

ORDINANCE 2018-15

**ORDINANCE TO AMEND THE ZONE MAPS
(Charlestown Manor)**

WHEREAS, a petition has been filed by the owners of the following described property to zone that property from Agriculture-2 to Residential-1:

A part of the West half of Section 14, Township 9 North, Range 2 West, Monroe County, Indiana, described as follows: Beginning at the Southeast corner of the West half of Section 14, thence North on the centerline of said Section 14 for 671.33 feet to the point of beginning; thence running West for 1350.61 feet to the centerline of the CSX Railroad; thence running North 21 degrees 06 minutes 46 seconds West along the railroad centerline for 480.44 feet; thence leaving said centerline running East for 1508.91 feet and to the centerline of Section 14; thence running South along the East line of said centerline for 448.43 feet and to the point of beginning. Containing 14.71 acres, more or less. Subject to the Railroad right-of-way being 30.00 feet wide containing 0.33 acres.

Commonly known as: Charlestown Manor
W. Harbison Road
Ellettsville, IN 47429
State ID Parcel Number: 53-04-00-92-181-005.000-013
Owner: Bardi Builders, LLC

WHEREAS, such property has been zoned Agricultural-2;

WHEREAS, the Ellettsville Plan Commission has certified this proposal with a favorable recommendation on June 7, 2018;

WHEREAS, the Town Council has considered and given reasonable regard to the comprehensive plan current conditions and character of the uses of this property and the surrounding area, the most desirable use for which the land in which the district is adapted, the conservation of the property values through the jurisdiction and responsible development growth;

WHEREAS, notice that the Council would consider this petition was posted on the 21st day of June, 2018.

NOW THEREFORE, BE IT ORDAINED by the Town Council of the Town of Ellettsville, Monroe County, Indiana, that:

Section 1. The following described land be and the same is hereby zoned Residential-1:

A part of the West half of Section 14, Township 9 North, Range 2 West, Monroe County, Indiana, described as follows: Beginning at the Southeast corner of the West half of


Section 14, thence North on the centerline of said Section 14 for 671.33 feet to the point of beginning; thence running West for 1350.61 feet to the centerline of the CSX Railroad; thence running North 21 degrees 06 minutes 46 seconds West along the railroad centerline for 480.44 feet; thence leaving said centerline running East for 1508.91 feet and to the centerline of Section 14; thence running South along the East line of said centerline for 448.43 feet and to the point of beginning. Containing 14.71 acres, more or less. Subject to the Railroad right-of-way being 30.00 feet wide containing 0.33 acres.

Section 2. Be it further ordained that the zone maps be updated to reflect this change.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval by the Town Council.

This Ordinance was passed and adopted by the Town Council of Ellettsville, Indiana at the Ellettsville Town Hall on the 2nd day of July, 2018.

ELLETTSVILLE TOWN COUNCIL



Brian Scott Oldham, President

ATTEST:



Sandra Hash, Clerk/Treasurer



Town of Ellettsville
Department of Planning & Development

To: Ellettsville Town Council

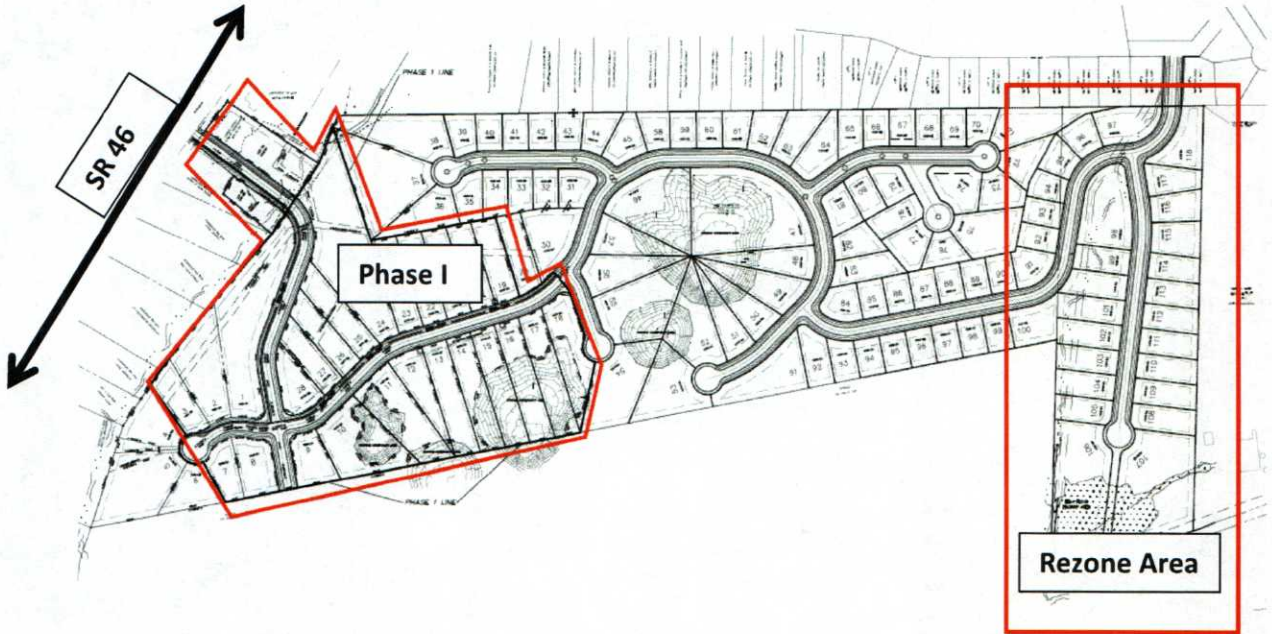
From: Kevin Tolloty, Director of Planning & Development

