

CITY OF FRANKLIN – PLAN COMMISSION – REZONING

Reviewed By: _____ Date: _____

Case No.: _____

Receipt No.: _____

Application for Rezoning

Applicant's Name: Ben Houle Phone No.: (317) 223-2212

Applicant's Address: 7635 Interactive Way, Suite 100, Indianapolis, Indiana 46278

E-Mail: ben.houle@Woolpert.com

Agent's Name: _____ Phone No.: _____

Agent's Address: _____

E-Mail: _____

Owner's Name: Simon Farms & Simon Road Franklin LLC Phone No.: _____

Owner's Address: 2007 Simon Road, Franklin, Indiana 46131 & Simon Road, Franklin, Indiana 46131

E-Mail: _____

Premises Affected (common address – attach recorded legal description): 1603-1999 Simon Road & 2300 North Commerce Road

Existing Zoning Classification: RS-1 & MXC Proposed Zoning Classification: MXR

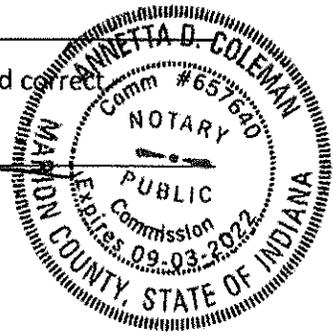
Area (in acres): 23.66 Township: Franklin Section: 10

Reasons for Rezoning Request: Future Development of the land requires MXR zoning due to the size and access restrictions of the parcel.

The above information and attached exhibits, to my knowledge and belief, are true and correct.

State of Indiana
County of Marion SS:

Applicant's Signature



Subscribed and sworn to me this 24th day of April, 2015.

My Commission expires: September 3, 2022

Notary Public

CITY OF FRANKLIN – PLAN COMMISSION

Letter of Intent

The applicant, Woolpert, Inc., has the following reasons for the rezoning of the property located at 2300 North Commerce Drive, Franklin, Indiana:

- The proposed zoning is compliant with the adjacent and zoning uses to the East and to the North.
- The proposed development fits within the commercial district of the capitalized long-term land use plan.
- The proposed development will bring tax base to the City of Franklin.
- The development will promote long term investment in the community by a family owned company.

PARCEL A:

A PART OF THE NORTHEAST QUARTER OF SECTION TEN (10), TOWNSHIP TWELVE (12) NORTH, RANGE FOUR (4), EAST OF THE 2ND PRINCIPAL MERIDIAN, JOHNSON COUNTY, STATE OF INDIANA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10, BEING A STONE FOUND PER JOHNSON COUNTY SECTION CORNER RECORD CE-40;

THENCE SOUTH 00 DEGREES 08 MINUTES 43 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, BEING A LINE CONNECTING SAID STONE FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10 AND A STONE FOUND AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10 PER JOHNSON COUNTY SECTION CORNER RECORD CG-40, A DISTANCE OF 579.84 FEET TO A POINT ON THE SOUTH LINE OF THE PARCEL DESCRIBED IN EXHIBIT "A" OF INSTRUMENT NUMBER 2006-023945, RECORDED SEPTEMBER 14, 2006 IN THE JOHNSON COUNTY RECORDER'S OFFICE, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF SAID PARCEL THE FOLLOWING SIX (6) COURSES:

1) EASTERLY, 167.45 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 2050.00 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 85 DEGREES 45 MINUTES 56 SECONDS EAST AND A LENGTH OF 167.40 FEET;

2) NORTH 83 DEGREES 25 MINUTES 32 SECONDS EAST, A DISTANCE OF 802.40 FEET;

3) SOUTH 37 DEGREES 32 MINUTES 17 SECONDS EAST, A DISTANCE OF 29.15 FEET;

4) NORTH 83 DEGREES 25 MINUTES 33 SECONDS EAST, A DISTANCE OF 30.00 FEET;

5) NORTH 21 DEGREES 56 MINUTES 56 SECONDS EAST, A DISTANCE OF 20.94 FEET;

6) SOUTH 89 DEGREES 43 MINUTES 54 SECONDS EAST, A DISTANCE OF 70.50 FEET TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN SAID EXHIBIT "A", BEING ALSO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN EXHIBIT "B" OF SAID INSTRUMENT NUMBER 2006-023945; THENCE ALONG THE SOUTHERLY LINE OF THE PARCEL DESCRIBED IN SAID EXHIBIT "B", SOUTH 56 DEGREES 44 MINUTES 21 SECONDS EAST, A DISTANCE OF 66.27 FEET TO A POINT STATED IN SAID EXHIBIT "B" AS BEING ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 31 (U.S. HIGHWAY 31); THENCE ALONG THE PURPORTED WEST RIGHT-OF-WAY LINE OF STATE ROAD 31 (U.S. HIGHWAY 31), SOUTH 17 DEGREES 37 MINUTES 51 SECONDS EAST, A DISTANCE OF 422.43 FEET TO THE NORTHEAST CORNER OF THE PARCEL PER THE WARRANTY DEED RECORDED AUGUST 26, 1993 IN BOOK 272, PAGE 516, SAID NORTHEAST CORNER STATED IN SAID WARRANTY DEED AS BEING ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 31;

