**ORDINANCE 95-71**

**TO AMEND THE BLOOMINGTON ZONING MAPS FROM RS 3.5 TO PUD AND TO AMEND THE PRELIMINARY PLAN**
**Re: 1200 Rolling Ridge Way**
**(Rolling Ridge, Inc., Michael Pauly, 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WHEREAS, the Common Council adopted Ordinance 95-21 which repealed and replaced Title 20 of the Bloomington Municipal Code entitled "Zoning", including the incorporated zoning maps, and Title 21, entitled "Land Use and Development" on May 1, 1995; and

WHEREAS, the Plan Commission has considered this case, PUD-57-94, and recommended that the petitioner, Rolling Ridge, Inc., Michael Pauly, 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 a preliminary plan amendment be approved for 1200 Rolling Ridge Way, Bloomington, Indiana. The property includes a one acre parcel that is being added to the existing Planned Unit Development. The additional acre is described as follows:

**SMALL PARCEL AT SOUTH END OF THE PUD**

A part of Seminary Lot Number One Hundred Ninety-eight (198), the same being a part of Section Six (6), Township Eight (8) North, Range One (1) West, bounded as follows: Beginning at the Southeast corner of said Seminary Lot; running thence West along the South line thereof, Six Hundred Seventy-two and one-half (672 ½) feet to the Southwest corner of said Seminary Lot; thence North along the West line thereof, Sixty-four (64) feet; thence East, parallel with the South line thereof to the East line of said Seminary Lot; thence South Sixty-four (64) feet to the place of beginning; containing One (1) acre, more or less.

And, the area of the existing Planned Unit Development, as previously modified, is described as follows:

**BUILDING 1**
**TRACT "A"**

Part of Seminary Lot 191, Section 6, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows:

COMMENCING at the Southwest corner of Seminary Lot 191; thence SOUTH 87 degrees 01 minute 48 seconds EAST along the South line of said Lot, 213.22 feet; thence NORTH 03 degrees 46 minutes 35 seconds WEST, 195.87 feet to the point of beginning; thence NORTH 03 degrees 46 minutes 35 seconds WEST, 71.60 to the South right-of-way of Bloomfield Road and to a point on a curve to the left with a radius of 22,968.31 feet, a central angle of 00 degrees 20 minutes 57 seconds and a chord bearing NORTH 50 degrees 23 minutes 22 seconds EAST, 140.00 feet; thence Northeasterly along said right-of-way and said curve 140.00 feet; thence SOUTH 20 degrees 45 minutes 45 seconds EAST, 95.93 feet; thence SOUTH 05 degrees 18 minutes 45 seconds EAST, 61.84 feet; thence SOUTH 86 degrees 13 minutes 25 seconds WEST, 143.18 feet to the point of beginning, containing 0.364 acres, more or less.

**BUILDING 2**
**TRACT "B"**

Part of Seminary Lot 191, Section 6, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows:

COMMENCING at the Southwest corner of Seminary Lot 191; thence SOUTH 87 degrees 01 minute 48 seconds EAST along the South line of said Lot, 213.22 feet; thence NORTH 03 degrees 46 minutes 35 seconds WEST, 105.46 feet to the point of beginning; thence NORTH 03 degrees 46 minutes 35 seconds WEST, 90.40 feet; thence NORTH 86 degrees 13 minutes 25 seconds EAST, 143.18 feet; thence SOUTH 05 degrees 18 minutes 45 seconds EAST, 90.44 feet; thence SOUTH 86 degrees 13 minutes 25 seconds WEST, 145.61 feet to the point of beginning, containing 0.300 acres, more or less.

**BUILDING 3**
**TRACT "C"**

Part of Seminary Lot 191, Section 6, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows:

COMMENCING at the Southwest corner of Seminary Lot 191; thence SOUTH 87 degrees 01 minutes 48 seconds EAST along the South line of said Lot, 213.22 feet; thence NORTH 03 degrees 46 minutes 35 seconds WEST, 15.00 feet to the point of beginning; thence NORTH 03 degrees 46 minutes 45 seconds WEST, 90.47 feet; thence NORTH 86 degrees 13 minutes 25 seconds EAST, 145.61 feet; thence SOUTH 05 degrees 18 minutes 45 seconds EAST, 90.50 feet; thence SOUTH 86 degrees 13 minutes 25 seconds WEST, 148.03 feet to the point of beginning, containing 0.305 acres, more or less.