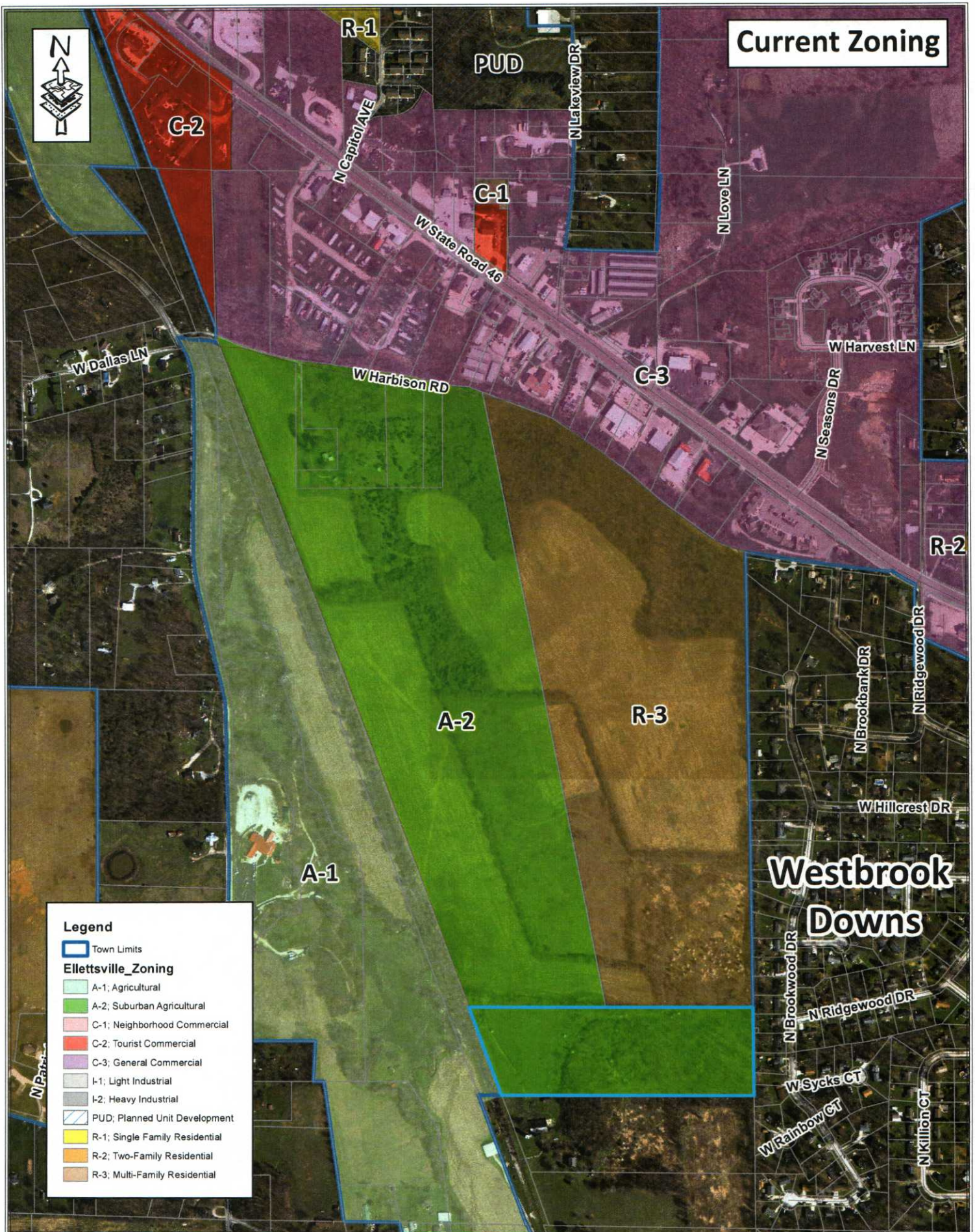
Subject: Rezone – Charlestowne Manor

Date: June 21, 2018

The developers of Charlestowne Manor are requesting to have a 14.71 acre parcel rezoned from A-2 to R-1. This would be a later phase of the Charlestowne Manor subdivision which recently received primary plat approval for Phase I. The Plan Commission heard this case on June 7th and voted unanimously for a favorable recommendation of the rezone request.

Charlestowne Manor Subdivision





Current Zoning

Legend

- Town Limits
- Ellettsville_Zoning**
- A-1; Agricultural
- A-2; Suburban Agricultural
- C-1; Neighborhood Commercial
- C-2; Tourist Commercial
- C-3; General Commercial
- I-1; Light Industrial
- I-2; Heavy Industrial
- PUD; Planned Unit Development
- R-1; Single Family Residential
- R-2; Two-Family Residential
- R-3; Multi-Family Residential

1 inch = 600 feet