

**TOWN COUNCIL**

**ORDINANCE NO. 24-2022**

**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**  
**(Verizon Wireless)**

**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-22-018, (Verizon Wireless) the real estate described in Exhibit "A" of about 17.58 acres attached hereto and incorporated herein by this reference is hereby rezoned from the "GC: General Commercial" and "Tri-L 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 13<sup>th</sup> day of June, 2022.

TOWN COUNCIL, TOWN OF PLAINFIELD  
HENDRICKS COUNTY, INDIANA

DocuSigned by:  
*Robin G. Brandgard*  
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Robin G. Brandgard, President

DocuSigned by:  
*Bill Kirchoff*  
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Bill Kirchoff, 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*  
32E36D005E374BD...  
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**

A PART OF THE WEST HALF OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 1 EAST IN GUILFORD TOWNSHIP, HENDRICKS COUNTY, INDIANA, BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 14 NORTH, RANGE I EAST, THENCE SOUTH 86 DEGREES 19 MINUTES 47 SECONDS WEST (ASSUMED BEARING) 148.68 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER TO THE NORTHEASTERN COMER OF CAMBRIDGE SQUARE WEST II, PHASE I, AS PER PLAT THEREOF RECORDED IN PLAT CABINET 3, SLIDE 100, PAGE 2 AND SLIDE 101, PAGES I AND 2 IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA, THE FOLLOWING EIGHT (8) COURSES ARE ALONG THE BOUNDARY OF CAMBRIDGE SQUARE WEST II, PHASE I: (1) THENCE SOUTH 03 DEGREES 40 MINUTES 13 SECONDS EAST 23.15 FEET; (2) THENCE SOUTH 20 DEGREES 36 MINUTES 52 SECONDS EAST 107.07 FEET; (3) THENCE SOUTH 02 DEGREES 46 MINUTES 00 SECONDS EAST 443.17 FEET; (4) THENCE SOUTH 11 DEGREES 17 MINUTES 51 SECONDS EAST 101.12 FEET; (5) THENCE SOUTH 02 DEGREES 46 MINUTES 00 SECONDS EAST 300.00 FEET; (6) THENCE SOUTH 15 DEGREES 40 MINUTES 06 SECONDS WEST 158.11 FEET; (7) THENCE SOUTH 11 DEGREES 39 MINUTES 15 SECONDS WEST 54.67 FEET TO THE SOUTHERN LINE OF SAID CAMBRIDGE SQUARE WEST II THE NEXT TWO (2) COURSES BEING ALONG SAID SOUTHERN LINE; (1) THENCE NORTH 75 DEGREES 39 MINUTES 51 SECONDS WEST 411.38 FEET; (2) THENCE NORTH 83 DEGREES 13 MINUTES 12 SECONDS WEST 273.02 FEET; THENCE SOUTH 31 DEGREES 18 MINUTES 13 SECONDS WEST 866.38 FEET; THENCE SOUTH 58 DEGREES 41 MINUTES 47 SECONDS EAST 745.00 FEET; THENCE SOUTH 31 DEGREES 18 MINUTES 13 SECONDS WEST 615.10 FEET; THENCE SOUTH 48 DEGREES 15 MINUTES 07 SECONDS WEST A DISTANCE OF 310.48 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 57 DEGREES 28 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 301.50 FEET; THENCE SOUTH 62 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 520.10 FEET; THENCE NORTH 26 DEGREES 37 MINUTES 30 SECONDS WEST A DISTANCE OF 993.61 FEET TO A POINT WHICH IS 300.00 FEET BY PARALLEL LINES OFF OF THE WEST LINE OF SAID WEST HALF SECTION; THENCE NORTH 00 DEGREES 56 MINUTES 24 SECONDS WEST PARALLEL WITH AND 300.00 FEET EAST OF SAID WEST LINE A DISTANCE OF 250.00 FEET; THENCE NORTH 81 DEGREES 18 MINUTES 13 SECONDS EAST A DISTANCE OF 463.98 FEET; THENCE SOUTH 41 DEGREES 16 MINUTES 51 SECONDS EAST A DISTANCE OF 1067.32 FEET TO THE POINT OF BEGINNING. CONTAINING 17.584 ACRES, MORE OR LESS. SUBJECT TO ALL HIGHWAYS, RIGHTS OF WAY AND EASEMENTS.

ALSO: APPURTENANT EASEMENT RIGHTS, IF ANY, ESTABLISHED IN THAT CERTAIN NON-EXCLUSIVE INGRESS-EGRESS EASEMENT, RECORDED MAY 8, 2006, AS INSTRUMENT NUMBER 200600011982, IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA.

