

RECORD OF ORDINANCE

NUMBER: 12-2017

TITLE: 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

DATE OF FIRST READING: 6/12/17

COMMENTS: _____

MOVED BY: Mr. McPhail SECOND BY: Mr. Angle

DATE OF SECOND READING: 6/24/17 PASSED BY CONSENT AGENDA

AMENDMENTS: _____

COMMENTS: _____

MOVED BY: Kirchoff, Mr. SECOND BY: Angle, Mr.

WERE RULES SUSPENDED ON FINAL READING: yes

DATE OF FINAL READING: 6/24/17 PASSED BY CONSENT AGENDA

MOVED BY: McPhail, Mr. SECOND BY: Angle, Mr.

ROLL CALL ON READINGS:

	1ST		2ND		3RD	
	AYES	NOES	AYES	NOES	AYES	NOES
BRANDGARD	✓		✓		✓	
KIRCHOFF	✓		✓		✓	
McPHAIL	✓		✓		✓	
ANGLE	✓		✓		✓	
BRIDGET	absent		✓		✓	

TOTAL AYES: 14

TOTAL NOES: 0

RESULT: adopted

PUBLICATION DATES: Hendricks County Flyer Weekend Edition _____

TOWN COUNCIL

ORDINANCE NO. 12-2017

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-17-002, (Timberstone Development, Inc./Westport Homes) the real estate described in Exhibit "A" of about 70.9 total acres attached hereto and incorporated herein by this reference is hereby rezoned in Sections from the "Hendricks County RB" district with the north Section of 27.13 acres rezoned to the "R-4 Single-Family Residential" district and the south Section of 43.74 acres rezoned to the "R-3 Single-Family Residential" district of the Plainfield Zoning Ordinance pending annexation.

Section 2. Severability

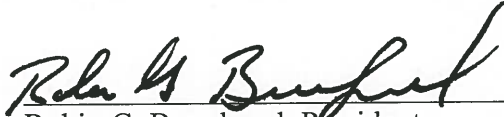
If any section of this Ordinance shall be held invalid by a court of competent jurisdiction, its invalidity shall not affect any other provisions of this Ordinance that can be given effect without the invalid provision, and for this purpose, the provisions of this Ordinance are hereby declared to be 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 26th day of June, 2017.

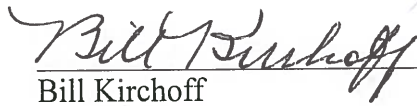
**TOWN COUNCIL, TOWN OF PLAINFIELD
HENDRICKS COUNTY, INDIANA**



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

North Section Rezoned to R-4:

Part of the Northeast Quarter of Section 10, Township 14 North, Range 1 East of the Second Principal Meridian, Hendricks County, Indiana, being more particularly described as follows:

Commencing at the Northeast corner of said Northeast Quarter; thence South 88 degrees 38 minutes 33 seconds West 1,336.35 feet to the Northwest corner of the Northeast Quarter of said Northeast Quarter; thence South 01 degree 01 minute 56 seconds East along the West line of said Quarter Quarter 51.83 feet to the south right of way line of County Road East 600 South as described in Instrument Numbers 201204046 and 201619991 in the Office of the Hendricks County Recorder, being the land of the Town of Plainfield and the POINT OF BEGINNING; thence the following four calls along said right of way line: 1) North 88 degrees 28 minutes 50 seconds East 347.79 feet; 2) South 86 degrees 20 minutes 05 seconds East 257.42; 3) South 78 degrees 05 minutes 18 seconds East 494.76 feet; 4) South 79 degrees 25 minutes 20 seconds East 120.23 feet a point being 132.00 feet west of the east line of the Northeast Quarter; thence South 01 degree 01 minute 17 seconds East parallel with said east line 1,386.41 feet; thence South 88 degrees 58 minutes 42 seconds West 45.26 feet to the centerline of a creek; thence the following twenty (20) calls along the centerline of said creek: 1) North 26 degrees 27 minutes 26 seconds West 131.68 feet; 2) North 37 degrees 33 minutes 06 seconds West 78.85 feet; 3) North 38 degrees 52 minutes 53 seconds West 71.24 feet; 4) North 14 degrees 44 minutes 06 seconds West 94.72 feet; 5) North 30 degrees 23 minutes 06 seconds West 65.69 feet; 6) North 06 degrees 48 minutes 39 seconds East 83.00 feet; 7) North 28 degrees 34 minutes 39 seconds West 71.73 feet; 8) North 72 degrees 15 minutes 25 seconds West 28.77 feet; 9) South 82 degrees 03 minutes 23 seconds West 39.65 feet; 10) North 87 degrees 01 minute 47 seconds West 98.13 feet; 11) North 86 degrees 09 minutes 56 seconds West 124.49 feet; 12) South 76 degrees 04 minutes 57 seconds West 120.47 feet; 13) North 61 degrees 28 minutes 35 seconds West 81.10 feet; 14) North 80 degrees 46 minutes 27 seconds West 79.78 feet; 15) North 52 degrees 18 minutes 00 seconds West 70.44 feet; 16) North 45 degrees 15 minutes 55 seconds West 93.92 feet; 17) North 58 degrees 48 minutes 34 seconds West 72.27 feet; 18) South 78 degrees 47 minutes 13 seconds West 79.53 feet; 19) North 79 degrees 09 minutes 42 seconds West 87.09 feet; 20) South 88 degrees 58 minutes 04 seconds West 35.00 feet to the West line of said Northeast Quarter Northeast Quarter; thence North 01 degree 01 minute 56 seconds West along said West line 802.89 feet to the POINT OF BEGINNING, containing 27.13 acres, more or less.

