

TOWN COUNCIL

ORDINANCE NO. 29-2019

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
(Plainfield Logistic Park 1)

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-19-166, (Plainfield Logistic Park 1) the real estate described in Exhibit "A" of about 0.74 acres attached hereto and incorporated herein by this reference is hereby rezoned from the "OD: Office District" to the "I2-Office/Warehouse Distribution District" classification of the Plainfield Zoning Ordinance.

Section 2. Severability

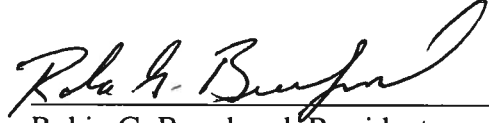
If any section of this Ordinance shall be held invalid by a court of competent jurisdiction, its invalidity shall not affect any other provisions of this Ordinance that can be given effect without the invalid provision, and for this purpose, the provisions of this Ordinance are hereby declared to be 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 28th day of October, 2019.

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




Robin G. Brandgard, President

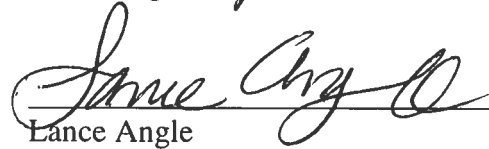
Bill Kirchoff, Vice President



Kent McPhail

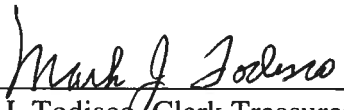


Dan Bridget



Lance Angle

ATTESTED BY:

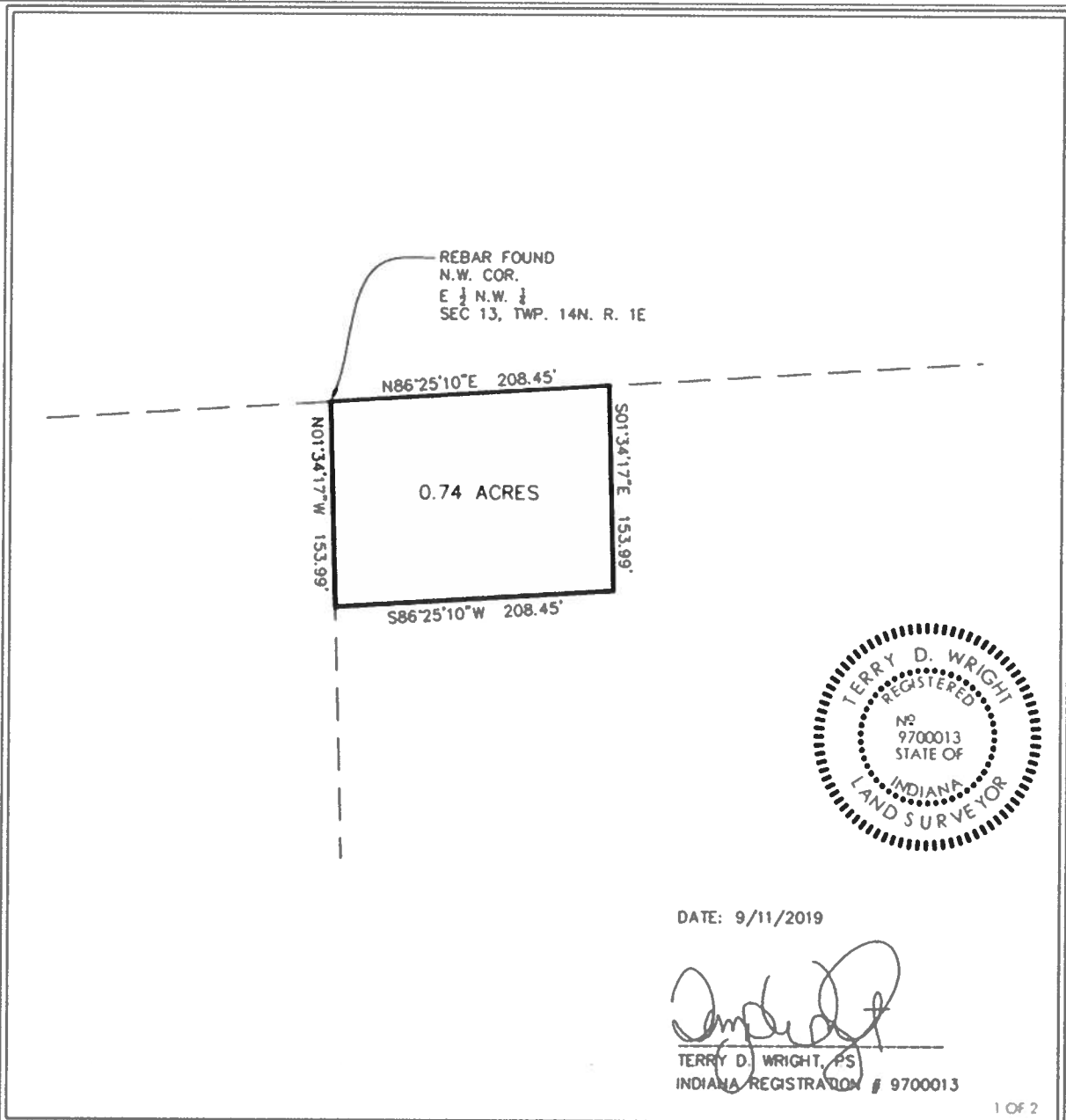


Mark J. Todisco, Clerk Treasurer
Town of Plainfield, Indiana

Exhibit A

A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 14 NORTH, RANGE 1 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN HENDRICKS COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS AND PREPARED BY TERRY D. WRIGHT, PS #9700013 OF HAMILTON DESIGNS FOR PROJECT # 2019-0012 ON SEPTEMBER 11, 2019;

