(Passed 8-0)
Dickhoff absent

ORDINANCE 07-08

TO AMEND THE BLOOMINGTON ZONING MAPS AND ZONE PROPERTY CURRENTLY IN THE MONROE COUNTY PLANNING JURISDICTION TO COMMERCIAL GENERAL (CG) IN ANTICIPATION OF ANNEXATION
Re: 2501 South Leonard Springs Road
(Small Town Properties, Petitioner)

WHEREAS, Ordinance 06-24 approved the Unified Development Ordinance ("UDO"), which repealed and replaced both Title 20 of the Bloomington Municipal Code entitled, "Zoning," and Title 19 of the Bloomington Municipal Code, entitled "Subdivisions;" and

WHEREAS, the Plan Commission has considered this case, ZO-09-07, and recommended that the petitioner, Small Town Properties, be granted a Commercial General (CG) zoning designation for the property located at 2501 South Leonard Springs Road. The Plan Commission thereby requests that the Common Council consider this 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 and pursuant to Chapter 20.09.160 of the Bloomington Municipal Code, the initial zoning for the property located at 2501 South Leonard Springs Road be designated as Commercial General (CG). The property is further described as follows:

A part of the Southeast quarter of Section 12, Township 8 North, Range 2 West, Monroe County, Indiana, described as follows: Beginning at the point of intersection of the centerline of State Road 45 and the North-South centerline of said Section 12, said point of intersection being 1877.19 feet North of the Southwest corner of the Southeast quarter of said Section 12, thence South 0 degrees 0 minutes East over and along the said section North-South centerline for a distance of 187.00 feet; thence South 88 degrees 48 minutes 11 seconds East for a distance of 169.00 feet, thence North 0 degrees 0 minutes East parallel to the North-South centerline of said Section 12 for a distance of 147.57 feet, thence South 90 degrees 0 minutes West for a distance of 16.39 feet; thence North 14 degrees 23 minutes 48 seconds West for a distance of 140.57 feet to the centerline of State Highway 45, thence South 49 degrees 06 minutes 45 seconds West over and along said centerline for a distance of 15.50 feet; thence South 51 degrees 53 minutes 10 seconds West continuing over and along said centerline for a distance of 134.59 feet to the point of beginning, and containing 0.86 acres, more or less.

EXCEPTING THEREFROM the following-described real estate conveyed by Small Town Properties to the State of Indiana, to-wit: A part of the Southeast Quarter of Section 12, Township 8 North, Range 2 West, Monroe County, Indiana, described as follows: Commencing at the southwest corner of said quarter section; thence North 0 degrees 02 minutes 50 seconds East 1,690.19 feet (distance deduced from D.R. 403, page 189) along the west line of said quarter section to the southwest corner of the owners' land; thence South 89 degrees 57 minutes 10 seconds East 18.00 feet along the south line of the owners' land to the East boundary of Leonard Springs Road and the point of beginning of this description: thence North 0 degrees 02 minutes 50 seconds East 162.99 feet along the boundary of said Leonard Springs Road to the southeastern boundary of S.R. 45; thence along the boundary of said S.R. 45 Northeasterly 140.43 feet along an arc to the left and having a radius of 1,939.86 feet and subtended by a long cord having a bearing of North 49 degrees 59 minutes 01 second East and a length of 140.40 feet to the eastern line of the owners' land; thence South 14 degrees 20 minutes 58 seconds East 28.20 feet along said eastern line; thence Southwesterly 114.34 feet along an arc to the right and having a radius of 1,964.86 feet and subtended by a long cord having a bearing of South 49 degrees 57 minutes 34 seconds West and length of 114.32 feet; thence South 0 degrees 02 minutes 50 seconds West 127.96 feet; thence North 89 degrees 57 minutes 10 seconds West 10.00 feet; thence South 0 degrees 02 minutes 50 seconds West 24.47 feet to the south line of the owners' land; thence North 89 degrees 57 minutes 10 seconds West 17.00 feet along said south line to the point of beginning, and containing 0.165 acres, more or less.

AND a part of the Southeast Quarter of Section 12, Township 8 North, Range 2 West, Monroe County, Indiana, described as follows: Commencing at the southwest corner of said quarter section; thence North 0 degrees 02 minutes 50 seconds East 1,690.19 feet (distance deduced from D.R. 403, page 189) along the west line of said quarter section to the southwest corner of the owners' land; thence South 89 degrees 57 minutes 10 seconds East 18.00 feet along the south line of the owners' land to the East boundary of Leonard Springs Road and the point of beginning of this description: thence North 0 degrees 02 minutes 50 seconds East 162.99 feet along the boundary of said Leonard Springs Road to the southeastern boundary of S.R. 45; thence along the boundary of said S.R. 45 Northeasterly 140.43 feet along an arc to the left and having a radius of 1,939.86 feet and subtended by a long cord having a bearing of North 49 degrees 59 minutes 01 second East and a length of 140.40 feet to the eastern line of the owners' land; thence South 14 degrees 20 minutes 58 seconds East 28.20 feet along said eastern line; thence Southwesterly 114.34 feet along an arc to the right and having a radius of 1,964.86 feet and subtended by a long cord having a bearing of South 49 degrees 57 minutes 34 seconds West and length of 114.32 feet; thence South 0 degrees 02 minutes 50 seconds West 127.96 feet; thence North 89 degrees 57 minutes 10 seconds West 10.00 feet; thence South 0 degrees 02 minutes 50 seconds West 24.47 feet to the south line of the owners' land; thence North 89 degrees 57 minutes 10 seconds West 17.00 feet along said south line to the point of beginning, and containing 0.165 acres, more or less.

SECTION II. This ordinance shall be in full force and effect after its passage by the Common Council and approval by the Mayor and upon the effective date of Ordinance 07-10 which annexes this parcel into the City of Bloomington.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 6th day of JUNE, 2007.

DAVE ROLLO, President
Bloomington Common Council

ATTEST:

REGINA MOORE, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 7th day of JUNE, 2007.

REGINA MOORE, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this 7th day of JUNE, 2007.

MARK KRUZAN, Mayor
City of Bloomington

SYNOPSIS

This ordinance creates a Commercial General (CG) zoning designation for approximately 0.52 acre of property located at 2501 South Leonard Springs Road. This property is currently located in the Monroe County Planning Jurisdiction, but is anticipated to be annexed into the City pending consideration by the Common Council.

Signed copies to:
Controller, Legal(10), Planning, OA/CAO, Clerk, File, GIS, Engineering