



**CERTIFICATION TO
THE TOWN COUNCIL
OF THE TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA**

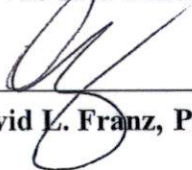
November 17, 2020

To the Town Council of the Town of Zionsville, Indiana:

Be it advised that, pursuant to Indiana Code 36-7-4, on November 16, 2020 the Town of Zionsville Advisory Plan Commission (the "Commission"), by a vote of 7 in favor and 0 opposed, gave a **Favorable Recommendation** to proposal 2020-47-Z to amend the Zoning Map (the "Map") of the Town of Zionsville (Legal Description attached, "Exhibit A"). Proposal 2020-47-Z, Outlot "I" recommends that 1.5 ± acres be rezoned from the Rural Professional Business District (PB) to the Rural General Business District (GB).

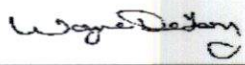
The Town of Zionsville Advisory Plan Commission hereby certifies proposal #2020-47-Z to amend the Zoning Map (a copy of which is attached to this Certification and incorporated here by this reference, ("Exhibit B")), to the Town Council of Zionsville, Indiana, with a **Favorable Recommendation**.

**TOWN OF ZIONSVILLE
ADVISORY PLAN COMMISSION**



David L. Franz, President

Attest: _____


**Wayne DeLong, AICP, CPM
Director of Planning and Economic Development
Secretary, Town of Zionsville Advisory Plan Commission**



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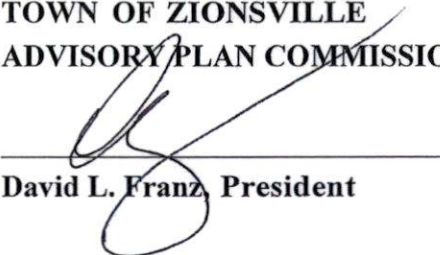
November 17, 2020

To the Town Council of the Town of Zionsville, Indiana:

Be it advised that, pursuant to Indiana Code 36-7-4, on November 16, 2020 the Town of Zionsville Advisory Plan Commission (the "Commission"), by a vote of 7 in favor and 0 opposed, gave a **Favorable Recommendation** to proposal 2020-47-Z to amend the Zoning Map (the "Map") of the Town of Zionsville (Legal Description attached, "Exhibit A"). Proposal 2020-47-Z, Outlot "J" recommends that 1.17 ± acres be rezoned from the Rural General Business District (GB) to the Rural Professional Business District (PB).

The Town of Zionsville Advisory Plan Commission hereby certifies proposal #2020-47-Z to amend the Zoning Map (a copy of which is attached to this Certification and incorporated here by this reference, ("Exhibit B")), to the Town Council of Zionsville, Indiana, with a **Favorable Recommendation**.

**TOWN OF ZIONSVILLE
ADVISORY PLAN COMMISSION**



David L. Franz, President

Attest: _____


**Wayne DeLong, AICP, CPM
Director of Planning and Economic Development
Secretary, Town of Zionsville Advisory Plan Commission**

EXHIBIT "A"

ZONING LAND DESCRIPTION – OUTLOT I

October 1, 2020

A part of the Northeast Quarter of Section 23, Township 18 North, Range 2 East of the Second Principal Meridian, Eagle Township, Boone County, Indiana, more particularly described as follows:

Commencing at the Northeast Corner of the Northeast Quarter of said Section 23, Township 18 North, Range 2 East; thence South 88 degrees 21 minutes 17 seconds West (Basis of Bearings: Indiana State Plane, West Zone, NAD 83) 1298.66 feet along the North Line of said Northeast Quarter to the centerline of U. S. Highway 421 (also known as Michigan Road) per Indiana State Highway Commission (INDOT) plans for F.A. Project No. 221 SEC. A, dated October 6, 1920; thence South 20 degrees 59 minutes 37 seconds East 1301.82 feet; thence South 20 degrees 54 minutes 20 seconds East 361.20 feet along said centerline; thence North 69 degrees 02 minutes 39 seconds East 50.00 feet perpendicular to said centerline to the eastern right-of-way of said highway and the POINT OF BEGINNING of this description; thence continue North 69 degrees 02 minutes 39 seconds East 300.00 feet perpendicular to said centerline; thence South 20 degrees 54 minutes 20 seconds East 218.00 feet parallel with said centerline; thence South 69 degrees 02 minutes 39 seconds West 300.00 feet perpendicular to said centerline to said eastern right-of-way line; thence North 20 degrees 54 minutes 20 seconds West 218.00 feet parallel with said centerline along said right-of-way line to the POINT OF BEGINNING, containing 65,400.0 square feet (1.501 acres), more or less.

Exhibit "A"

LAND DESCRIPTION – OUTLOT J

October 2, 2020

A part of the Northeast Quarter of Section 23, Township 18 North, Range 2 East of the Second Principal Meridian, Eagle Township, Boone County, Indiana, more particularly described as follows:

Commencing at the Northeast Corner of the Northeast Quarter of said Section 23, Township 18 North, Range 2 East; thence South 88 degrees 21 minutes 17 seconds West (Basis of Bearings: Indiana State Plane, West Zone, NAD 83) 1298.66 feet along the North Line of said Northeast Quarter to the centerline of U. S. Highway 421 (also known as Michigan Road) per Indiana State Highway Commission (INDOT) plans for F.A. Project No. 221 SEC. A, dated October 6, 1920; thence South 20 degrees 59 minutes 37 seconds East 1301.82 feet along said centerline; thence South 20 degrees 54 minutes 20 seconds East 579.20 feet along said centerline; thence North 69 degrees 02 minutes 39 seconds East 50.00 feet to the eastern right-of-way of said highway and the POINT OF BEGINNING of this description; thence continue North 69 degrees 02 minutes 39 seconds East 300.00 feet; thence South 20 degrees 54 minutes 20 seconds East 170.00 feet parallel with said centerline; thence South 69 degrees 02 minutes 39 seconds West 300.00 feet to said eastern right-of-way line; thence North 20 degrees 54 minutes 20 seconds West 170.00 feet parallel with said centerline along said right-of-way line to the POINT OF BEGINNING, containing 51,000.0 square feet (1.171 acres), more or less.

