

GENERAL ORDINANCE NO. 3, 2021

AN ORDINANCE OF THE COMMON COUNCIL OF THE
CITY OF WABASH, INDIANA AMENDING THE
ZONING ORDINANCE AND MAKING CHANGES TO THE ZONE
MAP OF THE CITY OF WABASH

WHEREAS, the Common Council of the City of Wabash, Indiana, pursuant to Indiana Code previously requested the Plan Commission for the City of Wabash, Indiana to consider certain amendments to the zoning ordinance for the City of Wabash and to make certain changes to the Zone Map for the City of Wabash, Indiana; and

NOW THEREFORE BE IT RESOLVED by the Common Council for the City of Wabash, Indiana as follows:

SECTION 1. The Common Council of the City of Wabash, Indiana pursuant to Indiana Code 36-7-4-608 amends the zone map incorporated by reference in General Ordinance No. 1, 1995, as amended, passed by the Common Council of the City of Wabash, Wabash County, Indiana on the 24th day of April 1995, at Article 2, Section 2.1 (Wabash City Code, Section 10-29) as follows:

To reclassify from a light industrial district to a Residential R-4 district, the following described property located in Wabash County, Indiana, to-wit:

See Attached Exhibit A

Which property is shown outlined on the map attached hereto, incorporated herein, and marked as Exhibit "B."


SECTION 2. This proposal is taken for the purposes of :

(1) securing adequate light, air, convenience of access, and safety from fire, flood, and other danger; (2) lessening or avoiding congestion in public ways; (3) promoting the public health, safety, comfort, morals, convenience, and general welfare; and (4) otherwise accomplishing the purposes of Indiana Code 36-7-4-101 et seq. and the Plan Commission should also consider: (5) the Comprehensive Plan; (6) current conditions; (7) character of current structures and uses in each district; (8) the most desirable use for which the land in each district is adapted; (9) the conservation of property values throughout the jurisdiction; and (10) responsible development and growth.

SECTION 3. This ordinance shall be in full force and effect from and after its passage and approval as required by applicable law.

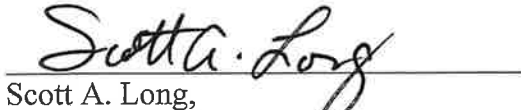
PASSED BY THE COMMON COUNCIL OF THE CITY OF WABASH, INDIANA THIS 28th

DAY OF JUNE 2021.




John Burnsworth, President, Common Council
of the City of Wabash, Indiana

APPROVED this 28th day of June 2021.



Scott A. Long,
Mayor, City of Wabash

ATTEST:



Wendy Frazier,
Clerk-Treasurer, City of Wabash

EXHIBIT A - LEGAL DESCRIPTION

Property ID#: 85-14-40-134-002.000-009

Part of Charley Section, Township Number Twenty-seven (27) North, Range Number Six (6) East, in the City of Wabash, bounded and described as follows:

Beginning at a point which is located Thirty (30) feet south, and Thirty (30) feet east of a stone marked "G" at the center of the intersection of Stitt Street and Bond Street, said stone "G" is also located at a point distant Twenty-six and eighty-one hundredths (26.81) chains south and Fourteen and seven hundredths (14.07) chains east from the Northwest corner of said Charley Section;

Thence east along the south line of Stitt Street Thirteen hundred seventy-one and sixty-six hundredths (1371.66) feet to the west line of McCarty Street;

Thence south along the west line of McCarty Street Two hundred ninety-six feet (296) to the north line of Garfield Street;

Thence west along the north line of Garfield Street Thirteen hundred seventy-six and ten hundredths (1376.10) feet to the east line of Bond Street;

Thence north along the east line of Bond Street Two hundred ninety-six (296) feet to the place of beginning.

Containing Nine and thirty-four hundredths (9.34) acres, more or less.