South Section Rezoned to R-3:

Part of the Northeast Quarter of Section 10, Township 14 North, Range 1 East of the Second Principal Meridian, Hendricks County, Indiana, being more particularly described as follows:

Commencing the southeast corner of said Northeast Quarter; thence South 88 degrees 43 minutes 39 seconds West along the south line of said Northeast Quarter 132.00 feet to the POINT OF BEGINNING; thence North 01 degree 01 minute 17 seconds West 1,063.80 feet parallel with the east line of said Northeast Quarter; thence South 88 degrees 58 minutes 42 seconds West 45.26 feet the centerline of a creek; thence the following twenty (20) calls along the centerline of said creek: 1) North 26 degrees 27 minutes 26 seconds West 131.68 feet; 2) North 37 degrees 33 minutes 06 seconds West 78.85 feet; 3) North 38 degrees 52 minutes 53 seconds West 71.24 feet; 4) North 14 degrees 44 minutes 06 seconds West 94.72 feet; 5) North 30 degrees 23 minutes 06 seconds West 65.69 feet; 6) North 06 degrees 48 minutes 39 seconds East 83.00 feet; 7) North 28 degrees 34 minutes 39 seconds West 71.73 feet; 8) North 72 degrees 15 minutes 25 seconds West 28.77 feet; 9) South 82 degrees 03 minutes 23 seconds West 39.65 feet; 10) North 87 degrees 01 minute 47 seconds West 98.13 feet; 11) North 86 degrees 09 minutes 56 seconds West 124.49 feet; 12) South 76 degrees 04 minutes 57 seconds West 120.47 feet; 13) North 61 degrees 28 minutes 35 seconds West 81.10 feet; 14) North 80 degrees 46 minutes 27 seconds West 79.78 feet; 15) North 52 degrees 18 minutes 00 seconds West 70.44 feet; 16) North 45 degrees 15 minutes 55 seconds West 93.92 feet; 17) North 58 degrees 48 minutes 34 seconds West 72.27 feet; 18) South 78 degrees 47 minutes 13 seconds West 79.53 feet; 19) North 79 degrees 09 minutes 42 seconds West 87.09 feet; 20) South 88 degrees 58 minutes 04 seconds West 35.00 feet to the West line of Northeast Quarter of the Northeast Quarter; thence South 01 degree 01 minute 56 seconds East along said West line 475.11 feet to the Southwest corner of said Quarter Quarter; thence South 00 degrees 51 minutes 07 seconds East along the west line of the Northeast Quarter of the Northeast Quarter 1,330.42 feet to the Southwest corner of the Northeast Quarter of the Northeast Quarter; thence North 88 degrees 43 minutes 40 seconds East 1208.03 feet along the south line of said Northeast Quarter to the POINT OF BEGINNING, containing 43.74 acres more or less.