

PLAINFIELD TOWN COUNCIL

ORDINANCE NO. _____

**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**

(Legacy Farm PUD 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, 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,
HENRICKS COUNTY, INDIANA AS FOLLOWS:**

Section 1. Amendment

Pursuant to Docket No. _____, for modifications to the Legacy Farms PUD and certified by the Plainfield Plan Commission to the Town Council with a favorable recommendation, the Legacy Farms PUD is amended as follows:

A. The following real estate shall be included within the Legacy Farms PUD, to-wit:

See Exhibit A attached hereto

B. Section GC – General Commercial, Section B(2)(a) Front – a minimum *Front Yard* and *Building Setback* measured from the *Proposed Right-of-Way* shall be provided as follows:

Interstate Street:	60'
Primary Arterial Street:	20'
Secondary Arterial Street:	20'
Collector Street:	20'
Local Street / Cul-de-sac Street:	20'

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 provision 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 ____ day of _____, 2025.

TOWN COUNCIL, TOWN OF PLAINFIELD
HENDRICKS COUNTY, INDIANA

Robin G. Brandgard, President

Dan Bridget, Vice President

Tom Kingseed

Gary Everling

Lance Angle

Attested by:

Mark Todisco, Clerk-Treasurer
Town of Plainfield, Indiana

Exhibit A

Part of the Southeast Quarter of Section 33, Township 15 North, Range 1 East, of the Second Principal Meridian, situated in Guilford Township, Hendricks County, Indiana, more particularly described as follows:

Commencing at a County Standard Disk found at the Northeast corner of said Southeast Quarter; thence South 01 degrees 04 minutes 30 seconds West along the East line of said Southeast Quarter 729.89 feet to the Southeast corner of Lot 3 of the Replat of Minor Plat No. 275 as per plat thereof recorded in Plat Cabinet 2, Slide 94, Page 1, in the Office of the Recorder of Hendricks County, Indiana; thence South 90 degrees 00 minutes 00 seconds West along the South line of said Lot 3 a distance of 597.00 feet to the Southwest corner of said Lot 3 being the Point of Beginning; thence continue South 90 degrees 00 minutes 00 seconds West 752.13 feet; thence South 00 degrees 57 minutes 15 seconds East 34.30 feet; thence South 67 degrees 46 minutes 56 seconds West, (South 67 degrees 39 minutes 15 seconds West by deed) parallel with the South right of way line of U.S. Highway 40 a distance of 207.00 feet; thence North 00 degrees 57 minutes 15 seconds West 453.83 feet (451.98 feet by deed) to said South right of way line; thence North 67 degrees 46 minutes 56 seconds East along said South right of way line (North 67 degrees 39 minutes 15 seconds East), 618.02 feet to the Northwest corner of the land of Kathleen R. Gilley as described in deed recorded in Deed Book 348, Page 486; thence South 00 degrees 10 minutes 16 seconds West along the West line of said land 328.31 feet (326.00 feet by deed) to the Southwest corner thereof; thence South 89 degrees 08 minutes 45 seconds East along the South line of said land 234.17 feet to the Southeast corner thereof; thence North 01 degrees 04 minutes 30 seconds East along the East line of said land 123.55 feet to the Southwest corner of Lot 1 in Minor Plat 275 as per plat thereof recorded in Plat Cabinet 1, Slide 35, Page 2, in the Hendricks County Recorder's Office; thence South 89 degrees 52 minutes 03 seconds East along the South line of said Lot 1 a distance of 150.00 feet to the Northwest corner of Lot 2 in said Replat of Minor Plat No. 275; thence South 01 degrees 04 minutes 30 seconds West along the West line of said replat 366.33 feet to the Point of Beginning. Containing 8.875 acres, more or less.

Except:

Part of the Southeast Quarter of Section 33, Township 15 North, Range 1 East of the Second Principal Meridian, Hendricks County, Indiana, described as follows:

Commencing at a County Standard Disk found at the Northeast corner of said Southeast Quarter; thence South 01 degree 04 minutes 30 seconds West along the East line of said Southeast Quarter 729.89 feet to the Southeast corner of Lot 3 of the Replat of Minor Plat No. 275 as per plat thereof recorded in Plat Cabinet 2, Slide 94, Page 1, in the Hendricks County Recorder's Office; thence South 90 degrees 00 minutes 00 seconds West 977.32 feet along the South line of said Lot 3 and the South line of the land of Gilley's Real Estate Development, Inc., as described in Deed Record

