

TOWN COUNCIL

ORDINANCE NO. 34-2014

AN ORDINANCE TO AMEND
THE PLAINFIELD ZONING ORDINANCE AND ZONE MAP
OF THE TOWN OF PLAINFIELD, INDIANA,
AND FIXING A TIME WHEN
THE SAME SHALL TAKE EFFECT

WHEREAS, I.C. 36-7-4, et seq., empowers the Town of Plainfield Plan Commission to hold public hearings and make recommendations to the Town Council of the Town of Plainfield concerning ordinances for the zoning or districting of all lands within the incorporated areas of the Town of Plainfield; and,

WHEREAS, the Town of Plainfield Plan Commission has conducted a public hearing in accordance with I.C. 36-7-4, et seq., with respect to a proposal to amend the Plainfield Zoning Ordinance and Zone Map of the Town of Plainfield, Indiana, and has certified such proposal to the Town Council of the Town of Plainfield with a favorable recommendation:

**NOW, THEREFORE, BE IT ORDAINED BY THE
TOWN COUNCIL OF THE TOWN OF PLAINFIELD,
HENDRICKS COUNTY, INDIANA AS FOLLOWS:**

Section 1. Amendment

Pursuant to Docket No. RZ-14-007, (Ambrose Metropolis, LLC) the real estate described in Exhibit "A" of about 18.8 acres and 23.6 acres attached hereto and incorporated herein by this reference is hereby rezoned from "GC General Commercial District" to "I-2 Office/Warehouse Distribution District" for the 18.8 acres and the 23.6 acres is rezoned from "GC General Commercial District" and "Metropolis PUD District" to the "R-6 High Density Residential District" classifications of the Plainfield Zoning Ordinance.

Section 2. Severability

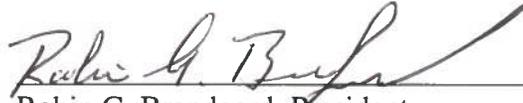
If any section of this Ordinance shall be held invalid by a court of competent jurisdiction, its invalidity shall not affect any other provisions of this Ordinance that can be given effect without the invalid provision, and for this purpose, the provisions of this Ordinance are hereby declared to be severable.

Section 3. Effective Date

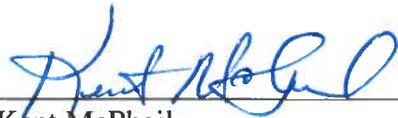
This Ordinance shall be effective within the incorporated areas of the Town of Plainfield, Hendricks County, Indiana upon its adoption by the Town Council of the Town of Plainfield, as provided in I.C. 36-7-4.

Passed and adopted by the Town Council of the Town of Plainfield, Indiana, on this 27th day of Oct, 2014.

**TOWN COUNCIL, TOWN OF PLAINFIELD
HENDRICKS COUNTY, INDIANA**



Robin G. Brandgard, President



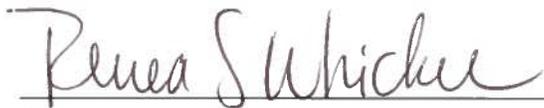
Kent McPhail



Bill Kirchoff



Edmund L. Gaddie, Jr.



Renea S. Whicker

ATTESTED BY:



Wesley R. Bennett, Clerk Treasurer, of the
Town of Plainfield, Indiana

EXHIBIT A

LAND DESCRIPTION

(I-2 Rezone)

A part of the East half of Section 30, Township 15 North, Range 2 East in Guilford Township, Hendricks County, Indiana, being more particularly described as follows:

COMMENCING at the southwest corner of Lot number 4 in Plainfield Commons IV, Phase I, as per plat thereof, recorded in Plat Cabinet 6, Slide 157, Pages 2 A & B, in the Office of the Hendricks County Recorder, said point being on the east right-of-way line of Perry Road, the following six (6) courses being along the southerly lines of said plat; 1) thence North 83 degrees 00 minutes 00 seconds East 346.88 feet; 2) thence North 00 degrees 53 minutes 57 seconds West 0.48 feet; 3) thence North 89 degrees 06 minutes 03 seconds East 31.00 feet to a point on a non-tangent curve to the left having a radius of 1030.50 feet, the radius point of which bears South 89 degrees 06 minutes 03 seconds West; 4) thence northerly along said curve an arc distance of 94.91 feet to a point which bears North 83 degrees 49 minutes 26 seconds East from said radius point; 5) thence North 89 degrees 09 minutes 27 seconds East 266.53 feet to the POINT OF BEGINNING; 6) thence continuing North 89 degrees 09 minutes 27 seconds East 88.47 feet to the southeast corner of said Block B; thence South 00 degrees 46 minutes 47 seconds East 90.45 feet; thence North 89 degrees 12 minutes 52 seconds East 590.22 feet to the east line of the West Half of the Northeast Quarter of said Section 30; thence along said east line South 00 degrees 54 minutes 39 seconds East 209.21 feet to the southeast corner of said half-quarter section, said corner being marked by a 5/8-inch diameter rebar with a cap stamped "Structurepoint 0094"; thence South 00 degrees 55 minutes 33 seconds East along the east line of the West half of the Southeast Quarter of said Section 30 1009.60 feet; thence South 88 degrees 17 minutes 02 seconds West 638.02 feet; thence North 00 degrees 45 minutes 09 seconds West 727.05 feet; thence South 89 degrees 20 minutes 08 seconds West 129.68 feet; thence North 00 degrees 00 minutes 00 seconds East 92.98 feet; thence North 89 degrees 20 minutes 08 seconds East 82.43 feet; thence North 00 degrees 34 minutes 11 seconds West 499.40 feet to the POINT OF BEGINNING, containing 18.759 acres more or less.

