



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

April 6, 2016

South Bend Common Council  
4<sup>th</sup> Floor, County-City Building  
South Bend, IN 46601

RE: APC#2779-16 – Rezoning for 6100 Nimtz Parkway

Dear Council Members:

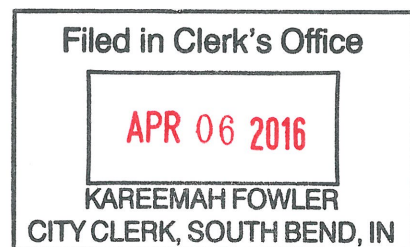
Enclosed is an Ordinance for the proposed Zone Map Amendment at the above referenced location. Please include the attached Ordinance on the Council agenda for first reading at your April 11, 2016 Council meeting, and set it for public hearing at your May 23, 2016 Council meeting. The petition is tentatively scheduled for public hearing at the May 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 "Angela M. Smith".

Angela M. Smith  
Deputy Director



CC: Kathy Cekanski-Farrand

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND REQUESTING A SPECIAL EXCEPTION FOR PROPERTY LOCATED AT 6100 NIMTZ PARKWAY, COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA

STATEMENT OF PURPOSE AND INTENT

To allow a hotel and recreation area adjacent to Blackthorn Golf Course

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:

A part of Lot Numbered Seven "A" (7A) as shown on the recorded plat of Blackthorn Corporate Office Park, Minor #10 and Blackthorn Corporate Office Park, First Replat Recorded July 19, 2006 as Instrument Number 0630469 in the Office of the Recorder of Saint Joseph County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of said Lot 7A, thence S89°47'23"E, along the North line of said Lot 7A, a distance of 329.80 feet; thence N86°03'23"E, along the North line of said Lot 7A, a distance of 829.78 feet; thence S00°08'55"W a distance of 140.00 feet; thence S64°04'20"W, a distance of 1342.84 feet; thence N01°18'46"E a distance of 215.97 feet; thence N04°41'34"E, a distance of 249.40 feet; thence S89°47'23"E a distance of 24.32 feet; and thence N00°12'37"E a distance of 206.90 feet to the point of beginning, containing 10.65 acres, more or less.

be and the same is hereby established as CB Community Business.

SECTION II.

That a Special Exception for a Recreation Use in a CB Community Business District is hereby granted subject to a site development plan hereby attached and made a part of this Ordinance and which site plan contains and lists all conditions, if any, of approval.

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

\_\_\_\_\_  
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

1<sup>st</sup> READING  
PUBLIC HEAR  
3<sup>rd</sup> READING  
NOT APPROVED  
REFERRED  
PASSED

Filed in Clerk's Office

APR 06 2016

KAREEMAH FOWLER  
CITY CLERK, SOUTH BEND, IN