

PLAINFIELD TOWN COUNCIL

ORDINANCE NO: 15-2021

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

(Northwest Corner Gibbs Road & Vestal Road)

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-21-006, (Don Lambert) the real estate described in Exhibit "A" of about 60 acres attached hereto and incorporated herein by this reference is hereby rezoned from the "AG Agriculture" district to the "R-1: Low 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 14 day of June, 2021.

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

DocuSigned by:

Robin G. Brandgard

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Robin G. Brandgard, President

DocuSigned by:

Bill Kirschhoff

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Bill Kirschhoff, Vice President

DocuSigned by:

Kent McPhail

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Kent McPhail

DocuSigned by:

Dan Bridget

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Dan Bridget

DocuSigned by:

Lance Angle

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Lance Angle

ATTESTED BY:

DocuSigned by:

Mark J. Todisco

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

EXHIBIT A**Land Description****Avalon North**

A part of the east half of the northwest quarter and the northeast quarter of Section 28, Township 15 North, Range 1 East of the Second Principal Meridian in the Town of Plainfield, Hendricks County, Indiana, being those 7.12 acre and 43.62 acre tracts of land shown on the plat of survey of said tracts certified by Peter Arnold, PS #S0564 as Kruse Consulting's project number 16100 also, being those 8.327 acre and 0.556 acre tracts of land shown on the plat of survey of said tracts certified by Jonathan D. Polson, PS #LS21500011 as Banning Engineering's project number 18198 (all references to monuments and courses herein are as shown on said plats of survey) described as follows:

BEGINNING at a mag nail marking the northeast corner of said northeast quarter; thence South 00 degrees 42 minutes 46 seconds East along the east line thereof 808.92 feet to the easterly extension of the centerline of Gibbs Road (the following ten (10) calls are generally along said centerline); 1) thence South 89 degrees 02 minutes 25 seconds West 1,117.24 feet; 2) thence South 84 degrees 46 minutes 03 seconds West 1,199.74 feet (for reference a 5/8-inch rebar with Kruse Consulting cap (hereinafter referred to as "Kruse rebar") was recovered 25 feet north); 3) thence North 00 degrees 49 minutes 36 seconds West 0.56 feet; 4) thence South 84 degrees 25 minutes 24 seconds West 132.00 feet; 5) thence South 00 degrees 45 minutes 03 seconds East 2.74 feet; 6) thence North 89 degrees 37 minutes 40 seconds West 167.54 feet; 7) thence North 82 degrees 30 minutes 42 seconds West 228.60 feet; 8) thence North 59 degrees 12 minutes 12 seconds West 168.41 feet; 9) thence North 33 degrees 31 minutes 37 seconds West 142.77 feet; 10) thence North 22 degrees 44 minutes 15 seconds West 308.54 feet; thence North 88 degrees 18 minutes 22 seconds East 21.02 feet to a Kruse Consulting rebar; thence North 69 degrees 43 minutes 31 seconds West 55.27 feet (for reference a Kruse rebar was recovered 25 feet north); thence North 02 degrees 31 minutes 53 seconds West 327.60 feet to a Kruse rebar on the north line of said east half; thence North 88 degrees 29 minutes 56 seconds East along said north line 3,216.45 feet to the POINT OF BEGINNING, containing 59.616 acres, more or less.