THENCE ALONG THE NORTH LINE OF THE PARCEL PER SAID WARRANTY DEED, SOUTH 83 DEGREES 07 MINUTES 18 SECONDS WEST, A DISTANCE OF 516.21 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE ALONG THE WEST LINE OF SAID PARCEL, SOUTH 16 DEGREES 12 MINUTES 17 SECONDS EAST, A DISTANCE OF 305.65 FEET TO A POINT BEING 35.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES) THE CENTERLINE OF COUNTY ROAD 175 NORTH (ALSO KNOWN AS SIMON ROAD), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1 IN SIMON COMMERCIAL SUBDIVISION PER PLAT BOOK D PAGE 367 A+B;

THENCE ALONG A LINE BEING 35.00 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF SAID COUNTY ROAD 175 NORTH THE FOLLOWING TWO (2) COURSES:

1) SOUTH 82 DEGREES 55 MINUTES 15 SECONDS WEST, A DISTANCE OF 852.08 FEET TO AN APPARENT ANGLE POINT IN SAID LINE;

2) NORTH 89 DEGREES 40 MINUTES 25 SECONDS WEST, A DISTANCE OF 2.56 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10;

THENCE ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 10, NORTH 00 DEGREES 08 MINUTES 43 SECONDS EAST, A DISTANCE OF 795.62 FEET TO THE POINT OF BEGINNING, CONTAINING 18.78 ACRES, MORE OR LESS.

THE BEARINGS IN THIS DESCRIPTION ARE BASED UPON THE INDIANA STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD83).

Parcel B:

A part of the northwest quarter of Section Ten (10), Township (12) North, Range Four (4) East of the 2nd Principal Meridian, Johnson County, State of Indiana described as follows:

Commencing at the Northeast corner of the northwest quarter of said Section 10, being a stone found per Johnson County section corner record CE-40; thence south 00 degrees 08 minutes 43 seconds west, along the east line of the northwest quarter of said Section 10, being a line connecting said stone found at the northeast corner of the northwest quarter of said Section 10 and a stone found at the southeast corner of the northwest quarter of said Section 10 per Johnson County section corner record CG-40, a distance of 579.84 feet to a point on the south line of the parcel described in Exhibit "A" of Instrument Number 2006-023945, recorded September 14, 2006 in the Johnson County Recorder's Office; thence continuing along said east line of the northwest quarter of said Section 10, south 00 degrees 08 minutes 43 seconds west, a distance of 830.62 feet to a point in the centerline of County Road 175 North (also known as Simon Road); thence along said centerline, north 89 degrees 40 minutes 25 seconds west, a distance of 175 feet; thence north 00 degrees 08 minutes 43 seconds east, along a line parallel to the east line of the northwest quarter of said Section 10, a distance of 831.30 feet to a point on the south line of the parcel described in said Exhibit "A" of Instrument Number 2006-023945; thence along the south line of said parcel, easterly, 175.06 feet along an arc to the left, having a radius of 2050.00 feet, subtended by a long chord having a bearing of south 89 degrees 26 minutes 53 seconds east and a length of 175.00 feet to the point of beginning, containing 3.33 acres, more or less.

PARCEL C:

A PART OF THE WEST HALF OF LOT 1 IN SIMON COMMERCIAL SUBDIVISION, AN ADDITION TO THE CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED JULY 2, 2001 IN PLAT CABINET D, PAGES 367 A & B, AS INSTRUMENT NO. 2001-019139, IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, BEING A POINT 35.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES) THE CENTERLINE OF COUNTY ROAD 175 NORTH (ALSO KNOWN AS SIMON ROAD);

THENCE NORTH 16 DEGREES 12 MINUTES 17 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 305.65 FEET, TO THE NORTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 83 DEGREES 07 MINUTES 18 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 239.71 FEET;

THENCE 47.52 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 09 DEGREES 35 MINUTES 55 SECONDS WEST AND A LENGTH OF 45.76 FEET;

THENCE SOUTH 17 DEGREES 37 MINUTES 51 SECONDS EAST, A DISTANCE OF 231.78 FEET;

THENCE 34.60 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 37 DEGREES 27 MINUTES 11 SECONDS EAST AND A LENGTH OF 33.91 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1, SAID POINT BEING 35.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES) THE CENTERLINE OF COUNTY ROAD 175 NORTH (ALSO KNOWN AS SIMON ROAD);

THENCE ALONG THE SOUTH LINE OF SAID LOT 1, BEING A LINE 35.00 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF SAID COUNTY ROAD 175 NORTH, SOUTH 82 DEGREES 55 MINUTES 15 SECONDS WEST, A DISTANCE OF 237.69 FEET TO THE POINT OF BEGINNING, CONTAINING 1.55 ACRES, MORE OR LESS.

THE BEARINGS IN THIS DESCRIPTION ARE BASED UPON THE INDIANA STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD83).

