



DEPARTMENT OF DEVELOPMENT SERVICES

DEVELOPMENT PLAN APPLICATION

Project Name: Carr Commercial Park Lot 1

Project Address/Location: Clarks Creek Road

Existing use of property: Undeveloped

Area (in acres): 1.069 Current Zoning: GC

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: 5-13-21

Printed Name & Title: Robert R. Carr

State of: Indiana )

County of: Hendricks ) SS:

Subscribed and sworn to before me this 13 day of May, 2021

[Signature] Notary Public Signature | JASON STENNETT Printed Name

Residing in Hendricks County My Commission expires 12-26-2024



# DEPARTMENT OF DEVELOPMENT SERVICES

## Authorization from Owner

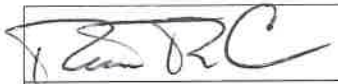
The undersigned, Robert R. Carr, being the Owner of the property commonly known as North corner property of Clarks Creek Rd & Crown Plaza Blvd., hereby authorizes Banning Engineering, P.C. to file a (check all that apply):

- Zone Map Change
- Development Plan
- Primary Plat
- Secondary Plat
- Vacation
- Variance
- Special Exception
- Administrative Appeal

This consent shall remain in effect:

until revoked by a written statement filed with the Department of Development Services.

until: \_\_\_\_\_

Signature: 

Printed: Robert R. Carr

Title (if applicable): \_\_\_\_\_

Date: 5-1-21

Signature: \_\_\_\_\_

Printed: \_\_\_\_\_

Title (if applicable): \_\_\_\_\_

Date: \_\_\_\_\_

State of: Indiana

County Of: Hendricks, SS:

State of: \_\_\_\_\_

County Of: \_\_\_\_\_, SS:

Subscribed and Sworn to before me this:

1 day of MAY, 2021.

Subscribed and Sworn to before me this:

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.



Notary Public Signature

JASON STENNETT

Printed

\_\_\_\_\_

Notary Public Signature

\_\_\_\_\_

Printed

My Commission expires: \_\_\_\_\_

12-26-2024

County of Residence: HENDRICKS

My Commission expires: \_\_\_\_\_

\_\_\_\_\_

County of Residence: \_\_\_\_\_



# DEPARTMENT OF DEVELOPMENT SERVICES

## Project Contact Listing

### APPLICANT

Name:	Robert R. Carr Properties, Inc.
Street Address:	3717 Clarks Creek Rd.
City/Town:	Plainfield
State, ZIP:	IN, 46168
Phone Number:	317-839-5944
E-Mail:	rcarr@carrpropertygroup.com

### OWNER

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

### ENGINEER

Name:	Banning Engineering, P.C.
Street Address:	853 Columbia Rd, Suite 101
City/Town:	Plainfield
State, ZIP:	IN, 46168
Phone Number:	317-707-3715
E-Mail:	rlindley@banning-eng.com

### ARCHITECT

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

### 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?

- Applicant
- Engineer
- Attorney

- Owner
- Architect
- Other



**DEPARTMENT OF DEVELOPMENT SERVICES**

**Findings of Fact: Development Plan**

Project Name:	Carr Commercial North Lot
Address/Location:	1916 Crown Plaza Blvd.
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:	The office use is a conforming use within the GC District
2. The Development Plan complies with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted because:	The Development does not require any waivers from the Subdivision Control Ordinance
3. The Development Plan complies with all applicable provisions for Architectural and Site Design Review for which a waiver has not been granted because:	The Development complies with the GC district development standards
4. The proposed development is appropriate to the site and its surroundings because:	This Development is an infill for the last remaining lot and matches the existing building and site design
5. The proposed development is consistent with the intent and purpose of the Plainfield Zoning Ordinance because:	The Development complies with the GC district development standards

**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: Waiver to Architecture Standards in Commercial/Industrial**

Project Name:	Carr Commercial Park - Lot 1
Address/Location:	1916 Crown Plaza Blvd
Docket Number:	

A Waiver of certain Architectural and Site Design Requirements may be granted upon a finding that:

<u>FINDING</u>	<u>APPLICANT RESPONSE</u>
1. Represents a innovative use of Building materials, lighting, Signs, site design features or landscaping which will enhance the use or value of area properties;	The proposed architectural features blend with the surrounding area and matches the existing building.
2. Is consistent with and compatible with other development located along the Gateway Corridor or within six-hundred (600) feet of the Residential District; and	This Development is an infill for the last remaining lot and matches the existing building and site design.
3. Is consistent with the intent and purpose of the Plainfield Zoning Ordinance.	The Development complies with the GC district development standards.

