

1st Reading 6/6/2017
2nd Reading 6/20/2017

Received 5/18/2017
Clerk-Treasurer email
Auburn, IN

ORDINANCE NO. 2017-06

**AN ORDINANCE
ADOPTING A PLANNED UNIT DEVELOPMENT ORDINANCE
FOR HERON LAKE AND
TO AMEND THE ZONING MAP OF THE CITY OF AUBURN**

SUMMARY

An ordinance adopting a Planned Unit Development (PUD) Ordinance for Heron Lake and amending the Zoning Map of the City of Auburn, Indiana.

_____ Recorder's Office	_____ Publish Public Hearing
_____ Auditor's Office	_____
_____ Clerk's Office	_____ Publish O/R after adoption
_____ Other	_____

Building Department
Engineering Department
DeKalb County Plan Commission
Internet Code Site

ORDINANCE NO. 2017-06

**AN ORDINANCE
ADOPTING A PLANNED UNIT DEVELOPMENT ORDINANCE
FOR HERON LAKE AND
TO AMEND THE ZONING MAP OF THE CITY OF AUBURN**

WHEREAS, Ordinance No. 89-01, as amended, adopted a Zoning Map for the City of Auburn, Indiana; and

WHEREAS, in accordance with Indiana Code §36-7-4-205, the DeKalb County Commissioners and the Auburn Common Council have executed an Inter-Local Cooperation Agreement to grant the City of Auburn authority to exercise Extra-Territorial Jurisdiction with regard to planning and zoning in specific areas outside the corporate limits; and

WHEREAS, Indiana Code section §36-7-4-600 et. seq provides for amendments to the zoning map of a municipality by ordinance of the municipality; and

WHEREAS, in accordance with Indiana Code §36-7-4-1500 et. seq provides for the adoption of Planned Unit Development (PUD) ordinances and districts; and

WHEREAS, the City of Auburn Plan Commission held a Public Hearing on May 9, 2017 as required by law in regard to a request for a Planned Unit Development (PUD) Ordinance for Heron Lake and to amend the Zoning Map of the City of Auburn; and

WHEREAS, the City of Auburn Plan Commission at its May 9, 2017 meeting forwarded a favorable recommendation to the Auburn Common Council by a vote of ten in favor and zero opposed concerning the adoption of the Planned Unit Development (PUD) Ordinance and the rezoning of certain real estate located within the City of Auburn, Indiana's Extra-Territorial Jurisdiction.

NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF AUBURN, INDIANA:

THAT, the Planned Unit Development (PUD) Ordinance for Heron Lake, attached hereto as Exhibit A shall be adopted; and

THAT, the Zoning Map of the City of Auburn shall be amended in the following manner:
The zoning of the tracts of land bound by County Road 11A, the Garrett City Drain, and Cedar Creek shall be changed to MUP (Mixed Use Planned Unit Development) District. The tract of land is illustrated in Exhibit B, and the legal description is attached hereto as Exhibit C, and, also attached hereto.

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BE IT FURTHER ORDAINED that this Ordinance be in full force and effect after its passage by the Common Council and after the occurrence of all other actions required by law.

PASSED AND ADOPTED by the Common Council of the City of Auburn, Indiana, this 20 day of June, 2017.



JAMES FINCHUM, Council Member

ATTEST:




Patricia Miller, Clerk-Treasurer

Presented by me to the Mayor of the City of Auburn, Indiana, this 20 day of June, 2017.



PATRICIA MILLER, Clerk-Treasurer

APPROVED AND SIGNED by me this 20 day of June, 2017.



