Ordinance failed
Ayes: 4 Nays: 5
Nays: Mayer, Cole, Service, Sabbagh, Sherman

ORDINANCE 97-19

TO AMEND THE PRELIMINARY PLAN
Re: Parcel G of Canada Farm located at 3300 Sare Road
(Ken Blackwell, Petitioner)

WHEREAS, the Common Council adopted Ordinance 95-21 which repealed and replaced Title 20 of the Bloomington Municipal Code entitled "Zoning", including the incorporated zoning maps, and repealed Title 21, entitled "Land Use and Development" on May 1, 1995; and

WHEREAS, the Plan Commission has considered this case, PUD-20-97, and recommended that the petitioners, Ken Blackwell, be granted an amendment to the preliminary plan and request that the Common Council consider his petition;

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION I. Through the authority of IC 36-7-4 that a preliminary plan amendment be approved for 3300 Sare Road (Canada Farm PUD - Parcel G), Bloomington, Indiana. That property is further described as follows:

A part of Section 15, Township 8 North, Range 1 West, Monroe County, Indiana, and being more particularly described as follows:

COMMENCING at a PK nail found at the Northeast Quarter of Section 15; thence SOUTH 00 degrees 10 minutes 14 seconds West 1054.06 feet on the east line of said Northeast Quarter; thence NORTH 89 degrees 17 minutes 17 seconds West 403.49 feet to a 5/8" rebar found; thence NORTH 89 degrees 16 minutes 16 seconds West 1169.80 feet on the south line of land of Sherwood Oaks Christian Church (D.R. 429, PG. 326); thence SOUTH 33 degrees 53 minutes 52 seconds West 1269.94 feet on the east line of Cedarwood Subdivision (Plat Cabinet C, Envelope 86) and Rolling Oak at The Stands (Plat Cabinet B, Envelope 358) to a 6 ½" axle; thence SOUTH 55 degrees 56 minutes 37 seconds East 251.29 feet to a 5/8" rebar; thence 316.25 feet on a 2787.69 foot radius tangent curve to the left whose chord bears SOUTH 59 degrees 16 minutes 56 seconds East 316.08 feet to a 5/8" rebar; thence SOUTH 62 degrees 31 minutes 54 seconds East 93.76 feet to a 5/8" rebar; thence SOUTH 11 degrees 19 minutes 28 seconds West 807.53 feet to a 5/8" rebar and being the POINT OF BEGINNING; thence 56.60 feet on a 545.00 foot radius tangent curve to the right whose chord bears SOUTH 58 degrees 14 minutes 54 seconds East 56.57 feet to a 5/8" rebar with cap stamped "SNA"; thence 320.21 feet on a 1598.35 foot radius tangent curve to the right whose chord bears SOUTH 40 degrees 56 minutes 58 seconds West 319.67 feet to a 5/8" rebar with cap stamped "SNA"; thence NORTH 48 degrees 10 minutes 22 seconds West 326.16 feet to a 5/8" rebar stamped "SNA"; thence NORTH 24 degrees 34 minutes 37 seconds East 257.42 feet to a 5/8" rebar with cap stamped "SNA"; thence 106.02 feet on a 545.00 foot radius tangent curve to the right whose chord bears SOUTH 66 degrees 47 minutes 47 seconds East 105.86 feet to the Point of Beginning, containing 2.50 acres, more or less.

SECTION II. The Preliminary Plan Amendment, as recommended by the Plan Commission, shall be attached and made a part of this ordinance.

SECTION III. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 1997.

ANTHONY PIZZO, President
Bloomington Common Council

ATTEST:

PATRICIA WILLIAMS, Clerk
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 1997.

PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this _____ day of _____, 1997.

JOHN FERNANDEZ, Mayor
City of Bloomington

SYNOPSIS

Requested are three preliminary plan amendments to the Canada Farm Planned Unit Development. The first would allow "Convalescent, Nursing, or Rest Homes" as a permitted land use for Parcel G. The second would allow use of the Dwelling Unit Equivalency provision of the Zoning Ordinance for the northern 2.5 acres of the above parcel. And, the last would add 0.2 acres of land to the PUD and change its zoning from RS3.5 to PUD.