

Hall Business PUD Planned Unit Development 6446, 6448 and 6450 S. C.R. 675 East Plainfield, Hendricks County, Indiana

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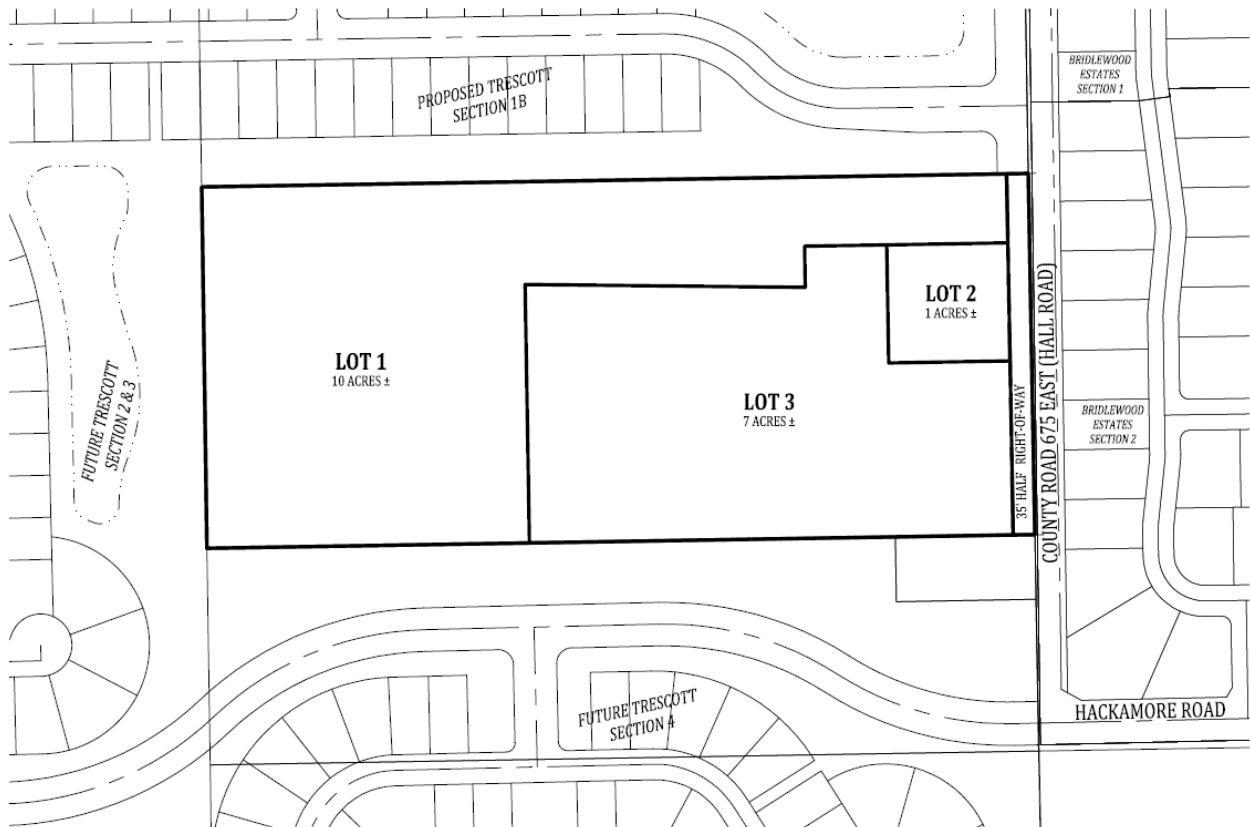
Project Location: 6446, 6448 and 6450 S. C.R. 675 East
Plainfield, Hendricks County, Indiana 46168



