



DEPARTMENT OF DEVELOPMENT SERVICES

DEVELOPMENT PLAN APPLICATION

Project Name:	Allpoints Midwest Building 14		
Project Address/Location:	Southwest corner of County Road 100 South and Smith Road		
Existing use of property:	Undeveloped		
Area (in acres):	43.94 +/-	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	Waivers	Development Incentives
<input type="checkbox"/> Gateway Corridor	<input type="checkbox"/> Architectural Standards/Materials	<input type="checkbox"/> Alternative Parking Plan
<input checked="" type="checkbox"/> Within 600' of Residential	<input type="checkbox"/> R-6 (6 to 8 units/acre)	<input type="checkbox"/> Common Off Street Parking
<input type="checkbox"/> R-6 District	<input type="checkbox"/> R-6 (8 to 12 units/acre)	<input checked="" type="checkbox"/> Depth of Yard
<input type="checkbox"/> PUD Final Detailed Plan	<input type="checkbox"/> Park District	<input checked="" type="checkbox"/> Orientation of Loading Spaces
<input type="checkbox"/> Town Center District	<input type="checkbox"/> Religious District	<input type="checkbox"/> Private Street
<input type="checkbox"/> RU or MU District	<input type="checkbox"/> School District	<input type="checkbox"/> R-1, R-2, R-3
<input type="checkbox"/> P, REL, or S Master Plan		<input type="checkbox"/> Use of Yard
		<input type="checkbox"/> 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: John T. Cohoat Date: 6.16.21

Printed Name & Title: John T. Cohoat V.P. of Development

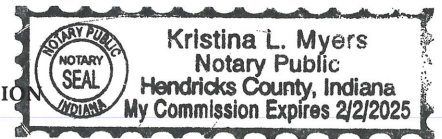
State of: Indiana)

County of: Boone) SS:

Subscribed and sworn to before me this 16th day of June, 2021.

Kristina L. Myers, Kristina L. Myers
Notary Public Signature Printed Name

Residing in Hendricks County My Commission expires 2-2-25





DEPARTMENT OF DEVELOPMENT SERVICES

Findings of Fact: Development Plan

Project Name:	Allpoints Midwest Building 15
Address/Location:	Southwest corner of County Road 100 South and Smith Road
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:	<i>To the best of our knowledge and belief the requirements of the Development Standards have been met.</i>
2. The Development Plan complies with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted because:	<i>To the best of our knowledge and belief the provisions of the Subdivision Control Ordinance have been met.</i>
3. The Development Plan complies with all applicable provisions for Architectural and Site Design Review for which a waiver has not been granted because:	<i>To the best of our knowledge and belief the provisions for Architectural and Site Design Review have been met.</i>
4. The proposed development is appropriate to the site and its surroundings because:	<i>The proposed development is a Primary Use as permitted by the Zoning Classification Requirements for the proposed site.</i>
5. The proposed development is consistent with the intent and purpose of the Plainfield Zoning Ordinance because:	<i>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.</i>

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: Development Incentive for Depth of Yard and Required Bufferyards

Project Name:	Allpoints Midwest Building 15
Address/Location:	Southwest corner of County Road 100 South and Smith Road
Docket Number:	

The Plan Commission may approve such Depth of Yard and Required Bufferyard reduction upon a finding that:

FINDING

APPLICANT RESPONSE

1. Is The Plant Unit Value to be provided in the required Yard or required Bufferyard exceeds the normal standard for such Yard by a multiple of 2.0 or more; or

For any Building wall which is located completely or partially within a reduced Yard or Bufferyard, the entire length of such Building wall shall be screened by foundation landscaping which has been increased by a multiple of 2.0 or more, and the site will be so designed and Building placement so oriented that all Parking Areas, Interior Access Drives, Loading Areas, Outside Storage and operations, or outdoor display areas shall be located so as to comply with the minimum Setback requirements, Use of Minimum Yards and Bufferyards requirements, and landscaping requirements otherwise applicable to the site because:
2. The proposed development is appropriate to the site and its surroundings because:
3. The proposed development is consistent with the intent and purpose of the Plainfield Zoning Ordinance because:

<i>The Plant Unit Value in the required Yard exceeds the normal standard for such yard by a multiple of 2.0 or more as required by the Development Incentive.</i>
<i>The proposed development is a Primary Use as permitted by the Zoning Classification Requirements for the proposed site.</i>
<i>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.</i>

PLAINFIELD PLAN COMMISSION

The Development Incentive 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:	Allpoints Midwest Building 15
Address/Location:	Southwest corner of County Road 100 South and Smith Road
Docket Number:	

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

FINDING	APPLICANT RESPONSE
<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><i>The front bufferyard effectively screens the loading dock space by adding a Plant Unit Value of more than 4.0 in the appropriate areas as required by the Development Incentive.</i></p>
<p>2. The proposed development is appropriate to the site and its surroundings because:</p>	<p><i>The proposed development is a Primary Use as permitted by the Zoning Classification Requirements for the proposed site.</i></p>
<p>3. The proposed development is consistent with the intent and purpose of the Plainfield Zoning Ordinance because:</p>	<p><i>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.</i></p>