ALSO

Part of Charley Section, Township Number Twenty-seven (27) North, Range Number Six (6) East, in the City of Wabash, bounded and described as follows:

Begin at a point in the east line of Bond Street where said line intersects the south line of Garfield Street, said point also being located Three hundred eighty-six (386) feet south and Thirty (30) feet east of a stone marked "G" at the intersection of Bond Street and Stitt Street;

Thence east Thirteen hundred seventy-seven (1377) feet along the south line of Garfield Street to the west line of McCarty Street;

Thence south along the west line of McCarty Street Two hundred four (204) feet to the south line of Ferry Street if extended;

Thence east along the south line of Ferry Street Two hundred sixteen (216) feet to the Northwest corner of Lot Number One (1) in Philip Hipskind's Addition to the City of Wabash;

Thence south four hundred ninety-nine and thirty hundredths (499.30) feet to the north line of the right of way of the Wabash Railroad;

Thence in a westerly direction along the north line of said railroad, Sixteen hundred fourteen and forty-nine hundredths (1614.49) feet to the east line of Bond Street;

Thence north along the east line of Bond Street four hundred seventy-eight (478) feet to the place of beginning.

Containing Twenty and two hundred seventy-five thousandths (20.275) acres, more or less.

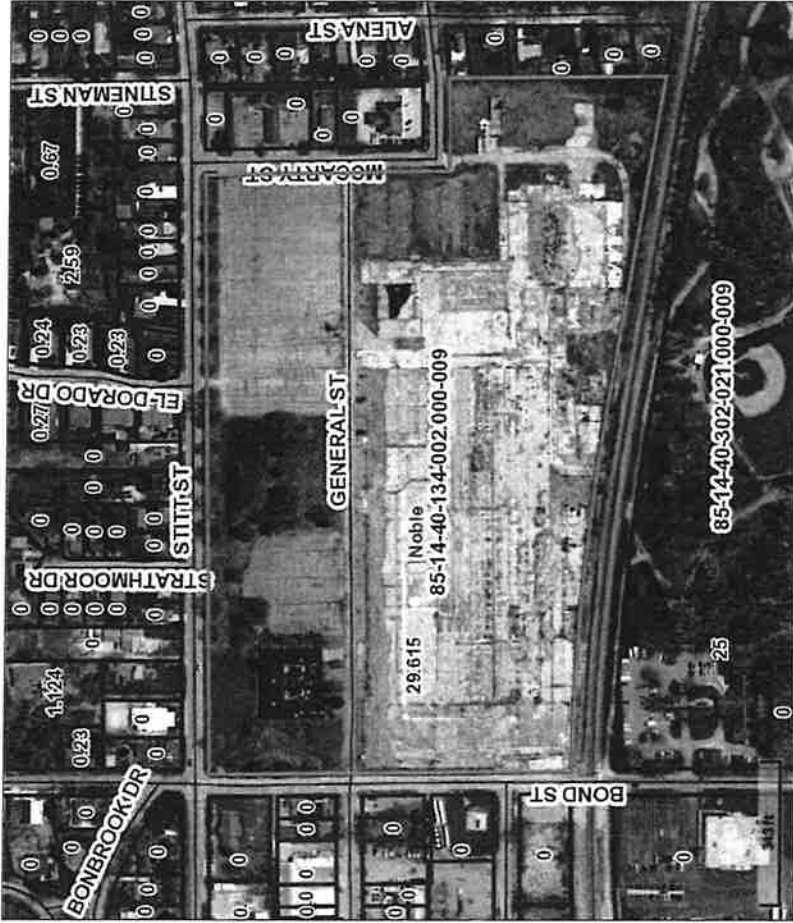
ALSO

All of vacated Garfield Street bounded on the West by Bond Street and on the East by McCarty Street.

ALSO

Lots Numbered One Hundred Fourteen (114) thru One Hundred Twenty-One (121) in the Walnut Hills Addition (recorded on pages 272-273 of Plat Book #3 in the Office of the Recorder of Wabash County, Indiana) to the City of Wabash.




Commonly known as: 1 General St.



Overview



Legend

-  Parcels
-  Tax Sale Parcels
-  Road Centerlines

Parcel ID 85-14-40-134-002-000-009
 Sec/Twp/Rng 00-27-06
 Property Address 1 GENERAL ST
 WABASH

Alternate ID n/a
 Class Light mfg & assembly
 Acreage 29.615

Owner Address CITY OF WABASH
 202 S WABASH ST
 WABASH, IN 46992

District WABASH CORP
 Brief Tax Description CHARLEY SEC & VAC ST 27-6 29.615 AC
 (Note: Not to be used on legal documents)

Date created: 5/18/2021
 Last Data Uploaded: 5/18/2021 1:11:51 AM

Developed by  Schneider

SECRETARY'S REPORT

The Wabash City Plan Commission, met May 5, 2021, pursuant to notice published according to law, for the purpose of considering the adoption of Resolution Number 3, 2021 of the Wabash City Plan Commission which resolution proposed amending General Ordinance No. 1, 1995, commonly known as the Zoning Code, to amend the zone map for the City of Wabash to change the former GDX site on General Street between Stitt Street on the North and the Norfolk Southern railroad tracks on the South and from McCarty Street on the East to Bond Street on the West from Light Industrial to Residential R-4.

