

ORDINANCE NO. 2022 -//

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 located at 6925 S Carroll Rd, Indianapolis, Moral Township. 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 Moral 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 RE (Residential Estate) to I1 (Low Intensity Industrial) (6.36-acres). A petition was filed by David B & Patricia A Fagel on March 2, 2022 under Case No. RZ 22-05, 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 “RE,” Residential Estate to “I1” Low Intensity Industrial:

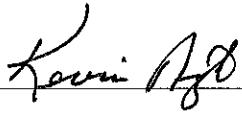
The parcel of land and real estate located in Moral Township, Shelby County, Indiana and particularly described by the attached legal description Exhibit "A" and shown on the attached map, Exhibit "B", being formerly zoned and shown on the Moral Township Zoning District Map as lying in an "RE" Residential Estate District is hereby rezoned to "I1" Low Intensity Industrial.

This zoning ordinance amendment is subject to and contingent upon Commitments Concerning the Use and Development of Real Estate, a copy of which is attached hereto as "Exhibit C".

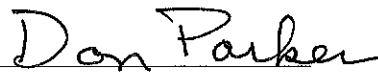
Section 3: Effective Date. This ordinance shall be in full force and effect from and after its adoption by the Board of Commissioners of Shelby County, Indiana.

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 All ordinances and parts of ordinances in conflict with the specific amendment herein are hereby repealed.

ADOPTED this 16th day of May 2022 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

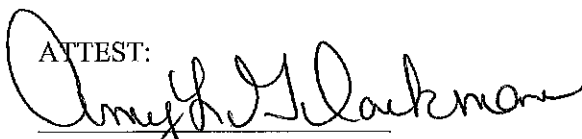
ATTEST:

Amy Glackman
Shelby County, Indiana

EXHIBIT A

A part of the southwest quarter of section 11 and a part of the northwest quarter of section 14 all in township 14 north, range 5 east, Shelby County, Indiana; described as follows:

Beginning at an iron pin over a stone at the southwest corner of the above described southwest quarter of section 11; thence with the west line of the quarter north 00 degrees 00 minutes east 244.4 feet to an iron pin on the southerly right of way line of Interstate 74; thence with said right of way line south 46 degrees 36 minutes east 29.61 feet; thence continue with said right of way line along a curve to the right for a distance of 742.56 feet to an iron pin, said curve having a radius of 17088.91 feet and a long chord with a bearing and length of south 45 degrees 21 minutes 15 seconds east 742.5 feet; thence with the center of an open ditch south 50 degrees 06 minutes 45 seconds west 714.3 feet to an iron pin on the west line of the above described northwest quarter of section 14; thence with said west line north 00 degrees 07 1/2 minutes west 755.8 feet to the point of beginning, containing 0.70 acres more or less in section 11 and 5.66 acres more or less in section 14 for a total of 6.36 acres, more or less.

Course data used in this description assumes the west line of the southwest quarter of section 11 to run due north.

EXHIBIT B



EXHIBIT C

Commitments Concerning the Use and Development of Real Estate

1. *Development Plan Approval as required by section 9.08 Development Plan of the Unified Development Ordinance shall be required prior to issuance of an Improvement Location Permit for any non-residential permanent construction, installation, addition, alteration, or relocation of a new structure, and/or permanent alteration to the land.*
2. *The property shall not be used for a paintball facility or governmental operations.*