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11/29/2021 01:19:21 PM  
RECORDER OF DEKALB CO, IN  
LETA HULLINGER  
RECORDED AS PRESENTED  
FEE AMOUNT: 0.00

**RESOLUTION: 2021 – R – 27  
ORDINANCE: UDO – 74  
ZONE MAP AMENDMENT LOCATED AT:  
5177 COUNTY ROAD 35, AUBURN, INDIANA**

WHEREAS, The General Assembly of the State of Indiana granted powers to the counties to adopt ordinances and zone maps for their jurisdiction according to IC 36-7-4-600 series; and

WHEREAS, DeKalb County has adopted the DeKalb County Unified Development Ordinance which became effective on January 1, 2009, and has had subsequent amendments to the DeKalb County Unified Development Ordinance; and

WHEREAS, The General Assembly of the State of Indiana granted powers to counties to amend the zone maps according to IC 36-7-4-608, and Section 9.06 of the DeKalb County Unified Development Ordinance allows for the amendment of said Ordinance; and

WHEREAS, The DeKalb County Plan Commission, in accordance with law, held a public hearing on November 17, 2021 to consider the Zone Map Amendment for approximately 3.5 acres on the property generally located at 5177 County Road 35, Auburn, Indiana and voted to certify a favorable recommendation to the DeKalb County Board of Commissioners; and

WHEREAS, The proposed zoning will be changed from R1 – Low Density Residential to C2 – Neighborhood Commercial; and

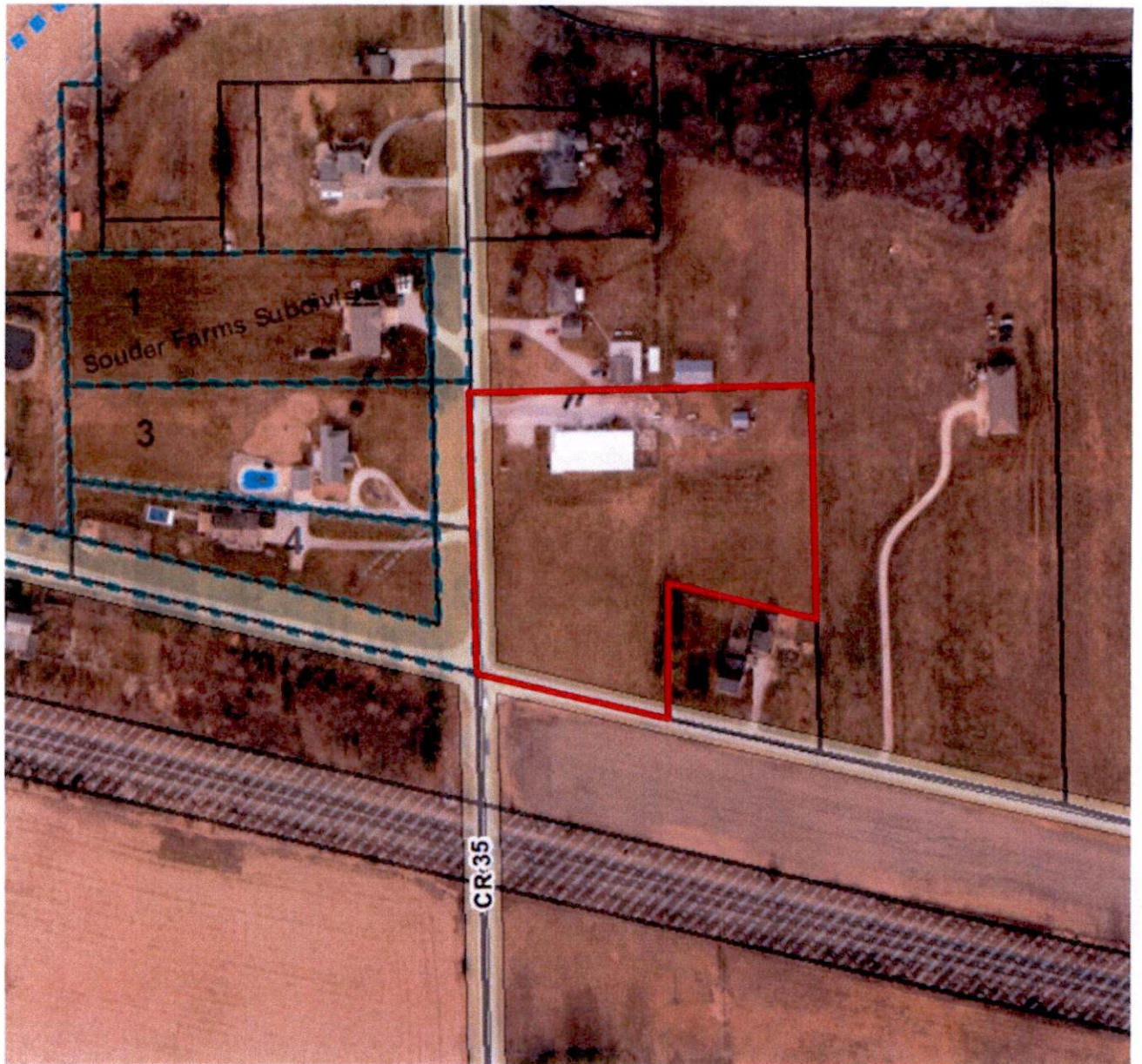
WHEREAS, Said certification has been duly considered by the DeKalb County Board of Commissioners and the Zone Map Amendment is deemed to be in the public interest; now therefore, be it