BEGINNING AT A REBAR FOUND AND MARKING THE NORTHWEST CORNER OF SAID HALF QUARTER SECTION, THENCE NORTH 86 DEGREES 25 MINUTES 10 SECONDS EAST ON AND ALONG THE NORTH LINE OF SAID HALF QUARTER SECTION 208.45 FEET; THENCE SOUTH 01 DEGREES 34 MINUTES 17 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID HALF QUARTER SECTION 153.99 FEET; THENCE SOUTH 86 DEGREES 25 MINUTES 10 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID HALF QUARTER SECTION 208.45 FEET TO THE WEST LINE OF SAID HALF QUARTER SECTION; THENCE NORTH 01 DEGREES 34 MINUTES 17 SECONDS WEST 253.99 FEET TO THE POINT OF BEGINNING OF THE DESCRIBED PARCEL, CONTAINING 0.74 ACRES MORE OR LESS.



**HAMILTON
DESIGNS**
A LIMITED LIABILITY COMPANY
PROFESSIONAL LIMITED LIABILITY COMPANY
11988 Ferns Crossing Drive Suite 154
Plainfield, Indiana 46078
P (317) 570-8800
www.hamilton-designs.com

PROJECT INFORMATION
0.74 ACRES PARCEL EXHIBIT
PLAINFIELD, INDIANA
PLANNING DEPARTMENT

DATE: 7/11/2019
Project No. 2019-0012
Drawn by: JBK
Checked by: TDW
Scale: 1" = 100'



EXHIBIT "A"

NOTE: The Town of Plainfield Zoning Ordinance, requires the use of this form in recording commitments made with respect to Development Plan Approvals, Zone Map Changes or Planned Unit Developments in accordance with I.C. 36-7-4-613 or I.C. 36-7-4-615.

COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE MADE IN CONNECTION WITH A DEVELOPMENT PLAN APPROVAL, ZONE MAP CHANGE OR PLANNED UNIT DEVELOPMENT REQUIRED BY THE TOWN OF PLAINFIELD ZONING ORDINANCE

In accordance with I.C. 36-7-4-613 or I.C. 36-7-4-615, the Owner of the real estate located in the Town of Plainfield, Hendricks County, Indiana, which is described below, makes the following COMMITMENTS concerning the use and development of the following described parcel of real estate:

LEGAL DESCRIPTION:

See attached Exhibit 1.

STATEMENT OF COMMITMENTS:

1. The site shall only be used as a parking area (the "Parking Area"), and the Parking Area shall be for passenger cars and passenger trucks only.
2. The Parking Area shall not include a curb cut for vehicle ingress and egress directly from C.R. 825 E or Camby Road.
3. The Parking Area shall be developed so that storm drainage for the lot shall be discharged into the storm drainage system for the building and if the Parking Area is developed the drainage from the Parking Area shall be to the east.

These COMMITMENTS shall run with the land, be binding on the Owner of the above-described real estate, subsequent owners of the above-described real estate and other persons acquiring an interest therein. These COMMITMENTS may be modified or terminated by a decision of the Town of Plainfield Plan Commission made at a public hearing after proper notice has been given.

COMMITMENTS contained in this instrument shall be effective upon the approval of petition # RZ-19-166 pursuant to the Town of Plainfield Zoning Ordinance, and shall continue in effect until modified or terminated by the Town of Plainfield Plan Commission.

These COMMITMENTS may be enforced jointly or severally by:


1. The Town of Plainfield Plan Commission;
2. Owners of all parcels of ground adjoining the real estate to a depth of two (2) ownerships, but not exceeding six-hundred (600) feet from the perimeter of the real estate, and all owners of real estate within the area included in the petition who were not petitioners for approval, however; and
3. _____

The undersigned hereby authorizes the Secretary of the Town of Plainfield Plan Commission to record this Commitment in the Office of the Recorder of Hendricks County, Indiana, upon final approval of petition #RZ-19-166.

IN WITNESS WHEREOF, Owner has executed this instrument this 21 day of October, 2019.

(Organization Owner)

ROCK CREEK PARTNERS, LLC

By 

Printed Aasif Badi

Title Manager

(Organization Acknowledgment)

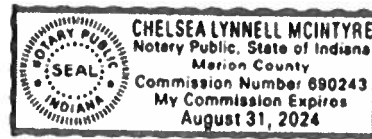
STATE OF Indiana)
) SS:
COUNTY OF Marion)

Before me, a Notary Public in and for said County and State, personally appeared Aasif Bade, the Manager of Rock Creek Partners, LLC, a(n) Indiana limited liability company, Owner(s) of the real estate described above who acknowledged the execution of the foregoing instrument in such capacity and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 21 day of October, 2019.

Signature *Chelsea McIntyre*
Printed Chelsea McIntyre

County of Residence Marion
My Commission expires: 8/31/24



I affirm under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document unless required by law. Brian J. Tuohy

This instrument was prepared by Brian J. Tuohy
DONINGER TUOHY & BAILEY LLP
50 South Meridian Street, Suite 700
Indianapolis, IN 46204

EXHIBIT 1

A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 14 NORTH, RANGE 1 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN HENDRICKS COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS AND PREPARED BY TERRY D. WRIGHT, PS #9700013 OF HAMILTON DESIGNS FOR PROJECT # 2019-0012 ON SEPTEMBER 11, 2019;

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