

ORDINANCE NO. 2019 - 03

ZONING ORDINANCE AMENDMENT

THIS IS AN ORDINANCE for the purpose of amending and changing the zoning ordinance of the County of Shelby as it relates to a certain tract of property known as 1503 Vandalia Rd., Flat Rock. Specifically amending the Shelby County, Indiana Zoning Ordinance adopted by the Board of Commissioners of Shelby County, Indiana on September 18, 2008, which became effective on October 18, 2008, including and incorporating therein Township Zoning Maps dated September 18, 2008 as amended, showing the boundary lines of certain Zoning Districts thereon.

BE IT ORDAINED by the Board of Commissioners of Shelby County Indiana, as follows:

Section 1: Purpose. The purpose of this Ordinance shall be to amend the Zoning Map of Washington Township of the Shelby County Code and the zoning ordinances thereunder as it relates to the real estate specifically described in Section 2 of this Ordinance to change the designation of said real estate from being zoned OP (Open Space & Parks) to RE (Residential Estate) (approximately 4.05 acres). A petition was filed by Bobbie M. Sandefur, on January 22, 2019, under Case No. RZ 19-01, to amend the zoning map of Shelby County, Indiana to change the zoning of said real estate.

Section 2: Amendment. Shelby County, Indiana Zoning Ordinance adopted by the Board of Commissioners of Shelby County, Indiana on September 18, 2008, which became effective on October 18, 2008, including and incorporating therein Township Zoning Maps dated September 18, 2008, as amended, showing the boundary lines of certain Zoning Districts thereon, are hereby amended by adding the following sub-section:

Land rezoned from "OP," Parks and Open Space, to "RE" Residential Estate:

The following parcel of land and real estate located in Washington Township, Shelby County, Indiana and particularly described herein and show on the attached map being formerly zoned and shown on the Washington Township Zoning District Map and lying in an "OP" Parks and Open Space district is hereby rezoned to "RE" Residential Estate.

BOBBIE SANDEFUR WEST TRACT LEGAL DESCRIPTION

A part of the West half of the Southeast quarter of Section 16, Township 11 North, Range 7 East, Shelby County, Indiana; described as follows:

Commencing at the Northwest corner of the above described Southeast quarter of Section 16, said corner formerly being marked by an iron pin set in a concrete base; thence with the West line of said quarter South 00 degrees 18 minutes 46 seconds West 1399.20 feet to the center of the Vandalia Road and the true point of beginning of the tract herein described, said point being referenced by a 5/8 inch rebar located South 1.54 feet;

thence with the center of said Vandalia Road North 88 degrees 57 minutes 31 seconds East 200.00 feet to a Mag Nail; thence parallel with the West line of the quarter South 00 degrees 18 minutes 46 seconds West 400.00 feet to a 5/8 inch rebar; thence South 64 degrees 57 minutes 50 seconds West 221.25 feet to a 5/8 inch rebar on the West line of the quarter; thence with said West line North 00 degrees 18 minutes 46 seconds East 490.00 feet to the point of beginning, containing 2.043 acres more or less and subject to the right of way of the Vandalia Road on the North line of the tract and also subject to any other existing right of ways, easements or restrictions.

Bearings used in this description are based on State Plane Coordinates for the Eastern Zone of the State of Indiana.

BOBBIE SANDEFUR EAST TRACT LEGAL DESCRIPTION

A part of the West half of the Southeast quarter of Section 16, Township 11 North, Range 7 East, Shelby County, Indiana; described as follows:

Commencing at the Northwest corner of the above described Southeast quarter of Section 16, said corner formerly being marked by an iron pin set in a concrete base; thence with the West line of said quarter South 00 degrees 18 minutes 46 seconds West 1399.20 feet to the center of the Vandalia Road at a point referenced by a 5/8 inch rebar South 1.54 feet; thence with the center of said Road North 88 degrees 57 minutes 31 seconds East 200.00 feet to a Mag Nail and the true point of beginning of the tract herein described;

thence continue with the center of the Vandalia Road North 88 degrees 57 minutes 31 seconds East 345.76 feet to a Mag Nail; thence continue with the center of said road South 78 degrees 37 minutes 50 seconds East 68.93 feet to a Mag Nail; thence continue with the center of said road South 55 degrees 30 minutes 09 seconds East 45.40 feet to a Mag Nail; thence South 00 degrees 00 minutes 00 seconds East 69.85 feet to a 5/8 inch rebar; thence South 41 degrees 30 minutes 24 seconds West 105.49 feet to a 5/8 inch rebar; thence South 83 degrees 51 minutes 17 seconds West 384.22 feet to a 5/8 inch rebar; thence parallel with the West line of the quarter North 00 degrees 18 minutes 46 seconds East 223.00 feet to the point of beginning, containing 2.007 acres more or less and subject to the right of way of the Vandalia Road on the Northerly line of the tract and also subject to any other existing right of ways, easements or restrictions.

