

BEFORE THE COMMON COUNCIL
THE CITY OF CHARLESTOWN, INDIANA
ORDINANCE NO. 2020-OR-22

AN ORDINANCE CHANGING THE ZONING MAP DESIGNATION OF
CERTAIN TRACTS OF PROPERTY LOCATED ON COOMER WAY TO BE REZONED
FROM R1: SINGLE-FAMILY RESIDENTIAL TO PUD: PLANNED UNIT DEVELOPMENT

Whereas, JFN, LLC has filed a petition before the Charlestown Plan Commission to change the zoning map designation of the real property described in the attached exhibits from R1: Single-Family Residential to PUD: Planned Unit Development; and

Whereas, on July 27, 2020, the Charlestown Plan Commission has certified a favorable recommendation concerning the proposed change to the City's zoning map; and

Whereas, this matter is now before the Common Council at its regular meeting after certification of the proposed change of the zoning map designation pursuant to the provisions of I.C. 36-7-4-608(f)(1); and

Whereas, this Common Council has timely posted notice of its intent to consider the proposed change of zoning map designation at the regular meeting scheduled for September 8, 2020; and

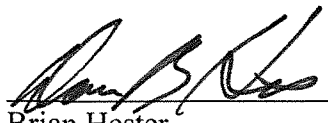
Whereas, all interested persons have been given an opportunity to appear before this Common Council and be heard regarding this matter as required by law.

NOW, THEREFORE, BE IT ORDAINED by the Common Council for the City of Charlestown, Indiana, that the zoning designation of the real property described in the attached exhibits is hereby changed from R1: Single-Family Residential to PUD: Planned Unit Development; and

IT IS FURTHER ORDAINED that the zoning map of the City of Charlestown shall be amended to include such change.


This ordinance shall be in full force and effect upon its adoption.

SO ORDAINED this 8th day of September, 2020.



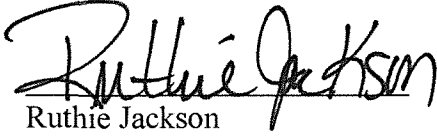
Brian Hester

In Favor	Opposed	Abstained
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Bo Bertram

In Favor	Opposed	Abstained
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Ruthie Jackson

In Favor	Opposed	Abstained
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



B. J. Steele

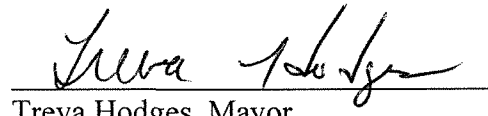
In Favor	Opposed	Abstained
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



J. T. Cox

In Favor	Opposed	Abstained
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

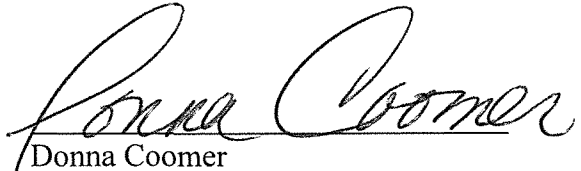
THIS ORDINANCE WAS APPROVED upon this date: 9-8-2020



Treva Hodges, Mayor

ATTEST:

