

ORDINANCE 23-01

**TO AMEND THE CITY OF BLOOMINGTON ZONING MAPS BY REZONING A 0.57
ACRE OF PROPERTY FROM MIXED-USE NEIGHBORHOOD SCALE (MN) TO
MIXED-USE MEDIUM SCALE (MM)
- Re: 300, 302, and 314 W. 1st Street
(Saint Real Estate LLC, Petitioner)**

WHEREAS, Ordinance 20-06 repealed and replaced the official zoning map within Title 20 of the Bloomington Municipal Code, entitled "Unified Development Ordinance"; and

WHEREAS, the Plan Commission has considered this case, ZO-45-22, and recommended that the petitioner, Saint Real Estate LLC, be granted an approval to rezone 0.57 acres from Mixed-Use Neighborhood Scale (MN) to Mixed-Use Medium Scale (MM); and

WHEREAS, the Plan Commission therefore 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 1. Through the authority of IC 36-7-4 and pursuant to Chapter 20.06 of the Bloomington Municipal Code, the zoning of the property located at 300, 302, and 314 W 1st Street shall be changed from Mixed-Use Neighborhood Scale (MN) to Mixed-Use Medium Scale (MM). The property is further described as follows:

TRACT 1: 300-302 West First Street

A part of Seminary Lots Numbered Nine (9) and Ten (10) in the City of Bloomington, Monroe County, Indiana, as shown by the recorded plat thereof on file in the office of the Recorder of Monroe County, Indiana, bounded and described as follows, to-wit: Beginning 66 feet East of the Southwest corner of said Seminary Lot Number Nine (9) running thence North One Hundred and Nine (109) feet more or less to a point which is One Hundred feet South and Sixty-six feet East of the Northwest corner of said Seminary Lot Number Ten (10); thence East One Hundred Forty-two and Five tenths (142.5) feet; thence South One Hundred and Nine (109) feet more or less to the Southeast corner of said Seminary Lot Number Nine (9); thence West One Hundred Forty-two and Five tenths (142.5) feet to the place of beginning.

TRACT 2: 314 West First Street

A part of Seminary Lots Number Nine (9) and Ten (10) in the City of Bloomington, Monroe County, Indiana, as shown by the recorded plat thereof on file in the office of the Recorder of Monroe County, Indiana, bounded and described as follows, to-wit:

Beginning at the Southwest corner of said Seminary Lot Number Nine (9), running thence North One Hundred Nine (109) feet, more or less, on and along the West boundary lines of said Seminary Lots Number Nine (9) and Ten (10) to a point One Hundred (100) feet South of the Northwest corner of said Seminary Lot Number Ten (10); thence East Sixty-six (66) feet; thence South One Hundred Nine (109) feet, more or less, to the South line of said Seminary Lot Number Nine (9), thence West Sixty-six (66) feet on and along the South line of said Seminary Lot Number Nine (9) to the place of beginning.

SECTION 2. This rezoning shall be approved as attached hereto and made a part thereof.


SECTION 3. If any section, sentence or provision of this ordinance, or the application thereof to any person or circumstance shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 4. 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 25th day of January, 2023.


SUE SGAMBELLURI, President
Bloomington Common Council

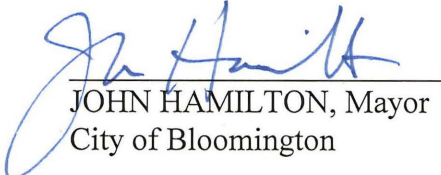
ATTEST:


NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 26 day of January, 2023.


