

Project Narrative

Petitioner: APG Land Acquisitions, LLC
Site: Approximately 240 acres located between Orly Road and Camby Road, east of CR S 1025 E (“Site”)

The Site is currently zoned Agriculture (AG) and is located southwest of the I-70/Ameriplex Parkway interchange. More specifically, the Site is east CR S 1025 E between Orly Road (CR E 600 S) and Camby Road (CR E 700 S). South Raceway Road is the easternmost border of the Site.

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

1. Rezoning of approximately 240 acres to I-2: Office/Warehouse Distribution District.

Access

Access to the Site will be from the I-70/Ameriplex Parkway exchange via Stansted Road. As part of the development of the Site, Stansted Road will be extended from the intersection of Stansted Road and Orly Road in Marion County through the Site to Camby Road as approximately depicted on the Site Plan. Recorded right-of-way exists for the offsite Stansted Road extension in Marion County and Hendricks County. See Access Plan filed herewith.

As part of the development of the Site, portions of CR E 650 S and CR S 1050 E will be vacated. Street Vacation Exhibits will be filed at a later date.

Utilities

Utility providers are as follows:

Sanitary Sewer: Town of Plainfield

Water: Town of Plainfield

Electrical: AES Indiana

Gas: CenterPoint Energy