PLAINFIELD PLAN COMMISSION

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

 Bruce Smith,
 President, Plainfield Plan Commission



DEPARTMENT OF DEVELOPMENT SERVICES

Project Contact Listing

APPLICANT

Name:	Browning Investments Rep: Terry Hebert
Street Address:	6100 W 96th St., Suite 150
City/Town:	Indianapolis
State, ZIP:	IN, 46278
Phone Number:	317.344.7300
E-Mail:	thebert@browninginv.com

OWNER

Name:	Browning Investments Rep: Terry Hebert
Street Address:	6100 W 96th St., Suite 150
City/Town:	Indianapolis
State, ZIP:	IN, 46278
Phone Number:	317.344.7300
E-Mail:	thebert@browninginv.com

ENGINEER

Name:	American Structurepoint Inc Rep: Nathan Winslow
Street Address:	9025 River Road, Suite 200
City/Town:	Indianapolis
State, ZIP:	IN, 46240
Phone Number:	317.547.5580
E-Mail:	nwinslow@structurepoint.com

ARCHITECT

Name:	Curran Architecture Rep: Michael Long
Street Address:	5719 Lawton Loop E Dr., Suite 212
City/Town:	Indianapolis
State, ZIP:	IN, 46240
Phone Number:	317.288.0681
E-Mail:	mlong@curran-architecture.com

ATTORNEY

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

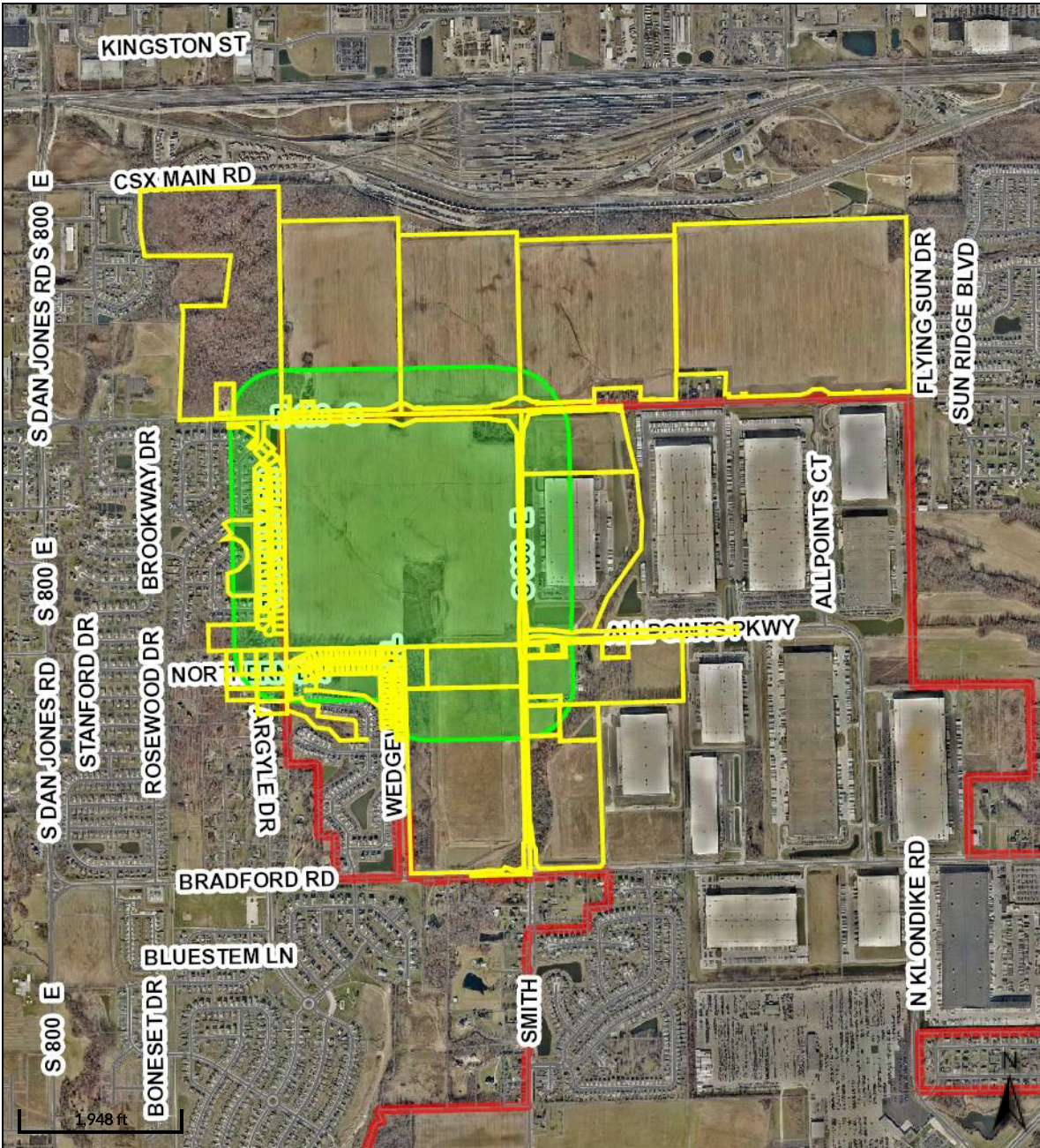
OTHER

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

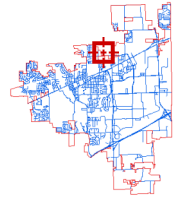
Of the persons above, is there a designated contact person?

