

TOWN COUNCIL

ORDINANCE NO. 22-2016

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-16-005, (Keller Development, Inc. Rezone) the real estate described in Exhibit "A" of about 8.82 acres attached hereto and incorporated herein by this reference is hereby rezoned from the "GC General Commercial" district to the R-6 High Density Residential" district classification of the Plainfield Zoning Ordinance.

Section 2. Severability

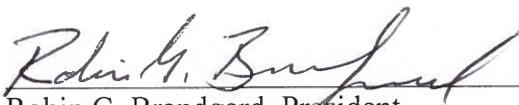
If any section of this Ordinance shall be held invalid by a court of competent jurisdiction, its invalidity shall not affect any other provisions of this Ordinance that can be given effect without the invalid provision, and for this purpose, the provisions of this Ordinance are hereby declared to be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

Section 3. Effective Date

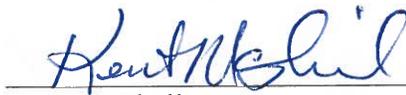
This Ordinance shall be effective within the incorporated areas of the Town of Plainfield, Hendricks County, Indiana upon its adoption by the Town Council of the Town of Plainfield, as provided in I.C. 36-7-4.

Passed and adopted by the Town Council of the Town of Plainfield, Indiana, on this 22nd day of Sept, 2016.

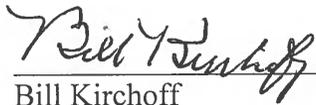
**TOWN COUNCIL, TOWN OF PLAINFIELD
HENDRICKS COUNTY, INDIANA**



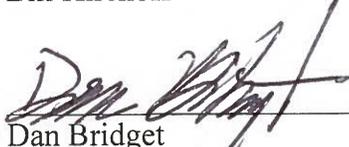
Robin G. Brandgard, President



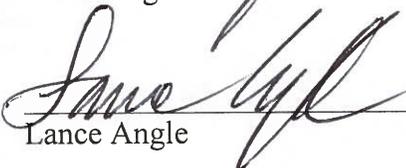
Kent McPhail



Bill Kirchoff

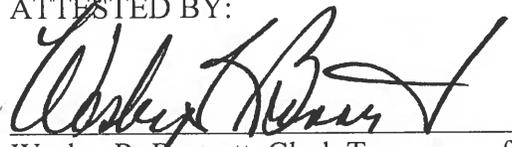


Dan Bridget



Lance Angle

ATTESTED BY:



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

EXHIBIT A

Legal Description of 3650 Clarks Creek Rd, Plainfield, IN 46168

Just 4 Fun, an addition to the Town of Plainfield, Hendricks County, Indiana, as per plat thereof recorded August 10, 1995 in Plat Cabinet 3, Slide 74, pages 1 and 2 in the Office of the Recorder of Hendricks County, Indiana.

Legal Description of 3640 Clarks Creek Rd, Plainfield, IN 46168

A part of the Northeast Quarter of the Southwest Quarter of Section 25, Township 15 North, Range 1 East in Hendricks County, Indiana, being more particularly described as follows: Beginning at a point on the East line of said Southwest Quarter Section North 00 degrees 00 minutes 00 seconds East (assumed bearing) 1927.29 feet from the Southeast corner thereof; thence North 90 degrees 00 minutes 00 seconds West 215.00 feet; thence North 00 degrees 00 minutes 00 seconds East parallel to the said East line 170.00 feet to the point of curvature of a 114.59160 degree curve to the right, said curve having a central angle of 90 degrees 00 minute 00 seconds, said curve having a radius of 50.00 feet and a chord distance of 70.71 feet, thence on and along said curve 78.54 feet to the point of tangency of said curve; thence South 90 degrees 00 minutes 00 seconds East 165.00 feet to the said East line; thence South 00 degrees 00 minutes 00 seconds West along said East line 220.00 feet to the point of beginning, said in previous deeds to contain 1.073 acres, more or less.

EXCEPTING THEREFROM: A part of the Northeast Quarter of the Southwest Quarter of Section 25, Township 15 North, Range 1 East, Hendricks County, Indiana and being a part of Deed Record 344, pages 184-186, in the Office of the Recorder, more particularly described as follows: Commencing at the Southeast corner of said Southwest Quarter Section; thence North 0 degrees 58 minutes 26 seconds West (assumed bearing) 1927.29 feet along the East line of said Quarter Section to the POINT OF BEGINNING OF THIS DESCRIPTION; thence South 89 degrees 01 minutes 34 seconds West 25.00 feet; thence North 0 degrees 58 minutes 26 seconds West 220.00 feet; thence North 89 degrees 01 minutes 34 seconds East 25.00 feet to the East line of said Quarter Section; thence South 0 degrees 58 minutes 26 seconds East 220.00 feet along said East line to the point of beginning, said in previous deeds to contain 0.126 acres, more or less.