

PLAINFIELD TOWN COUNCIL

ORDINANCE NO. 07-2020

**AN ORDINANCE TO AMEND
THE PLAINFIELD ZONING ORDINANCE
OF THE TOWN OF PLAINFIELD, INDIANA,
AND FIXING A TIME WHEN
THE SAME SHALL TAKE EFFECT
(Omnibus)**

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 of the Town of Plainfield, Indiana, and has certified such proposal petition TA-20-2020 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 of Plainfield Zoning Ordinance

That the Plainfield Zoning Ordinance, Ordinance No. 21-97, as amended, be further amended by deleting the ~~strikeout~~ text and inserting the double-underlined text as set forth in the attached **Exhibit A** attached hereto and incorporated herein by this reference.

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 day April 13, 2020.


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



Robin G. Brandgard, President



Bill Kirchoff, Vice President



Kent McPhail



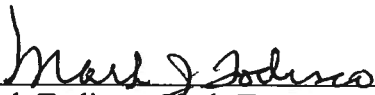
Dan Bridget



Lance Angle

Constituting a majority of all the members of the Town Council

ATTESTED BY:



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

EXHIBIT A

TA-20-2020

Article 2.1A(1)(d)

~~Child Care Home (that is used as the primary residence of the person who operates the Child Care Home)~~

Article 2.2A(1)(d)

~~Child Care Home (that is used as the primary residence of the person who operates the Child Care Home)~~

Article 2.3A(1)(d)

~~Child Care Home (that is used as the primary residence of the person who operates the Child Care Home)~~

Article 2.4A(1)(d)

~~Child Care Home (that is used as the primary residence of the person who operates the Child Care Home)~~

Article 2.5A(1)(d)

~~Child Care Home (that is used as the primary residence of the person who operates the Child Care Home)~~

Article 2.6.A.1.e

~~Child Care Home (that is used as the primary residence of the person who operates the Child Care Home)~~

Article 2.7A(1)(d)

~~Child Care Home (that is used as the primary residence of the person who operates the Child Care Home)~~

Reserved.

Article 2.16A(1)(e)

~~Child Care Home (that is used as the primary residence of the person who operates the Child Care Home)~~

Reserved.

Article 2.17.(A).1.f

~~Child Care Home (that is used as the primary residence of the person who operates the Child Care Home)~~

Article 2.18A(1)(a)

~~Educational Uses. Child Care Home (that is used as the primary residence of the person who operates the Child Care Home)~~

Educational Uses. Reserved.

Article 8.6B

(B) In those instances in which the owner of real property proposed for annexation into the town desires annexation only if the zoning of the real property is zoned to a district other than AG, such owner may file a petition for zone map change which would identify the real property and the requested district. Said petition shall be filed in compliance with the provisions of this ordinance and any applicable rules of procedure. The Plan Commission shall hold at least one public hearing, with notice, in compliance with the provisions of this ordinance and any applicable rules of procedure. After the public hearing and vote on the matter, the Plan Commission shall then certify the petition for zone map change to the Town Council with a favorable recommendation, an unfavorable recommendation or no recommendation. The Town Council shall consider the request for annexation and zone map change at a combined hearing and shall determine the annexation question and zone map change under a single combined vote. The Plan Commission and Town Council shall have all powers delegated to them by I.C. 36-7-4 et seq. and this ordinance in determining the zone map change.

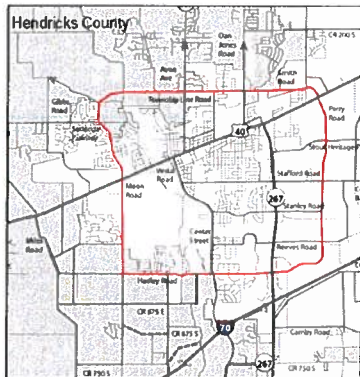
(B) Reserved

Article 13.2

FRONTAGE. The line of contact of an abutting property with the street right-of-way along a front lot line which allows unobstructed, direct access to the property.

GATEWAY CORRIDOR. All land areas lying within the corporate limits of the town which are within 600 feet of the right-of-way of the following street segments:

- (a) SR 267 (**Quaker Boulevard**), from the south right-of-way of U.S. 40 to the southern corporate limits of the town;
- (b) I-70, from the eastern corporate limits of the town to the western corporate limits of the town;
- (c) U.S. 40, from the eastern corporate limits of the town to the western corporate limits of the town;
- (d) Stafford Road, from the eastern right-of-way line of new SR 267 (**Quaker Boulevard**) to the eastern corporate limits of the town;
- (e) ~~North-South Corridor (a/k/a Ronald Reagan Parkway)~~, from the northern corporate limits of the town to the southern corporate limits of the town;
- (f) Perimeter Parkway (as identified in the Comprehensive Plan **shown below**), entire length;



and

- (g) ~~Metropolis Parkway, Stout Heritage Parkway~~ from the eastern right-of-way of new SR 267 (**Quaker Boulevard**) to the western right-of-way of Ronald Reagan Parkway.