**PLAINFIELD PLAN COMMISSION**

The WAIVER is hereby Approved this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_\_.

\_\_\_\_\_  
 Bruce Smith,  
 President, Plainfield Plan Commission



853 Columbia Road, Suite 101, Plainfield, IN 46168  
Phone: (317) 707-3700 | Fax: (317) 707-3800

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February 21, 2018

Mr. Eric Berg  
Senior Planner  
Town of Plainfield  
206 West Main Street  
Plainfield, IN 46168

RE: Project Narrative  
Lot 1 Carr Commercial Park

Mr. Berg,

Robert Carr wishes to develop the property located at 1916 Crown Plaza Blvd into an office in the GC zoning district. The project will consist of an 8,000 square foot building and associated parking on approximately 1.07+/- acres. Per Town of Plainfield parking requirements, 28 car parking spaces are required, the project proposes 43 spaces. The parking lot will not be lighted for this particular project.

Mr. Carr is requesting Architectural and Site Development Plan Review with one waiver request for architectural material to match the existing building on the south side of Crown Plaza Blvd. The lot is already platted as Lot 1 in Carr Commercial Park.

Respectfully,

Ryan R. Lindley  
Director of Development

4EMGR  
5002 DODGE ST STE 203  
OMAHA, NE 68132

AUTO ZONE INC #2004/DEPT 8088  
PO BOX 2198  
MEMPHIS, TN 38101

CARPENTER PROPERTIES INC  
8901 S MERIDIAN ST  
INDIANAPOLIS, IN 46217

CLARKS CREEK LLC  
3717 CLARKS CREEK RD  
PLAINFIELD, IN 46168

CROSSROADS COMMERCIAL  
PROPERTIES LLC  
3828 CLARKS CREEK RD  
PLAINFIELD, IN 46168

CROWN PLAZA APARTMENTS LLC  
C/O OPPENHEIMER  
1180 WELSH RD STE 210  
NORTH WALES, PA 19454

DOLLAR GENERAL INVESTMENTS, INC.  
C/O TAX DEPT. STORE #7403  
100 MISSION RDG  
GOODLETTSVILLE TN 37072

EAST PLAINFIELD MEDICAL OFFICE  
FACILITY LLC  
1101 E WHISHAND RD  
BLOOMINGTON, IN 47408

GENERAL PARTNERS LLC  
652 N Girls School Rd #110  
INDIANAPOLIS, IN 46214

GORREPATI PROPERTIES II LLC  
11843 KEMPER SPRINGS DR  
CINCINNATI, OH 45240

KINNLEY COURT LP  
4530 MERCHANTS RD  
FORT WAYNE, IN 46818

OSSIP REAL ESTATE 2245 E MAIN LLC  
9795 CROSSPOINT BLVD Ste 100  
INDIANAPOLIS, IN 46256

PLAINFIELD BOARD OF TRUSTEE  
PO BOX 65  
PLAINFIELD, IN 46168

PLAINFIELD HEALTH CARE CENTER LLC  
3700 Clark's Creek Rd  
PLAINFIELD, IN 46168

PLAINFIELD TOWN OF  
206 W MAIN ST  
PLAINFIELD, IN 46168

WAL-MART REAL ESTATE BUSINESS  
TRUST – DEPT 8916  
702 S W 8th St  
BENTONVILLE, AR 72716

WT MHC LLC  
10769 BROADWAY STE 307  
CROWN POINT, IN 46307



853 Columbia Road, Suite 101, Plainfield, IN 46168  
Phone: (317) 707-3700 | Fax: (317) 707-3800

**DELIVERY TRANSMITTAL**

**DATE:** 5/21/2021

**JOB NO:** 19286

**TO:** Chief Jared McKee  
Plainfield Police Department  
1075 W. Main Street  
Plainfield, IN 46168

MAIL  FEDEX  PICK UP **DELIVERED BY:** \_\_\_\_\_  
 CERTIFIED

**PROJECT:** Carr Commercial Park – Lot 1

**SUBMITTED:**

- 1) One (1) Copy of Site Plan
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_
- 4) \_\_\_\_\_
- 5) \_\_\_\_\_
- 6) \_\_\_\_\_
- 7) \_\_\_\_\_

**COMMENTS:**

Per the Town of Plainfield requirements we are sending the attached documents for your review as a checkpoint agency.

