



Town of Plainfield Petition for Zone Map Change

FOR OFFICE USE ONLY:

Petition RZ- _____

Public Hearing Date _____

Fees \$ _____

Ordinance # Plainfield
Planning & Zoning
DP RZ PUD PP BZA ILP SP

Date of Adoption MAY 24 2018

APPROVED RECEIVED
BY _____

1. NAME OF PROJECT: ATM Hospitality Rezoning

2. ADDRESS OF PROJECT: 2340 E Perry Road, Plainfield, IN

3. APPLICANT/PROPERTY OWNER:

Applicant: ATM Hospitality, LLC
 Name: by Brian J. Tuohy, Attorney
 Address: 50 S. Meridian Street, Suite 700
Indianapolis, IN 46204
 Phone Number: 317-638-2400
 Fax Number: 317-633-6618
 E-Mail: btuohy@dtblegal.com

Owner:
 Name: Plainfield Trade Center, LLC
 Address: 6925 East 96th St., Suite 200
Indianapolis, IN 46250
 Phone Number: 317-849-0452
 Fax Number: 317-849-3457
 E-Mail: dmann@mann-properties.com

4. PROJECT INFORMATION:

School Corporation: Plainfield Community Avon Community Mill Creek

Is zoning subject to Annexation?: Yes No

Existing Use of Property: Unimproved Area in acres: Approx. 5.107 acres +/-

Current Zoning: CI Requested Zoning: GC

Description of Request (use additional pages, if necessary): Petitioner respectfully requests that the site be rezoned to the GC District to allow for GC uses on the site, including the development and operation of a hotel.

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: 5/24/2018

Printed Name & Title: Brian J. Tuohy, Attorney

State of Indiana)
County of Hendricks) SS:

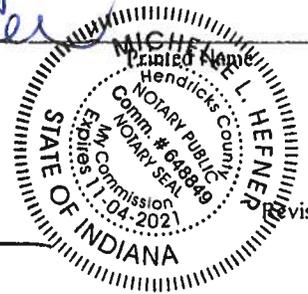
Subscribed and sworn to before me this 24th day of May, 2018
[Signature]
Notary Public Signature

Residing in _____ County

My Commission expires _____

HDDDB01 2714037-5

Owner's Authorization: [Signature]
J. Brian Mann



Revised: 11/10/2006

MAY 24 2018

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Land Description
Part of Lot 14 of Plainfield Park

Part of Lot 14 in Plainfield Park, Section One, an Addition to the Town of Plainfield, Hendricks County, Indiana, as plat thereof recorded March 26, 1997 in Plat Cabinet 4, Slide 79, Pages 1 & 2 as Instrument No. 9700005524 in the Office of the Recorder of Hendricks County, Indiana, described as follows:

Commencing at the southeast corner of Lot 14; thence North 31 degrees 44 minutes 18 seconds West along the East boundary of Lot 14 a distance of 416.71 feet to the Point of Beginning; thence continue North 31 degrees 44 minutes 18 seconds West along the east boundary of Lot 14 a distance of 239.53 feet to the northeast corner of Lot 14; thence South 68 degrees 12 minutes 22 seconds West along the north boundary of Lot 14 a distance of 596.09 feet to the northwest corner of Lot 14; thence along the western boundary of lot 14 southeasterly along a curve to the right an arc distance of 22.33 feet, said curve having a radius of 780.00 feet, subtended by a chord South 40 degrees 11 minutes 30 seconds East 22.32 feet; thence South 39 degrees 27 minutes 20 seconds East along the western boundary of Lot 14 a distance of 564.32 feet; thence leaving the boundary of Lot 14, North 50 degrees 32 minutes 40 seconds East a distance of 189.89 feet; thence North 39 degrees 27 minutes 20 seconds West a distance of 29.37 feet; thence North 50 degrees 32 minutes 40 seconds East a distance of 59.16 feet; thence North 39 degrees 27 minutes 20 seconds West a distance of 114.06 feet; thence North 50 degrees 32 minutes 40 seconds East a distance of 283.10 feet to the Point of Beginning.