**BUILDING 4**
**TRACT "D"**

Part of Seminary Lot 191, Seminary Lot 198, and Section 6, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows:

COMMENCING at the Southwest corner of Seminary Lot 191; thence SOUTH 87 degrees 01 minutes 48 seconds EAST, 213.22 feet to the point of beginning; thence NORTH 03 degrees 46 minutes 25 seconds WEST, 15.00 feet; thence NORTH 86 degrees 13 minutes 25 seconds EAST, 148.03 feet; thence SOUTH 05 degrees 18 minutes 45 seconds EAST, 92.84 feet; thence SOUTH 88 degrees 27 minutes 17 seconds WEST, 153.97 feet; thence NORTH 01 degrees 32 minutes 43 seconds WEST, 55.39 feet to the North line of Seminary Lot 198; thence NORTH 00 degrees 18 minutes 56 seconds EAST, 16.52 feet to the point of beginning, containing 0.311 acres, more or less.

**BUILDING 5**
**TRACT "E"**

Part of Seminary Lot 198, Section 6, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows:

COMMENCING at the Northwest corner of said Seminary Lot 198; thence SOUTH 87 degrees 01 minutes 48 seconds EAST along the North line of said Seminary Lot 198 for 212.62 feet; thence SOUTH 01 degrees 32 minutes 43 seconds EAST, 55.39 feet to the point of beginning; thence NORTH 88 degrees 27 minutes 17 seconds EAST, 153.97 feet; thence SOUTH 05 degrees 18 minutes 45 seconds EAST, 95.82 feet; thence SOUTH 88 degrees 27 minutes 17 seconds WEST, 160.27 feet; thence NORTH 01 degrees 32 minutes 43 seconds WEST, 95.62 feet to the point of beginning,

containing 0.345 acres, more or less.

**BUILDING 6**
**TRACT "F"**

Part of Seminary Lot 198, Section 6, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows:

COMMENCING at the Northwest corner of said Seminary Lot 198; thence SOUTH 87 degrees 01 minutes 48 seconds EAST along the North line of said Seminary Lot, 212.62 feet; thence SOUTH 01 degrees 32 minutes 43 seconds EAST, 151.00 feet to the point of beginning; thence NORTH 88 degrees 27 minutes 17 seconds EAST, 160.27 feet; thence SOUTH 05 degrees 18 minutes 45 seconds EAST, 39.30 feet; thence SOUTH 27 degrees 49 minutes 21 seconds WEST, 83.63 feet; thence NORTH 87 degrees 52 minutes 42 seconds WEST, 122.09 feet; thence NORTH 01 degrees 32 minutes 43 seconds WEST, 104.29 feet to the point of beginning, containing 0.373 acres, more or less.

**ROADWAY**
**TRACT "G"**

Part of Seminary Lot 198, Section 6, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows:

COMMENCING at the Northwest corner of said Seminary Lot 198; thence SOUTH 87 degrees 01 minutes 48 seconds EAST, 212.62 feet; thence SOUTH 01 degrees 32 minutes 43 seconds EAST, 255.30 feet; thence SOUTH 87 degrees 52 minutes 42 seconds EAST, 122.09 feet to the point of beginning; thence NORTH 27 degrees 49 minutes 21 seconds EAST, 83.63 feet; thence NORTH 84 degrees 41 minutes 15 seconds EAST, 50.51 feet; thence SOUTH 00 degrees 57 minutes 36 seconds WEST, 214.68 feet; thence NORTH 86 degrees 20 minutes 38 seconds WEST, 88.10 feet; thence NORTH 00 degrees 57 minutes 36 seconds EAST, 130.41 feet to the point of beginning, containing 0.389 acres, more or less.