Regards,

Ryan Lindley, Director of Development

Please call (317) 707 3700 with any questions pertaining to this transmittal.  
Thank you.



**DELIVERY TRANSMITTAL**

**DATE:** 5/21/2021

**JOB NO:** 19286

**TO:** Steven Cook  
Hendricks County Communication Center  
4010 Clarks Creek Road  
Plainfield, IN 46168

MAIL  FEDEX  PICK UP DELIVERED BY: \_\_\_\_\_  
 CERTIFIED

**PROJECT:** Carr Commercial Park – Lot 1

**SUBMITTED:**

- 1) One (1) Copy of Site Plan
- 2) \_\_\_\_\_
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- 6) \_\_\_\_\_
- 7) \_\_\_\_\_

**COMMENTS:**

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Regards,

Ryan Lindley, Director of Development

Please call (317) 707 3700 with any questions pertaining to this transmittal.  
Thank you.



853 Columbia Road, Suite 101, Plainfield, IN 46168  
Phone: (317) 707-3700 | Fax: (317) 707-3800

**DELIVERY TRANSMITTAL**

**DATE:** 5/21/2021

**JOB NO:** 19286

**TO:** Chief Wade Stevens  
Plainfield Fire Territory  
591 Moon Road  
Plainfield, IN 46168

MAIL  FEDEX  PICK UP **DELIVERED BY:** \_\_\_\_\_  
 CERTIFIED

**PROJECT:** Carr Commercial Park – Lot 1

**SUBMITTED:**

- 1) One (1) Copy of Site Plan
- 2) \_\_\_\_\_
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- 6) \_\_\_\_\_
- 7) \_\_\_\_\_

**COMMENTS:**

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Regards,

Ryan Lindley, Director of Development

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Thank you.



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Phone: (317) 707-3700 | Fax: (317) 707-3800

**DELIVERY TRANSMITTAL**

**DATE:** 5/21/2021

**JOB NO:** 19286

**TO:** Dave Gaston  
Hendricks County Surveyor  
355 S. Washington St, #214  
Danville, IN 46122

MAIL  FEDEX  PICK UP **DELIVERED BY:** \_\_\_\_\_  
 CERTIFIED

**PROJECT:** Carr Commercial Park – Lot 1

**SUBMITTED:**

- 1) One (1) Copy of Site Plan
- 2) \_\_\_\_\_
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- 7) \_\_\_\_\_

**COMMENTS:**

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Regards,

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Thank you.



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**DELIVERY TRANSMITTAL**

**DATE:** 5/21/2021

**JOB NO:** 19286

**TO:** Ms. Krista Click  
Hendricks County Health Dept.  
355 S. Washington St, #G30  
Danville, IN 46122

MAIL  FEDEX  PICK UP **DELIVERED BY:** \_\_\_\_\_  
 CERTIFIED

**PROJECT:** Carr Commercial Park – Lot 1

**SUBMITTED:**

- 1) One (1) Copy of Site Plan
- 2) \_\_\_\_\_
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Thank you.



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**DELIVERY TRANSMITTAL**

**DATE:** 5/21/2021

**JOB NO:** 19286

**TO:** Mr. John Ayres  
Hendricks County Engineer  
355 S. Washington St., #209  
Danville, IN 46122

MAIL  FEDEX  PICK UP DELIVERED BY: \_\_\_\_\_  
 CERTIFIED

**PROJECT:** Carr Commercial Park – Lot 1

**SUBMITTED:**

- 1) One (1) Copy of Site Plan
- 2) \_\_\_\_\_
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Regards,

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Thank you.