LAND DESCRIPTION

23.6-Acre R-6 Rezone Tract

A part of the East half of Section 30, Township 15 North, Range 2 East in Guilford Township, Hendricks County, Indiana, being more particularly described as follows:

COMMENCING at the southwest corner of Lot number 4 in Plainfield Commons IV, Phase I, as per plat thereof, recorded in Plat Cabinet 6, Slide 157, Pages 2 A & B, in the Office of the Hendricks County Recorder, said point being on the east right-of-way line of Perry Road; thence southerly along said east right-of-way line on a curve to the right having a radius of 2798.55 feet, the radius point of which bears South 81 degrees 27 minutes 01 second West, an arc distance of 163.04 feet to a point which bears North 84 degrees 47 minutes 18 seconds East from said radius point; thence North 86 degrees 10 minutes 52 seconds East 328.35 feet; thence South 00 degrees 53 minutes 57 seconds East 166.91 feet to a point on a tangent curve to the right having a radius of 49.50 feet, the radius point of which bears South 89 degrees 06 minutes 03 seconds West; thence southerly, southwesterly and easterly along said curve an arc distance of 80.92 feet to a point which bears South 02 degrees 45 minutes 56 seconds West from said radius point; thence North 87 degrees 14 minutes 04 seconds West 163.48 feet; thence South 88 degrees 57 minutes 05 seconds West 81.15 to said east right-of-way line; thence along said east right-of-way line South 01 degrees 05 minutes 24 seconds East 88.95 feet to a point on a non-tangent curve to the right having a radius of 53.00 feet, the radius point of which bears South 20 degrees 15 minutes 12 seconds East; thence easterly along said curve an arc distance of 17.76 feet to a point which bears North 01 degrees 02 minutes 55 seconds West from said radius point; thence North 88 degrees 57 minutes 05 seconds East 229.61 feet to a point on a tangent curve to the right having a radius of 49.50 feet, the radius point of which bears South 01 degrees 02 minutes 55 seconds East; thence easterly, southeasterly and southerly along said curve an arc distance of 77.88 feet to a point which bears North 89 degrees 05 minutes 38 seconds East from said radius point; thence South 00 degrees 53 minutes 57 seconds East 183.89 feet; thence South 89 degrees 06 minutes 03 seconds West 320.00 feet to said east right-of-way line; thence along said east right-of-way line South 00 degrees 53 minutes 57 seconds East 526.84 feet to the POINT OF BEGINNING; thence North 88 degrees 17 minutes 02 seconds East 1292.31 feet to the east line of the West half of the Southeast Quarter of said Section 30; thence South 00 degrees 55 minutes 33 seconds East along said east line 679.13 feet to a point on a non-tangent curve to the left having a radius of 1033.00 feet, the radius point of which bears South 16 degrees 26 minutes 04 seconds East; thence westerly along said curve an arc distance of 142.32 feet to a point which bears North 24 degrees 19 minutes 42 seconds West from said radius point; thence South 65 degrees 40 minutes 18 seconds West 116.41 feet; thence South 66 degrees 34 minutes 58 seconds West 30.40 feet to a point on a non-tangent curve to the right having a radius of 966.56 feet, the radius point of which bears North 22 degrees 30 minutes 58 seconds West; thence southwesterly along said curve an arc distance of 224.09 feet to a point which bears South 09 degrees 13 minutes 58 seconds East from said radius point; thence South 89 degrees 47 minutes 29 seconds West 262.59 feet; thence North 88 degrees 36 minutes 28 seconds West 58.59 feet; thence North 82 degrees 07 minutes 24 seconds West 101.02 feet; thence South 89 degrees 44 minutes 08 seconds West 344.25 feet to a tangent curve to the

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right having a radius of 41.00 feet, the radius point of which bears North 00 degrees 15 minutes 52 seconds West; thence westerly, northwesterly and northerly along said curve an arc distance of 63.95 feet to a point which bears South 89 degrees 05 minutes 56 seconds West from said radius point; thence South 89 degrees 06 minutes 03 seconds West 1.85 feet to said east right-of-way line of Perry Road; thence along said east right-of-way line North 00 degrees 53 minutes 57 seconds West 758.10 feet to the POINT OF BEGINNING, containing 23.632 acres more or less.