NORMAN E. YODER, Mayor

VOTING:

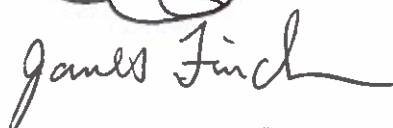
AYE

NAY

Dennis (Matthew) K. Kruse II



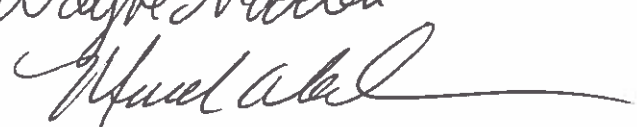
James Finchum



Wayne Madden



Michael Watson



Kevin Webb



Dennis Ketzenberger



Michael Walter


Michael Walter (NAY)

EXHIBIT A

**CITY OF AUBURN, INDIANA
PLANNED UNIT DEVELOPMENT ORDINANCE - HERON LAKE PUD**

ARTICLE I - Declaration

The official zoning map of the City of Auburn, Indiana, as amended, are hereby amended as follows:

In accordance with the procedures set forth in the text of the Zoning Ordinance of the City of Auburn, Indiana, as may be amended or replaced from time to time ("Ordinance"), the zoning classification of the real estate described on Exhibit B of the Primary Plat of Heron Lake appended hereto ("Real Estate") in this Planned Unit Development ("PUD") is hereby classified as a **Planned Mixed Use District—MUP** and said zoning district shall hereafter be known as the **Heron Lake PUD**. The Primary Plat of the Heron Lake PUD is appended hereto.

ARTICLE II - Purpose and Intent

The purpose of this PUD is to encourage improved design and development of land by promoting the following:

- a. Innovative developments that will not distract from the original district intent;
- b. Flexibility in design and development;
- c. Mixed and compatible commercial and residential land use types with special emphasis on the effect and compatibility of such commercial and residential uses on the Lake (as defined below); and
- d. Efficient use of land.
- e.

ARTICLE III - Uses; Plats

Commercial and residential uses allowable under the Ordinance shall be permitted. Except as otherwise set forth herein, industrial and/or agricultural uses set forth in the Ordinance, as the same may be amended and replaced from time to time, shall be excluded. Intended uses include, but are not limited to, single-family residential, multi-family residential, professional offices, commercial retail, hotels, recreational facilities, marinas, and commercial winery and vineyards. Real Estate within the PUD may be platted in accordance with the procedures set forth in the Subdivision Control Ordinance of the City of Auburn, Indiana ("Subdivision Control Ordinance"). In the event that the development standards and procedures set forth herein conflict with the Ordinance or the Subdivision Control Ordinance, the development standards and procedures set forth herein shall control.

ARTICLE IV - Heron Lake PUD

4.01 Applicability. The standards of the Ordinance for commercial districts and residential districts shall apply to the development of the Real Estate within the PUD, except as modified, revised, or expressly made inapplicable by this PUD. Pursuant to Section 4.06, Procedures, below, and subject to Indiana Code 36-7-4-1109, an amendment or replacement to the Ordinance shall apply to this PUD unless this PUD has specified an alternative development or design standard in Section 4.04, Development Standards

4.02 Concept Plan. See Exhibit A of the Primary Plat of Heron Lake, appended hereto, for the Concept Plan. The Concept Plan is hereby incorporated in the PUD. The development of the Real Estate may vary from the Concept Plan, however, pursuant to Article II, Purpose and Intent, above, the Concept Plan provides the Common Council and the Plan Commission of the City of Auburn, Indiana with a general vision of the development of the real estate for commercial and residential uses in the areas indicated on the Concept Plan.

4.03 Lake and Lakefront Properties. The central design and development feature of the PUD will be the parcel of real estate that consists of the private body of water and immediately adjoining and surrounding land depicted on the Concept Plan shown on Exhibit A (the "Lake"). Development of the Real Estate shall be undertaken and completed with special consideration of the impact on and compatibility with the Lake. For purposes of the development standards set forth in Section 4.04, Development Standards, "lakefront" shall refer to (i) the lot line of a parcel or lot within the Real Estate which directly abuts the Lake or (ii) in general, a lot or parcel which directly abuts the Lake.

