

ORDINANCE NO. R- 2016-09

TAX CODE(S) 82-06-33-017-073.008-027

AN ORDINANCE TO REZONE CERTAIN REAL ESTATE IN THE CITY OF EVANSVILLE, STATE OF INDIANA, MORE COMMONLY KNOWN AS 2021 S. Weinbach Avenue, Evansville, IN 47714
(Here insert common address)

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF EVANSVILLE, INDIANA, AS FOLLOWS, TO-WIT:

Section 1: That Ordinance no. G-82-51, being the Municipal Code of the City of Evansville, Indiana, 1982, and more particularly Title XV, Chapter 153, by making certain changes in Atlas 1, which is made part of this section with respect to the following described real estate located in the City of Evansville, Vanderburgh County, State of Indiana:

Part of the Southeast Quarter of Section 33, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at the Southeast Corner of the Southeast Quarter of said Section 33; thence along the south line of said Quarter Section, South 89 degrees 53 minutes 33 seconds West 257.70 feet; thence parallel with the east line of said Quarter Section, North 00 degrees 00 minutes 00 seconds East 208.70 feet; thence parallel with the south line of said Quarter Section, North 89 degrees 53 minutes 33 seconds East 257.70 feet to a point on the east line of said Quarter Section; thence along the east line of said Quarter Section, South 00 degrees 00 minutes 00 seconds West 208.70 feet to the point of beginning and containing a gross area of 1.235 acres, more or less.

By changing the zoning classification of the above real estate from C-4 to C-2, and said real estate is hereby so rezoned and reclassified.

Section 2: The director of the Area Plan Commission of Evansville and Vanderburgh County is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on said Atlas 1 as set out in Section 1 of this Ordinance, and to make notation in ink thereon of reference to the number of this ordinance and the date of final publication of the amendatory ordinance after its passage and approval; however, failing to do so shall not invalidate this Ordinance.

Section 3: This ordinance shall be in full force and effect from and after its passage by the Common Council, its approval by the Mayor, and its publication as required by law, which publication is now ordered.

Passed by the Common Council of Evansville, Indiana, on this 13 day of June, 2016.

ATTEST:

Gawra Windhorst
City Clerk

UM [Signature]
President

Presented to me, the undersigned, City Clerk of the City of Evansville, Indiana to the Mayor of said city, the 14 day of June, 2016.

Gawra Windhorst
City Clerk

Having examined the foregoing Ordinance, I do now, as Mayor of the City of Evansville, Indiana, approve said Ordinance, and return same to the City Clerk this 15th day of JUNE, 2016, at 10 o'clock AM.

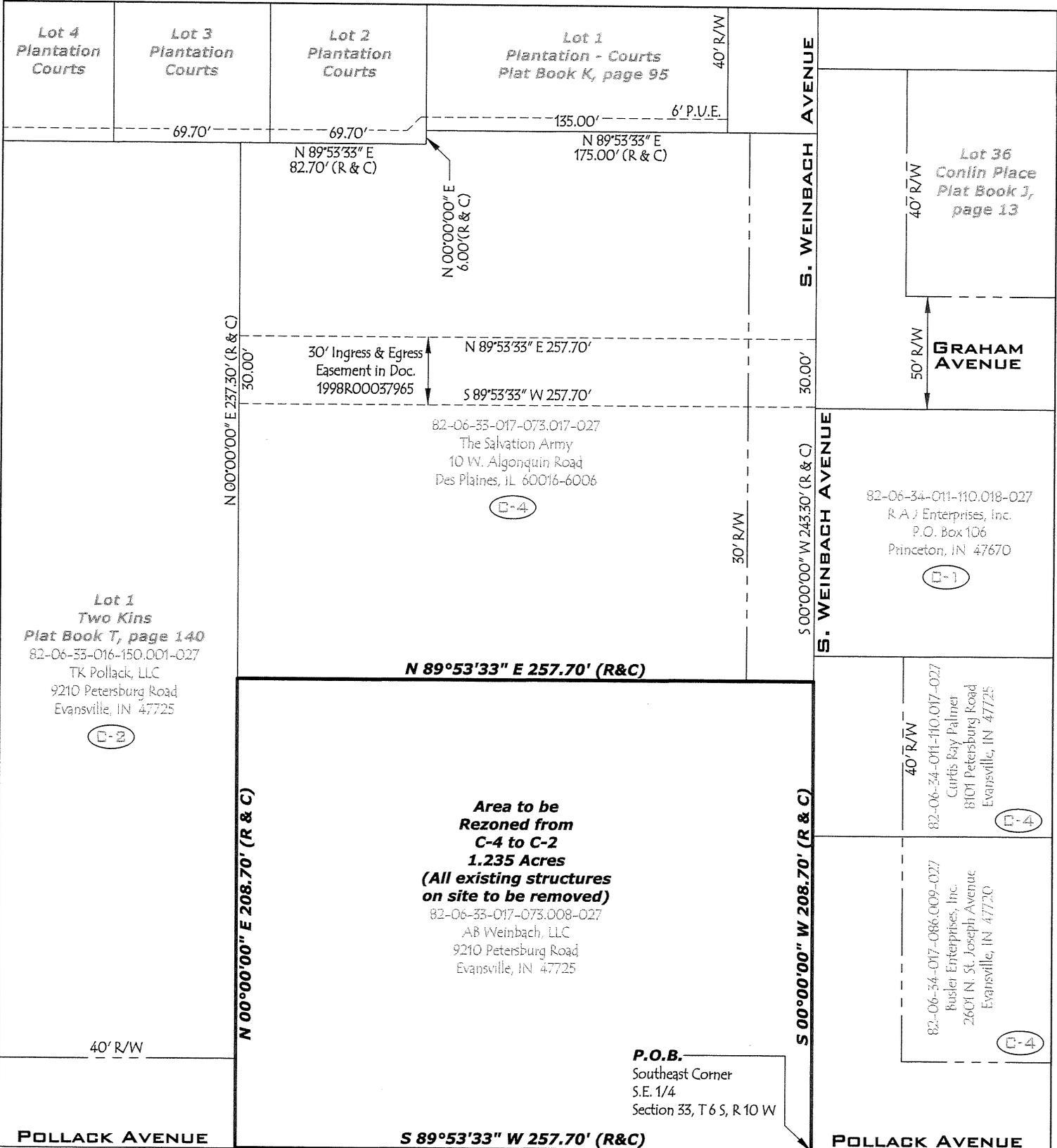
[Signature]
Mayor of the City of Evansville, Indiana

This instrument prepared by: Cash Waggoner & Associates, PC, Scott Buedel.

FILED

MAR 11 2016

Gawra Windhorst
CITY CLERK



Lot 1
Two Kins
 Plat Book T, page 140
 82-06-33-016-150.001-027
 TK Pollack, LLC
 9210 Petersburg Road
 Evansville, IN 47725

82-06-33-017-073.017-027
 The Salvation Army
 10 W. Algonquin Road
 Des Plaines, IL 60016-6006

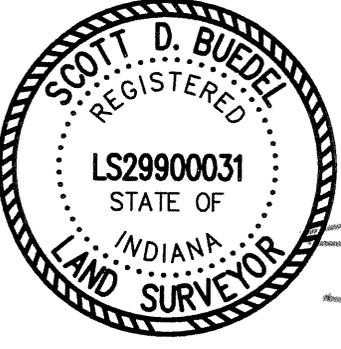
82-06-34-011-110.018-027
 R.A.J Enterprises, Inc.
 P.O. Box 106
 Princeton, IN 47670

82-06-34-011-110.017-027
 Curtis Ray Palmer
 8101 Petersburg Road
 Evansville, IN 47725

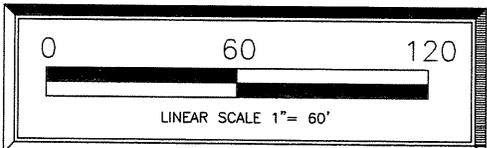
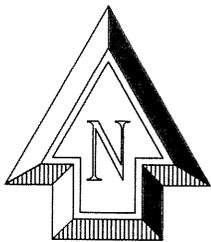
82-06-34-017-086.009-027
 Busler Enterprises, Inc.
 2601 N. St. Joseph Avenue
 Evansville, IN 47720

