

PLAINFIELD TOWN COUNCIL

ORDINANCE NO. 47-2022

**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**

(Hobbs Station PUD Ordinance Amendment)

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. PUD-22-084, for modifications to the Hobbs Station Planned Unit Development Ordinance Development Standards (Town of Plainfield) and certified by the Plainfield Plan Commission to the Town Council with a favorable recommendation, a copy of said amended Development Standards is attached hereto as “Exhibit A” 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 14 day of November, 2022.

TOWN COUNCIL, TOWN OF PLAINFIELD
HENDRICKS COUNTY, INDIANA

DocuSigned by:

Robin G. Brandgard

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Robin G. Brandgard, President

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Bill Kirchoff

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Bill Kirchoff, Vice President

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Kent McPhail

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Dan Bridget

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Attested by:

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Mark J. Todisco

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Mark Todisco, Clerk-Treasurer
Town of Plainfield, Indiana

EXHIBIT A

In 2021, the PUD Ordinance for Hobbs Station (“Hobbs Station PUD”) was approved in connection with Petition No. PUD-21-039, and as part of Town Council Ordinance No. 17-2021.

Paragraph C.2. of section **III. Development Standards** of the Mixed Use District of the Hobbs Station PUD shall be amended as follows:

“2. The minimum 10’ yards separating buildings within the Mixed-Use District may include interior access driveways and/or sidewalks and/or multipurpose pathways provided that the remainder of said yards shall be maintained as open space free from buildings or structures.”