



AREA PLAN COMMISSION OF ST. JOSEPH COUNTY, IN

LAWRENCE P. MAGLIOZZI
EXECUTIVE DIRECTOR

Angela M. Smith
Deputy Director

227 W. JEFFERSON BLVD., ROOM 1140 COUNTY-CITY BUILDING, SOUTH BEND, INDIANA 46601 (574) 235-9571

December 7, 2016

South Bend Common Council
4th Floor, County-City Building
South Bend, IN 46601

RE: 3720 Lincolnway West

Dear Council Members:

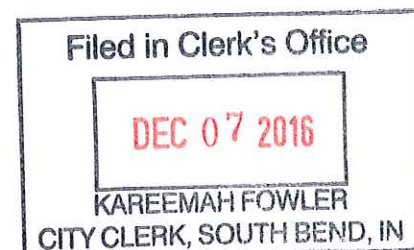
Enclosed is an Ordinance for the proposed Zone Map Amendment at the above referenced location. Please include the attached Ordinance on the Council agenda for first reading at your December 12, 2016 Council meeting, and set it for public hearing at your January 23, 2016 Council meeting. The petition is tentatively scheduled for public hearing at the January 17, 2016 Area Plan Commission meeting. The recommendation of the Area Plan Commission will be forwarded to your office by noon on the day following the public hearing.

If you have any questions, please feel free to contact our office.

Sincerely,

A handwritten signature in black ink that reads "Keith Chapman".

Keith Chapman, Planner



ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED AT 3720 LINCOLNWAY WEST, COUNCILMANIC DISTRICT NO. 2 IN THE CITY OF SOUTH BEND, INDIANA

STATEMENT OF PURPOSE AND INTENT

Construct a retail store.

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of South Bend, Indiana as follows:

SECTION 1. Ordinance No. 9495-04, is amended, which ordinance is commonly known as the Zoning Ordinance of the City of South Bend, Indiana, be and the same hereby is amended in order that the zoning classification of the following described real estate in the City of South Bend, St. Joseph County, State of Indiana:

PART OF THE NORTHEAST 1/4 OF SECTION 4, TOWN 37 NORTH, RANGE 2 EAST, ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS:

BEGINNING AT AN IRON FOUND WITH '910004' CAP AND THE NORTHWEST CORNER OF LOTS OF ROCKSTROH'S SURVEY, ST. JOSEPH COUNTY RECORDS, INDIANA

THENCE S67°55'57"E ALONG THE SOUTHERLY RIGHT OF WAY OF LINCOLNWAY WEST A DISTANCE OF 244.80 FEET TO A FOUND CONCRETE MONUMENT;

THENCE S00°20'40" W A DISTANCE OF 328.69 FEET TO A POINT;

THENCE S89°37'05"W A DISTANCE OF 222.29 FEET TO AN IRON FOUND WITH '910004' CAP;

THENCE N00°21'06"W A DISTANCE OF 422.14 FEET TO THE SOUTHERLY RIGHT OF WAY OF LINCOLNWAY WEST AND THE POINT OF BEGINNING.

CONTAINS 84,291.2 SQUARE FEET OR 1.935 ACRES.

be and the same is hereby established as MU Mixed Use.

SECTION II.

This ordinance is and shall be subject to commitments as provided by Chapter 21-09.02(d) Commitments, if applicable.

SECTION III. This ordinance shall be in full force and effect from and after its passage by the Common Council, approval by the Mayor, legal publication, and full execution of

any conditions or Commitments placed upon the approval.

Member of the Common Council

Attest:

City Clerk

Presented by me to the Mayor of the City of South Bend, Indiana on the _____ day of _____, 2_____, at _____ o'clock _____. m.

City Clerk

Approved and signed by me on the _____ day of _____, 2_____, at _____ o'clock _____. m.

Mayor, City of South Bend, Indiana

1st READING
PUBLIC HEARING
3rd READING
NOT APPROVED
REFERRED
PASSED

Filed in Clerk's Office
DEC 07 2016
KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN