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CH29 29 .12 - Amending the Official Zone Map as to Certain Real Estate

WHEREAS, the Lapel Town Council has adopted, pursuant to I.C. 36-7-4-602, a Zoning Ordinance, contained in the Town of Lapel Code of Ordinances, and

WHEREAS, on or about August 7th 2020, Courtney Duncan ("Petitioner") filed with the Town of Lapel Plan Commission, her Petition under Docket #5-2020, which is attached (contact Town Hall for a copy of this document), hereto as "Exhibit A";

WHEREAS, Petitioner seeks to have one parcel in the Town of Lapel reclassified from its present General Commercial (C1) zoning classification to residential (R2) classification; and

WHEREAS, the parcel originally sought to have reclassified may be particularly described as follows:

Lot Numbered 52 in William Woodward's Second Addition to the Town of Lapel, as recorded in Plat Book 3, Pages 68-69, in the Office of the Recorder of Madison County, Indiana.

Commonly known as: 501 S. Walnut Street, Lapel, IN 46051

Parcel No: 48-10-28-401-062.000-032

WHEREAS, the Town of Lapel Plan Commission, at a duly noticed Public Hearing on October 8th, 2020 heard evidence and made findings of fact and certified the proposed change to the Town of Lapel maps with a favorable recommendation attached hereto as "Exhibit B" (contact Town Hall for a copy of this document);

WHEREAS, the Town Council hereby finds and adopts the findings of the Plan Commission that the change in the Town of Lapel zoning map is (a) consistent with the Town's comprehensive plan; (b) that the current conditions and the character of current structures and uses in the affected area are and have been consistent with residential R2 classification; (c) that a residential R2 classification is the Real Estate's most

desirable classification to the Town and its citizens as a whole; (d) that the zoning change will not result in a diminution of property values in the area near the Real Estate; and the proposed zoning reclassification results in responsible development and growth of the Town.

NOW, THEREFORE, IT IS HEREBY ORDAINED by the Lapel Town Council, under the authority of Indiana Code 36-7-4-608, and all acts amendatory thereto as follows:

Section 1: That the Zoning Ordinance of the Town of Lapel, Indiana, as shown by the records of Lapel, Indiana, shall be amended to change the Zone Map as incorporated therein and the following described real estate in Madison County, Indiana, to wit:

Lot numbered 52 in William Woodward's Second Addition to the Town of Lapel, as recorded in Plat Book 3, Pages 68-69, in the Office of the Recorder of Madison County, Indiana.

Commonly known as: 501 Walnut Street, Lapel, IN 46051

Parcel No: 48-10-28-401-062.000-032

And the same is hereby rezoned from the present General Commercial (C1) zoning classification to residential (R2) zoning.

Section 2: This Ordinance shall be in full force and effect from and after its passage by the Town Council of Lapel, Indiana, and publications as provided by law.