

ORDINANCE 23-C-22

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF HUNTINGTON: HAUENSTEIN ROAD & COMMERCIAL ROAD - 35.1 ACRES

Synopsis: This Ordinance, if adopted, would amend the Official Zoning Map of the City of Huntington by changing the zoning of specified parcel(s) of real estate, located north of Hauenstein Road & Northpoint Avenue, east of Rangeline Road, south of CR 500 N and west of Commercial Road, from BP (Business Park) to R-3 (Residential).

BE IT ORDAINED, by the Common Council of the City of Huntington, Indiana ("Council"), in meeting duly assembled;

WHEREAS, the Huntington City Plan Commission considered an application filed by Huntington Real Equities, Inc. on behalf of Northpoint Business Park, Inc. to amend the Official Zoning Map to change the zoning of certain real estate from BP (Business Park) to R-3 (Residential). Specifically Parcel No.: 35-05-09-200-780.100-005 and more particularly described as:

Part of Tract 5 in the Reserve of Ten Sections granted to John B Richardville at the Forks of the Wabash River in Township 28 North, Range 9 East, in Huntington County, Indiana, described as follows:

Starting at a Mag Nail at the Southeast corner of said Tract Number 5; thence North 89 degrees 44 minutes 03 seconds West, (GPS Grid) 1572.30 feet along the South line of said Tract 5 to a mag nail w/ "Hoehn" ID Washer which shall be The Place of Beginning; thence continuing North 89 degrees 44 minutes 03 seconds West, 682.89 feet along said South line to a 1 /2 inch rebar stake at the Southwest corner of the 5.00 acre tract described in Deed Record 261, page 830; thence North 00 degrees 52 minutes 21 seconds East, 303.15 feet to a 1 /2 inch pipe stake at the Northwest corner of said 5.00 acre tract; thence North 00 degrees 34 minutes 11 seconds East, 1254.29 feet to a 6x6 inch wood post at a Northwest corner of the 82.66 acre tract described in Deed Record 261, page 830; thence South 89 degrees 39 minutes 29 seconds East, 927.28 feet to a stone at a corner of said 82.66 acre tract; thence North 00 degrees 49 minutes 31 seconds East, 227.49 feet to a stone at a corner of said 82.66 acre tract; thence North 89 degrees 52 minutes 38 seconds East, 561.90 feet along a north line of said 82.66 acre tract to a standard corner marker (5/8"X24" rebar stake w/ "Hoehn" ID Cap); thence South 00 degrees 07 minutes 22 seconds East, 168.64 feet to a 5/8 inch rebar stake at a corner of the 0.59 acre tract described in Document Number 2006002696; thence South 36 degrees 32 minutes 52 seconds East, 139.95 feet to a 5/8 inch rebar stake at a corner of said 0.59 acre tract; thence South 49 degrees 17 minutes 51 seconds West, 85.09 feet to a 5/8 inch rebar stake at a corner of the 0.62 acre tract described in Document Number 2011000116; thence South 72 degrees 35 minutes 54 seconds West, 83.00 feet to a 5/8 inch rebar stake at a corner of said 0.62 acre tract; thence South 26 degrees 17 minutes 11 seconds East, 175.36 feet along the West line of said 0.62 acre tract to the North line of the 4.54 acre tract described in Document Number 2002235691; thence Southwesterly, 121.64 feet along the arc of a curve to the right, whose radius is 526.09 feet and falls Northwesterly, whose chord is 121.37 feet and bears South 69 degrees 34 minutes 55 seconds West to a standard corner marker at the Northwest corner of said 4.54 acre tract; thence South 13 degrees 47 minutes 31 seconds East, 50.00 feet along the West line of said 4.54 acre tract to a mag nail w/