I, James Straws, as Secretary of said Wabash City Plan Commission, this 5 day of May 2021, hereby certify to the Common Council of the City of Wabash, pursuant to Indiana Code 36-7-4-605, that the attached proposal amending General Ordinance No. 1, 1995, commonly known as the Zoning Code, by adopting an ordinance to make the change set forth above was duly adopted, approved and authorized by the Wabash City Plan Commission on the 5th day of May 2021 by a vote of 6 votes to 1 votes.



James Straws, Secretary
Wabash City Plan Commission

RESOLUTION NO. 3, 2021

**A RESOLUTION OF THE COMMON COUNCIL OF THE
CITY OF WABASH, INDIANA REQUESTING THE
PLAN COMMISSION FOR THE CITY OF WABASH TO CONSIDER
AND REPORT ITS RECOMMENDATIONS WITH REGARD TO CERTAIN
CHANGES TO THE ZONING ORDINANCE AND THE ZONE
MAP OF THE CITY OF WABASH**

WHEREAS, the Common Council of the City of Wabash, Indiana, pursuant to Indiana Code has previously adopted a comprehensive plan for the orderly development and growth of the territory within the jurisdictional limits of the Wabash City Plan Commission; and

WHEREAS, the Common Council of the City of Wabash, Indiana has also adopted a zoning ordinance to carry out the intent and purposes of the comprehensive plan developed for the jurisdictional limits of the Wabash City Plan Commission and to provide for the enforcement thereof; and

WHEREAS, the zoning ordinance, known as General Ordinance No. 1, 1995, as amended, passed by the Common Council of the City of Wabash, Wabash County, Indiana, on the 24th day of April 1995 and also found at Chapter 10 of the Wabash City Code, has provided for zoning districts within the territorial jurisdiction of the Wabash City Plan Commission and incorporated those therein by reference to a map promulgated as part of said zoning ordinance; and

WHEREAS, it would be beneficial to the orderly development and growth of the territory within the jurisdiction of the Wabash City Plan Commission and would further enhance the purposes and intent of the comprehensive plan to amend a portion of the zoning map in order to provide for rezoning of certain property;

NOW THEREFORE BE IT RESOLVED by the Common Council for the City of Wabash, Indiana as follows:

SECTION 1. The Common Council of the City of Wabash, Indiana pursuant to Indiana Code 36-7-4-608 requests that the Plan Commission for the City of Wabash consider the following change to the zone map for the City of Wabash:

To reclassify from a light industrial district to an R-4 Residential district, the property located in Wabash County, Indiana, to-wit:

See Attached Exhibit A

Which property is shown outlined on the map attached hereto, incorporated herein, and marked as Exhibit "B."

SECTION 2. When the Plan Commission considers the request of the Common Council of the

City of Wabash, Indiana, its recommendation should consider the following factors:

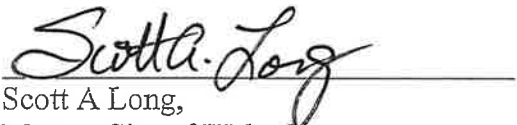
(A) securing adequate light, air, convenience of access, and safety from fire, flood, and other danger; (B) lessening or avoiding congestion in public ways; (C) promoting the public health, safety, comfort, morals, convenience, and general welfare; and (D) otherwise accomplishing the purposes of Indiana Code 36-7-4-101 et seq.; (E) the Comprehensive Plan; (F) current conditions; (G) character of current structures and uses in each district; (H) the most desirable use for which the land in each district is adapted; (I) the conservation of property values throughout the jurisdiction; and (J) responsible development and growth.

PASSED BY THE COMMON COUNCIL OF THE CITY OF WABASH, INDIANA THIS 26th DAY OF April 2021.



John Burnsworth, President, Common Council
for the City of Wabash, Indiana

APPROVED this 26th DAY OF APRIL 2021.



Scott A Long,
Mayor, City of Wabash

ATTEST:



Wendy Frazier, Jenna Drook
Clerk-Treasurer, City of Wabash