<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



Overview



Legend

-  Parcels
-  County Roads
-  Corporate Bounda

Date created: 6/18/2021
 Last Data Uploaded: 6/17/2021 11:23:06 PM

Developed by  Schneider
 GEOSPATIAL

ParcelId	OwnerName	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerCityStZip	Country
32-10-13-456-008.000-027	ABOITE MONY & NADIA H/W	1650 WEDGEWOOD PL			Avon, IN 46123	
32-10-13-453-029.000-027	ABULGUBEIN MARY J & IBRAHIM K	1677 WEDGEWOOD PL			Avon, IN 46123	
32-10-13-453-036.000-027	ADEWOPO OYEDYOIN A	1605 WEDGEWOOD PL			Avon, IN 46123	
32-10-13-459-018.000-027	AKINKOYE ODUNAYO & TITILAYO H/W	8710 HOLLYHOCK GROVE			Avon, IN 46123	
32-10-13-330-006.000-022	ALERDING DOYLE	8438 NORTHERN DR			Avon, IN 46123	
32-10-13-112-013.000-031	ALEXANDER JEREME SHANE	1402 TURFWAY DR			Avon, IN 46123	
32-10-13-101-006.000-031	AMERICAN HOMES 4 RENT PROPERTIES TEN LLC	ATTN: Property Tax Dept	23975 Park Sorrento, Suite 300		Calabasas, CA 91302	
32-10-13-101-013.000-031	AMH 2015-1 BORROWER LLC	23975 PARK SORRENTO, SUITE 300			Calabasas, CA 91302	
32-09-18-100-001.000-027	AP MIDWEST 8 LLC	C/O REAL ESTATE TAX ADVISORS	PO BOX 40509		Indianapolis, IN 46240	
32-10-13-459-011.000-027	ARTEAGA GEOVANNI R	8626 HOLLYHOCK GROVE			Avon, IN 46123	
32-10-13-456-028.000-027	AZEM MOHAMED	8603 HOLLYHOCK GROVE			Avon, IN 46123	
32-10-13-459-017.000-027	BABBITT MICHAEL RYAN	8698 HOLLYHOCK GROVE			Avon, IN 46123	
32-10-13-104-008.000-031	Becker N Nicholas & Vickie H/w	1185 Lexington Woods Dr			Avon, IN 46123	
32-10-13-104-010.000-031	BENDER COREY M & SARA D H/W	1151 LEXINGTON WOODS DR			Avon, IN 46123	
32-10-13-101-002.000-031	BENNETT PAUL DAVID	1055 LEXINGTON WOODS DR			Avon, IN 46123	
32-10-13-109-003.000-031	BERRY CHARLES T & JANE ANN H/W	1428 TURFWAY CT			Avon, IN 46123	
32-10-13-453-037.000-027	BOLDEN RAPHAEL & LACRYSTAL H/W	1593 WEDGEWOOD PL			Avon, IN 46123	
32-10-13-101-009.000-031	BREDLOW MICHAEL E	1177 TURFWAY DR			Avon, IN 46123	
32-09-18-300-013.000-027	BROWING VENTURE ASSOCIATES II LLC	6100 W 96TH ST SUITE 150			Indianapolis, IN 46278	
32-09-18-100-005.000-027	BROWNING DUKE LLC	Real Estate Tax Advisors, LLC	PO Box 40509		Indianapolis, IN 46240	
32-10-13-200-001.000-027	BROWNING VENTURE ASSOCIATES II LLC	6100 W 96TH ST STE 150			Indianapolis, IN 46278	
32-10-12-300-005.000-022	BUNTEN DOUGLAS	545 AUSTRIAN WAY			Avon, IN 46123	
32-10-13-453-031.000-027	BUTLER ERIC & AHLAI L H/W	1653 WEDGEWOOD PL			Avon, IN 46123	
32-10-12-300-012.000-031	Central Indiana Land Trust Inc	1500 N DELAWARE ST			Indianapolis, IN 46202	