Containing 5.270 acres, more or less.

(5.270 ACRES)

Plainfield Park Lot 14

AMERICAN
STRUCTUREPOINT
INC.

7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

DATE: 05/23/2018

DRAWN BY: EE

JOB NO. 2014.01953

SHEET NO.

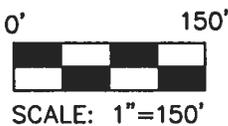
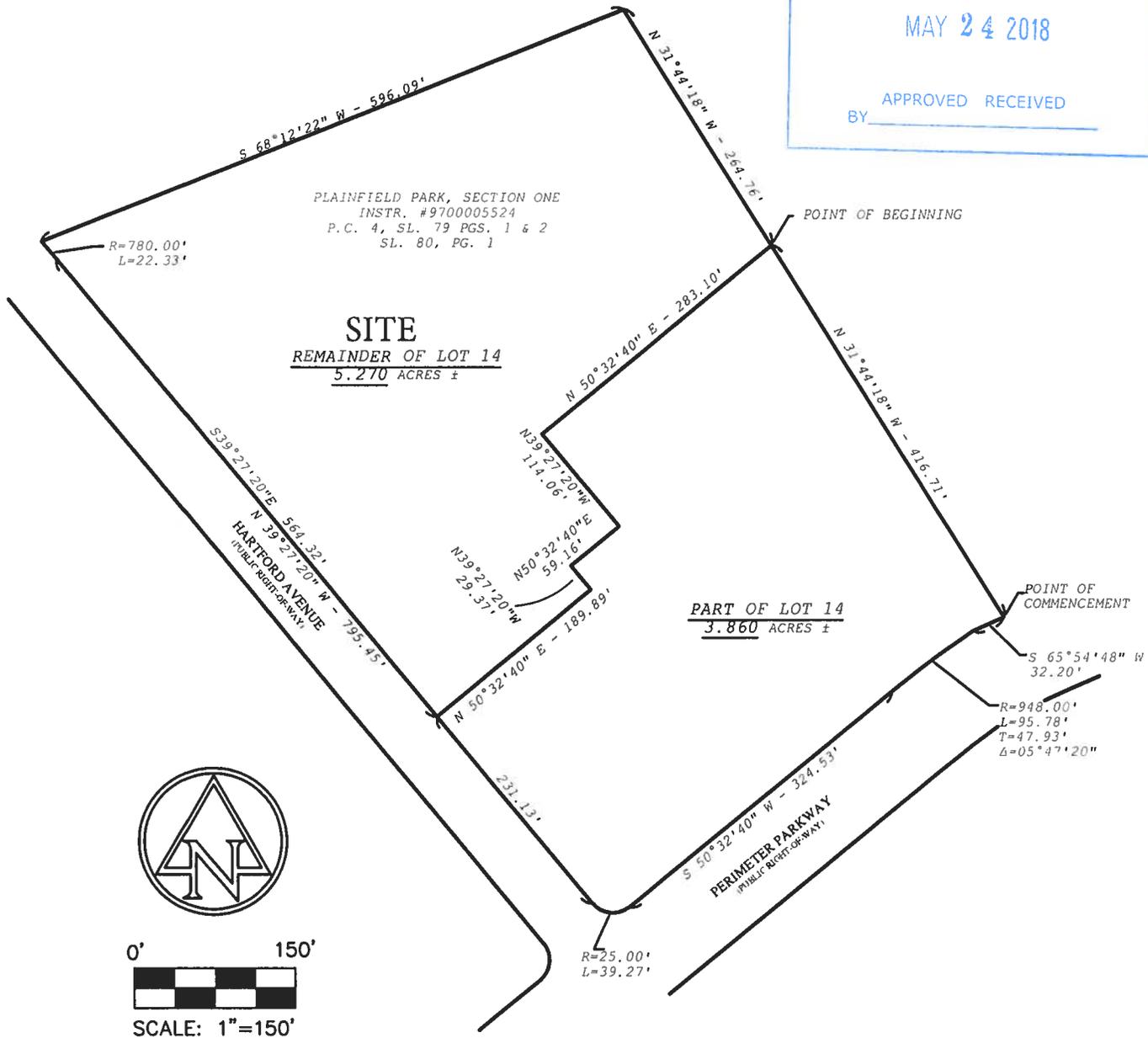
1
of
2

Site Exhibit

Plainfield
 Planning & Zoning
 DP RZ PUD PP BZA ILP SP

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SHEET NO.

