

BEFORE THE COMMON COUNCIL

THE CITY OF CHARLESTOWN, INDIANA

ORDINANCE NO. 2020-OR-23

AN ORDINANCE CHANGING THE ZONING MAP DESIGNATION OF CERTAIN TRACTS OF PROPERTY LOCATED ON MARKET STREET AND WINTHROP AVENUE TO BE REZONED FROM DH: DOWNTOWN HISTORICAL AND R1: SINGLE-FAMILY RESIDENTIAL TO R4: MULTI-FAMILY RESIDENTIAL AND R3: DUPLEX, RESPECTIVELY

Whereas, New Hope Development Services, Inc. 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 DH: Downtown Historical and R1: Single-Family Residential to R4: Multi-Family Residential and R3: Duplex, respectively; and

Whereas, on September 2, 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

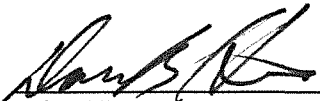
Whereas, all interested persons have been given an opportunity to appear before this Common Council and be heard regarding this matter as required by law.

NOW, THERREFORE, 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 DH: Downtown Historical and R1: Single-Family Residential to R4: Multi-Family Residential and R3: Duplex, respectively; 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.



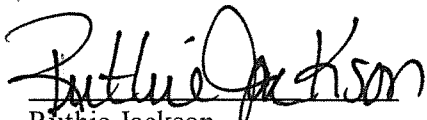
Brian Hester

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"/>



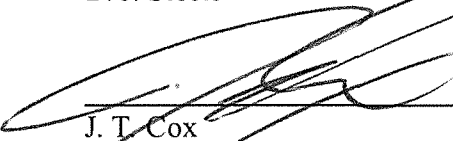
Ruthie Jackson

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



B. J. Steele

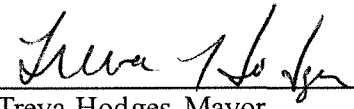
In Favor	Opposed	Abstained
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



J. T. Cox

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

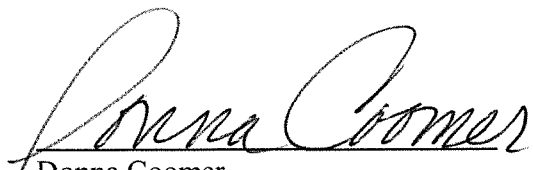
THIS ORDINANCE WAS APPROVED upon this date: 9-8-2020



Treva Hodges, Mayor

ATTEST:

9-8-2020
Date



Donna Coomer
City Clerk-Treasurer

989 Market Street:

10-18-11-700-282.000-004

10-18-11-700-257.000-004

10-18-11-700-266.000-004

10-18-11-700-271.000-004

DESCRIPTION OF 4.85 ACRES TRACT IN SURVEY 117

This description was prepared by David R. Blankenkaker, Indiana Professional Land Surveyor, license number 900011, based on a survey certified on 31 July, 2020, Job No. 23,552 of Blankenkaker and Son Land Surveyors Inc., P.C. records. Being a part of Survey 117 of the Illinois Grant to Clark County, Indiana and being further described as follows:

Beginning at a steel pin on the northern most corner of Lot 20 in Pleasant Ridge Subdivision as shown in Plat Book 6, Pages 154-158 of said county records; Thence S 53°57'22" W, along a northwestern line of said Pleasant Ridge, 353.78 feet to a steel pin; Thence N 35°03'04" W, (passing through a steel pin at 215.8 feet and another steel pin at 233.83 feet) 335.38 feet to a steel pin; Thence N 7°14'34" E, 143.08 feet to a steel pin; Thence N 55°37'07" E, 194.8 feet to an iron pipe; Thence N 54°14'42" E, 182.85 feet to a steel pin; Thence N 54°00'14" E, 121.7 feet to a steel pin; Thence S 34°06'01" E, 222.76 feet to a steel pin; Thence S 54°18'14" W, 196.58 feet to a steel pin; Thence S 34°06'01" E, (passing through a steel pin at 1 foot) 211.66 feet to a steel pin; Thence S 54°13'29" W, 38.09 feet to THE TRUE PLACE OF BEGINNING.

Containing 4.85 acres and being subject to all easements of record.