4.04 Development Standards.

Use / Intent	Region	District ¹	Height ² (ft)	Road Yard ³ (ft)	Lake Yard ⁴ (ft)	Rear Yard ⁵ (ft)	Side Yard (ft)	Lot Size ⁶ (sft)	Min Lot Width ⁷ (ft)	Lot Coverage (%)
Single Family Residential	Bluffs	RP	35	30		30	7	11,500	85	30
				30	50			15,000	85	
	Estates	RP		30		30		11,500	75	
				30	50			15,000	85	
	Meadows	RP		30		30		11,500	75	
				30	50			12,500	75	
	Springs	RP		30		30		11,500	85	
				30	50			12,500	75	
	Vineyards	RP		30		30		11,500	85	
				30	50			12,500	75	
Multiple Family Residential ⁸	Reserva	RP	40	30	30	30	10 ⁹	10,000 ¹⁰	100 ¹⁰	45
Retail & Service Facilities	Circle	CP	40	30	30	30	10	10,000	100	45
Mixed Use Facilities		MUP	40	30	30	30	10	10,000	100	45
Recreational Facilities & Open Space	Marina	CP	35	30	30	30	10	10,000	70	20
	Island	CP	35	30	30	30	10	10,000	70	20
	Community	OS	35	30	30	30	10	10,000	70	20
	Parkspace	OS	35	30	30	30	10	10,000	70	20
	Private Lake	OS	35	30	30	30	10	10,000	70	20

Notes:

- 1 - The Heron Lake PUD is classified in total as Planned Mixed Use District - MUP. This "District" refers to individual units comprising the PUD.
- 2 - The vertical distance measured from the ground level immediately adjacent to the primary road yard entrance to the highest point of the roof or structure.
- 3 - The building setback from lot line directly abutting public right-of-way line.
- 4 - The building setback from the lot line defined as "lakefront."
- 5 - The building setback from rear yard lot line not defined as "lakefront."
- 6 - Denotes minimum lot area.
- 7 - Minimum lot width as determined at building line setback.
- 8 - Restricted to Townhouses. Townhouse structures to contain three or more townhouse dwelling units. Townhouse dwelling units to be a single family dwelling unit with two or more floors located on a separate lot or development parcel, with a private entrance and direct ground access level access to the outdoors and a totally exposed front and rear wall to be used for access, light, and ventilation, and attached to one or more similar units.
- 9 - Applies to end units on townhouse structures. Side yard between adjoining townhouse dwelling units in the same structure to be zero foot setbacks.
- 10 - Applies to overall townhouse structure parcel.

General commercial, residential, mixed-use, and open space districts are referenced in the table above and table set forth on the Concept Plan. Except as otherwise set forth

above, the development standards set forth in the Ordinance for specific commercial, residential, and open space uses shall apply to the PUD, subject to Indiana Code 36-7-4-1109.

4.05 Design Standards. The design standards set forth in the Ordinance shall apply to the PUD.

4.06 Procedures. The procedure for amending this PUD ordinance shall be as set forth in the Ordinance and the Subdivision Control Ordinance. The procedure for variances from the uses set forth in Article III, Uses and/ or development standards set forth in Section 4.04, Development Standards, shall be the same as the procedures for use variances and development standard variances set forth in the Ordinance.

