

PLAINFIELD TOWN COUNCIL

ORDINANCE NO. 16-2022

**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
(HRH-Saratoga Rezone)**

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-22-002, (HRH-Saratoga Rezone) the real estate described in Exhibit "A" of about 8.9 acres attached hereto and incorporated herein by this reference is hereby rezoned from the "AG: Agriculture" and "Saratoga PUD" districts to the "GC: General Commercial" 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 9th day of May, 2022.

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

DocuSigned by:

Robin G. Brandgard

0995BF6F9B57437...

Robin G. Brandgard, President

DocuSigned by:

Bill Kirchoff

78C608CAFF9B48C

Bill Kirchoff, Vice President

DocuSigned by:

Kent McPhail

6ABFD470D264D9...

Kent McPhail

DocuSigned by:

Dan Bridget

D0736EE484004F8...

Dan Bridget

DocuSigned by:

Lance Angle

32E36D005E374BD...

Lance Angle

ATTESTED BY:

DocuSigned by:

Mark J. Todisco

3C69C0DDF863420...

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

EXHIBIT A

Part of the Northeast Quarter of Section 33, Township 15 North, Range 1 East of the Second Principal Meridian in Hendricks County, Indiana, being that 8.913 acre tract of land shown on the plat of an ALTA / NSPS Land Title survey of said tract certified by Jonathan D. Polson, PS #LS21500011 as Banning Engineering project number 21309 (all references to monuments and courses herein are as shown on said plat of survey) described as follows:

Commencing at the southeast corner of said northeast quarter, identified by a 5/8 inch rebar with Aluminum Hendricks County cap; thence South 88 degrees 22 minutes 40 seconds West along the south line of said northeast quarter 855.41 feet to the centerline of the west bound lane of US Highway 40 also being the POINT OF BEGINNING; thence South 65 degrees 50 minutes 19 seconds West along said centerline 200.96 feet to the southeast corner of the land of Hines Self Storage, LLC recorded as Instrument Number 200917231 in the Office of the Recorder of Hendricks County; thence North 07 degrees 41 minutes 20 seconds West along the east line of the said land of Hines Self Storage, LLC 408.97 feet to the south west corner of the land of Saratoga Crossing Apartments Owner, LLC recorded as Instrument Number 202002868 in said county records; thence North 82 degrees 28 minutes 17 seconds East along the south line of said land of Saratoga Crossing Apartments Owner, LLC also being along the south line of Saratoga Crossing Apartments plat thereof recorded as Instrument Number 200300039594 in said county records 341.07 feet to the southeasterly corner of said Saratoga Crossing Apartments plat (the following two (2) call are along the easterly and southerly line of said Saratoga Crossing Apartments plat, a portion of call two (2) is also along the south line of St. Stephen's Lutheran Church plat thereof recorded as Instrument Number 199809384 in said county records); 1) thence North 07 degrees 31 minutes 43 seconds West 297.58 feet; 2) thence North 65 degrees 50 minutes 19 seconds East 228.96 feet; thence North 66 degrees 03 minutes 23 seconds East 239.61 feet to a One inch iron pipe; thence South 06 degrees 55 minutes 36 seconds East 564.11 feet to the southwest corner of Saratoga Commercial Lot Three plat thereof recorded as Instrument Number 200600023270 in said county records, also being the north right of way line of US Highway 40; thence South 65 degrees 50 minutes 19 seconds West along said north right of way line 87.16 feet; thence South 07 degrees 34 minutes 40 seconds East 41.74 feet to centerline of said west bound lane of US 40; thence South 65 degrees 50 minutes 19 seconds West along said centerline 529.34 feet to the POINT OF BEGINNING, containing 8.913 acres, more or less.