9-8-2020
Date



Donna Coomer
City Clerk-Treasurer

COOMER WAY PROPERTY LEGAL DESCRIPTION

Parcel No. 10-18-11-701-078.000-004 AND 10-18-11-600-068.000-004

8912 Highway 403, Charlestown, Indiana 47111

Tax Key No. 018-85-029-0 AND 018-84-017-0

BEING PART OF GRANTS NOS. 116 AND 117 OF ILLINOIS GRANT, CLARK COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS PLUG SET IN A STEEL BOX 0.6 FEET+, SOUTH 34 DEGREES 35 MINUTES 06 SECONDS EAST FROM THE CENTERLINE OF INDIANA STATE ROAD NO. 403, SAID BRASS PLUG BEING THE CORNER COMMON TO GRANTS 116, 117, 135, AND 136; THENCE WITH THE LINE DIVIDING SAID GRANTS 116 AND 117, SOUTH 34 DEGREES 35 MINUTES 06 SECONDS EAST 44.31 FEET TO A POINT IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 403; THENCE LEAVING SAID GRANT LINE WITH SAID SOUTHEASTERLY RIGHT-OF-WAY LINE NORTH 55 DEGREES 50 MINUTES 59 SECONDS EAST 29.4 FEET TO A RIGHT-OF-WAY MARKER; THENCE CONTINUING WITH SAID SOUTHEASTERLY LINE NORTH 58 DEGREES 44 MINUTES 54 SECONDS EAST 18.03 FEET TO A POINT, THE TRUE POINT OF BEGINNING; THENCE CONTINUING WITH SAID SOUTHEASTERLY LINE NORTH 58 DEGREES 44 MINUTES 54 SECONDS EAST 63.48 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE BEARING SOUTH 40 DEGREES 48 MINUTES 27 SECONDS EAST 48.57 FEET TO A POINT; THEN SOUTH 49 DEGREES 19 MINUTES 21 SECONDS EAST 68.3 FEET TO A POINT; THENCE SOUTH 55 DEGREES 27 MINUTES 51 SECONDS EAST 122.95 FEET TO A POINT; THEN SOUTH 51 DEGREES 51 MINUTES 51 SECONDS EAST 33.5 FEET TO A POINT; THENCE NORTH 55 DEGREES 09 SECONDS EAST 118.86 FEET TO A POINT; THEN NORTH 35 DEGREES 08 MINUTES 54 SECONDS WEST 5.55 FEET TO A POINT; THENCE NORTH 55 DEGREES 53 MINUTES 09 SECONDS EAST 330 FEET TO A POINT; THEN NORTH 34 DEGREES 07 MINUTES 51 SECONDS WEST 2.5 FEET TO A POINT; THENCE NORTH 55 DEGREES 45 MINUTES 55 SECONDS EAST 517.09 FEET TO A POINT; THEN SOUTH 36 DEGREES 00 MINUTES 42 SECONDS EAST 264.79 FEET TO A POINT; THENCE SOUTH 38 DEGREES 32 MINUTES 00 SECONDS EAST 532.13 FEET TO A POINT; THEN SOUTH 34 DEGREES 37 MINUTES 38 SECONDS EAST 245.1 FEET TO A POINT; THENCE SOUTH 54 DEGREES 53 MINUTES 20 SECONDS WEST 1196.54 FEET TO A POINT, A POINT IN THE LINE DIVIDING SAID GRANT NOS. 116 AND 117; THEN WITH SAID DIVIDING LINE NORTH 34 DEGREES 35 MINUTES 06 SECONDS WEST 652.34 FEET TO A POINT; THENCE LEAVING SAID DIVIDING LINE ON A LINE BEARING NORTH 88 DEGREES 28 MINUTES 49 SECONDS WEST 196.57 FEET TO A POINT; THEN NORTH 33 DEGREES 27 MINUTES 26 SECONDS WEST 331.99 FEET TO A POINT; THENCE NORTH 55 DEGREES 53 MINUTES 09 SECONDS EAST 200 FEET TO A POINT; THEN NORTH 34 DEGREES 35 MINUTES 06 SECONDS WEST 216.89 FEET TO A POINT, THE TRUE POINT OF BEGINNING, CONTAINING 30.3158 ACRES, MORE OR LESS.

TOGETHER WITH A 50 FOOT EASEMENT FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED TRACT ACROSS A 7.29 ACRE TRACT OF REAL ESTATE SOLD TO PLEASANT RIDGE BAPTIST CHURCH OF CHARLESTOWN, CLARK COUNTY, INDIANA, BY WARRANTY DEED DATED JANUARY 29, 1962, AS THE SAME APPEARS IN DEED RECORD 247, PAGE 424 IN THE OFFICE OF THE RECORDER OF CLARK COUNTY, INDIANA.

BEING THE SAME PROPERTY CONVEYED TO GRANTOR BY DEED DATED JULY 12, 2004, AND OF RECORD AS INSTRUMENT NO. 200417165 IN THE AFORESAID OFFICE.