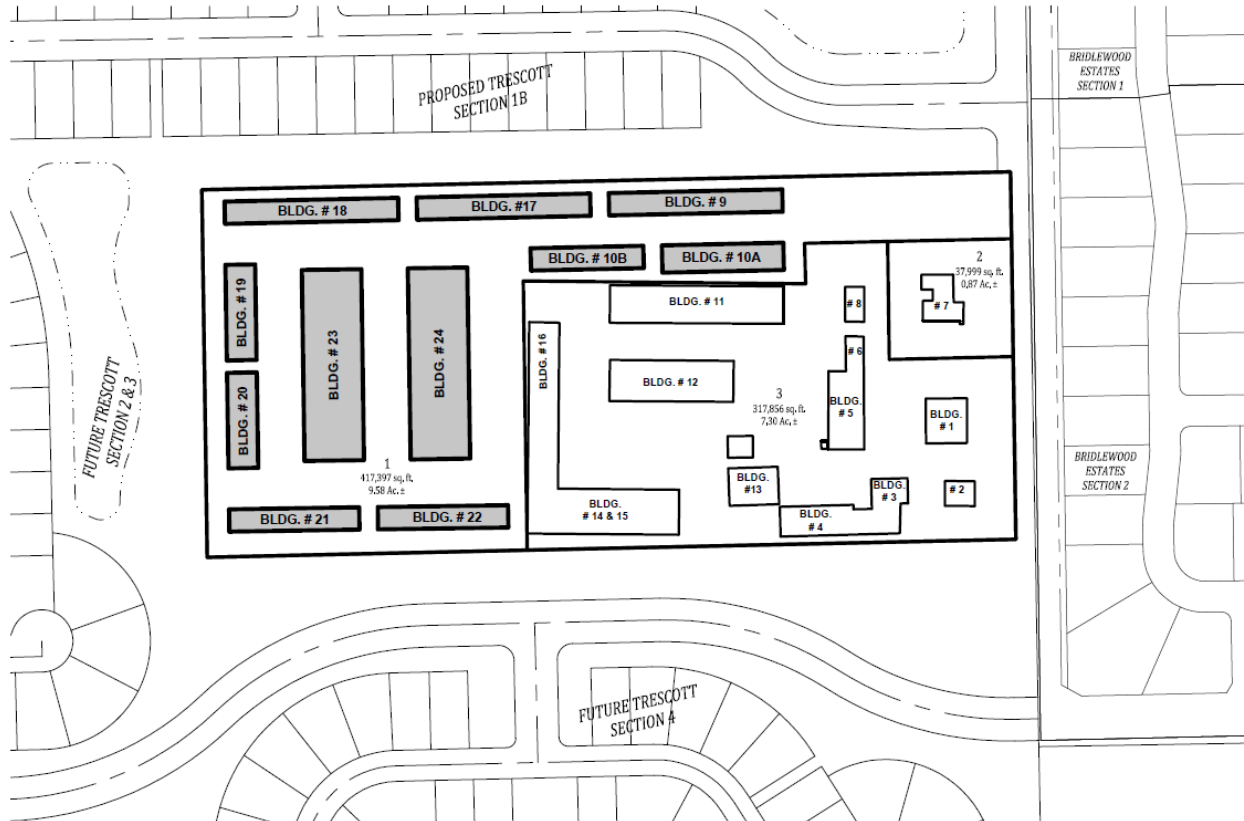
Project Narrative

The Petitioner is applying for Primary Plat and Final Detailed Plan approval of the Hall Business Planned Unit Development (PUD). The PUD pertains to the development and continued use of approximately 18.5 +/- acres at 6446, 6448 and 6450 S. County Rd 675 East in Plainfield, Hendricks County, Indiana. The PUD permits the current uses on the subject real estate and allows the development of future uses. The PUD Ordinance was adopted by the Town Council of the Town of Plainfield on October 25, 2021, and has been included with the submittal.

The subject real estate will be divided into three lots as generally depicted within the below sketch.



Proposed Lot number 1 will be developed into a Personal Storage Facility. Currently there are eleven (11) proposed personal storage facility buildings within Lot number 1. Please see the following exhibit for a layout of the proposed buildings. Please note that the number of buildings and the building configuration has changed slightly from the PUD Ordinance to the current proposed layout. There are two (2) less buildings, buildings numbered 11B and 25 have been removed, and building number 10 has been split into buildings, being numbered 10A and 10B.



The buildings will comply with the Architectural Standards set forth in the PUD Ordinance. The Petitioner wishes to phase the construction of the buildings. The timing of the phasing will be driven by market demands and the criteria set forth in the PUD Ordinance concerning the landscaping and mound within the adjacent residential development. The Petitioner wishes to begin construction of buildings numbered 9, 10A, 10B, 17, and 18 in the second half of 2023 with occupancy taking place in the first half of 2024.

Proposed Lots numbered 2 and 3 will essentially remain unchanged, however uses will evolve as explained within the PUD Ordinance.

The development will comply with the Development Standards set forth in the PUD Ordinance which includes, but not limited to, Screening, Setbacks, Landscaping, Driveways, Sidewalks, Minimum Lot Width, Maximum Building Height, Signage, Lighting, etc.

Attachments: Hall Business Planned Unit Development Ordinance
Area Map / Site Plan Exhibit