

TOWN COUNCIL

ORDINANCE NO. 23-2017

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-17-004, (Denison Partners, LLC for David and Stephen, LLC) the real estate described in Exhibit "A" of a total of about 12.48 acres attached hereto and incorporated herein by this reference is hereby rezoning 11.8 acres from the "A Agriculture" district to the "I-2 Office/Warehouse Distribution" district and 0.68 acres from the "A Agriculture" district to the "GC General Commercial" district classifications of the Plainfield Zoning Ordinance.

Section 2. Severability

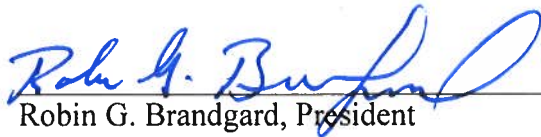
If any section of this Ordinance shall be held invalid by a court of competent jurisdiction, its invalidity shall not affect any other provisions of this Ordinance that can be given effect without the invalid provision, and for this purpose, the provisions of this Ordinance are hereby declared to be 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 25th day of September, 2017.

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


Robin G. Brandgard, President



Kent McPhail


Bill Kirchoff


Dan Bridget

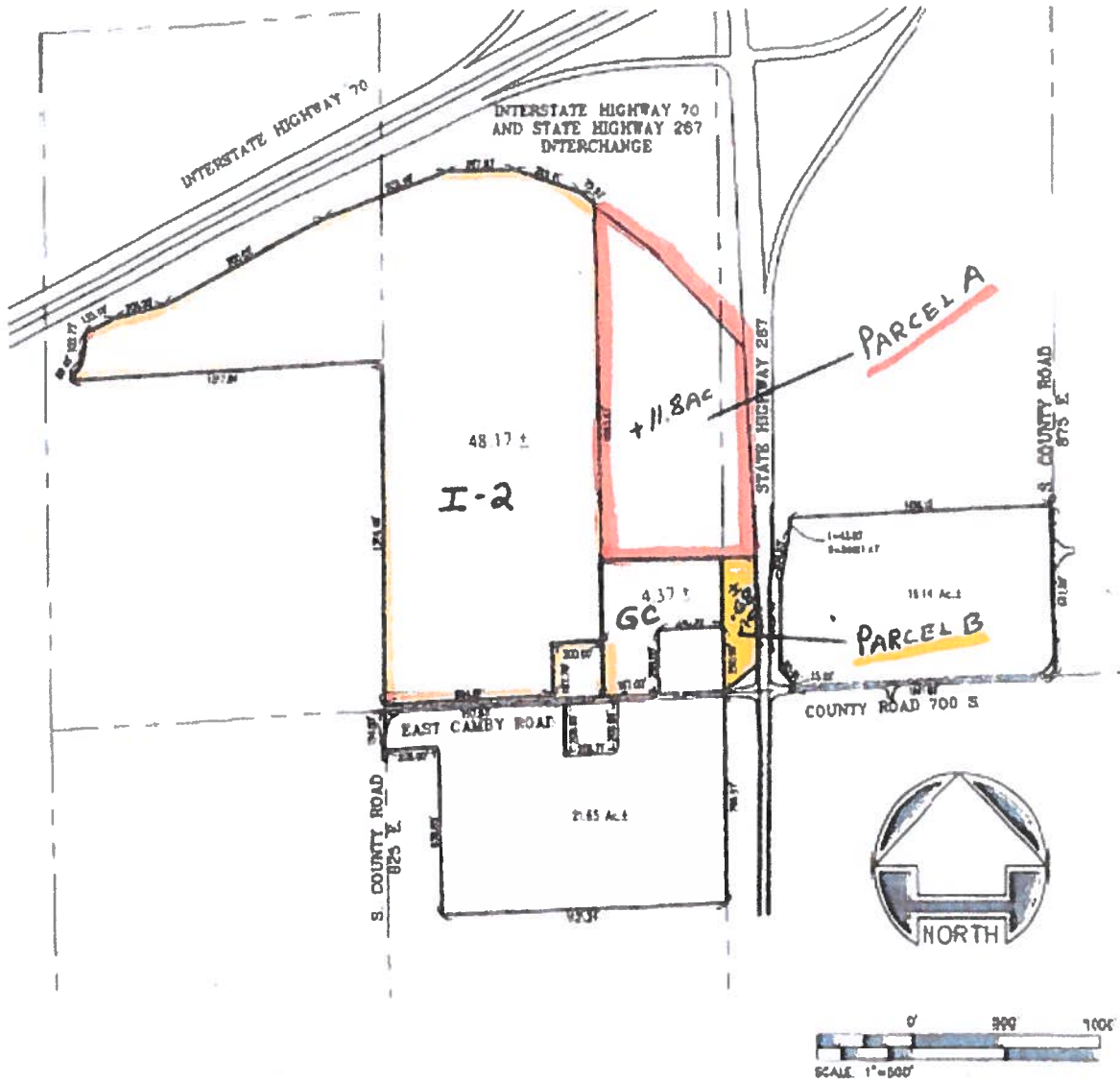

Lance Angle

ATTESTED BY:


Mark Todisco, Town Clerk-Treasurer
Town of Plainfield, Indiana

PUBLISHED:
Hendricks County Flyer SEP. 30 2017
Hendricks County Flyer OCT 7 2017

EXHIBIT A



Parcel A:

A part of the Southwest Quarter and Southeast Quarter of Section 12, Township 14 North, Range 1 East of the Second Principal Meridian, Guilford Township, Hendricks County, Indiana, described as follows:

Commencing at the southwest corner of said Southeast Quarter; thence North 00 degrees 20 minutes 01 second West (assumed bearing based upon Instrument Number 201620669 in the Office of the Recorder of Hendricks County, Indiana) along the West line of said Quarter section a distance of 533.36 feet to a corner of a 12.230-acre tract of land described in said Instrument Number 201620669 and the Point of Beginning, (the following seven (7) courses are along the south, west, northeasterly and easterly lines of said tract); (1) thence South 89 degrees 02 