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## DELIVERY TRANSMITTAL

DATE: 5/21/2021

JOB NO: 19286

TO: Ms. Brianne Ollier  
Soil & Water Conservation District  
195 Meadow Dr, Suite 2  
Danville, IN 46122

MAIL  FEDEX  PICK UP DELIVERED BY: \_\_\_\_\_  
 CERTIFIED

PROJECT: Carr Commercial Park – Lot 1

### SUBMITTED:

- 1) One (1) Copy of Site Plan
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_
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- 6) \_\_\_\_\_
- 7) \_\_\_\_\_

### COMMENTS:

Per the Town of Plainfield requirements we are sending the attached documents for your review as a checkpoint agency.

Regards,

Ryan Lindley, Director of Development

Please call (317) 707 3700 with any questions pertaining to this transmittal.  
Thank you.



853 Columbia Road, Suite 101, Plainfield, IN 46168  
Phone: (317) 707-3700 | Fax: (317) 707-3800

**DELIVERY TRANSMITTAL**

**DATE:** 5/21/2021

**JOB NO:** 19286

**TO:** Mr. Matt Spindler  
AT & T  
240 N. Meridian St, Rm 1791  
Indianapolis, IN 46204

MAIL  FEDEX  PICK UP **DELIVERED BY:** \_\_\_\_\_  
 CERTIFIED

**PROJECT:** Carr Commercial Park – Lot 1

**SUBMITTED:**

- 1) One (1) Copy of Site Plan
- 2) \_\_\_\_\_
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**COMMENTS:**

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Regards,

Ryan Lindley, Director of Development

Please call (317) 707 3700 with any questions pertaining to this transmittal.  
Thank you.



853 Columbia Road, Suite 101, Plainfield, IN 46168  
Phone: (317) 707-3700 | Fax: (317) 707-3800

**DELIVERY TRANSMITTAL**

**DATE:** 5/21/2021

**JOB NO:** 19286

**TO:** Centerpoint Energy  
1630 N. Meridian St.  
Indianapolis, IN 46202

MAIL  FEDEX  PICK UP **DELIVERED BY:** \_\_\_\_\_  
 CERTIFIED

**PROJECT:** Carr Commercial Park – Lot 1

**SUBMITTED:**

- 1) One (1) Copy of Site Plan
- 2) \_\_\_\_\_
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**COMMENTS:**

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Regards,

Ryan Lindley, Director of Development

Please call (317) 707 3700 with any questions pertaining to this transmittal.  
Thank you.



853 Columbia Road, Suite 101, Plainfield, IN 46168  
Phone: (317) 707-3700 | Fax: (317) 707-3800

## DELIVERY TRANSMITTAL

**DATE:** 5/21/2021

**JOB NO:** 19286

**TO:** Construction Department  
Brighthouse Networks  
3030 Roosevelt Avenue  
Indianapolis, IN 46218

MAIL  FEDEX  PICK UP **DELIVERED BY:** \_\_\_\_\_  
 CERTIFIED

**PROJECT:** Carr Commercial Park – Lot 1

**SUBMITTED:**

- 1) One (1) Copy of Site Plan
- 2) \_\_\_\_\_
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- 6) \_\_\_\_\_
- 7) \_\_\_\_\_

**COMMENTS:**

Per the Town of Plainfield requirements we are sending the attached documents for your review as a checkpoint agency.

Regards,

Ryan Lindley, Director of Development

Please call (317) 707 3700 with any questions pertaining to this transmittal.  
Thank you.



853 Columbia Road, Suite 101, Plainfield, IN 46168  
Phone: (317) 707-3700 | Fax: (317) 707-3800

## DELIVERY TRANSMITTAL

**DATE:** 5/21/2021

**JOB NO:** 19286

**TO:** Tim Umbaugh  
Duke Energy  
390 N. Main Street  
Martinsville, IN 46151

MAIL  FEDEX  PICK UP **DELIVERED BY:** \_\_\_\_\_  
 CERTIFIED

**PROJECT:** Carr Commercial Park – Lot 1

### **SUBMITTED:**

- 1) One (1) Copy of Site Plan
- 2) \_\_\_\_\_
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- 7) \_\_\_\_\_

### **COMMENTS:**

Per the Town of Plainfield requirements we are sending the attached documents for your review as a checkpoint agency.

Regards,

Ryan Lindley, Director of Development

Please call (317) 707 3700 with any questions pertaining to this transmittal.  
Thank you.



