

Project Narrative (Amended October 14, 2025)

Petitioner: Rock Creek Partners, LLC
Site: Approximately 469 acres located south of I-70 between Quaker Boulevard and the Hendricks/Marion County line.

The Site is currently zoned Agriculture (AG) and is located south of Interstate 70 between Quaker Boulevard and the Hendricks County/Marion County line. See Rock Creek Partners, LLC Parcel Map (“Parcel Map”).

Petitioner proposes to develop the Site as approximately depicted on the Preliminary Site Plan (“Site Plan”) filed herewith. To allow for such development, Petitioner respectfully requests the following:

1. Rezoning approximately 469 acres to I-2: Office/Warehouse Distribution District as shown in the red crosshatched area on the Parcel Map.

Comprehensive Plan

The Thrive! Comprehensive Plan, adopted by the Town of Plainfield in May 2025, includes a Future Character and Land Use Map to guide development in the future years. The area included in the Petitioner’s rezoning petition falls within the Tech Flex land use designation as shown on the Future Character and Land Use Map. Primary Uses permitted in I-2 zoning are consistent with the Primary Uses designated for Tech Flex areas.

Development Vision

The Petitioner will strive to create a development that will fit within the character of the Tech Flex area as follows:

- Use a paint color palette and materials that will complement with the surrounding landscape.
- Where practical, look for opportunities to maintain trees within front, side, and rear yards to soften the visual impact of buildings within the development area.
- Incorporate sidewalks and paths to encourage pedestrian traffic and help to create a campus feel.
- Where practical, preserve existing wetlands and streams.
- Select landscape plantings to enhance the surrounding habitat for the Indiana Bat.
- Select exterior building lighting fixtures to minimize the impact on the nighttime movement of the Indiana Bat.
- Collaborate with the Town of Plainfield and the US Fish and Wildlife Service to create features across new public roads to sustain the current movement patterns of the Indiana Bat.

Access

Access to the Site exists from the west via Quaker Boulevard and from the northeast via Ameriplex Parkway-to-Stansted Road-to-Orly Road as indicated on the Preliminary Access Plan (“Access Plan”). The Town of Plainfield is currently improving Orly Road from the northwest corner of the PepsiCo building to approximately 700 feet west of CR 1025 E (White Lick Creek

Road). In the future, the Town of Plainfield plans to improve Camby Road as indicated on the Access Plan. The sites shown on the Site Plan between Orly Road and Camby Road could be accessed from CR 1025E with the understanding that CR 1025E would require improvement to meet the Town of Plainfield's road standards. However, the preferred access would be via Bottema Road extending south to Camby Road which is consistent with the Town of Plainfield's Thoroughfare Plan.

Utilities

Water and sewer infrastructure exists at the intersection of Quaker Boulevard and Camby Road as installed by the Petitioner during its development of Plainfield Logistics Park. These utilities were designed to be extended east along Future Camby Road to serve development sites shown on the Site Plan as well as the Town's Echo Hollow Nature Park. Water and sewer infrastructure is also available north of I-70 which, once extended under I-70, could serve development sites in the north end of the Site Plan.

Utility providers are as follows:

Sanitary Sewer: Town of Plainfield

Water: Town of Plainfield

Electrical: Duke Energy, Hendricks Power Coop, AES Indiana

Gas: CenterPoint Energy