348, Pages 484-485 in the Office of the Recorder of said County to a point on the Southerly extension of the West line of the land of Kathleen R. Gilley as described in Deed Record 348, Page 486 in said county records; thence North 00 degrees 10 minutes 16 seconds East along said West line and its Southerly extension 369.62 feet to a point being 0.3 feet West of a 5/8 inch rebar with cap stamped "Lewis Eng" found, said point being the Point of Beginning; thence South 77 degrees 48 minutes 41 seconds West 155.48 feet to a 5/8 inch rebar stamped "Banning Eng LS29800001" set (herein referred to as "monument set"); thence North 18 degrees 01 minutes 57 seconds West 163.15 feet to a monument set on the South right of way line of U.S. Highway 40 per plans for ISHC State Highway F.A. Project No. 15 Sec. B (3)(1940) ; thence North 67 degrees 46 minutes 56 seconds East along said South right of way line 219.38 feet to a monument set at the Northwest corner of said land of Kathleen R. Gilley; thence South 00 degrees 10 minutes 16 seconds West along said West line 205.27 feet to the Point of Beginning. Containing 0.768 acres, more or less.

Less and excepting that part conveyed to Meridian Historical Properties, LLC, an Indiana limited liability company as per Warranty Deed recorded July 8, 2021 as Document 202122407 and further described as follows:

Part of the Southeast Quarter of Section 33, Township 15 North, Range 1 East of the Second Principal Meridian in Hendricks County, Guilford Township, Indiana; more particularly described as follows:

Commencing at a Hendricks County Standard Disk located at the Northeast corner of said Southeast Quarter; thence South 88 degrees 22 minutes 59 seconds West (assumed bearing) 605.24 feet along the North line of said Southeast Quarter to the South right-of-way line of US 40; thence South 65 degrees 47 minutes 02 seconds West 634.14 feet to the Point of Beginning; thence South 65 degrees 48 minutes 29 seconds West 269.37 feet; thence South 16 degrees 41 minutes 34 seconds West 89.23 feet; thence South 09 degrees 56 minutes 24 seconds East 194.81 feet; thence South 59 degrees 02 minutes 22 seconds East 94.55 feet; thence North 88 degrees 08 minutes 22 seconds East 412.54 feet; thence North 01 degrees 51 minutes 38 seconds West 186.03 feet; thence South 88 degrees 59 minutes 37 seconds West 40.00 feet; thence North 01 degrees 41 minutes 22 seconds West 123.05 feet; thence South 75 degrees 57 minutes 03 seconds West 155.48 feet; thence North 19 degrees 53 minutes 35 seconds West 162.18 feet to the Point of Beginning, containing 166411 sq ft, 3.8203 acres.

Less and excepting that part conveyed to MBL Realty Company, LLC as per Warranty Deed recorded

December 29, 2023 as Document 202322660 and further described as follows:

Part of the East Half of the Southeast Quarter of Section 33, Township 15 North, Range 1 East of the Second Principal Meridian in Hendricks County, Indiana, being that 2.904 acre tract of land shown on the plat of an original survey of said tract certified by Kevin W. Rowland, PS # LS29600015, as Banning Engineering's Project Number 23273, dated September 15, 2023 (all

references to monuments and courses herein are as shown on said plat of survey) described as follows:

Commencing at the Northwest corner of the East Half of said Southeast Quarter; thence South 00 degrees 43 minutes 24 seconds East along the West line of said East Half 675.33 feet to the South line of the land of Meridian Historical Properties, LLC being the Point of Beginning (the following two (2) calls follow along the South and East line of said land of Meridian Historical Properties, LLC. 1) thence North 88 degrees 07 minutes 52 seconds East 409.33 feet; 2) thence North 01 degree 52 minutes 08 seconds West 185.28 feet to the South line of the land of Kathleen R. Gilley recorded as Instrument Number 199606237 in said Recorder's Office (the following two (2) calls follow along the South and East lines of said land of Kathleen R. Gilley); 1) thence North 88 degrees 56 minutes 25 seconds East 194.35 feet; 2) thence North 00 degrees 50 minutes 20 seconds West 123.55 feet to the Southwest corner of Lot 1 of Minor Plat No. 275 recorded as Instrument Number 198902722 in said Recorder's Office; thence North 88 degrees 13 minutes 10 seconds East along the South line of said Lot 1 a distance of 150.00 feet to the Northwest corner of the Replat of Lot No. 2 & 3 in Minor Plat No. 275 recorded as Instrument Number 199323822 in said Recorder's Office; thence South 00 degrees 50 minutes 21 seconds East along the West line of said Replat of Lot No. 2 & 3 in Minor Plat No. 275 a distance of 366.05 feet; thence South 88 degrees 07 minutes 54 seconds West 750.50 feet to the West line of said East Half; thence North 00 degrees 43 minutes 24 seconds West along said West line 60.16 feet to the Point of Beginning, containing 2.904 acres, more or less.