32-10-13-101-008.000-031	Cheatham Michael S & Dawn M H/w	1159 Turfway Dr			Avon, IN 46123	
32-10-13-459-014.000-027	CHEEMA HARDEV & RUPINDER H/W & PHAGURA RAJWANT JT W	8662 HOLLYHOCK GROVE			Avon, IN 46123	
32-09-07-400-001.000-031	CHICAGO INDUSTRIAL INVESTMENTS LLC	P.O. BOX 511196			Salt Lake City, UT 84151	
32-10-13-104-009.000-031	Chorba James & Kathryn A H/w	1169 Lexington Woods Dr			Avon, IN 46123	
32-10-13-456-016.000-027	Coppage Richard M & Virginia G h/w	1570 WEDGEWOOD PL			Avon, IN 46123	
32-10-13-108-005.000-031	CORDRAY KIMBERLY C & RICKEY R W/H	1375 TURFWAY DR			Avon, IN 46123	
32-10-13-453-044.000-027	COX ROBIN DANIELLE & SAMUEL W W/H	8746 HOLLYHOCK GROVE			Avon, IN 46123	
32-10-13-456-023.000-027	CRABTREE JERRY	8665 HOLLYHOCK GROVE			Avon, IN 46123	
32-10-13-453-034.000-027	CRIST GARY & CATHY H/W	1629 WEDGEWOOD PL			Avon, IN 46123	
32-10-13-453-032.000-027	D.R. HORTON INDIANA LLC	C/O MATTHEW DUNN	9210 N MERIDIAN ST		Indianapolis, IN 46260	
32-10-13-453-039.000-027	DEOL RANDHIR S & PANAG SAPINDER KAUR H/W	1569 WEDGEWOOD PL			Avon, IN 46123	
32-10-13-457-019.000-027	DEVONSHIRE HOMEOWNERS ASSOC INC	9210 N MERIDIAN ST			Indianapolis, IN 46260	
32-10-13-459-010.000-027	DEWILDE KYLER & MICHAEL W/H	8614 HOLLYHOCK GROVE			Avon, IN 46123	
32-09-18-315-001.000-027	DUKE CONSTRUCTION LIMITED PARTNERSHIP	6100 W 96TH ST Ste 150			Indianapolis, IN 46278	
32-09-18-300-014.000-027	DUKE ENERGY INDIANA INC	C/O DUKE ENERGY	550 S TYRON ST		Charlotte, NC 28202	
32-09-18-310-005.000-027	DUKE REALTY LIMITED PARTNERSHIP	8711 RIVER CROSSING BLVD			Indianapolis, IN 46240	
32-10-13-456-018.000-027	ELIAS MALDONADO & LOPEZ KAREN SALAZAR JTWROS	1546 WEDGEWOOD PL			Avon, IN 46123	
32-10-13-108-007.000-031	FAGAN PHILIP M & LINDA L H/W	1411 TURFWAY DR			Avon, IN 46123	
32-10-13-459-013.000-027	FARMER GARETT M	8650 HOLLYHOCK GROVE			Avon, IN 46123	
32-10-13-101-005.000-031	FECADU TEKLIT G & TSEGERDA T	1111 TURFWAY DR			Avon, IN 46123	
32-10-13-456-017.000-027	FLAHERTY DEBRA	1558 WEDGEWOOD PL			Avon, IN 46123	
32-10-13-108-006.000-031	FRANCO BRIAN E & ANGELA K FAMILIY TRUST	1393 TURFWAY DR			Avon, IN 46123	
32-10-13-459-020.000-027	FRAZIER PERRY & JESSICA h&w	8734 HOLLYHOCK GROVE			Avon, IN 46123	
32-10-13-104-007.000-031	GETZ BRIAN J	1203 LEXINGTON WOODS DR			Avon, IN 46123	
32-10-13-330-007.000-022	GILDNER LELAND M	8474 NORTHERN DR			Avon, IN 46123	
32-10-13-456-026.000-027	GREWAL RAJVEER S & DHILLON GURJEET H/W	8627 HOLLYHOCK GROVE			Avon, IN 46123	
32-10-13-104-001.000-031	GROSS MIKAYLAH L	1110 TURFWAY DR			Avon, IN 46123	
32-10-13-104-005.000-031	HAMMOND BRENDA	1184 TURFWAY DR			Avon, IN 46123	

