

TOWN COUNCIL

ORDINANCE NO. 35-2020

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
(Sila Perry)

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-20-097, (Felix Shalit for Sila Perry) the real estate described in Exhibit "A" of about 27.145 acres attached hereto and incorporated herein by this reference is hereby rezoned from the "GC General Commercial" and "I-2 Office/Warehouse Distribution" districts to the "R-6 High 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 9th day of November, 2020.

**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

0ABFDF470D254D9...

Kent McPhail

DocuSigned by:

Dan Bridget

D9736EE181004F8...

Dan Bridget

DocuSigned by:

Lance Angle

32E36D005E374BD...

Lance Angle

ATTESTED BY:

DocuSigned by:

Mark J. Todisco

5C89C0DDF863426...

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

Exhibit A

ZONING DESCRIPTION

Perry Crossing Apartments

BLOCK 'B' IN PLAINFIELD COMMONS IV, PHASE I, THE PLAT THEREOF RECORDED IN PLAT CABINET 6, SLIDE 157, PAGES 2A AND B, IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

24.348 ACRES OF THAT 69.69 ACRE TRACT DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 201323782 IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA, SAID 24.348 ACRES BEING A PART OF THE EAST HALF OF SECTION 30, TOWNSHIP 15 NORTH, RANGE 2 EAST IN GUILFORD TOWNSHIP, HENDRICKS COUNTY, INDIANA DESCRIBED AS FOLLOWS: BEGINNING AT A THE SOUTHEAST CORNER OF BLOCK 'B' IN PLAINFIELD COMMONS IV, PHASE I, THE PLAT THEREOF RECORDED IN PLAT CABINET 6, SLIDE 157, PAGES 2A AND B, IN SAID OFFICE OF THE RECORDER; THENCE NORTH 10 DEGREES 41 MINUTES 6 SECONDS WEST (BEARINGS PER PLAT) 441.02 FEET ALONG THE EAST LINE OF SAID BLOCK 'B' TO A SOUTHERLY BOUNDARY OF BLOCK 'A' IN SAID PLAINFIELD COMMONS IV, PHASE I; THENCE ALONG THE BOUNDARY OF SAID BLOCK 'A' THE FOLLOWING TWO (2) COURSES: 1) THENCE NORTH 79 DEGREES 48 MINUTES 45 SECONDS EAST 35.24 FEET; THENCE NORTH 10 DEGREES 10 MINUTES 49 SECONDS WEST 146.54 FEET TO THE SOUTHWESTERLY CORNER OF LOT 6 IN SAID PLAINFIELD COMMONS IV, PHASE I; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 6 THE FOLLOWING FOUR (4) COURSES: 1) NORTH 62 DEGREES 43 MINUTES 3 SECONDS EAST 311.27 FEET; 2) THENCE SOUTHERLY 37.17 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 469.50 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 14 DEGREES 52 MINUTES 35 SECONDS EAST AND A LENGTH OF 37.17 FEET; 3) NORTH 77 DEGREES 23 MINUTES 31 SECONDS EAST 31.00 FEET; 4) THENCE NORTH 77 DEGREES 17 MINUTES 25 SECONDS EAST 263.28 FEET TO THE SOUTHWEST CORNER OF THAT 0.179 ACRE PARCEL DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 201400641 IN SAID OFFICE OF THE RECORDER; THENCE NORTH 89 DEGREES 4 MINUTES 32 SECONDS EAST 77.80 FEET ALONG THE SOUTH LINE OF SAID 0.179 ACRE PARCEL TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 0 DEGREES 54 MINUTES 39 SECONDS EAST 1,048.20 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF LOT 1, CABOT AT METROPOLIS, THE PLAT THEREOF RECORDED IN PLAT CABINET 8, SLIDE 49, PAGES 2A AND B, IN SAID OFFICE OF THE RECORDER; THENCE SOUTH 88 DEGREES 15 MINUTES 8 SECONDS WEST 638.47 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 01 DEGREE 46 MINUTES 9 SECONDS EAST 1,009.15 FEET ALONG THE WEST LINE OF SAID LOT TO THE NORTH LINE OF LOT 1, ECHO PARK AT PERRY CROSSING, THE PLAT THEREOF RECORDED IN PLAT CABINET 8, SLIDE 196, PAGES 1A AND B, IN SAID OFFICE OF THE RECORDER; THENCE SOUTH 88 DEGREES 17 MINUTES 2 SECONDS WEST 317.58 FEET ALONG SAID NORTH LINE; THENCE NORTH 0 DEGREES 54 MINUTES 22 SECONDS WEST 705.37 FEET TO A SOUTHERLY CORNER OF BLOCK 'A' IN PLAINFIELD COMMONS IV, PHASE II THE PLAT THEREOF RECORDED IN PLAT CABINET 7, SLIDE 7, PAGES 2 IN SAID OFFICE OF THE RECORDER; THENCE ALONG THE BOUNDARY OF SAID BLOCK 'A' THE FOLLOWING SIX (6) COURSES: 1) NORTHEASTERLY 78.54 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 49.50 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 44 DEGREES 32 MINUTES 49 SECONDS EAST AND A LENGTH OF 70.55 FEET; 2) NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 61.00 FEET; 3) SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 2.51 FEET; 4) NORTHWESTERLY 76.98 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 49.50 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 45 DEGREES 26 MINUTES 58 SECONDS WEST AND A LENGTH OF 69.45 FEET; 5) NORTH 0 DEGREES 53 MINUTES 57 SECONDS WEST 364.02 FEET; 6) NORTHERLY 94.91 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 1,030.50 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 3 DEGREES 32 MINUTES 16 SECONDS WEST AND A LENGTH OF 94.88 FEET TO THE SOUTHWEST CORNER OF AFOREMENTIONED BLOCK 'B'; THENCE NORTH 89 DEGREES 9 MINUTES 27 SECONDS EAST 355.00 FEET ALONG THE SOUTH LINE OF SAID BLOCK 'B' TO THE POINT OF BEGINNING AND CONTAINING 23.845 ACRES, MORE OR LESS.

COLLECTIVELY THE ABOVE TWO PARCELS CONTAIN 27.145 ACRES, MORE OR LESS.

(REVISED 8/5/2020)