853 Columbia Road, Suite 101, Plainfield, IN 46168  
Phone: (317) 707-3700 | Fax: (317) 707-3800

**DELIVERY TRANSMITTAL**

**DATE:** 5/21/2021

**JOB NO:** 19286

**TO:** Thomas Ordway  
Duke Energy  
100 Mill Creek Rd  
Noblesville, IN 46060

MAIL  FEDEX  PICK UP DELIVERED BY: \_\_\_\_\_  
 CERTIFIED

**PROJECT:** Carr Commercial Park – Lot 1

**SUBMITTED:**

- 1) One (1) Copy of Site Plan
- 2) \_\_\_\_\_
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Regards,

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Thank you.



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**DELIVERY TRANSMITTAL**

**DATE:** 5/21/2021

**JOB NO:** 19286

**TO:** Ryan Daugherty  
Duke Energy, WF500  
2727 Central Avenue  
Columbus, IN 47201

MAIL  FEDEX  PICK UP **DELIVERED BY:** \_\_\_\_\_  
 CERTIFIED

**PROJECT:** Carr Commercial Park – Lot 1

**SUBMITTED:**

- 1) One (1) Copy of Site Plan
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Regards,

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Thank you.



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Phone: (317) 707-3700 | Fax: (317) 707-3800

**DELIVERY TRANSMITTAL**

**DATE:** 5/21/2021

**JOB NO:** 19286

**TO:** Jason Stewart  
Hendricks Power Cooperative  
PO Box 309  
Danville, IN 46122

MAIL  FEDEX  PICK UP **DELIVERED BY:** \_\_\_\_\_  
 CERTIFIED

**PROJECT:** Carr Commercial Park – Lot 1

**SUBMITTED:**

- 1) One (1) Copy of Site Plan
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Regards,

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Thank you.



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Phone: (317) 707-3700 | Fax: (317) 707-3800

**DELIVERY TRANSMITTAL**

**DATE:** 5/21/2021

**JOB NO:** 19286

**TO:** Mr. Jason Castetter  
Plainfield Public Works  
986 S. Center Street  
Plainfield, IN 46168

MAIL  FEDEX  PICK UP **DELIVERED BY:** \_\_\_\_\_  
 CERTIFIED

**PROJECT:** Carr Commercial Park – Lot 1

**SUBMITTED:**

- 1) One (1) Copy of Site Plan
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**COMMENTS:**

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Regards,

Ryan Lindley, Director of Development

Please call (317) 707 3700 with any questions pertaining to this transmittal.  
Thank you.



853 Columbia Road, Suite 101, Plainfield, IN 46168  
Phone: (317) 707-3700 | Fax: (317) 707-3800

**DELIVERY TRANSMITTAL**

**DATE:** 5/21/2021

**JOB NO:** 19286

**TO:** Mr. Scott Olinger  
Plainfield Community School Corp.  
985 Longfellow Dr  
Plainfield, IN 46168

MAIL  FEDEX  PICK UP **DELIVERED BY:** \_\_\_\_\_  
 CERTIFIED

**PROJECT:** Carr Commercial Park – Lot 1

**SUBMITTED:**

- 1) One (1) Copy of Site Plan
- 2) \_\_\_\_\_
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- 7) \_\_\_\_\_

**COMMENTS:**

Per the Town of Plainfield requirements we are sending the attached documents for your review as a checkpoint agency.

Regards,

Ryan Lindley, Director of Development

Please call (317) 707 3700 with any questions pertaining to this transmittal.  
Thank you.

**ROBERT R. CARR PROPERTIES, INC**

3717 CLARK CREEK RD.  
PLAINFIELD, IN 46168



**Hendricks County Bank**  
and Trust Company

BROWNSBURG, INDIANA 46112

71-609/749

5/14/2021

PAY TO THE  
ORDER OF Town Of Plainfield

**\$\*\*800.00**

Eight Hundred and 00/100\*\*\*\*\* DOLLARS

Town Of Plainfield  
206 W. Main St.  
Plainfield, IN 46168-0065

AUTHORIZED SIGNATURE

MEMO

⑈009442⑈ ⑆07490609⑆ 00⑈13854⑈

Security features. Details on back.