32-10-13-456-024.000-027	HARDIMON SHADRICK D	8651 HOLLYHOCK GRV	Avon, IN 46123
32-10-13-112-020.000-031	HAYCRAFT JAMES DUDLEY JR & KATHY J H/W	1280 TURFWAY DR	Avon, IN 46123
32-10-13-458-017.000-027	HERNANDEZ ORLANDO	1560 DEVONSHIRE AVE	Avon, IN 46123
32-10-13-330-005.000-022	HUBER MICHAEL J & DALE RENEE H/W	8406 NORTHERN DR	Avon, IN 46123
32-10-13-330-008.000-022	HUGHES HANNAH LEE & MARSH MICHELE LEE JT WROS	8490 NORTHERN DR	Avon, IN 46123
32-10-13-456-029.000-027	HUMMEL ANTON C & KASSIDY E JT WROS	8591 HOLLYHOCK GROVE	Avon, IN 46123
32-10-13-112-015.000-031	Hurd Shelby K & Marjan M H/W	1368 Turfway Dr	Avon, IN 46123
32-10-13-345-001.000-022	HURN PRISCILLA	8487 NORTHERN DR	Avon, IN 46123
32-10-13-104-011.000-031	HYLTON WILLIAM R & BEVERLY J H/W	1133 LEXINGTON WOODS DR	Avon, IN 46123
32-10-13-456-014.000-027	KAUR AMANJIT & SINGH SUKHRAJ W/H	1594 WEDGEWOOD PL	Avon, IN 46123
32-10-13-112-018.000-031	KHUAT TONY MINH	1318 TURFWAY DR	Avon, IN 46123
32-10-13-453-042.000-027	KING TAVARES J	1533 WEDGEWOOD PL	Avon, IN 46123
32-10-13-458-004.000-027	KLEIN RANDALL S & SUSAN	1664 DEVONSHIRE AVE	Avon, IN 46123
32-10-13-459-019.000-027	KURRACK JAMES R & NANCY S H/W	8722 HOLLYHOCK GROVE	Avon, IN 46123
32-10-13-453-043.000-027	LAWAL KAREEMOT & ADETUNJI W/H	1521 WEDGEWOOD PL	Avon, IN 46123
32-10-13-456-020.000-027	LENEAR SHAUN A	8701 HOLLYHOCK GROVE	Avon, IN 46123
32-10-13-459-004.000-027	LEONARD MATTHEW J & ROMANCITO MONICA L JT WROS	8542 HOLLYHOCK GROVE	Avon, IN 46123
32-10-13-103-001.000-031	Lexington Woods Community Assoc Inc	C/O GEMINI MANAGEMENT	9111 CAWFORDSVILLE RD Indianapolis, IN 46234
32-10-13-108-009.000-031	Locke John T & Kerry M	1445 Turfway Ct	Avon, IN 46123
32-10-13-456-025.000-027	LUBANA DILBAG & KAUR HARDEEP H/W	8639 HOLLYHOCK GROVE	Avon, IN 46123
32-10-13-457-022.000-027	MACALUSO ANTHONY R & DOLDER KRISA M JT WROS	1555 DEVONSHIRE AVE	Avon, IN 46123
32-10-13-112-017.000-031	MAHANT SIDDHARTH & KUMARI NEELAM	1336 TURFWAY DR	Avon, IN 46123
32-10-13-456-009.000-027	Majiyagbe Olumide & Olanike h/w	1642 WEDGEWOOD PL	Avon, IN 46123
32-10-13-101-010.000-031	MATA GEORGE F & GAIL A H/W	11193 TURFWAY DR	Avon, IN 46123
32-10-13-102-001.000-031	MATTHEWS ANGELA & TED III W/H	1234 TURFWAY DR	Avon, IN 46123
32-10-13-453-040.000-027	MAWOLO PRINCE & LOURINA H/W	1557 WEDGEWOOD PL	Avon, IN 46123
32-10-13-459-005.000-027	MCCANN DONALD C & ANGELA K H/W	8554 HOLLYHOCK GROVE	Avon, IN 46123
32-10-13-104-004.000-031	McGlone Edward A & Lisa A & Vanhorn Jack L Jt Ten Wros	1168 Turfway Dr	Avon, IN 46123
32-10-13-101-007.000-031	MCMANUS DAVID J & KIMBERLY J H/W	1143 TURFWAY DR	Avon, IN 46123
32-10-13-108-008.000-031	Meyer Brett D & Tammie M H/W	1429 Turfway Ct	Avon, IN 46123
32-10-13-459-012.000-027	MILFORD CHERENITA T	8638 HOLLYHOCK GRV	Avon, IN 46123
32-10-13-453-030.000-027	MOHAMMADI-SAKHA MOHSEN & VIVIAN H/W	1665 WEDGEWOOD PL	Avon, IN 46123
32-10-13-456-031.000-027	MOHAMMED RAIMAT & FARIDAT JT WROS	8559 HOLLYHOCK GROVE	Avon, IN 46123
32-10-13-112-021.000-031	MYER JOSEPH D & JULIA D H/W	1266 TURFWAY DR	Avon, IN 46123
32-10-13-104-006.000-031	NELSON SUE J	1202 TURFWAY DR	Avon, IN 46123
32-10-13-456-027.000-027	NWANKWO EMEKA	8615 HOLLYHOCK GROVE	Avon, IN 46123
32-10-13-459-007.000-027	OGO SHELEITA N	8578 HOLLYHOCK GROVE	Avon, IN 46123
32-10-13-453-033.000-027	OGUNNIRAN ROTIMI	1641 WEDGEWOOD PL	Avon, IN 46123
32-10-13-456-032.000-027	OLINGER IV LESTER E & DIANE M H/W	8537 HOLLYHOCK GROVE	Avon, IN 46123
32-10-13-456-030.000-027	OLSEN JAMES J	8577 HOLLYHOCK GROVE	Avon, IN 46123
32-10-13-456-012.000-027	OSEI EBENEZER	1618 WEDGEWOOD PL	Avon, IN 46123
32-09-18-300-002.000-027	Pate Michael M & Glenda K	1531 S County Road 900 E	Avon, IN 46123
32-09-18-302-001.000-027	Pate Michael M & Glenda K	1531 SMITH RD	Avon, IN 46123
32-10-13-104-012.000-031	PETERSON DENISE & MICHAEL w&h	1115 LEXINGTON WOODS DR	Avon, IN 46123
32-10-13-400-015.000-027	PLAINFIELD TOWN OF	206 W MAIN ST	Plainfield, IN 46168
32-10-13-101-004.000-031	POLGAR ERIC SCOTT & TAYLOR TIERNEY H/W	1099 TURFWAY DR	Avon, IN 46123
32-10-13-104-013.000-031	PORTER ROBERT L JR & ERICA	1088 TURFWAY DR	Avon, IN 46123
32-10-13-456-015.000-027	QIU HAO	1582 WEDGEWOOD PL	Avon, IN 46123
32-10-13-456-004.000-027	QURESHI SADAF	1694 WEDGEWOOD PL	Avon, IN 46123
32-10-13-101-011.000-031	RHINEHART JULIAN	1215 Turfway Dr	Avon, IN 46123
32-10-13-112-016.000-031	RICHARDS JENS & MARISSA H/W	1354 TURFWAY DR	Avon, IN 46123
32-10-13-456-007.000-027	RICHARDSON JEFFREY & KATHLEEN H/W	1662 WEDGEWOOD PL	Avon, IN 46123
32-10-13-108-002.000-031	Rihel David John & Dimple H/W	1327 Turfway Dr	Avon, IN 46123

