

ORDINANCE NO. 21- 08

AN ORDINANCE OF THE CITY OF PORTAGE, INDIANA
AMENDING CHAPTER 90, ARTICLE V
OF THE CITY OF PORTAGE MUNICIPAL CODE
ENTITLED "ZONING MAP"

BE IT, AND IT HEREBY IS ORDAINED by the Common Council of the City of Portage, Indiana as follows:

SECTION ONE: This Ordinance shall amend Chapter 90, Article V of the City of Portage Municipal Code, and accompanying Zoning Map, in the following manner:

The zoning shall be changed from OC (Office Commercial) to R2 (Low Density Residential) on the property identified by the attached legal description in attachment (A) 27,069 square feet or .63 acre.

SECTION TWO: Contingencies. NONE

SECTION THREE: Conflicting Ordinances. Any ordinance or provision of any Ordinance of the City of Portage in conflict with the provisions of this ordinance is hereby repealed.

SECTION FOUR: Severability. The invalidity of any section, clause, sentence, or provision of this Ordinance shall not affect the validity of any other part of this Ordinance which can be given effect without such invalid part or parts.

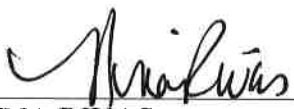
SECTION FIVE: Effective Date. This Ordinance shall be in full force and effect from and after its passage and adoption by the Common Council and approval by the Mayor of the City of Portage, Indiana.

PASSED AND ADOPTED by the Common Council of the City of Portage, Indiana
This 4th day of May, 2021.



PRESIDING OFFICER

ATTEST:



NINA RIVAS,
CLERK-TREASURER

DESIGNATED PARTIES
STREET ADDRESS:

John R. Gore
6077 Robbins Road
Portage, Indiana

Attachment (A)

DRAWING: 93-105
FB 46/30
QSC 7-36-24 NW

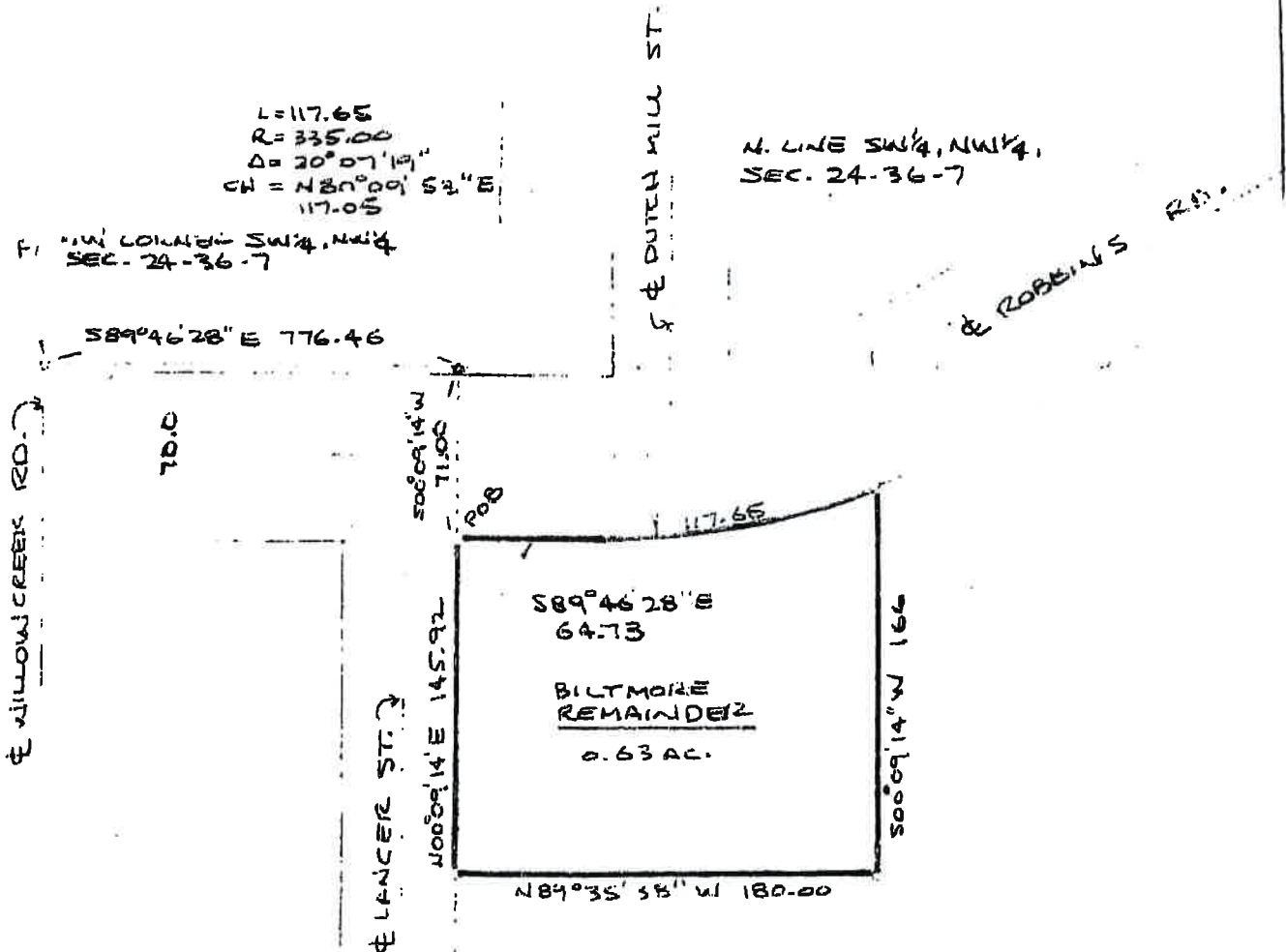
PROPERTY DESCRIPTION:

SE Corner of Robbins & Lancer

Part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, T36N, R7W of the 2nd Principal Meridian in the City of Portage, Porter County, Indiana, referenced to the Northwest corner of said SW $\frac{1}{4}$, NW $\frac{1}{4}$; thence S89°46'28"E 776.46 feet along the North line of said SW $\frac{1}{4}$, NW $\frac{1}{4}$; thence S00°09'14"W 71.00 feet to the point of beginning, which point is the intersection of the South right-of-way line of Robbins Road with the East right-of-way line of Lancer Street; thence S89°46'28"E 64.73 feet along said South right-of-way line; thence Northeasterly 117.65 feet along said South right-of-way line on a circular curve to the left whose radius is 335.00 feet, whose included angle is 20°07'19", and whose chord bears N80°09'53"E 117.05 feet; thence S00°09'14"W 166.93 feet; thence N89°35'38"W 180.00 feet to said East right-of-way line; thence N00°09'14"E 145.92 feet to the point of beginning, containing 0.63 acres, more or less.

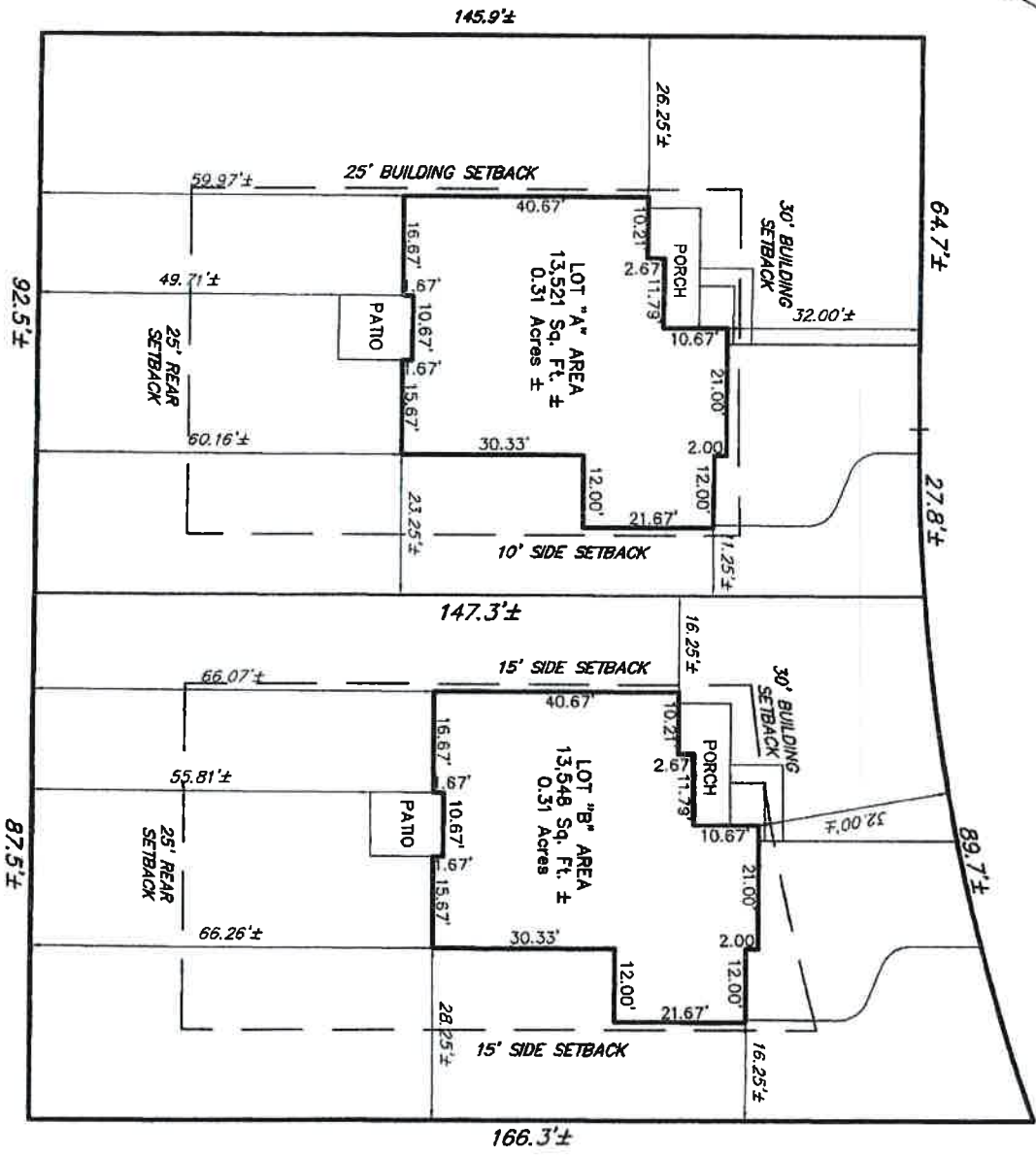
References:

- 1) Miller Manor Unit 2, Plat File 16-F-3A, Porter County record.
- 2) Southfield Estates, Plat File 19-A-5.
- 3) Southfield Estates Unit 2, Plat File 19-A-5A.



LANCER STREET
(60' R/W)

ROBBINS ROAD
(70' R/W)



GORE REALTY'S ROBBINS ROAD PROPERTY
R1 STANDARDS

NORTH



LOT A IMPERVIOUS AREA.

3,464 SQ. FT. (HOUSE, DRIVEWAY, SIDEWALK,
PORCH, & PATIO)
± 10,057 SQ. FT. (GREENSPACE)
= 13,521 SQ. FT. TOTAL LOT AREA

3,484 SQ. FT. / 13,521 SQ. FT. = 0.26
26% IMPERVIOUS

LOT B IMPERVIOUS AREA.

3,518 SQ. FT. (HOUSE, DRIVEWAY, SIDEWALK,
PORCH, & PATIO)
± 10,030 SQ. FT. (GREENSPACE)
= 13,548 SQ. FT. TOTAL LOT AREA

3,518 SQ. FT. / 13,548 SQ. FT. = 0.26
26% IMPERVIOUS

APPROVED FOR THE TOWN OF ROBBINS
JULY 15, 2010