Appendix A – PUD Ordinance prepared by:
Heron Lake Development LLC

EXHIBIT B

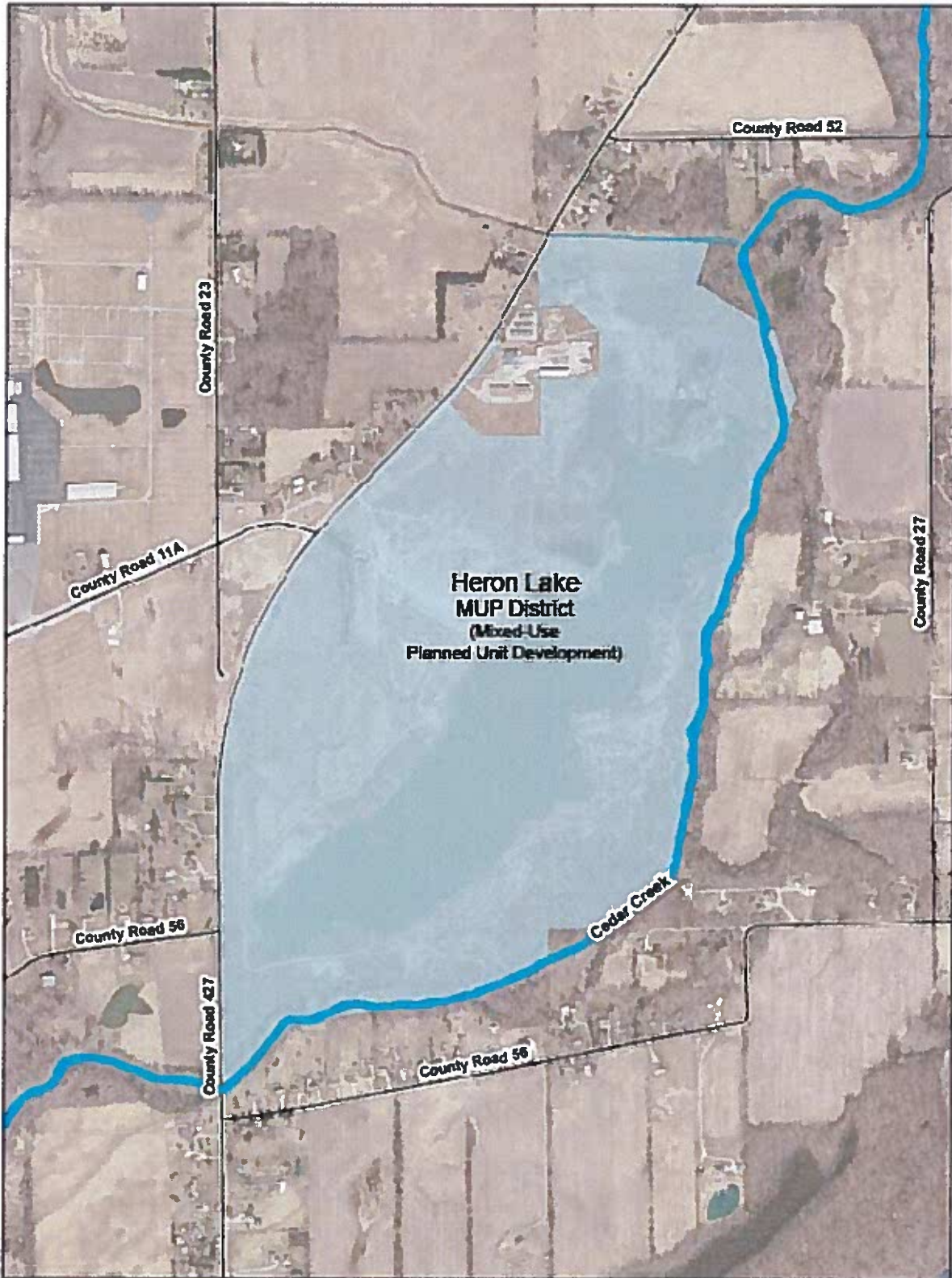


EXHIBIT C***PUD - Total Overall Perimeter*****Legal Description:**

A tract of land located in the Southeast Quarter, in the Southwest Quarter, and in the Northwest Quarter of Section 7, and in the Northwest Quarter of Section 18, all in T33N, R13E, in DeKalb County, the State of Indiana, more fully described as follows:

COMMENCING at a Marker Spike with tag (FIRM 0042) situated in the Northwest corner of said Southwest Quarter; Thence South 00 Degrees 34 Minutes 27 Seconds East (Indiana State Plane Coordinate System East Zone-GPS Grid Basis of Bearings), a distance of 306.60 feet along the West line of said Southwest Quarter to a Harrison Marker situated in the Northeast corner of the Southeast Quarter of Section 12, T33N, R12E; Thence South 00 Degrees 33 Minutes 04 Seconds East, a distance of 2372.17 feet along the West line of said Southwest Quarter to an Iron Rod situated in the Southwest corner of said Southwest Quarter, the **TRUE POINT OF BEGINNING**; Thence North 89 Degrees 05 Minutes 01 Seconds East, a distance of 48.15 feet along the South line of said Southwest Quarter to a Rebar stake with cap (FIRM 0042); Thence North 00 Degrees 56 Minutes 35 Seconds West, for a distance of 866.21 feet along the East right-of-way line of County Road 427 to a Rebar stake with cap (FIRM 0042) in the beginning of a tangent circular arc; Thence Northerly, a distance of 2216.63 feet along said East right-of-way line (being a circular arc that is concave Easterly, having a radius measuring 2814.79 feet, having a central angle measuring 45 Degrees 07 Minutes 12 Seconds, and having a long chord bearing North 21 Degrees 37 Minutes 02 Seconds East and measuring 2159.80 feet) to a Rebar stake with cap (FIRM 0042) in the beginning of a tangent line; Thence North 44 Degrees 10 Minutes 38 Seconds East, for a distance of 962.31 feet along said East right-of-way line to a Rebar stake with cap (FIRM 0042) in the beginning of a tangent circular arc; Thence Northeasterly, a distance of 87.33 feet along said East right-of-way line (being a circular arc that is concave Northwesterly, having a radius measuring 2914.79 feet, having a central angle measuring 01 Degrees 43 Minutes 00 Seconds, and having a long chord bearing North 43 Degrees 19 Minutes 08 Seconds East and measuring 87.33 feet) a Rebar stake with cap (FIRM 0042) in the beginning of a nontangent line; Thence South 46 Degrees 36 Minutes 10 Seconds East, a distance of 313.73 feet along the South line of the Replat of Lot #2 of the Gravel Pit Addition Section II as recorded in DeKalb County Document No. 20602729 to a Rebar stake with cap (FIRM 0042); Thence North 89 Degrees 17 Minutes 50 Seconds East, a distance of 376.61 feet along the South line of said Replat of Lot #2 to a Rebar stake with cap (FIRM 0042); Thence North 89 Degrees 17 Minutes 50 Seconds East, a distance of 3.89 feet along the South line of said Replat of Lot #2 to a Rebar stake with cap (FIRM 0042) in the Southeast corner thereof; Thence North 01 Degrees 18 Minutes 00 Seconds West, a distance of 231.81 feet along the East line of said Replat of Lot #2 to a Rebar stake with cap (FIRM 0042); Thence North 01 Degrees 18 Minutes 00 Seconds West, a distance of 168.21 feet along the East line of said Replat of Lot #2 to a Rebar stake with cap (FIRM 0042) in the Northeast corner thereof; Thence North 89 Degrees 17 Minutes 50 Seconds East, a distance of 396.81 feet along

the South line of The Re-Plat of the Gravel Pit Addition as recorded in DeKalb County Plat Book 10, page 193 to a Rebar stake with cap (Russell) in the Southeast corner thereof; Thence North 01 Degrees 10 Minutes 09 Seconds West, a distance of 314.85 feet along the East line of said Re-Plat to a Rebar stake with cap (FIRM 0042); Thence North 49 Degrees 59 Minutes 39 Seconds West, a distance of 250.71 feet along the East line of said Re-Plat to a Rebar stake with cap (FIRM 0042); Thence South 85 Degrees 35 Minutes 24 Seconds West, a distance of 211.90 feet along the North line of said Re-Plat to a Rebar stake with cap (FIRM 0042); Thence North 01 Degrees 10 Minutes 07 Seconds West, a distance of 238.08 feet along a line parallel with and Sixteen and one half (16.50) feet West of the East line of said Northwest Quarter; Thence North 28 Degrees 25 Minutes 38 Seconds East, a distance of 33.41 feet along the East right-of-way line of County Road 427 to a Rebar stake with cap (FIRM 0042) in the East line of said Northwest Quarter; Thence North 28 Degrees 25 Minutes 38 Seconds East, a distance of 172.45 feet along the East right-of-way line of County Road 427 to a Rebar stake with cap (FIRM 0042) in the beginning of a tangent circular arc; Thence Northerly, a distance of 77.70 feet along said East right-of-way line (being a circular arc that is concave Easterly, having a radius measuring 8544.37 feet, having a central angle measuring 0 Degrees 31 Minutes 16 Seconds, and having a long chord bearing North 28 Degrees 41 Minutes 16 Seconds East and measuring 77.70 feet) to the beginning of a nontangent line; Thence meandering the centerline of the Garrett City Drain (also being the South line of Ash-brook Acres as recorded in DeKalb County Plat Book 5, page 17) along the following courses and distances:

North 81 Degrees 41 Minutes 03 Seconds East for 21.92 feet, North 88 Degrees 18 Minutes 45 Seconds East for 41.76 feet, South 89 Degrees 27 Minutes 21 Seconds East for 53.95 feet, South 87 Degrees 40 Minutes 19 Seconds East for 52.17 feet, South 86 Degrees 12 Minutes 44 Seconds East for 53.24 feet, North 86 Degrees 59 Minutes 34 Seconds East for 51.84 feet, South 89 Degrees 26 Minutes 06 Seconds East for 66.60 feet, South 83 Degrees 27 Minutes 34 Seconds East for 43.02 feet, South 88 Degrees 29 Minutes 07 Seconds East for 53.03 feet, North 86 Degrees 46 Minutes 04 Seconds East for 38.54 feet, South 78 Degrees 41 Minutes 27 Seconds East for 53.94 feet, South 85 Degrees 59 Minutes 06 Seconds East for 43.07 feet, North 85 Degrees 04 Minutes 25 Seconds East for 53.37 feet, South 89 Degrees 36 Minutes 41 Seconds East for 50.21 feet, South 82 Degrees 37 Minutes 56 Seconds East for 45.33 feet, North 87 Degrees 53 Minutes 32 Seconds East for 95.35 feet, South 88 Degrees 46 Minutes 24 Seconds East for 88.10 feet, South 81 Degrees 10 Minutes 22 Seconds East for 66.63 feet, North 88 Degrees 54 Minutes 12 Seconds East for 80.40 feet, South 87 Degrees 46 Minutes 13 Seconds East for 116.04 feet, and South 87 Degrees 46 Minutes 13 Seconds East for 2.20 feet;

Thence South 83 Degrees 03 Minutes 20 Seconds West, a distance of 118.10 feet along the North line of the tract of land described in the conveyance to Robert Seifert in DeKalb County Document No. 201200434 to a Rebar stake with cap (FIRM 0042); Thence South 17 Degrees 33 Minutes 27 Seconds West, a distance of 281.88 feet along the West line of said Seifert tract to a Rebar stake with cap (Russell); Thence South 59 Degrees 05 Minutes 30 Seconds East, a distance of 631.00 feet along the South line of said Seifert tract to a Rebar stake with cap (FIRM 0042); Thence South 16

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Degrees 40 Minutes 09 Seconds East, a distance of 400.00 feet along the West line of the tract of land described in the conveyance to Gene and Miriam Wilson in DeKalb County Deed Record 191, page 168 to a Rebar stake with cap (FIRM 0042); Thence South 24 Degrees 55 Minutes 08 Seconds East, a distance of 72.90 feet along the West line of said Wilson tract to a Rebar stake with cap (FIRM 0042) in the Southwest corner thereof; Thence South 21 Degrees 29 Minutes 08 Seconds West, a distance of 207.31 feet along the West line of the tract of land described in the conveyance to Marvin Bok in DeKalb County Deed Record 191, page 229 to the centerline of Cedar Creek; Thence meandering the centerline of Cedar Creek along the following courses and distances:

South 02 Degrees 25 Minutes 08 Seconds East for 80.78 feet, South 21 Degrees 22 Minutes 14 Seconds West for 57.76 feet, South 51 Degrees 08 Minutes 20 Seconds West for 48.34 feet, South 40 Degrees 28 Minutes 29 Seconds West for 43.94 feet, South 24 Degrees 40 Minutes 55 Seconds West for 69.44 feet, South 31 Degrees 30 Minutes 32 Seconds West for 60.41 feet, South 31 Degrees 19 Minutes 02 Seconds West for 48.76 feet, South 26 Degrees 20 Minutes 14 Seconds West for 59.20 feet, South 20 Degrees 33 Minutes 08 Seconds West for 44.70 feet, South 07 Degrees 36 Minutes 04 Seconds West for 53.55 feet, South 04 Degrees 09 Minutes 56 Seconds East for 38.60 feet, South 08 Degrees 09 Minutes 16 Seconds East for 48.62 feet, South 10 Degrees 49 Minutes 55 Seconds West for 49.15 feet, South 22 Degrees 51 Minutes 03 Seconds West for 58.55 feet, South 45 Degrees 38 Minutes 43 Seconds West for 56.94 feet, South 36 Degrees 02 Minutes 16 Seconds West for 66.82 feet, South 10 Degrees 13 Minutes 18 Seconds West for 64.79 feet, South 01 Degrees 34 Minutes 11 Seconds East for 47.55 feet, South 11 Degrees 00 Minutes 14 Seconds East for 50.61 feet, South 01 Degrees 16 Minutes 27 Seconds West for 51.11 feet, South 32 Degrees 55 Minutes 26 Seconds West for 49.60 feet, South 30 Degrees 30 Minutes 24 Seconds West for 52.03 feet, South 19 Degrees 36 Minutes 01 Seconds West for 75.60 feet, South 08 Degrees 27 Minutes 06 Seconds West for 83.27 feet, South 19 Degrees 33 Minutes 07 Seconds West for 43.13 feet, South 28 Degrees 10 Minutes 34 Seconds West for 52.80 feet, South 37 Degrees 43 Minutes 37 Seconds West for 107.37 feet, South 35 Degrees 43 Minutes 49 Seconds West for 57.42 feet, South 08 Degrees 23 Minutes 29 Seconds West for 81.16 feet, South 09 Degrees 54 Minutes 07 Seconds East for 58.03 feet, South 22 Degrees 16 Minutes 04 Seconds East for 64.34 feet, South 05 Degrees 42 Minutes 59 Seconds West for 104.50 feet, South 01 Degrees 49 Minutes 13 Seconds West for 131.43 feet (to a point in the North line of the tract of land described in the conveyance to Graber Enterprise, Inc. in DeKalb County Deed Record 201, page 84 – see also Document No. 20703140), South 05 Degrees 13 Minutes 58 Seconds West for 85.66 feet, South 16 Degrees 55 Minutes 07 Seconds West for 81.99 feet, South 39 Degrees 17 Minutes 46 Seconds West for 76.94 feet, South 28 Degrees 12 Minutes 22 Seconds West for 44.37 feet, South 02 Degrees 07 Minutes 38 Seconds West for 71.36 feet, South 28 Degrees 32 Minutes 07 Seconds East for 79.23 feet, South 09 Degrees 10 Minutes 12 Seconds East for 61.51 feet, South 05 Degrees 16 Minutes 01 Seconds West for 74.75 feet, South 22 Degrees 09 Minutes 43 Seconds West for

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90.94 feet, South 11 Degrees 09 Minutes 46 Seconds West for 230.53 feet, South 09 Degrees 22 Minutes 13 Seconds West for 173.96 feet, South 06 Degrees 49 Minutes 44 Seconds West for 70.92 feet, South 06 Degrees 49 Minutes 44 Seconds West for 15.65 feet, South 20 Degrees 30 Minutes 50 Seconds West for 54.50 feet, South 36 Degrees 28 Minutes 26 Seconds West for 67.95 feet, South 64 Degrees 17 Minutes 19 Seconds West for 87.60 feet, South 49 Degrees 57 Minutes 26 Seconds West for 87.42 feet, South 44 Degrees 20 Minutes 21 Seconds West for 98.61 feet, South 43 Degrees 50 Minutes 03 Seconds West for 108.76 feet, South 43 Degrees 50 Minutes 03 Seconds West for 23.66 feet, and South 56 Degrees 18 Minutes 37 Seconds West for 144.95 feet;

Thence South 88 Degrees 14 Minutes 17 Seconds West, a distance of 390.59 feet along the South line of said Southeast Quarter to an Iron Rod in a concrete post situated in the Southwest corner thereof; Thence South 00 Degrees 57 Minutes 10 Seconds East, a distance of 186.81 feet along the East line of the Northwest Quarter of said Section 18 to the centerline of Cedar Creek; Thence meandering the centerline of Cedar Creek along the following courses and distances:

South 59 Degrees 05 Minutes 23 Seconds West for 121.23 feet, South 66 Degrees 30 Minutes 11 Seconds West for 135.64 feet, South 65 Degrees 18 Minutes 20 Seconds West for 94.91 feet, South 66 Degrees 03 Minutes 20 Seconds West for 74.11 feet, South 70 Degrees 26 Minutes 19 Seconds West for 71.50 feet, South 69 Degrees 34 Minutes 58 Seconds West for 93.70 feet, South 77 Degrees 12 Minutes 22 Seconds West for 116.54 feet, South 78 Degrees 23 Minutes 53 Seconds West for 128.32 feet, South 84 Degrees 59 Minutes 28 Seconds West for 98.52 feet, South 88 Degrees 56 Minutes 24 Seconds West for 93.00 feet, South 85 Degrees 22 Minutes 06 Seconds West for 127.83 feet, South 87 Degrees 55 Minutes 09 Seconds West for 94.76 feet, North 78 Degrees 25 Minutes 02 Seconds West for 68.55 feet, North 81 Degrees 20 Minutes 02 Seconds West for 102.76 feet, South 79 Degrees 09 Minutes 47 Seconds West for 49.31 feet, South 41 Degrees 54 Minutes 06 Seconds West for 37.48 feet, South 67 Degrees 29 Minutes 48 Seconds West for 42.73 feet, South 60 Degrees 11 Minutes 07 Seconds West for 75.46 feet, South 53 Degrees 48 Minutes 48 Seconds West for 66.81 feet, North 81 Degrees 40 Minutes 52 Seconds West for 39.90 feet, South 85 Degrees 36 Minutes 18 Seconds West for 62.77 feet, North 86 Degrees 43 Minutes 56 Seconds West for 67.51 feet, South 77 Degrees 06 Minutes 11 Seconds West for 47.41 feet, South 45 Degrees 01 Minutes 26 Seconds West for 36.75 feet, South 34 Degrees 06 Minutes 40 Seconds West for 115.04 feet, South 37 Degrees 51 Minutes 15 Seconds West for 141.16 feet, South 42 Degrees 17 Minutes 52 Seconds West for 122.80 feet, South 48 Degrees 18 Minutes 10 Seconds West for 163.80 feet, and South 68 Degrees 00 Minutes 25 Seconds West for 54.27 feet to a Brass plaque (S0337);

1ST READING _____
2ND READING _____

Thence North 00 Degrees 53 Minutes 32 Seconds West, a distance of 761.64 feet along the West line of the Northwest Quarter of said Section 18 to an Iron Rod situated in the Southeast corner of the Southeast Quarter of Section 12, T33N, R12E; Thence North 00 Degrees 33 Minutes 04 Seconds West, a distance of 267.47 feet along the West line of said Northwest Quarter to the **POINT OF BEGINNING**, said tract containing 301.788 Acres, more or less, and being subject to all public road rights-of-way and to all easements of record.



BUILDING, PLANNING & DEVELOPMENT

260 925 6449 p | 260 925 3342 f | 210 S Cedar St / PO Box 506 Auburn, IN 46706 | bpd@ci.auburn.in.us

City of Auburn Plan Commission Certification and Recommendation

On May 9, 2017, the City of Auburn Plan Commission held a legally advertised Public Hearing to consider a Planned Unit Development (PUD) Ordinance and Zoning Map Amendment (rezoning) request made by Heron Development LLC for the Heron Lake property. This is a 300-acre tract of land bound by County Road 11A, Garrett City Ditch, and Cedar Creek.

The request is to change the zoning to MUP District (Mixed Use Planned Unit Development). The Planned Unit Development Ordinance is attached to the Ordinance as Exhibit A; an aerial photograph illustrating the rezoning area is attached to the Ordinance as Exhibit B.

The City of Auburn Plan Commission is forwarding a *favorable* recommendation concerning the proposed Planned Unit Development Ordinance and Zoning Map Amendment to the City of Auburn Common Council.

Certified by:

A handwritten signature in black ink that reads "Amy M. Schweitzer". The signature is written over a horizontal line.

Amy M. Schweitzer, AICP
Director of Planning

PC Case Number: PC-ZONE 2017-00000003