32-10-13-108-010.000-031	Rudkin Conrad L & Sherry M H/W	1457 Turfway Ct		Avon, IN 46123
32-10-13-101-003.000-031	RUEMMELE JEFFREY M & KRISTA S h&w	1067 LEXINGTON WOODS DR		Avon, IN 46123
32-10-13-459-009.000-027	SALCEDO LUIS & ACOSTA KATHERYN H/W	8602 HOLLYHOCK GROVE		Avon, IN 46123
32-10-13-456-013.000-027	SAMRA SHERPAL & KALMINDER H/W	1606 WEDGEWOOD PL		Avon, IN 46123
32-10-13-459-002.000-027	SCHULTZ CHRISTOPHER R CATHERINE M H/W	8518 HOLLYHOCK GRV		Avon, IN 46123
32-10-13-108-001.000-031	SEELIG AARON & SAMANTHA J H/W	1311 TURFWAY DR		Avon, IN 46123
32-10-13-459-015.000-027	SEKHON GURWINDER S	8674 HOLLYHOCK GROVE		Avon, IN 46123
32-10-13-456-010.000-027	SELLS CHUANTIAVA & WILLIAMS GREGORY D JT WROS	1630 WEDGEWOOD PL		Avon, IN 46123
32-10-13-453-038.000-027	SHARP KOURTNIE M	1581 WEDGEWOOD PL		Avon, IN 46123
32-10-13-112-019.000-031	Short Vincent Alphonso & Mary Ann B H/W	1304 Turfway Dr		Avon, IN 46123
32-10-13-108-003.000-031	SIMON BRANDY J & JENNIFER L H/W	1343 TURFWAY DR		Avon, IN 46123
32-10-13-456-006.000-027	SINGH GURPREET & KAUR SANDEEP H/W	1674 WEDGEWOOD PL		Avon, IN 46123
32-10-13-456-005.000-027	SINGH RANVIR	1686 WEDGEWOOD PL		Avon, IN 46123
32-10-13-456-022.000-027	SINGH SURINDER & KIRANDEEP KAUR H/W	8677 HOLLYHOCK GROVE		Avon, IN 46123
32-10-13-112-014.000-031	SMALLEY KAREN B & ELMO W w&h	1390 TURFWAY DR		Avon, IN 46123
32-10-13-109-002.000-031	SMITH RONNIE J	1450 TURFWAY CT		Avon, IN 46123
32-10-13-453-041.000-027	SMITH SHARAN A & DELBERT E W/H	1545 WEDGEWOOD PL		Avon, IN 46123
32-10-13-453-027.000-027	SPRATT JASON	1701 WEDGEWOOD PL		Avon, IN 46123
32-10-13-112-022.000-031	STAUFFER DAVID R & COLENE K H/W	1252 TURFWAY DR		Avon, IN 46123
32-09-18-300-009.000-027	SWALLEY KEN R	1579 SMITH RD		Avon, IN 46123
32-10-13-456-021.000-027	SYKES RAVEN L	8689 HOLLYHOCK GROVE		Avon, IN 46123
32-10-13-340-004.000-022	TAYLOR GLORIA J	1584 ARGYLE DR		Avon, IN 46123
32-10-13-104-002.000-031	TERRERA SERGIO F & GIMENEZ SANDRA N H/W	1132 TURFWAY DR		Avon, IN 46123
32-10-12-400-003.000-031	Tolan Michael A & Debra A H/w	8540 E County Road 100 S		Avon, IN 46123
32-10-12-600-003.600-031	TOWN OF AVON	6570 E US HIGHWAY 36		Avon, IN 46123
32-10-13-459-008.000-027	VACA FABIAN ROBLES & MELISSA H/W	8590 HOLLYHOCK GROVE		Avon, IN 46123
32-10-13-101-012.000-031	VANDEWALLE SUSAN E & ERIC W/H	1231 Turfway Dr		Avon, IN 46123