NICOLE BOLDEN, Clerk
City of Bloomington

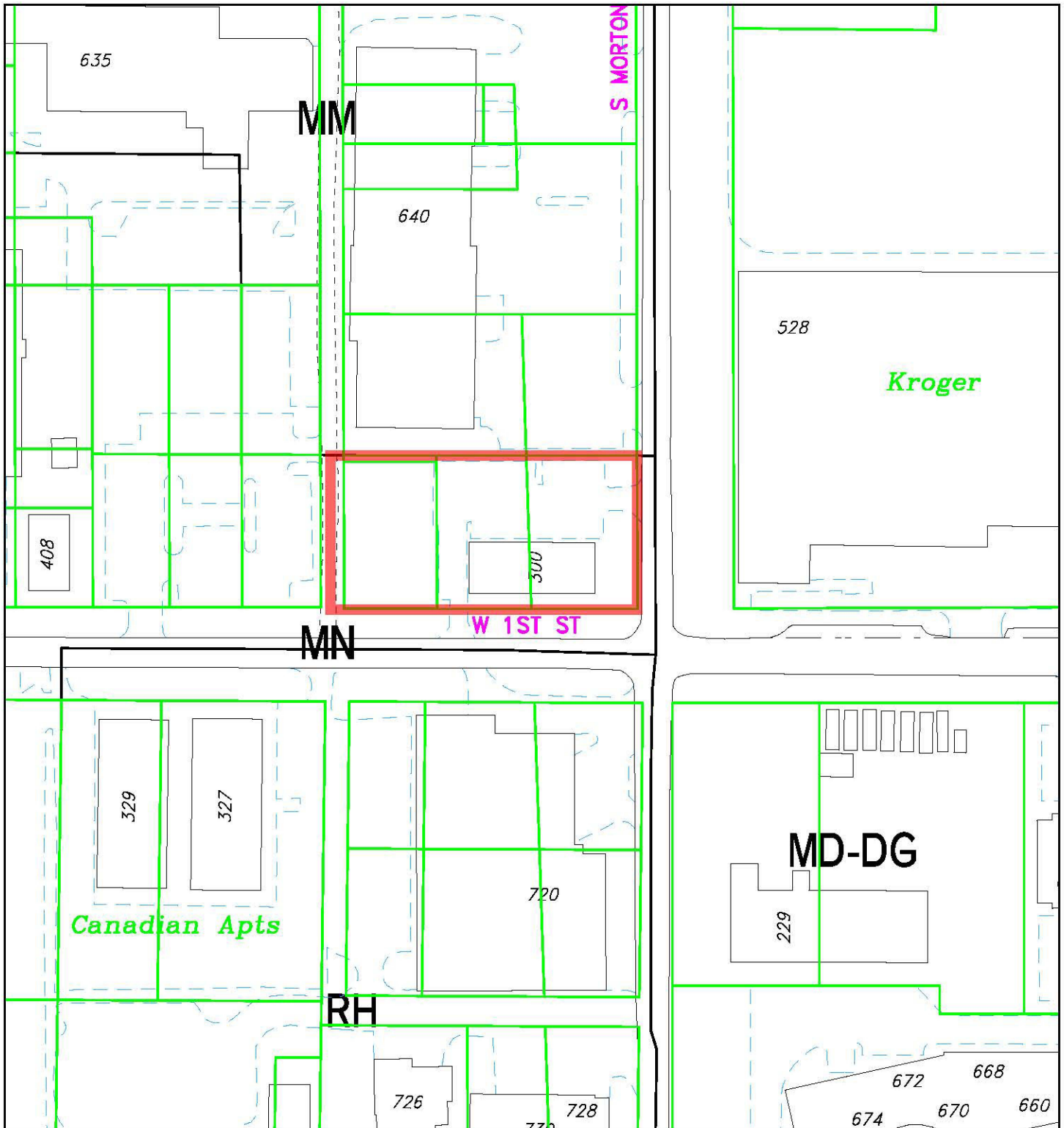
SIGNED and APPROVED by me upon this 26th day of January, 2023.


JOHN HAMILTON, Mayor
City of Bloomington

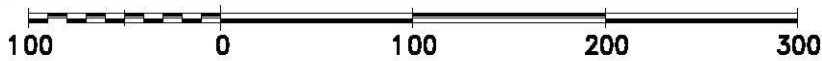
SYNOPSIS

Ordinance 23-01 rezones 0.57 acres from Mixed-Use Neighborhood Scale (MN) to Mixed-Use Medium Scale (MM).

Distributed to: Clerk, Council Attorney, Legal, Mayor, and Planning & Transportation.