**BUILDING 7**
**TRACT "H"**

Part of Seminary Lot 198, Section 6, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows:

COMMENCING at the Northwest corner of said Seminary Lot 198; thence SOUTH 87 degrees 01 minutes 48 seconds EAST, 212.62 feet; thence SOUTH 01 degrees 32 minutes 43 seconds EAST, 255.30 feet; thence SOUTH 87 degrees 52 minutes 42 seconds EAST, 122.09 feet; thence SOUTH 00 degrees 57 minutes 36 seconds WEST, 130.41 feet; thence SOUTH 86 degrees 20 minutes 38 seconds EAST, 88.10 feet to the point of beginning; thence NORTH 00 degrees 57 minutes 36 seconds EAST, 214.68 feet; thence NORTH 84 degrees 41 minutes 15 seconds EAST, 16.49 feet; thence SOUTH 89 degrees 02 minutes 24 seconds EAST, 87.00 feet; thence SOUTH 00 degrees 57 minutes 36 seconds WEST, 221.35 feet; thence NORTH 86 degrees 20 minutes 38 seconds WEST, 103.50 feet to the point of beginning, containing 0.519 acres, more or less.

**COMMON AREA**
**TRACT "I"**

Part of Seminary Lots 197 and 198, Section 6, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows:

BEGINNING at the Northeast corner of said Seminary Lot 198; thence SOUTH 02 degrees 36 minutes 09 seconds EAST, 16.83 feet; thence SOUTH 87 degrees 01 minutes 48 seconds EAST, 43.39 feet; thence SOUTH 03 degrees 31 minutes 18

seconds WEST, 370.35 feet; thence NORTH 86 degrees 20 minutes 38 seconds WEST, 146.97 feet; thence NORTH 00 degrees 57 minutes 36 seconds EAST, 221.35 feet; thence NORTH 89 degrees 02 minutes 24 seconds WEST, 87.00 feet; thence NORTH 05 degrees 18 minutes 45 seconds WEST, 177.26 feet; thence SOUTH 87 degrees 01 minutes 48 seconds EAST, 224.94 feet; thence SOUTH 02 degrees 36 minutes 09 seconds EAST, 8.29 feet to the point of beginning, containing 1.771 acres, more or less.

**ROADWAY**
**TRACT "J"**

Part of Seminary Lots 191 and 198, Section 6, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows:

COMMENCING at the Northeast corner of said Seminary Lot 198; thence NORTH 02 degrees 36 minutes 09 seconds WEST, 8.29 feet; thence NORTH 87 degrees 01 minutes 48 seconds WEST, 224.94 feet to the point of beginning; thence SOUTH 05 degrees 18 minutes 45 seconds EAST, 177.26 feet; thence SOUTH 84 degrees 41 minutes 15 seconds WEST, 67.00 feet; thence NORTH 05 degrees 18 minutes 45 seconds WEST, 470.74 feet; thence NORTH 20 degrees 45 minutes 45 seconds WEST to the South right-of-way of Bloomfield Road and to a point on a curve to the left with a radius of 22,968.31 feet, a central angle of 00 degrees 16 minutes 50 seconds and a chord bearing NORTH 50 degrees 04 minutes 28 seconds EAST, 112.46 feet; thence Northeasterly along said right-of-way and said curve, 112.46 feet; thence SOUTH 05 degrees 18 minutes 45 seconds EAST, 449.84 feet to the point of beginning, containing 0.961 acres, more or less.

**DEDICATED RIGHT-OF-WAY**
**TRACT "K"**

A 50 foot dedicated right-of-way for Bloomfield Road in Seminary Lot 191, Section 6, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows:

COMMENCING at the Southwest corner of said Seminary Lot 191; thence SOUTH 87 degrees 01 minutes 48 seconds EAST along the South line of said Lot, 213.22 feet; thence NORTH 03 degrees 46 minutes 35 seconds WEST, 267.47 feet to the point of beginning; thence NORTH 03 degrees 46 minutes 35 seconds WEST, 61.57 feet to the center of Bloomfield Road and to a point on a curve to the left with a radius of 22,918.31 feet, a central angle of 00 degrees 37 minutes 47 seconds and a chord bearing NORTH 50 degrees 09 minutes 39 seconds EAST, 250.72 feet; thence Northeasterly along said centerline and said curve, 250.72 feet; thence SOUTH 05 degrees 18 minutes 45 seconds EAST, 60.89 feet to a point on a curve to the right with a radius of 22,968.31 feet, a central angle of 00 degrees 37 minutes 47 seconds and a chord bearing SOUTH 50 degrees 14 minutes 57 seconds WEST, 252.46 feet; thence Southwesterly along said curve, 252.46 feet to the point of beginning, containing 0.289 acres, more or less.

