Passed: 6-0

ORDINANCE 97-18

TO AMEND THE PRELIMINARY PLAN
Re: Parcel D of Woolery Farm PUD located at 2080 & 2101 Tapp Rd.
(Westward Ho, LLC - Ron Rubeck and Robert Shaw, Petitioners)

WHEREAS, the Common Council adopted Ordinance 95-21 which repealed and replaced Title 20 of the Bloomington Municipal Code entitled "Zoning", including the incorporated zoning maps, and repealed Title 21, entitled "Land Use and Development" on May 1, 1995; and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-17-97, and recommended that the petitioners, Westward Ho, LLC - Ron Rubeck and Robert Shaw, 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 2080 & 2101 Tapp Rd. (Woolery Farm PUD - Parcel D), Bloomington, Indiana. That property is further described as follows:

> A part of the Southwest Quarter of Section 8 and a part of the Southeast Quarter of Section 7, all in Township 8 North, Range 1 West, Monroe County, Indiana, being more particularly described as follows: **BEGINNING** at the Southeast corner of the Southeast quarter of said Section 7; thence NORTH 88 degrees 44 minutes 52 seconds WEST along the South line of said Southeast quarter (basis of bearing assumed), 542.50 feet; thence NORTH 00 degrees 15 minutes 51 seconds WEST, 447.48 feet; thence NORTH 62 degrees 53 minutes 43 seconds EAST, 380.70 feet; thence NORTH 57 degrees 47 minutes 54 seconds EAST, 70.00 feet; thence SOUTH 32 degrees 12 minutes 06 seconds EAST, 233.68 feet to the beginning of a tangent curve to the right having a radius of 687.00 feet and a central angle of 34 degrees 02 minutes 57 seconds, the chord of said tangent curve bears SOUTH 15 degrees 10 minutes 38 seconds EAST and being 402.28 feet; thence along said tangent curve 408.27 feet to its endpoint; thence SOUTH 01 degree 50 minutes 51 seconds WEST, 88.12 feet to the South line of the Southwest quarter of said Section 8; thence along said South line NORTH 87 degrees 11 minutes 01 seconds WEST, 80.79 feet to the point of beginning, containing 7.54 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 18th day of June, 1997.

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ANTHONY PIZZO, President
Bloomington Common Council

ATTEST:

Patricia Williams
PATRICIA WILLIAMS, Clerk
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this 19th day of June, 1997.

Patricia Williams
PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this 25th day of June, 1997.

JOHN FERNANDEZ, Mayor
City of Bloomington

SYNOPSIS

Requested is a preliminary plan amendment to allow "Convalescent, Nursing, or Rest Homes" as permitted use on Parcel D of the Woolery Farm Planned Unit Development. Also requested is a second plan amendment authorizing use of the Dwelling Unit Equivalency provision of the Zoning Ordinance for the southern 3.4 acres of the above parcel.

Signed copies to:
Planning
Petitioner