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"Hoehn" ID Washer; thence Southwesterly 28.61 feet along the arc of a curve to the right whose radius is 576.09 feet and falls Northwesterly, whose chord is 28.61 feet and bears South 77 degrees 37 minutes 52 seconds West to a mag nail w/ "Hoehn" ID Washer at the PT of a tangent curve; thence South 79 degrees 03 minutes 16 seconds West, 579.85 feet to a mag nail w/ "Hoehn" ID Washer at the PC of a tangent curve; thence Southwesterly 188.83 feet along the arc of a curve to the left whose radius is 231.85 feet and falls Southeasterly, whose chord is 183.66 feet and bears South 55 degrees 43 minutes 56 seconds West to a mag nail w/ "Hoehn" ID Washer at the PT of a tangent curve; thence South 32 degrees 24 minutes 31 seconds West, 100.00 feet to a mag nail w/ "Hoehn" ID Washer at the PC of a tangent curve; thence Southwesterly 186.30 feet along the arc of a curve to the left whose radius is 206.85 feet and falls Southeasterly, whose chord is 180.07 feet and bears South 06 degrees 36 minutes 32 seconds West, 180.07 feet to a mag nail w/ "Hoehn" ID Washer at the PT of a tangent curve; thence South 19 degrees 11 minutes 39 seconds East, 123.76 feet to a mag nail w/ "Hoehn" ID Washer at the PC of a tangent curve; thence Southeasterly 258.89 feet along the arc of a curve to the right, whose radius is 755.90 feet and falls Southwesterly, whose chord is 257.63 feet and bears South 09 degrees 22 minutes 37 seconds East, 257.63 feet to a mag nail w/ "Hoehn" ID Washer at the PT of a tangent curve; thence South 00 degrees 19 minutes 09 seconds West, 320.14 feet to the Place of Beginning, containing 35.10 acres, more or less.

WHEREAS, the Huntington City Plan Commission, by a 6 - 0 vote, issued a favorable recommendation to Docket PC-22-003, at a meeting duly held on August 25, 2022. A record of the zoning map and Plan Commission Certification of the favorable recommendation of the Zoning Map amendment is attached hereto and incorporated by reference as Exhibit "A".

WHEREAS, the Council, in considering this proposed rezoning, now pays reasonable regard to:

1. The Comprehensive Plan;
2. Current conditions and the character of current structures and uses in each district;
3. The most desirable use for which the land in each district is adapted;
4. The conservation of property values throughout the jurisdiction; and
5. Responsible development and growth.

NOW, THEREFORE, BE IT ORDAINED THAT, the Common Council of the City of Huntington hereby amends the Official Zoning Map of the City of Huntington to rezone the above described real estate from BP (Business Park) to R-3 (Residential).

BE IT FURTHER ORDAINED THAT, this Ordinance shall be in full force and effect following its adoption and in accordance with applicable law.

SIGNATURE PAGE FOLLOWS

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A motion to consider for final adoption on the same day of introduction was [NOT OFFERED or NOT SUSTAINED or SUSTAINED] by a vote of 5 in favor and 0 in opposition.

0 Duly adopted on first reading this 30 day of August, 2022, by a vote of 5 in favor and 0 in opposition.

0 Duly adopted on final reading this 30 day of August, 2022, by a vote of 5 in favor and 0 in opposition.

CITY OF HUNTINGTON, INDIANA by its COMMON COUNCIL

Voting in Favor:

Joe Blomeke
Charles Chapman
PJ Felton

Absent

Absent

Paul Pike

Joe Blomeke

Charles Chapman
(President)

PJ Felton

Dave Funk

Seth Marshall

Todd Johnson

Paul Pike

Voting in Opposition:

Attest:

Christi McElhaney
Christi A. McElhaney, Clerk-Treasurer

Presented by me to the Mayor for approval or veto, this 30 day of August, 2022.