ORDAINED by the Board of Commissioners of DeKalb County, Indiana that the District Zone Map adopted as a part of the DeKalb County Unified Development Ordinance, as amended, is hereby amended to include:

SECTION 1: To change the zoning classifications of approximately 3.5 acres on the property generally located at 5177 County Road 35, Auburn, Indiana from R1 – Low Density Residential to C2 – Neighborhood Commercial; and



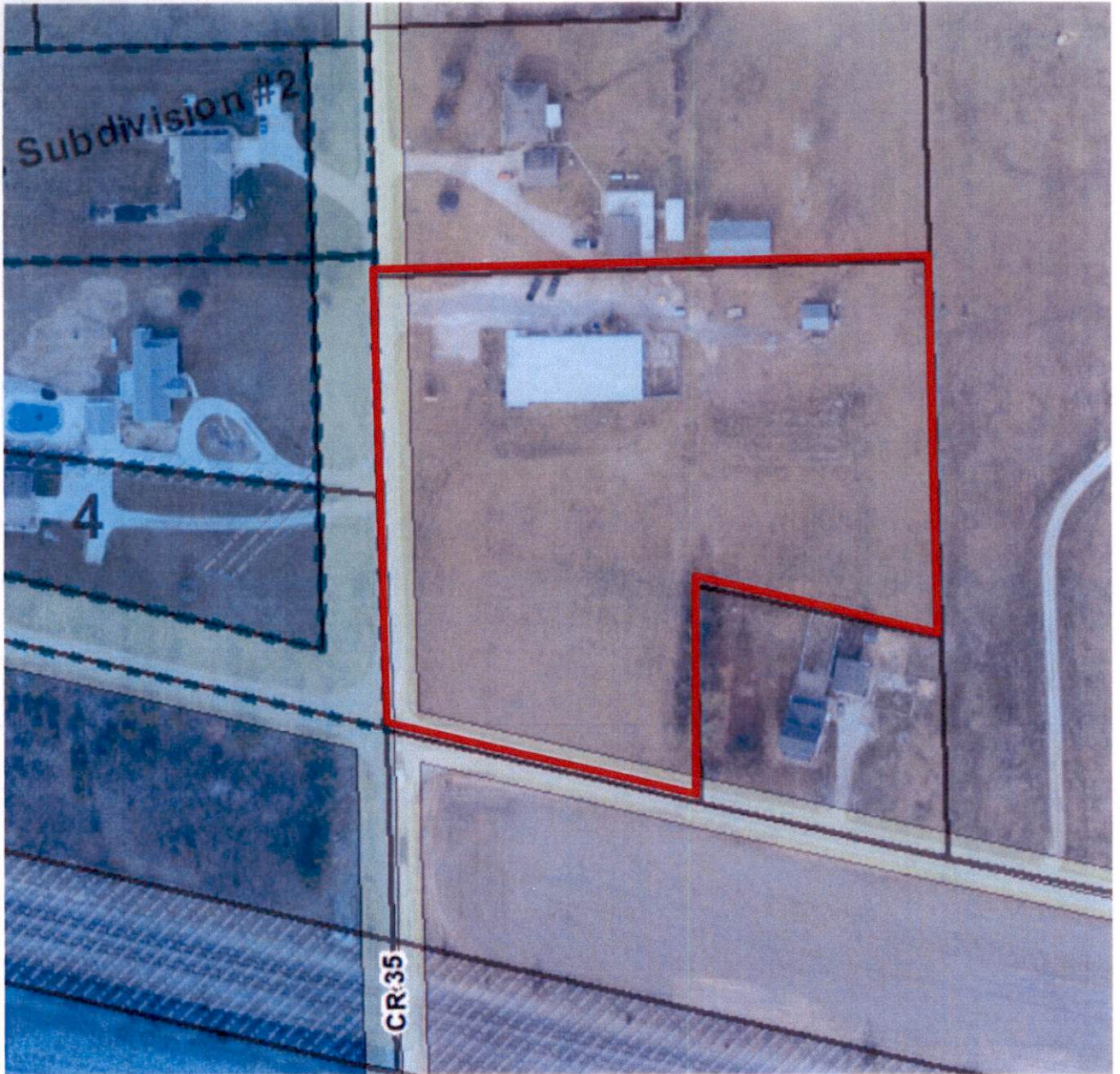
LOCATION MAP:



Red Outline: Subject Site



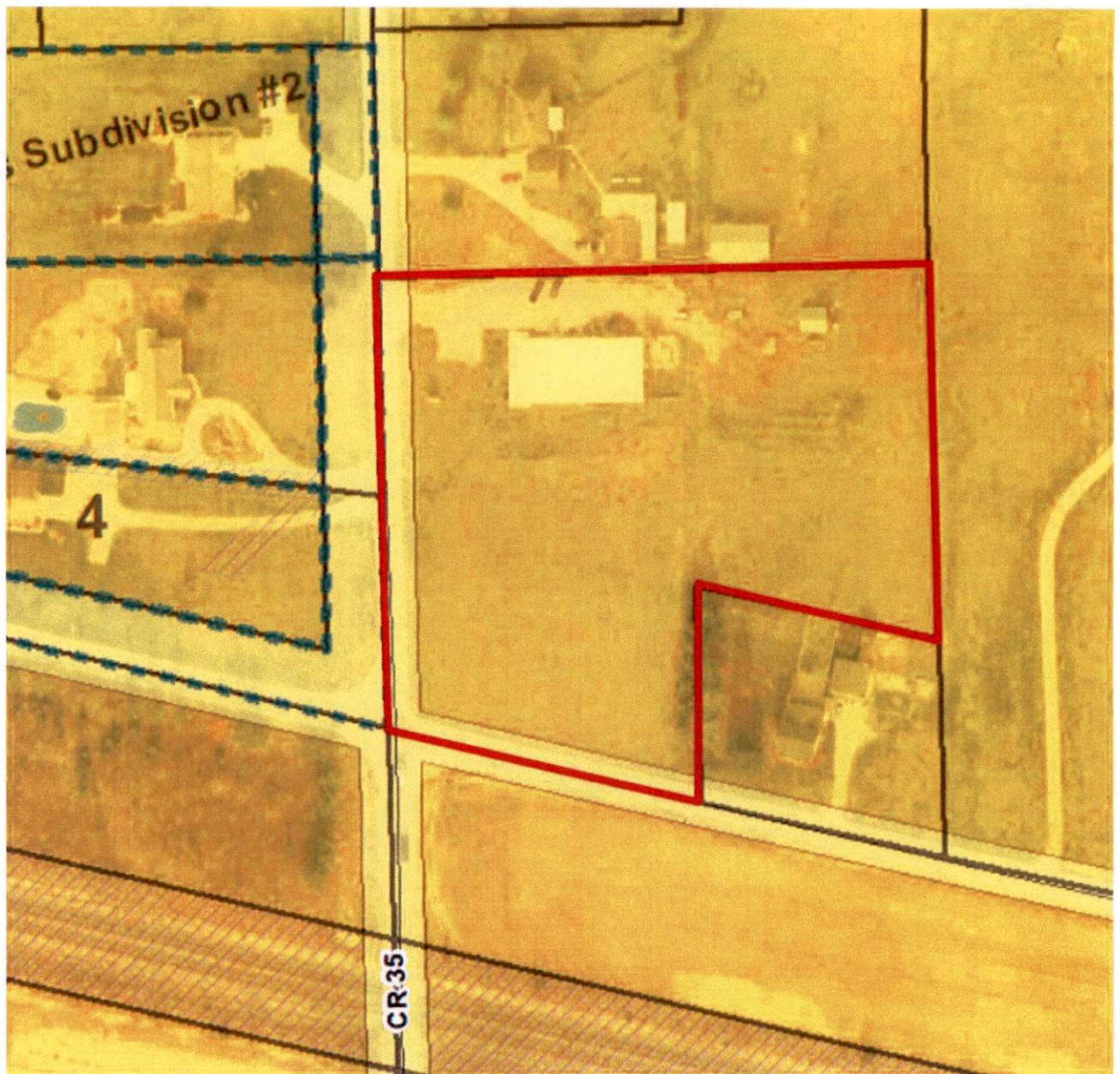
**EXISTING ZONING MAP:**



Blue: R2, Medium Density Residential  
Light Blue: R1, Low Density Residential  
Red Outline: Subject Site (R1 existing zoning)



