

TOWN COUNCIL

ORDINANCE NO. 32-2019

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
(Town Initiated Correction-Clover Drive)

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. ZC-19-186, (Town Initiated Correction-Clover Drive) the real estate described in Exhibit "A" attached hereto and incorporated herein by this reference is hereby corrected from a split zone of "R-2: Low Density Residential District" and "I-2: Office/Warehouse Distribution District" to "I-2: 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 11th day of November, 2019.

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



Robin G. Brandgard, President



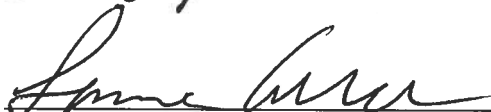
Bill Kirchoff, Vice President



Kent McPhail

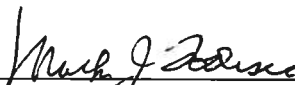


Dan Bridget



Lance Angle

ATTESTED BY:



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

Exhibit A

Parcel number: 32-09-30-200-008.000-012,



TOWN OF PLAINFIELD

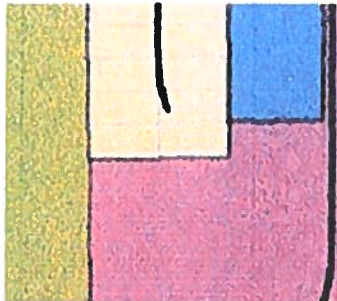
MEMORANDUM

TO: Plan Commission
CC:
FROM: Eric Berg, AICP, Senior Planner
DATE: October 30, 2019
RE: Zoning Correction on Parcel Number:32-09-30-200-008.000-012

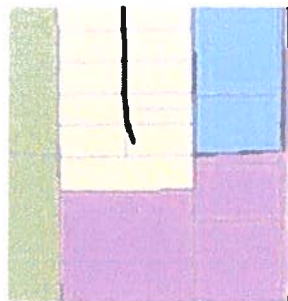
This correction is related to the parcel shown ringed in blue on the map on the far right (below). In 2017, this parcel had one zoning, I-2: Office/Warehouse Distribution (see map January 25, 2017, below).

After that map was published, Hendricks County corrected the location of the section line. This correction removed a non-existent parcel on both the east and west sides of Clover Drive, which moved the R2: Low Density Residential zoning onto the I2: Office/Warehouse Distribution parcel.

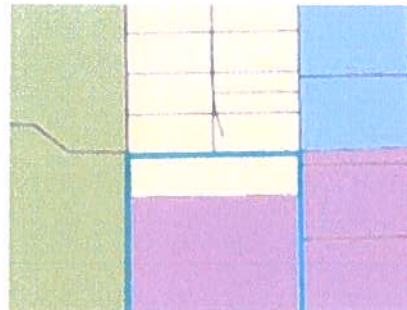
Upon the completion of the correction, the inadvertent parcel was removed, but the parcel remained split-zoned, with an incorrect R2: Low Density Residential zone and the correct I2 zone. (see October 23, 2019 map)



January 25, 2017



December 20, 2018



October 23, 2019

Planning Staff has reviewed the records to ensure that the Commission and Council did not take action to split zone the parcel and has found no evidence of such an action. As such, it appears that the official zoning map should not show this parcel to have split zoning.

MOTION:

I move that the Plan Commission certify the zone map correction for ZC-19-188 for Parcel Number 32-09-30-200-008.000-012 to reflect I-2 Office/Warehouse Distribution as the proper zoning to the Town Council with a **favorable recommendation** / **unfavorable recommendation** / **no recommendation**.