**BUILDING 8**
**TRACT "M"**

A part of Seminary Lot 198 to the City of Bloomington, being more particularly described as follows:

COMMENCING at the Northwest corner of said Seminary Lot 198; thence SOUTH 02 degrees 12 minutes 42 seconds EAST along the West line of said Lot, 388.50 feet; thence SOUTH 87 degrees 41 minutes 52 seconds EAST, 170.00 feet; thence SOUTH 02 degrees 12 minutes 42 seconds EAST, 40.18 feet; thence SOUTH 86 degrees 46 minutes 59 seconds EAST, 378.60 feet to the point of beginning; thence continuing SOUTH 86 degrees 46 minutes 59 seconds EAST, 118.43 feet; thence SOUTH 03

degrees 35 minutes 10 seconds WEST, 219.02 feet; thence NORTH 86 degrees 55 minutes 10 seconds WEST, 118.70 feet; thence NORTH 03 degrees 39 minutes 22 seconds EAST, 219.31 feet to the point of beginning, containing 0.60 acres, more or less.

**BUILDING 9**
**TRACT "N"**

A part of Seminary Lot 198 to the City of Bloomington, being more particularly described as follows:

COMMENCING at the Northwest corner of said Seminary Lot 198; thence SOUTH 02 degrees 12 minutes 42 seconds EAST along the West line of said Lot, 388.50 feet; thence SOUTH 87 degrees 41 minutes 52 seconds EAST, 170.00 feet; thence SOUTH 02 degrees 12 minutes 42 seconds EAST, 40.18 feet; thence SOUTH 86 degrees 46 minutes 59 seconds EAST, 283.60 feet to the point of beginning; thence continuing SOUTH 86 degrees 46 minutes 59 seconds EAST, 95.00 feet; thence SOUTH 03 degrees 39 minutes 22 seconds WEST, 219.31 feet; thence NORTH 86 degrees 55 minutes 10 seconds WEST, 95.00 feet; thence NORTH 03 degrees 39 minutes 22 seconds EAST, 219.53 feet to the point of beginning, containing 0.48 acres, more or less.

**BUILDING 10**
**TRACT "O"**

A part of Seminary Lot 198 to the City of Bloomington, being more particularly described as follows:

COMMENCING at the Northwest corner of said Seminary Lot 198; thence SOUTH 02 degrees 12 minutes 42 seconds EAST along the West line of said Lot, 388.50 feet; thence SOUTH 87 degrees 41 minutes 52 seconds EAST, 170.00 feet; thence SOUTH 02 degrees 12 minutes 42 seconds EAST, 40.18 feet; thence SOUTH 86 degrees 46 minutes 59 seconds EAST, 188.60 feet to the point of beginning; thence continuing SOUTH 86 degrees 46 minutes 59 seconds EAST, 95.00 feet; thence SOUTH 03 degrees 39 minutes 22 seconds WEST, 219.53 feet; thence NORTH 86 degrees 55 minutes 10 seconds WEST, 95.00 feet; thence NORTH 03 degrees 39 minutes 22 seconds EAST, 219.76 feet to the point of beginning, containing 0.48 acres, more or less.

**BUILDING 11**
**TRACT "P"**

A part of Seminary Lot 198 to the City of Bloomington, being more particularly described as follows:

COMMENCING at the Northwest corner of said Seminary Lot 198; thence SOUTH 02 degrees 12 minutes 42 seconds EAST along the West line of said Lot, 388.50 feet; thence SOUTH 87 degrees 41 minutes 52 seconds EAST, 170.00 feet; thence SOUTH 02 degrees 12 minutes 42 seconds EAST, 40.18 feet; thence SOUTH 86 degrees 46 minutes 59 seconds EAST, 88.60 feet to the point of beginning; thence continuing SOUTH 86 degrees 46 minutes 59 seconds EAST, 100.00 feet; thence SOUTH 03 degrees 39 minutes 22 seconds WEST, 219.76 feet; thence NORTH 86 degrees 55 minutes 10 seconds WEST, 100.00 feet; thence NORTH 03 degrees 39 minutes 22 seconds EAST, 220.00 feet to the point of beginning, containing 0.50 acres, more or less.