DESCRIPTION OF 0.79 ACRE TRACT IN SURVEY 117

This description was prepared by David R. Blankenkaker, Indiana Professional Land Surveyor, license number 900011, based on a survey certified on 31 July, 2020, Job No. 23,552 of Blankenkaker and Son Land Surveyors Inc., P.C. records. Being a part of Survey 117 of the Illinois Grant to Clark County, Indiana and being further described as follows:

Beginning at a steel pin on the northern most corner of Lot 20 in Pleasant Ridge Subdivision as shown in Plat Book 6, Pages 154-158 of said county records; Thence N 54°13'29" E, 38.09 feet to a steel pin; Thence N 34°06'01" W, (passing through a steel pin at 210.66 feet) 211.66 feet to a steel pin; Thence N 54°18'14" E, 196.58 feet to a steel pin, the TRUE PLACE OF BEGINNING:

Thence N 34°06'01" W, 222.76 feet to a steel pin; Thence N 54°00'14" E, 160.33 feet to a steel pin on the southwest Right-of-Way line of Market Street (A.K.A. Highway 3); Thence S 30°57'24" E, along said Right-of-Way line, 224.28 feet to a steel pin; Thence S 54°18'14" W, 148 feet to THE TRUE PLACE OF BEGINNING.

Containing 0.79 acre and being subject to a roadway and utility easement described in Instrument 201700124 and all other easements of record.

977 Horton Drive:

10-18-44-700-272.000-004

A part of Survey 117 of the Illinois Grant, Charleston Township, Clark County, Indiana, also being part of the lands described in Traders Auto World, Inc. (DD 31-17814) described as follows: Beginning at a stone at the East corner of Denham's land in Grant 117; thence South 35°00'00" East, a distance of 366.50 feet to a point; thence South 35°38'00" East, a distance of 71.79 feet to a point; thence South 54°35'00" West, a distance of 56.20 feet to a 5/8" rebar, THE TRUE PLACE OF BEGINNING, thence North 35°38'00" West, a distance of 51.57 feet to a 5/8" rebar, thence South 54°22'00" West, a distance of 305.88 feet to a 5/8" rebar; thence South 34°21'32" East, a distance of 214.87 feet to a 5/8" rebar; thence North 54°35'00" East, a distance of 216.00 feet to a 5/8" rebar; thence North 30°35'00" West, a distance of 165.00 feet to a 5/8" rebar; thence North 54°35'00" East, a distance of 80.14 feet to the TRUE PLACE OF BEGINNING, said in previous deed to contain 1.195 acres, more or less.

Including a roadway and utility easement described as follows: Beginning at a stone at the East corner of Denham's land in Grant 117; thence South 35°00'00" East, a distance of 366.50 feet to a point, THE TRUE PLACE OF BEGINNING; thence South 35°38'00" East, a distance of 71.79 feet to a point; thence South 54°35'00" West, a distance of 56.20 feet to a 5/8" rebar; thence North 35°38'00" West, a distance of 51.57 feet to a 5/8" rebar; thence South 54°22'00" West, a distance of 95.00 feet to a 5/8" rebar; thence North 35°38'00" West, a distance of 20.00 feet to a point; thence North 54°22'00" East, a distance of 151.20 feet to the TRUE PLACE OF BEGINNING.

Denham Lane:

10-18-111-700-318.001-004

A part of Illinois Grant No. 117, more particularly described as follows: Beginning at the true point of beginning of Ronald D. Brown and Donna E. Brown, 0.791 acre tract as described by D.D. 15, Instr. 2749, of the Clark County Recorder's Office; thence South 35 deg. 51' 00" East, 24.87 feet to a rebar; thence North 54 deg. 35' 00" East, 15.00 feet to a rebar; thence South 35 deg. 51' 00" East, (passing through a rebar at 120.00 feet); 295.30 feet to an iron pin at the true point of beginning of the tract described herein; thence continuing South 35 deg. 51' 00" East, 40.66 feet to a rebar in the North line of Lot 22, Block 12, of Pleasant Ridge Subdivision (Plat Book 6, Pgs. 155-156); thence South 53 deg. 13' 20" West, with the North line of Lot 22, a distance of 33.21 feet to a re bar at the corner in common to Lots 22 and 23 of said Block 12 in Pleasant Ridge Subdivision; thence North 36 deg. 43' 20" West, 41.20 feet to a point inside a large diameter (5 feet) White Oak Tree; thence North 54 deg. 09' 00" East, 33.83 feet to the True Point of Beginning, containing 0.0315 acres and subject to all easements of record and apparent, being a part of the land conveyed to Ronald D. Brown by the United Pentacostal Church.