Area to be rezoned from C-4 to C-2
1.235 Acres
(All existing structures on site to be removed)
 82-06-33-017-073.008-027
 AB Weinbach, LLC
 9210 Petersburg Road
 Evansville, IN 47725

P.O.B.
 Southeast Corner
 S.E. 1/4
 Section 33, T 6 S, R 10 W



[Handwritten signature]



PROJECT NO.: 16-2335
 DRAWN BY: BUEDEL
 FILENAME: 2335 REZONING
 SCALE: 1" = 60'
 DATE: 3/11/2016

CLIENT: AB WEINBACH, LLC
 SHEET TITLE: REZONING EXHIBIT PART OF THE S.E. 1/4 SECTION 33, T 6 S, R 10 W 2021 S. WEINBACH AVENUE EVANSVILLE, IN 47714

CASH WAGGNER & ASSOCIATES
 CONSULTING ENGINEERS • LAND SURVEYORS
 WWW.CASHWAGGNER.COM

414 CITADEL CIRCLE SUITE B
 EVANSVILLE, IN 47715
 PH: 812.401-5551
 FAX: 812.401-5553

VERIFIED PETITION FOR REZONING

2016-7 -PC ORDINANCE NO. R-2016-09
COUNCIL DISTRICT: WARD 4 - CONSTANCE ROBINSON

PETITIONER AB WEINBACH, LLC PHONE 812-760-1365
ADDRESS 9210 PETERSBURG ROAD ZIP CODE 47725
OWNER OF RECORD AB WEINBACH, LLC PHONE 812-760-1365
ADDRESS 9210 PETERSBURG ROAD ZIP CODE 47725

- Petition is hereby made for the amendment of the "Zoning Maps" of the Area Plan Commission of Evansville and Vanderburgh County, pursuant to the Indiana Code and the Municipal Code of Evansville.
- Premises affected are on the WEST side of S. WEINBACH a distance of 0 feet NORTH (N/S.E.W.) of the corner formed by the intersection of POLLACK AVE. and S. WEINBACH AVE.
Registered Neighborhood Association (if applicable) NA

LEGAL DESCRIPTION:
SUBDIVISION NA BLOCK NA LOT NO. NA
(where applicable - if not in a subdivision, insert legal here or attach to ordinance)

- The commonly known address is 2021 S. WEINBACH AVENUE
- The real estate is located in the Zone District designated as C-4
- The requested change is to (Zone District) C-2
- Present existing land use is COMMERCIAL
- The proposed land use is MULTI-FAMILY RESIDENTIAL
- Utilities provided: (check all that apply)
City Water Electric Gas Storm Sewer
Sewer: Private Public Septic
- All attachments are adopted by reference.
- The owner, or attorney for the owner, hereby certifies that the owner of record shown above owns 50% or more of the area of the above described real estate. I affirm under the penalties for perjury that the foregoing representations are true.

(REQUIRED) Signatures:
 DATE 3/10/16 (when signed) PETITIONER C. Wayne Kinney Manager
 PRINTED NAME AB Weinbach, LLC (C. Wayne Kinney Manager)
 DATE 3/10/16 (when signed) OWNER OF RECORD C. Wayne Kinney Manager
 PRINTED NAME AB Weinbach, LLC (C. Wayne Kinney Manager)

REPRESENTATIVE FOR PETITIONER (Optional) NAME CASH WAGGNER & ASSOCIATES, PC
 ADDRESS/ZIP 414 CITADEL CIRCLE
 PHONE 812-401-5561

MAR 11 2016

Anna Windhurst
CITY CLERK

FILED

Rezoning Description
Area to be Rezoned from C-4 to C-2

Part of the Southeast Quarter of Section 33, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at the Southeast Corner of the Southeast Quarter of said Section 33; thence along the south line of said Quarter Section, South 89 degrees 53 minutes 33 seconds West 257.70 feet; thence parallel with the east line of said Quarter Section, North 00 degrees 00 minutes 00 seconds East 208.70 feet; thence parallel with the south line of said Quarter Section, North 89 degrees 53 minutes 33 seconds East 257.70 feet to a point on the east line of said Quarter Section; thence along the east line of said Quarter Section, South 00 degrees 00 minutes 00 seconds West 208.70 feet to the point of beginning and containing a gross area of 1.235 acres, more or less.