**ORDINANCE NO. 2020-18
OF THE
TOWN OF ZIONSVILLE, INDIANA**

**AN ORDINANCE TO AMEND THE
TOWN OF ZIONSVILLE
ZONING ORDINANCE
FOR THE
TOWN OF ZIONSVILLE,
BOONE COUNTY, INDIANA**

**AND FIXING A TIME WHEN THE SAME SHALL
TAKE EFFECT**

**Plan Commission Petition No.
2020-47-Z**

WHEREAS, I.C. § 36-7-4, et seq., empowers the Town of Zionsville Advisory Plan Commission, Boone County, Indiana, to hold public hearings and make recommendations to the Town Council of the Town of Zionsville, Boone County, Indiana, concerning ordinances for the zoning and districting of all lands within the incorporated areas of the Town of Zionsville, Boone County, Indiana: and;

WHEREAS, in accordance with I.C. 36-7-4-600 et seq., the Town of Zionsville Advisory Plan Commission, Boone County, Indiana conducted a public hearing on November 16, 2020 to consider a proposal to amend the Town of Zionsville Zoning Ordinance for the Town of Zionsville, Boone County, Indiana, (the "Ordinance"); filed as petition 2020-47-Z, Outlot "I", and Outlot "J" and;

WHEREAS, the Town of Zionsville Advisory Plan Commission certified the proposal to amend the Ordinance to the Town Council of the Town of Zionsville, Boone County, Indiana, with a favorable recommendation on November 17, 2020 (Exhibit 1); and,

WHEREAS, the Town Council of the Town of Zionsville, Boone County, Indiana, considered the Proposal to amend the Ordinance at its regular meeting on December 7, 2020.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE
TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA, IN ACCORDANCE
WITH I.C. 36-7-4-600 et seq., AND ALL ACTS AMENDATORY AND
SUPPLEMENTAL THERETO, AS FOLLOWS:**

1. Official Zone Map Amendment

The Official Zone Map of the Town of Zionsville Zoning Ordinance is hereby amended to rezone the Property located in the Town of Zionsville, illustrated and listed on Exhibit B and more particularly represented in Exhibit 1, from its Rural Professional Business District (PB) to the Rural General Business District (GB) and in Exhibit 2 from its Rural General Business District (GB) to the Rural Professional Business District (PB) of the attached Certification.

Such Property shall be subject to the conditions and restrictions adopted and imposed by the Zionsville Plan Commission, if any.

- (a) The Director of Finance and Records and Staff are directed to comply with Section 194.182 of the Zoning Ordinance by taking all actions required thereby to implement this Zone Map Amendment.

2. Construction of Clause Heading: The clause headings appearing herein have been provided for convenience and reference and do not purport and shall not be deemed to define, limit or extend the scope or intent of the clause to which they appertain.

Section 2. Savings Clause: If any title, section, subsection, phrase, clause, sentence, or word of this Ordinance shall for any reason be held invalid or unconstitutional by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby and shall remain in full force and effect.

Section 3. Construction of Clause Headings: The clause headings appearing herein have been provided for convenience and reference and do not purport and shall not be deemed to define, limit or extend the scope or intent of the clause to which they appertain.

Section 4. Repeal of Conflicting Ordinances: The provisions of all other Town ordinances in conflict with the provisions hereof, if any, are of no further force or effect and are hereby repealed.

Section 5. Severability: If any part of this Ordinance shall be held invalid, such part shall be deemed severable and the invalidity thereof shall not affect the remainder of this Ordinance.

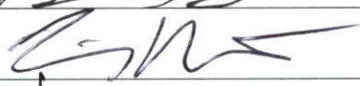
Section 6. Duration and Effective Date: The provisions of this Ordinance shall become and remain in full force and effect upon adoption and publication according to Indiana Law and until its repeal by ordinance.

Introduced and filed on the 16th day of November 2020. A motion to consider on First Reading was sustained by a vote of 7 in favor and 0 opposed, pursuant to Indiana Code 36-5-2-9.8.

DULY PASSED AND ADOPTED this 7th day of December 2020, by the Town Council of the Town of Zionsville, Boone County, Indiana, having been passed by a vote of 7 in favor and 0 opposed.

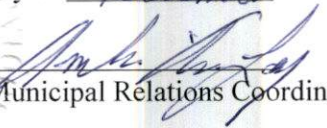
Ordinance 2020-18

TOWN COUNCIL OF THE TOWN OF ZIONSVILLE,
BOONE COUNTY, INDIANA

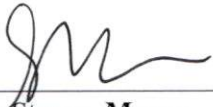
	YEA Signature	NAY Signature
Josh Garrett, President		
Bryan Traylor, Vice-President		
Alexander Choi, Member		
Joe Culp, Member		
Brad Burk, Member		
Craig Melton, Member		
Jason Plunkett, Member		

I hereby certify that the foregoing Resolution was delivered to the Town of Zionsville Mayor Emily Styron on the 9th day of December 2020, at 4 p.m.

ATTEST:


Amelia Lacy, Municipal Relations Coordinator

MAYOR'S
APPROVAL


Emily Styron, Mayor

12/10/2020
DATE

MAYOR'S
VETO

Emily Styron, Mayor

DATE