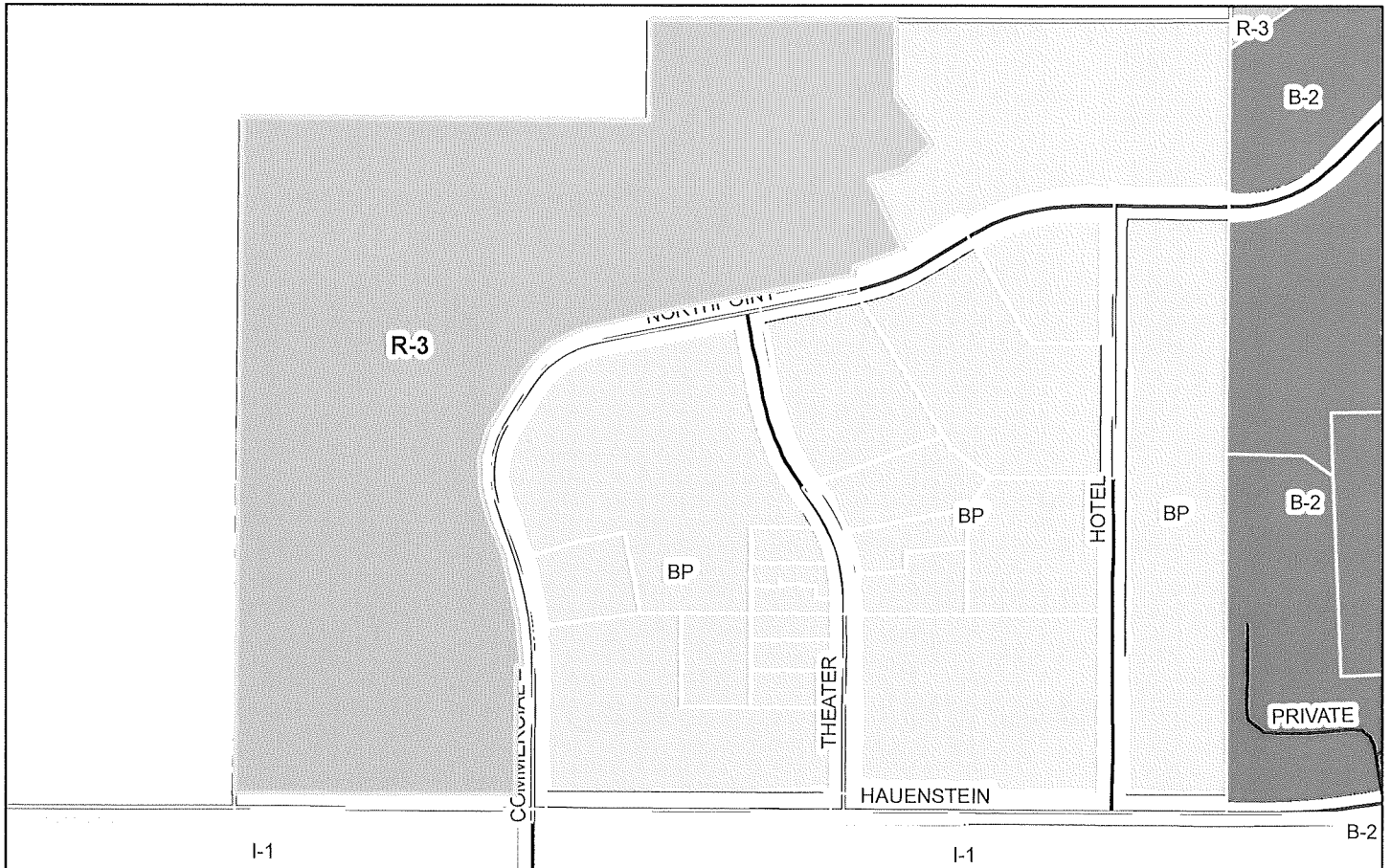
Christi McElhaney
Christi A. McElhaney, Clerk-Treasurer

This ordinance having been adopted by the Common Council and presented to me is [APPROVED or VETOED], this 30 day of August, 2022.

Richard Strick
Richard Strick, Mayor



Aerial & Existing Zoning

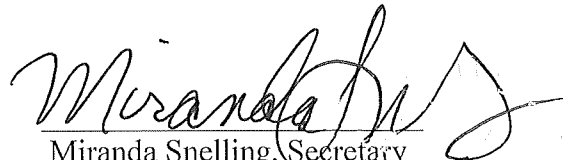


Proposed Zoning

Exhibit "A"

Plan Commission Certification

On August 25, 2022, the Huntington City Plan Commission, by a 6-0 vote, certified a favorable recommendation on application PC-22-003.


Miranda Snelling, Secretary
Huntington City Plan Commission