32-10-13-453-035.000-027	VILLAFANA DAVID A & NADIA H/W	1617 WEDGEWOOD PL		Avon, IN 46123
32-10-13-453-028.000-027	WALKER AMY M	1689 WEDGEWOOD PL		Avon, IN 46123
32-10-13-456-019.000-027	WARAICH KULDEEP S	1534 WEDGEWOOD PLACE		Avon, IN 46123
32-10-13-104-003.000-031	WILLIAMS MATTHEW S & ALLISON J	1150 TURFWAY DR		Avon, IN 46123
32-10-13-459-016.000-027	WINKELSETH SEAN & MADISON H/W	8686 HOLLYHOCK GROVE		Avon, IN 46123
32-10-13-108-004.000-031	Winstead Johnnie Jr & Toni Fran H/W	1359 Turfway Dr		Avon, IN 46123
32-10-13-101-014.000-031	WITZIG BRIAN & SARAH H/W	1263 TURFWAY DR		Avon, IN 46123
32-10-13-459-006.000-027	WOOD JUSTIN & SARA A H/W	8566 HOLLYHOCK GROVE		Avon, IN 46123
32-10-13-459-003.000-027	WRIGHT NATHANIEL & EVELYN H/W	8530 HOLLYHOCK GROVE		Avon, IN 46123
32-10-13-101-015.000-031	YOUNG LADONNA	1279 TURFWAY DR		Avon, IN 46123
32-10-13-345-002.000-022	YOUNG STEVE R	1593 ARGYLE DR		Avon, IN 46123
32-10-13-345-003.000-022	ZACHARY CHRISTOPHER	1615 ARGYLE DR		Avon, IN 46123
32-10-13-340-002.000-022	ZAJDEL MICHAEL & KRISTEN H/W	8421 NORTHERN DR		Avon, IN 46123
32-09-18-160-001.000-027	AP MIDWEST 8 LLC	600 E 96TH ST STE 100		Indianapolis, IN 46240
32-09-18-100-001.000-027	AP MIDWEST 8 LLC	C/O REAL ESTATE TAX ADVISORS	PO BOX 40509	Indianapolis, IN 46240
32-09-18-300-013.000-027	BROWNING VENTURE ASSOCIATES II LLC	6100 W 96TH ST SUITE 150		Indianapolis, IN 46278
32-09-18-300-013.000-027	BROWNING VENTURE ASSOCIATES II LLC	6100 W 96TH ST SUITE 150		Indianapolis, IN 46278
32-09-18-100-005.000-027	BROWNING DUKE LLC	Real Estate Tax Advisors, LLC	PO Box 40509	Indianapolis, IN 46240
32-09-18-310-004.000-027	BROWNING VENTURE ASSOCIATES II LLC	6100 W 96TH ST Ste 150		Indianapolis, IN 46278
32-10-13-400-012.000-027	BROWNING VENTURE ASSOCIATES II LLC	6100 W 96TH ST SUITE 150		Indianapolis, IN 46278
32-09-07-400-001.000-031	CHICAGO INDUSTRIAL INVESTMENTS LLC	P.O. BOX 511196		Salt Lake City, UT 84151
32-09-07-400-001.000-031	CHICAGO INDUSTRIAL INVESTMENTS LLC	P.O. BOX 511196		Salt Lake City, UT 84151
32-10-12-400-002.000-031	CHICAGO INDUSTRIAL INVESTMENTS LLC	P.O. BOX 511196		Salt Lake City, UT 84151
32-10-12-400-001.000-031	CHICAGO INDUSTRIAL INVESTMENTS LLC	P.O. BOX 511196		Salt Lake City, UT 84151
32-10-13-456-011.000-027	D.R. HORTON INDIANA LLC	C/O MATTHEW DUNN	9210 N MERIDIAN ST	Indianapolis, IN 46260
32-10-13-458-013.000-027	DEVONSHIRE HOMEOWNERS ASSOC INC	9210 N MERIDIAN ST		Indianapolis, IN 46260