134-136 Winthrop Avenue:

10-18-111-700-791.000-004

Lot No. 26 in Block No. 12 in Pleasant Ridge, a subdivision of a part of Grant No. 117 of the Illinois Grant in Clark County, Indiana, the plat of said subdivision having been recorded on the 25th day on September, 1953, in Book 6 of Plats on Pages 154-155-156-157-158 (as Instrument No. 9203) in the Office of the Recorder of Clark County, Indiana.

130 Winthrop Avenue:

10-18-111-700-792.000-004

Lot No. 25 in Block No. 12 in Pleasant Ridge, a subdivision of a part of Grant No. 117 of the Illinois Grant in Clark County, Indiana, the Plat of said subdivision having been recorded on the 25th day of September, 1953, in Book 6 of Plats on pages 154-155-156-157-158 (as Instrument No. 9203) in the Office of the Recorder of Clark County, Indiana.

122-124 Winthrop Avenue:

10-18-111-700-794.000-004

Lot No. 23 in Block No. 12 in Pleasant Ridge, a subdivision of a part of Grant No. 117 of the Illinois Grant in Clark County, Indiana, the plat of said subdivision having been recorded on the 25th day of September, 1953, in Book 6 of Plats on Pages 154-155-156-157-158 (as Instrument No. 9203), in the office of the Recorder of Clark County, Indiana.

118-120 Winthrop Avenue:

10-18-111-700-795.000-004

Lot No. 22 in Block No. 12 in Pleasant Ridge, a subdivision of a part of Grant No. 117 of the Illinois Grant in Clark County, Indiana, the plat of said subdivision having been recorded on the 25th day of September, 1953, in Book of Plats on Pages 154-155-156-157-158 (as Instrument No. 9203), in the office of the Recorder of Clark County, Indiana.

114-116 Winthrop Avenue:

10-18-111-700-796.000-004

Lot No. 21 in Block No. 12 in Pleasant Ridge a subdivision of a part of Grant No. 117 of the Illinois Grant in Clark County, Indiana, the plat of said subdivision having been recorded on the 25th day of September, 1953, in Book 6 of Plats on pages 154-155-156-157-158 (as Instrument No. 9203) in the office of the Recorder of Clark County, Indiana. Subject to all restrictions contained therein.

110-112 Winthrop Avenue:

10-18-111-700-797.000-004

Lot No. 20 in Block No. 12 in Pleasant Ridge, a Subdivision of a part of Grant No. 117 of the Illinois Grant in Clark County, Indiana, the plat of said subdivision having been recorded on the 25th day of September, 1953, in Book 6 of Plats on pages 154, 155, 156, 157, and 158 (as Instrument# 9203) in the office of the Recorder of Clark County, Indiana.

106-108 Winthrop Avenue:

10-18-111-700-798.000-004

Lot No. 19 in Block No. 12 in Pleasant Ridge, a subdivision in the City of Charlestown.

102-104 Winthrop Avenue:

10-18-111-700-799.000-004

Lot No. 18 in Block No. 12 in Pleasant Ridge, a subdivision in the City of Charlestown.

138-140 Winthrop Avenue:

10-18-111-700-790.000-004

Lot No. 27 in Block No. 12 in Pleasant Ridge, a subdivision of a part of Grant No. 117 of the Illinois Grant in Clark County, Indiana, the plat of said subdivision having been recorded on the 25th day of September, 1953, in Book 6 of Plats on pages 154-158 (as Instrument No. 9203) in the office of the Recorder of Clark County, Indiana.

126-128 Winthrop Avenue:

10-18-111-700-793.000-004

Lot No. 24 in Block No. 12 in Pleasant Ridge, a subdivision of a part of Grant No. 117 of the Illinois Grant in Clark County, Indiana, the plat of said subdivision having been recorded on the 25th day of September, 1953, in Book 6 of Plats on pages 154-155-156-157-158 (as Instrument No. 9203) in the office of the Recorder of Clark County, Indiana.