(passed 8-0)
Cole Absent

ORDINANCE 03-07

TO AMEND THE BLOOMINGTON ZONING MAPS FROM IL/IS TO PUD AND TO AMEND THE PRELIMINARY PLAN FOR THE LANDMARK BUSINESS CENTER PLANNED UNIT DEVELOPMENT (PUD) - Re: 350 S. Adams Street (Rogers Group, Petitioner)

WHEREAS, on May 1, 1995 the Common Council adopted Ordinance 95-21, which repealed and replaced Title 20 of the Bloomington Municipal Code entitled "Zoning," including the incorporated zoning maps, and Title 21, entitled "Land Use and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

WHEREAS, the Plan Commission has considered this case, PUD-03-03, and recommended that the petitioner, Rogers Group, be granted a rezone of the property located at 350 S. Adams Street from IL/IS to PUD and also be granted a preliminary plan amendment to add 8.17 acres to the Landmark Business Center. 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 20.05.09 of the Bloomington Municipal Code, the property located at 350 S. Adams Street shall be rezoned from IL/IS to PUD and the preliminary plan for the Landmark Business Center PUD shall be amended to include this property with an expanded list of uses. The property is further described as follows:

Part of the Northwest Quarter of Section 5, Township 8 North, Range 1 West, Monroe County, Indiana, being more particularly described as follows:

Beginning at the Northeast Corner of Lot 11 in Landmark Business Center Phase IV as recorded in Plat Cabinet, Envelope 269 in the office of the Recorder, Monroe County Indiana; thence NORTH 87 degrees 5 minutes 11 seconds West 172.65 feet; thence NORTH 02 degrees 34 minutes 00 seconds East 235.02 feet; thence NORTH 39 degrees 02 minutes 36 seconds West 265.15 feet; thence NORTH 86 degrees 57 minutes 52 seconds East 419.36 feet; thence SOUTH 84 degrees 32 minutes 12 seconds East 249.53 feet; thence NORTH 07 degrees 49 minutes 03 seconds East 55.01 feet; thence SOUTH 70 degrees 47 minutes 52 seconds East 233.31 feet to the west right-of-way of Adams Street; thence along said right-of-way 157.65 feet along a 334.00 foot radius non-tangent curve to the left whose chord bears SOUTH 09 degrees 27 minutes 48 seconds West 156.19 feet; thence SOUTH 03 degrees 49 minutes 43 seconds East 267.79 feet; thence SOUTH 01 degree 12 minutes 15 seconds East 32.93 feet; thence leaving said right-of-way NORTH 87 degrees 05 minutes 11 seconds West 556.78 feet to the point of Beginning, containing 8.17 acres more or less.

SECTION II. The Preliminary Plan shall be attached hereto and made a part thereof.

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 7th day of May, 2003.

Chris Gaal
CHRIS GAAL, President
Bloomington Common Council

ATTEST:

Regina Moore
REGINA MOORE, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 8th day of May, 2003.

Regina Moore
REGINA MOORE, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this 8 day of May, 2003.

JOHN FERNANDEZ, Mayor
City of Bloomington

SYNOPSIS

This ordinance brings 8.17 acres of IL/IS zoned land located at 350 S. Adams Street into the Landmark Business Center Planned Unit Development (PUD) and amends the preliminary plan to allow a mix of office, retail, and multi-family development.

Signed copies to: controller legal(5) · county clerk CA/CA(2) petitioner