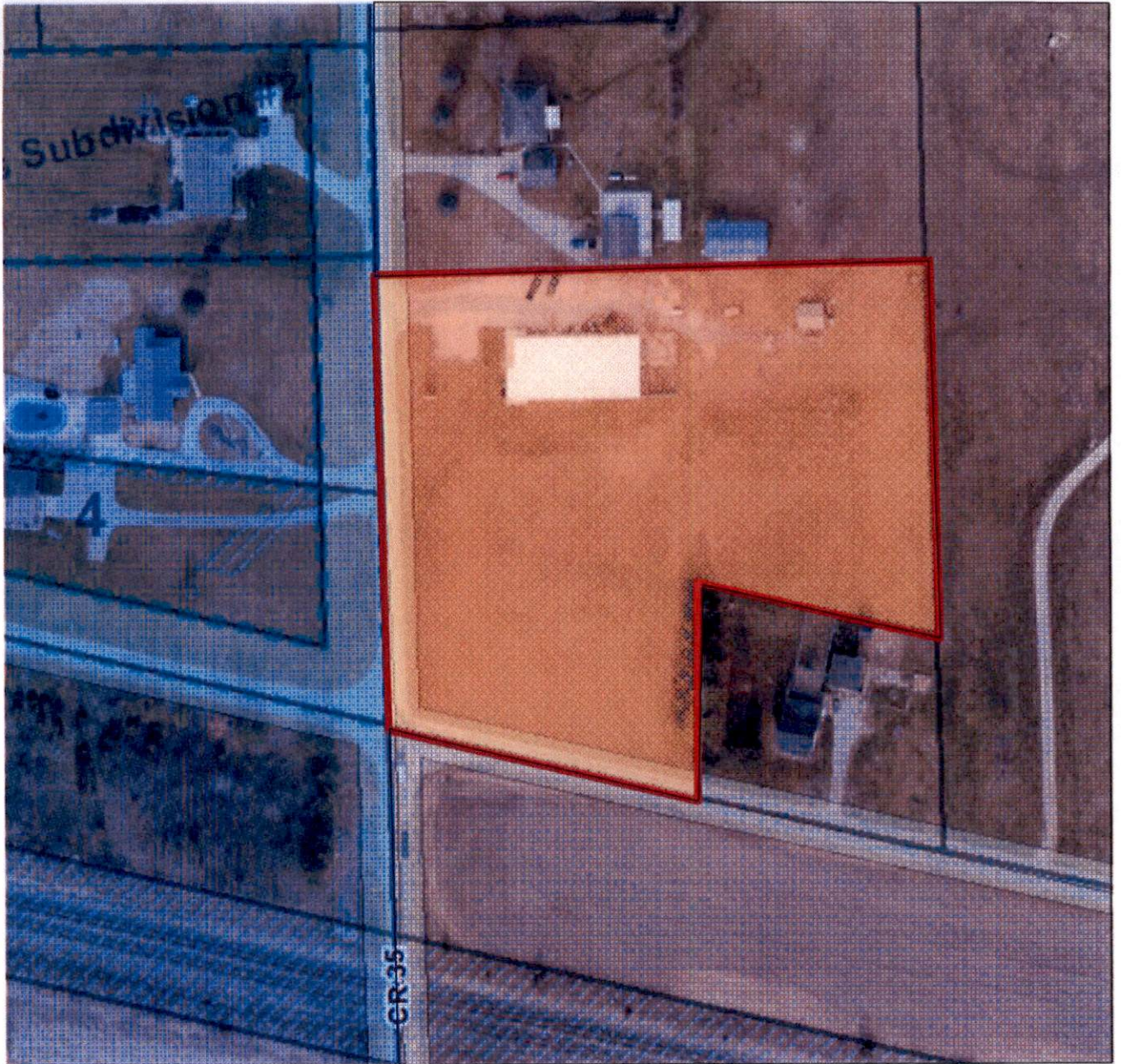
**FUTURE LAND USE MAP:**



Yellow: Residential Use  
Red Outline: Subject Site



**PROPOSED ZONING MAP:**



Green: R2, Medium Density Residential

Red: R1, Low Density Residential

Red Outline: Subject Site (C2, Neighborhood Commercial proposed zoning)

SECTION 2: That this amendment shall be in full force and effect upon its approval by the County Commissioners of DeKalb County, Indiana.

*DULY PASSED, ORDAINED AND ADOPTED* on this 29 day of November 2021,  
by the County Commissioners of DeKalb County, Indiana  
by a vote of 2 in favor and 0 opposed.

\_\_\_\_\_  
William L. Hartman, President

\_\_\_\_\_  
Michael V. Watson, Vice President

\_\_\_\_\_  
Todd R. Sanderson, Vice President

\_\_\_\_\_  
Attest, Jan Bauman, Auditor

Prepared by: Christopher Gaumer "I affirm under the penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law."