**COMMON AREA**
**TRACT "Q"**

A part of Seminary Lot 198 to the City of Bloomington, being more particularly

described as follows:

COMMENCING at the Northwest corner of said Seminary Lot 198; thence SOUTH 02 degrees 12 minutes 42 seconds EAST along the West line of said Lot, 388.50 feet; thence SOUTH 87 degrees 41 minutes 52 seconds EAST, 170.00 feet; thence SOUTH 02 degrees 12 minutes 42 seconds EAST, 40.18 feet to the point of beginning; thence SOUTH 86 degrees 46 minutes 59 seconds EAST, 88.59 feet; thence SOUTH 03 degrees 39 minutes 22 seconds WEST, 220.00 feet; thence NORTH 86 degrees 55 minutes 10 seconds WEST, 65.99 feet; thence NORTH 02 degrees 12 minutes 42 seconds WEST, 221.14 feet to the point of beginning, containing 0.39 acres, more or less.

**1207 WEIMER ROAD**
**TRACT "R"**
**(excepting the 50' to Tract "S")**

A part of Seminary Lot 198 to the City of Bloomington, being more particularly described as follows:

COMMENCING at the Northwest corner of said Seminary Lot 198; thence SOUTH 02 degrees 12 minutes 42 seconds EAST along the West line of said Lot, 568.00 feet to the point of beginning; thence SOUTH 87 degrees 41 minutes 52 seconds EAST, 170.00 feet; thence SOUTH 02 degrees 12 minutes 42 seconds EAST, 81.82 feet; thence NORTH 86 degrees 55 minutes 10 seconds WEST, 170.20 feet; thence NORTH 02 degrees 12 minutes 42 seconds WEST, 79.50 feet to the point of beginning, containing 0.32 acres, more or less.

**1203 WEIMER ROAD**
**TRACT "S"**
**(including 50' from Tract "R")**

A part of Seminary Lot 198 to the City of Bloomington, being more particularly described as follows:

COMMENCING at the Northwest corner of said Seminary Lot 198; thence SOUTH 02 degrees 12 minutes 42 seconds EAST along the West line of said Lot, 388.50 feet to the point of beginning; thence SOUTH 87 degrees 41 minutes 52 seconds EAST, 170.00 feet; thence SOUTH 02 degrees 12 minutes 42 seconds EAST, 179.50 feet; thence NORTH 87 degrees 41 minutes 52 seconds WEST, 170.00 feet; thence NORTH 02 degrees 12 minutes 42 seconds WEST, 179.50 feet to the point of beginning, containing 0.69 acres, more or less.

**ROADWAY**
**TRACT "T"**

A part of Seminary Lot 198 to the City of Bloomington, being more particularly described as follows:

COMMENCING at the Northwest corner of said Seminary Lot 198; thence SOUTH 02 degrees 12 minutes 42 seconds EAST along the West line of said Lot, 388.50 feet; thence SOUTH 87 degrees 41 minutes 52 seconds EAST, 170.00 feet to the point of beginning; thence continuing SOUTH 87 degrees 41 minutes 52 seconds EAST, 162.54 feet; thence SOUTH 86 degrees 20 minutes 38 seconds EAST, 388.57 feet; thence SOUTH 03 degrees 35 minutes 10 seconds WEST, 40.00 feet; thence NORTH 86 degrees 46 minutes 59 seconds WEST, 497.03 feet; thence NORTH 02 degrees 12 minutes 42 seconds WEST, 40.18 feet to the point of beginning, containing 0.47 acres, more or less.

SECTION II. The amended Preliminary Plan, 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 13th day of December, 1995.

Iris Kiesling

IRIS KIESLING, ~~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 14th day of December, 1995.

Patricia Williams

PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this 15th day of December, 1995.

Tomilea Allison

TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

This ordinance adds one additional acre on the southern end of the Rolling Ridge Planned Unit Development located at 1200 Rolling Ridge Way. It also amends the preliminary plan by allowing a maintenance building near the entrance to Weimer Road to be converted into an apartment with five two-bedroom and five one-bedroom units and by allowing another maintenance/office building to be constructed near the northern end of the site. The five one-bedroom units will be kept affordable pursuant to Section 8 guidelines for a period of five years through use of a recordable commitment. The overall density of the PUD will increase from 8.07 to 8.21 units.

Signed copies
Planning
Petitioner
Redevelopment