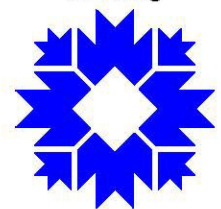


By: karina.pazos
30 Sep 22

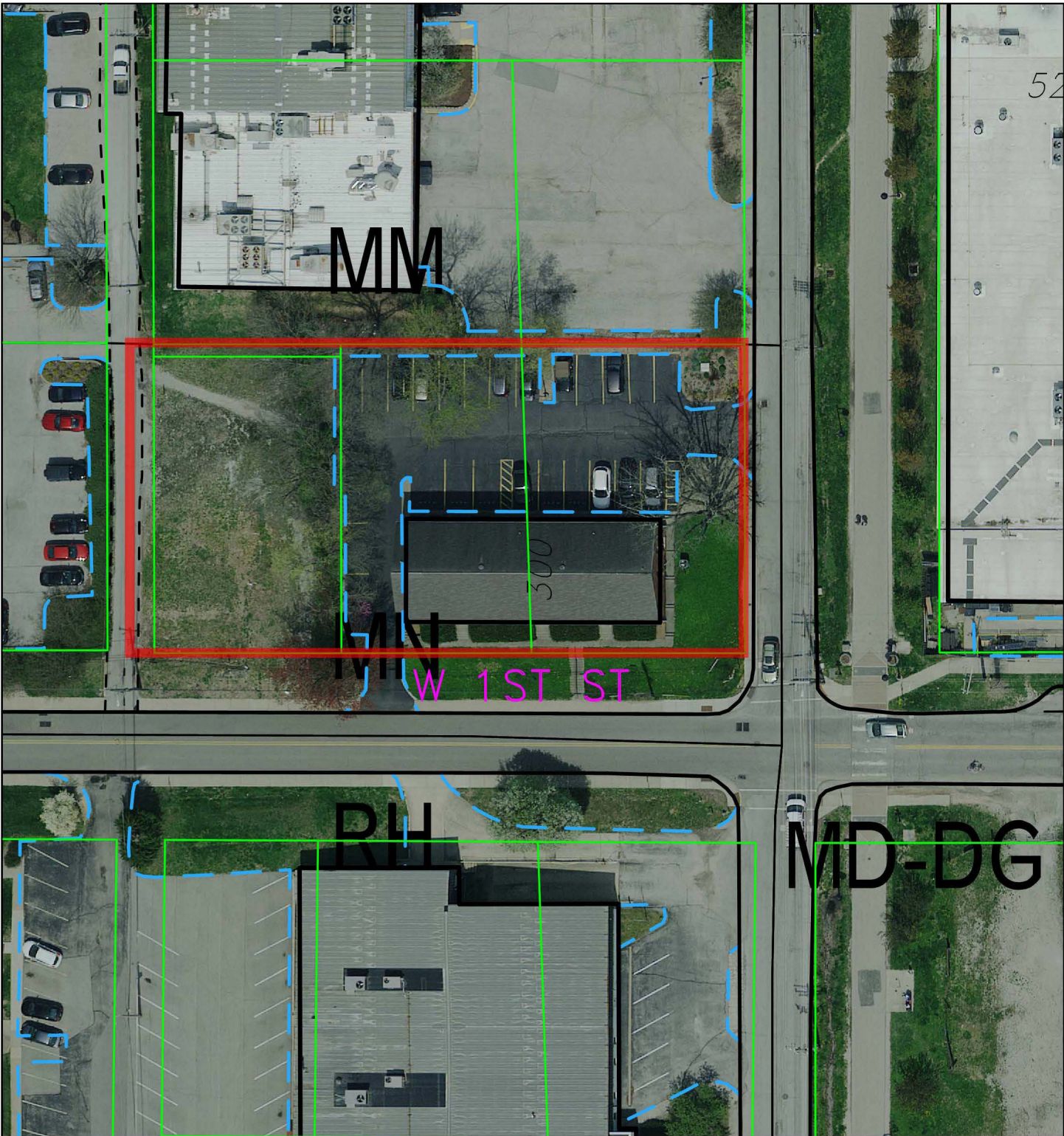


For reference only; map information NOT warranted.

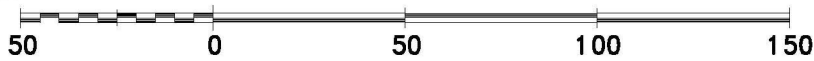
City of Bloomington
Planning



Scale: 1" = 100'

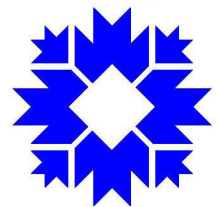


By: karina.pazos
30 Sep 22



For reference only; map information NOT warranted.

City of Bloomington
Planning



Scale: 1" = 50'