

## ORDINANCE 10-C-24

### AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF HUNTINGTON: A SOUTHWESTERN PORTION OF 1312 FLAXMILL ROAD

*Synopsis: This Ordinance, if adopted, would amend the Official Zoning Map of the City of Huntington by partially changing the zoning of specified parcel of real estate, located north of Flaxmill Road, east and south of US Highway 24, and west of Avon Place, from I-1 (Industrial) to B-2 (Business).*

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 Carrie Miller on behalf of Innovative Packaging Associates, Inc. to amend the Official Zoning Map to change the zoning of certain portion of real estate from I-1 (Industrial) to B-2 (Business). Specifically, the southwestern portion of Parcel No.: 35-05-09-300-345.300-005 and more particularly described as:

Part of Tract Number 6 in the Reserve of 10 Sections, Township 28 North, Range 9 East, Huntington Township, Huntington County, Indiana, described as follows;  
Starting at a P.K. Nail marking the location of Stone 13 as shown in Survey Record "H", page 272; thence easterly, 3365.07 feet along the centerline of Flaxmill Road to a point; thence South 89 deg. 18 min. 41 sec. East on the centerline of Flaxmill Road 326.98 feet to Sta 55+61.3 on Line "S-5-A" as shown on Project No. F-888(10) dated 1963; thence North 00 deg. 41 min. 19 sec. East 39.81 feet to the North Right-of-Way line of Flaxmill Road; thence South 89 deg. 19 min. 19 sec. East on said North Right-of-Way line 50.0 feet to the Southwest corner of the 11.94 acre tract of land described in Document No. 00217560; thence continuing on said North Right-of-Way line South 89 deg. 19 min. 19 sec. East 15.00 feet to the Point of Beginning for the tract herein described; thence North 00 deg. 49 min. 55 sec. East parallel with the West line of said 11.94 acre tract 320.25 feet; thence South 89 deg. 10 min. 05 sec. East 151.50 feet; thence South 00 deg. 49 min. 55 sec. West parallel with said West line 319.84 feet to said North Right-of-Way line and the South line of said 11.94 acre tract; thence North 89 deg. 19 min. 19 sec. West 151.50 feet to the Point of Beginning. Containing 1.11 acres, more or less.

WHEREAS, the Huntington City Plan Commission, by a 4 - 0 vote, issued a favorable recommendation to Docket PC-24-003, at a meeting duly held on June 27, 2024. 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;

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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 portion real estate from I-1 (Industrial) to B-2 (Business).

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 \_\_\_ in favor and \_\_\_ in opposition.

Duly adopted on first reading this \_\_\_ day of \_\_\_\_\_, 2022, by a vote of \_\_\_ in favor and \_\_\_ in opposition.

Duly adopted on final reading this \_\_\_ day of \_\_\_\_\_, 2022, by a vote of \_\_\_ in favor and \_\_\_ in opposition.

**CITY OF HUNTINGTON, INDIANA by its COMMON COUNCIL**

Voting in Favor:

Voting in Opposition:

_____	Dwight Brautigam	_____
_____	Charles Chapman (President)	_____
_____	PJ Felton	_____
_____	Dave Funk	_____
_____	Todd Johnson	_____
_____	Paul Pike	_____
_____	Andrew Rensberger	_____

Attest:

\_\_\_\_\_  
Christi A. McElhaney, Clerk-Treasurer

Presented by me to the Mayor for approval or veto, this \_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Christi A. McElhaney, Clerk-Treasurer

This ordinance having been adopted by the Common Council and presented to me is [APPROVED or VETOED], this \_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Richard Strick, Mayor