DUPLICATE
 PROPERTY
 RECORD

32-10-13-459-001.000-027	DEVONSHIRE HOMEOWNERS ASSOC INC	C/O WESTPORT HOMES	9210 N MERIDIAN ST	Indianapolis, IN 46260
32-10-13-101-001.000-031	Lexington Woods Community Assoc Inc	C/O GEMINI MANAGEMENT	9111 CRAWFORDVILLE RD	Indianapolis, IN 46234
32-10-13-102-002.000-031	Lexington Woods Community Assoc Inc	C/O GEMINI MANAGEMENT	9111 CRAWFORDSVILLE RD	Indianapolis, IN 46234
32-10-13-109-001.000-031	Lexington Woods Community Association Inc	C/O GEMINI MANAGEMENT	9111 CRAWFORDSVILLE RD	Indianapolis, IN 46234
32-10-13-112-012.000-031	Lexington Woods Community Association Inc	C/O GEMINI MANAGEMENT	9111 CRAWFORDSVILLE RD	Indianapolis, IN 46234
32-10-13-200-002.000-027	PLAINFIELD TOWN OF	206 W MAIN ST		Plainfield, IN 46168
32-09-18-100-009.000-027	PLAINFIELD TOWN OF	206 W MAIN ST		Plainfield, IN 46168
32-08-18-300-001.000-027	SWALLEY KEN R & PATE GLENDA K	C/O GLENDA PATE	1531 SMITH RD	Avon, IN 46123
32-09-18-376-001.000-027	SWALLEY KEN ROY	1579 SMITH RD		Avon, IN 46123
32-10-12-600-005.600-022	TOWN OF AVON	6570 E US HIGHWAY 36		Avon, IN 46123
32-09-07-400-004.000-031	TOWN OF AVON	6570 E US HWY 36		Avon, IN 46123
32-10-13-200-003.000-027	TOWN OF AVON	6570 E US HIGHWAY 36		Avon, IN 46123
32-10-12-600-002.000-031	TOWN OF AVON	6570 E US HWY 36		Avon, IN 46123
32-10-12-600-001.000-031	TOWN OF AVON	6570 E US HWY 36		Avon, IN 46123
32-10-12-600-004.000-031	TOWN OF AVON	6570 E US HWY 36		Avon, IN 46123
32-09-18-600-002.000-027	TOWN OF AVON	6570 E US HWY 36		Avon, IN 46123

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Allpoints Midwest Building #15 – Project Narrative
Southwest Corner of Smith Road and C.R. 100 S
Plainfield, Indiana
June 18, 2021

Owner: Browning Duke, LLC
6100 West 96th Street, Suite 150
Indianapolis, IN 46278

Petitioner: Browning Investments
6100 West 96th Street, Suite 150
Indianapolis, IN 46278

Architect: Curran Architecture
5719 Lawton Loop E. Dr., Suite 212
Indianapolis, IN 46216

Engineer: American Structurepoint
9025 River Road, Suite 200
Indianapolis, IN 46240

Project Overview

Browning Investments is proposing to construct a new industrial building located at the southwest corner of the intersection of Smith Road and C.R. 100 S. The proposed building is approximately 1,010,387 square feet and located on 47.79 acres of land. The site is currently undeveloped. Access to the development will come via one of two new streets proposed to serve the full build out of this part of the Allpoints Midwest Business Park campus. Both streets will be private, but constructed to public road standards as local industrial roads. The design of the primary road (east/west) is being handled under a separate contract and includes utility extensions from Smith Road to the end of the cul-de-sac.

Zoning Assessment

The property is currently zoned I2 and is consistent with the proposed land use. The proposed development is also located within 600 feet of residential and subject to the Development Plan review and approval process.

Under I2 zoning, the required front yard setback along Smith Road and C.R. 100 S (major collector) is 60 feet. Because the private roads are being designed to the Town Standards for local industrial roads, 30' front yard setbacks will be required along the south and west sides of the site.

A development incentive is required for loading dock orientation and depth of yard along C.R. 100 S. Landscaping has been increased along C.R. 100 S in accordance with the requirements outlined

in the Town Ordinance for Development Incentives. Rooftop mechanical units will be strategically located such that they are not visible from adjacent public streets as required per the Zoning Ordinance

Site Access

Proposed access to the property will come via three curb cuts. There is one curb cut planned off of Smith Road near the southeast corner of the property. The additional curb cuts used to serve the development will come from Velocity Court on the north side of the proposed site. Due to the layout of the site all three entrance will be shared between trucks and cars.

Velocity Court will have a sidewalk that extends to Smith Road. A connector sidewalk from the building to this sidewalk will be provided.

Parking

Vehicle parking will be provided primarily along the east and west sides of the building. The proposed building will require a minimum 337 parking spaces per the Zoning Ordinance at a rate of 1 space per 3,000 square feet. A total of 346 spaces are planned with twelve (12) spaces being dedicated ADA parking spaces as required per Federal Regulations. An additional 136 spaces will be available for future building and parking. The north and south sides of the building will serve as the truck court and trailer parking.

Landscaping

The proposed site will be landscaped in accordance with the Town of Plainfield Zoning Ordinance, including foundation plantings and front yards with increased landscaping provided along Smith Road in accordance with the Development Incentive for loading dock orientation and depth of yard.

Drainage

The proposed project will utilize inlets and swales to collect runoff from the site, transporting it to a regional detention pond for this entire quadrant of land. The detention pond will be located near the southwest corner of the remaining portion of undeveloped land. Detention and water quality will be provided. Discharge from the site is regulated using outlet control structures, which discharge into existing streams at the south central portion of this quadrant of land.

Site Utilities

Water: Water and fire service will be extended from the main that will be constructed along the proposed east/west road.

Sewer: Sanitary laterals will be extended to serve the building from the main that will be constructed along the proposed east/west road that connects to Smith Road.