2

of

2

EDIT DATE: 9/18/14 EDITED BY: EVANS P: \2014\01953\DRAWINGS\SURVEY\2014.01953.SV.2018-05-23.EXHIBITS.DWG

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: ATM Hospitality, LLC by Brian J. Tuohy, Attorney
Address: 50 S. Meridian Street, Suite 700
Indianapolis, IN 46204
Phone Number: (317) 638-2400
Fax Number: (317) 633-6618
E-Mail: btuohy@dtblegal.com

Project Engineer:

Name: American Structurepoint
Address: 7260 Shadeland Station
Indianapolis, IN
Phone Number: (317) 547-5580
Fax Number: (317) 543-0270
E-Mail: _____

AREA MAP



Interested Parties List

267 PARTNERS LLC
9000 KEYSTONE XING
STE 850
Indianapolis, IN 46240

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9000 KEYSTONE XING
STE850
Indianapolis, IN 46240

82 PLAINFIELD LLC
3495 COOLIDGE RD
East Lansing, MI 48823

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3495 COOLIDGE RD
East Lansing, MI 48823

AIRWEST 12 2301 REEVES RD INC
C/O HILLWOOD ATTN LAURIE ZIRPE
9800 HILLWOOD PKWY Ste 300
Fort Worth, TX 76177

AIRWEST 14 2201 REEVES RD INC
C/O HILLWOOD ATTN LAURIE ZIRPE
9800 HILLWOOD PKWY Ste 300
Fort Worth, TX 76177

CLPF - PLAINFIELD PARK 3 LP
C/O CLARION PARTNERS LLC
1717 MCKINNEY AVE Ste 1900
Dallas, TX 75202

CLPF - PLAINFIELD PARK 3 LP
C/O CLARION PARTNERS LLC
1717 MCKINNEY AVE Ste 1900
Dallas, TX 75202

CLPF PLAINFIELD BUSINESS PARK 1 LLC
C/O CLARION PARTNERS
1717 MCKINNEY AVE Ste 1900
Dallas, TX 75202

CLPF PLAINFIELD BUSINESS PARK 1 LLC
C/O CLARION PARTNERS
1717 MCKINNEY AVE Ste 1900
Dallas, TX 75202

DUKE SECURED FINANCING 2006 LLC
PO BOX 40509
Indianapolis, IN 46240

GPS DEVELOPMENT 2 LLC
2244 E Perry Rd
Plainfield, IN 46168

GPS DEVELOPMENT LLC
2244 E PERRY RD
Plainfield, IN 46168

INDY SW LODGING ASSOCIATES LLC
5701 PROGRESS RD
Indianapolis, IN 46241

INDY SW LODGING ASSOCIATES LLC
5701 PROGRESS RD
Indianapolis, IN 46241

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Indianapolis, IN 46241

INDY SW LODGING ASSOCIATES LLC
5701 PROGRESS RD
Indianapolis, IN 46241

INDY SW LODGING ASSOCIATES LLC
57014 PROGRESS RD
Indianapolis, IN 46241

North Pointe Development LLC
2244 E PERRY RD
Plainfield, IN 46168

Plainfield Place LLC
9011 N Meridian St
SUITE 202
Indianapolis, IN 46260

Plainfield Town Of
206 W Main St
Plainfield, IN 46168

Plainfield Town Of
Po Box 65
Plainfield, IN 46168

PLAINFIELD TRADE CENTER LLC
6925 East 96th St STE 200
Indianapolis, IN 46250