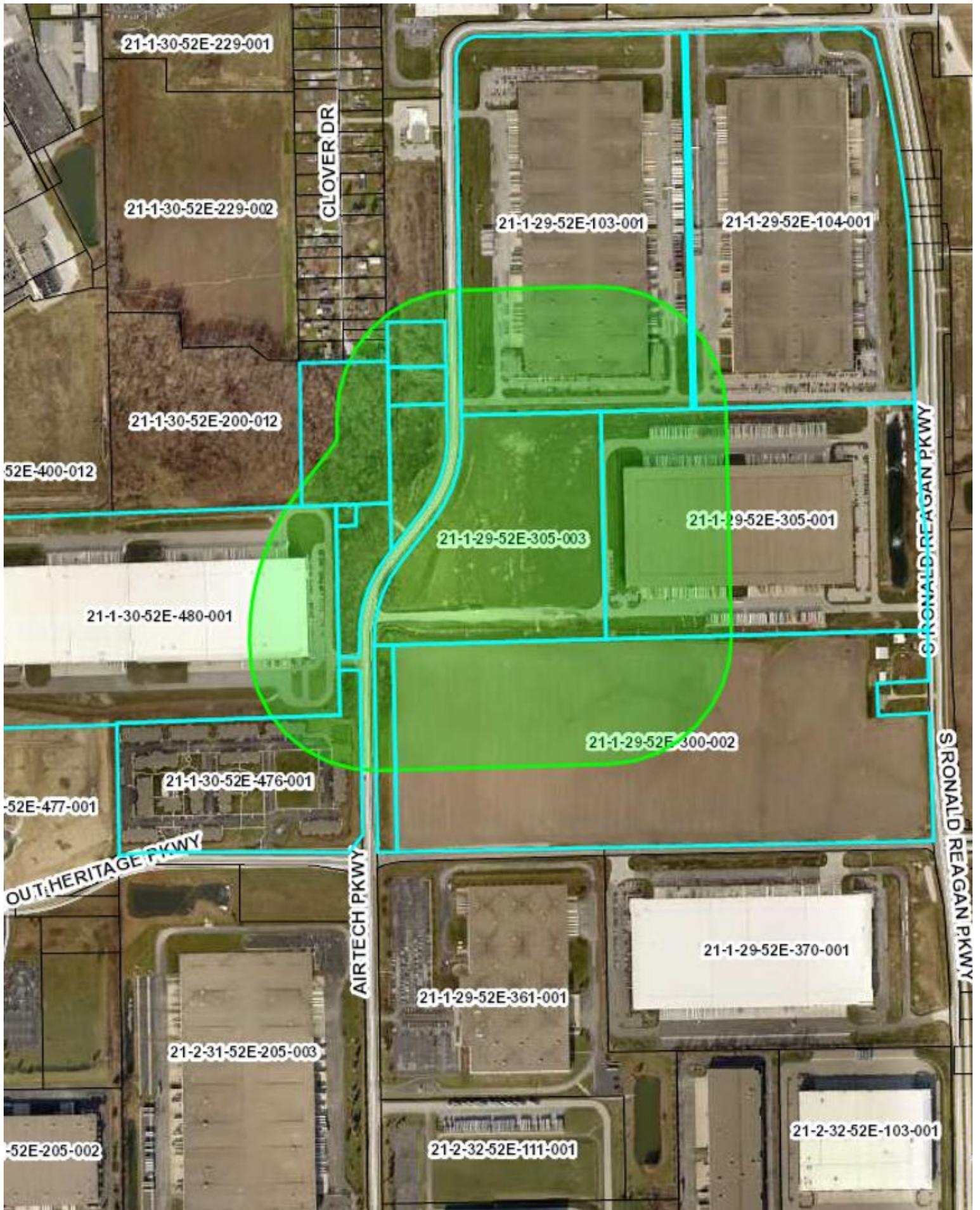
The Plan Commission may approve such Loading Space orientation or location upon a finding that:

<u>FINDING</u>	<u>APPLICANT RESPONSE</u>
<p>1. The required Front Yard or required front Bufferyard is effectively screened with a Plant Unit Value which exceeds the standard for such Yard by adding a Plant Unit Value of 4.0 to the total Plant Unit Value otherwise required by this Ordinance or other Development Incentive; or</p> <p>The required Front Yard or required front Bufferyard is effectively screened by the use of an architectural wall or screen which is in harmony with the character of the Building and surrounding area and of sufficient height to screen the Loading Spaces, that said Yards will contain, at a minimum, the standard Plant Unit Value required for said Yard, and that the architectural wall or screen shall be provided with foundation plantings as required for a Building in such District because:</p>	<p>The front bufferyard effectively screens the loading areas by utilizing existing vegetation and berms to the maximum extent possible as allowed by easements through the property.</p>
<p>2. The proposed development is appropriate to the site and its surroundings because:</p>	<p>The proposed development will utilize natural topographic elements to screen the loading spaces from the right-of-way and will contain at a minimum, the standard Plant Unit Value.</p>
<p>3. The proposed development is consistent with the intent and purpose of the Plainfield Zoning Ordinance because:</p>	<p>The proposed development is a Primary Use as permitted by the Zoning Classification Requirements for the proposed site</p> <p>The proposed development is consistent with the intent and purpose of the Plainfield Zoning Ordinance and will not represent a negative impact to the health, safety, welfare, and/or value of the community</p>

PLAINFIELD PLAN COMMISSION

The DEVELOPMENT INCENTIVE is hereby Approved this _____ day of _____, 20_____.

 Bruce Smith,
 President, Plainfield Plan Commission



21-1-30-52E-229-001

21-1-30-52E-229-002

CLOVER DR

21-1-29-52E-103-001

21-1-29-52E-104-001

21-1-30-52E-200-012

52E-400-012

21-1-29-52E-305-003

21-1-29-52E-305-001

21-1-30-52E-480-001

G. RONALD REAGAN PKWY

21-1-29-52E-300-002

S. RONALD REAGAN PKWY

52E-477-001

21-1-30-52E-476-001

OUT. HERITAGE PKWY

AIRTECH PKWY

21-1-29-52E-370-001

21-1-29-52E-361-001

21-2-31-52E-205-003

52E-205-002

21-2-32-52E-111-001

21-2-32-52E-103-001

ParcelId	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerAddress4	OwnerAddress5
32-09-29-100-012.000-012	PROLOGIS THIRD US PROPERTIES LP	C/O PROLOGIS TAX COORDINATOR	1800 WAZEE ST	Denver, CO 80202	
32-09-29-100-013.000-012	PLAINFIELD REDEVELOPMENT AUTHORITY	C/O MELVIN R DANIEL	1 AMERICAN SQ STE 2300	Indianapolis, IN 46282	
32-09-30-480-001.000-012	BREIT INDUSTRIAL CANYON IN1B01 LLC	1 BEACON ST Ste 1700	Boston, MA 02108		
32-09-29-103-001.000-012	LIT INDUSTRIAL LIMITED PARTNERSHIP	C/O Cassidy Turley PBZDTZ	1717 NCKINNEY AVE Ste 1900	Dallas, TX 75202	
32-09-29-100-004.000-012	Six Points Associates Llc	6100 W 96th St	Ste 250	Indianapolis, IN 46278	
32-09-30-200-008.000-012	DADUWAL VILLAGE REALTY LLC	11962 COPPERFIELD DR	CARMEL, IN 46032		
32-09-30-400-003.000-012	Six Points Associates Llc	6100 W 96th St Ste 250	Indianapolis, IN 46278		
32-09-29-300-001.000-012	Six Points Associates LLC	6100 W 96th St Suite 250	Indianapolis, IN 46278		
32-09-30-478-001.000-012	Six Points Associates Llc	8051 CONGRESS AVE	Boca Raton, FL 33487		
32-09-29-305-001.000-012	RT AIRTECH LLC	130 JEFFERSON ST Ste 300	Chicago, IL 60661		
32-09-29-300-002.000-012	STOUT NOBLE B & PATRICIA J UNDIV 1/3 INT	STOUT CHRIS E & KAREN B UNDIV 2/9 INT	STOUT DONNA L REV LIVING TRUST UNDIV 2/9 INT	MEHL WAYNE E JR & CAROL S UNDIV 2/9 INT	3714 S RONALD REAGAN PKWY
32-09-29-104-001.000-012	PROLOGIS THIRD US PROPERTIES LP	C/O PROLOGIS TAX COORDINATOR	1800 WAZEE ST	Denver, CO 80202	
32-09-30-476-001.000-012	FREG CANYON CLUB ASSOC LLC 73.5359% UNDIV INT CANYON	2720 CANYON CLUB DR	Plainfield, IN 46168		
32-09-29-305-002.000-012	Six Points Associates LLC	6100 W 96TH ST Ste 250	Indianapolis, IN 46278		
32-09-29-305-003.000-012	EXEL INC	570 POLARIS PKWY	Westerville, OH 43082		