minutes 07 seconds West a distance of 471.95 feet; (2) thence North 00 degrees 42 minutes 09 seconds West a distance of 1,334.14 feet; (3) thence South 43 degrees 30 minutes 08 seconds East a distance of 399.98 feet; (4) thence South 30 degrees 51 minutes 12 seconds East a distance of 278.03 feet; (5) thence South 14 degrees 17 minutes 42 seconds East a distance of 377.93 feet; (6) thence South 05 degrees 22 minutes 11 seconds East a distance of 250.00 feet; (7) thence South 02 degrees 27 minutes 10 seconds East a distance of 181.39 feet to an easterly extension of a south line of said tract; thence South 89 degrees 02 minute 07 seconds West along said easterly extension a distance of 54.18 feet to the Point of Beginning, containing 11.757 acres, more or less, 11.306 acres, more or less, lying in said Southwest Quarter and 0.451 acres, more or less, lying in said Southeast Quarter.

Parcel B:

A part of the Southeast Quarter of Section 12, Township 14 North, Range 1 East of the Second Principal Meridian, Guilford Township, Hendricks County, Indiana, described as follows:

Commencing at the southwest corner of said Quarter Section; thence North 00 degrees 20 minutes 01 second West (assumed bearing based upon Instrument Number 201620669 in the Office of the Recorder of Hendricks County, Indiana) along the West line of said Quarter section a distance of 13.65 feet to a southerly corner of a 0.769-acre tract of land described in said Instrument Number 201620669 and the Point of Beginning; thence continuing North 00 degrees 20 minutes 01 second West along said West line a distance of 519.71 feet; thence North 89 degrees 02 minutes 07 seconds East a distance of 54.18 feet to an east line of said tract, (the following three (3) courses are along the east and southeasterly lines of said tract); (1) thence South 02 degrees 27 minutes 10 seconds East a distance of 317.70 feet; (2) thence South 00 degrees 21 minutes 57 seconds West a distance of 124.90 feet; (3) thence South 39 degrees 14 minutes 01 second West a distance of 101.10 feet to the Point of Beginning, containing 0.682 acres, more or less.