See attached map of subject rezoned tract.

Section 3: Effective Date. This ordinance shall be in full force and effect from

and after its adoption by the Board of Commissioners of Shelby County, Indiana.

Section 4: Repealable Provisions. All ordinances and parts of ordinances in conflict with the specific amendment herein are hereby repealed.

ADOPTED this 19th day of February 2019 by a vote of 3 ayes and 0 nays of members of the Board of Commissioners of Shelby County, Indiana.



Kevin Nigh, President



Don Parker, Member



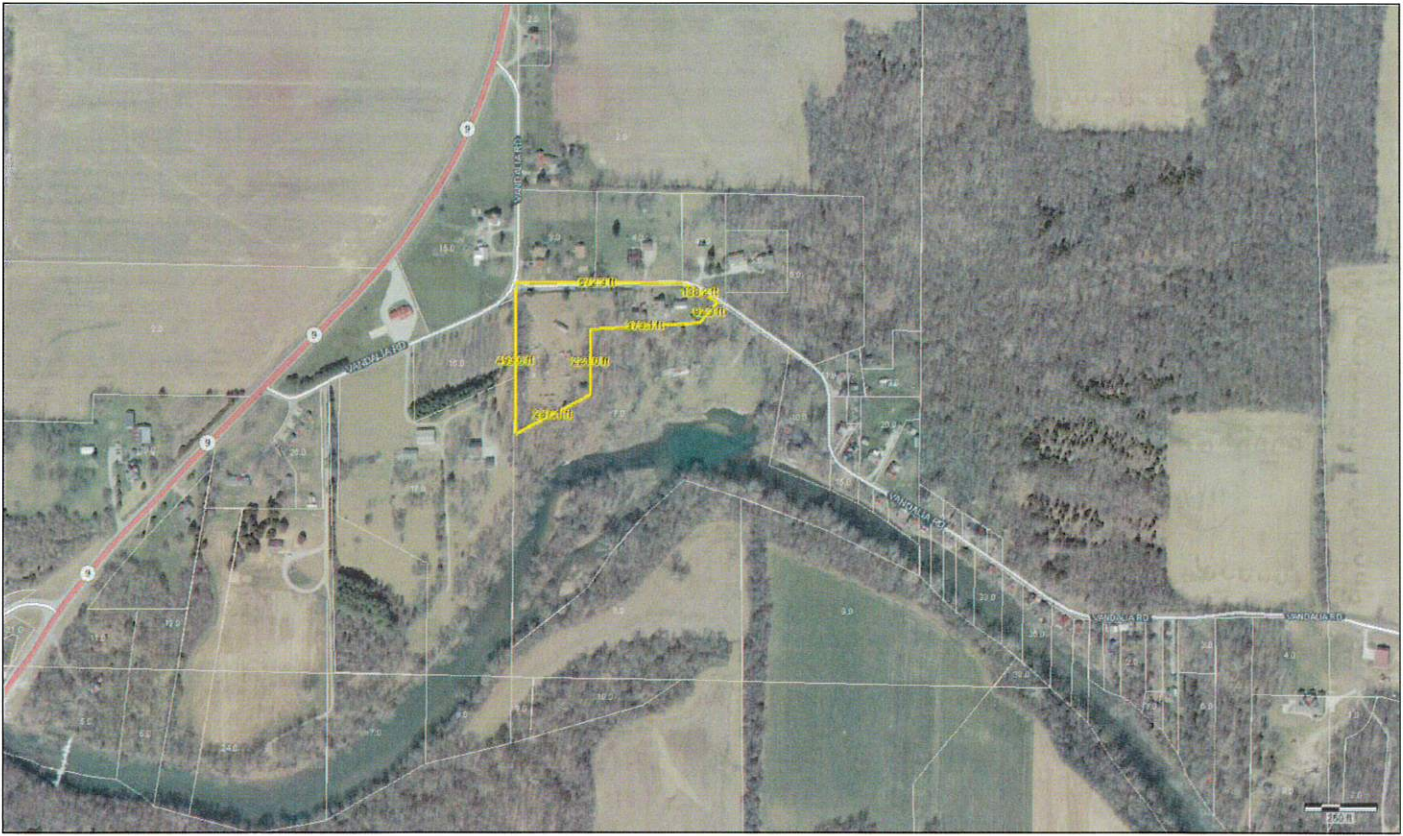
Chris Ross, Member

ATTEST:



Amy Gladman
Shelby County, Indiana

RZ 19-01



Yellow - approximate rezoning boundary

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01/23/2019

The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.