PASSED 7-0

ORDINANCE 92 - 24
To Amend the Bloomington Zoning Maps from RE to ML,
Grant PCD Designation, and Approve Outline Plan
Re: 3598 & 3650 St. Hwy 45 West
(Public Investment Corporation)

WHEREAS, the Common Council passed a Zoning ordinance amendment and adopted new incorporated zoning maps on June 7, 1978 which are now incorporated in Title 20 of the Bloomington Municipal Code; and

WHEREAS, the Plan Commission has considered this case, ZO/PCD-34-92, and recommends that the petition of Public Investment Corporation for rezoning from RE to ML, planned commercial development designation, and outline plan approval be denied and request that the Common Council consider their 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 that the zoning to be changed from RE to ML for property located at 3598 & 3650 St. Hwy 45 West, and more particularly described as follows:

A part of the Northwest quarter of the Southeast quarter of Section Twelve (12), Township Eight (8) North, Range Two (2) West; Beginning at a point that is Two Thousand Three Hundred Seventy and Ninety-five Hundreths (2370.95) feet North and Three Hundred Fourteen and Three Tenths (314.3) feet East of the Southwest corner of the Southeast Quarter of said Section Twelve (12); running thence East a distance of Two Hundred (200) feet and to the center line of State Road #45; thence running South Forty-four (44) degrees and Thirty (30) minutes West and over and along center line of Highway 45 for a distance of One Hundred (100) feet; thence running South Forty-four (44) degrees West and continuing over and along center line of State Highway 45 for a distance of One Hundred (100) feet; thence running North Twenty-four (24) degrees West for a distance of One Hundred Forty-nine (149) feet to the place of beginning, containing in all thirty-five hundredths (.35) acres, more or less.

SECTION II. Through the authority of IC 36-7-4 and pursuant to Chapter 20.13 of the Bloomington Municipal Code, that an outline plan be approved and that the property described above be designated a Planned Commercial Development.

SECTION III. The Outline Plan shall be attached hereto and made a part hereof.

SECTION IV. 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 15 day of July, 1992.

Iris Kiesling, Vice President
PAM SERVICE, President
Bloomington Common Council

ATTEST:

Jacqueline Burris Deputy Clerk
PATRICIA WILLIAMS, ~~City Clerk~~

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 16 day of July, 1992.

Patricia Williams
PATRICIA WILLIAMS, City Clerk

SIGNED and APPROVED by me upon this 23rd day of July, 1992.

Tomilea Allison
TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

This ordinance will grant the rezone from RE to ML/PCD and outline plan approval for .35 acres located on the Northwest corner of SR 45 and Industrial Dr.

Signed copies to:
Planning
P.I.C.

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 92-24 is a true and complete copy of Plan Commission Case Number ZO/PCD-34-92 which was given a recommendation of denial by a vote of 2 Ayes, 7 Nays, and 1 Abstentions by the Bloomington City Plan Commission at a public hearing held on June 8, 1992.

Date: June 9, 1992

Timothy A. Mueller
Planning Director
Tim Mueller, Secretary
Plan Commission

Received by the Common Council Office this _____ day of June, 1992,

Patricia Williams
Patricia Williams, City Clerk

Appropriation Ordinance #_____ Fiscal Impact Statement Ordinance #_____ Resolution #_____

Type of Legislation:

Appropriation	End of Program	Penal Ordinance
Budget Transfer	New Program	Grant Approval
Salary Change	Bonding	Administrative Change
Zoning Change	Investments	Short-Term Borrowing
New Fees	Annexation	Other_____

If the legislation directly affects City funds, the following must be completed by the City Controller:

Cause of Request:

Planned Expenditure_____ Emergency_____
Unforseen Need _____ Other_____

Funds Affected by Request:

Fund(s) Affected	_____	_____
Fund Balance as of January 1	$_____	$_____
Revenue to Date	_____	_____
Revenue Expected for Rest of year	_____	_____
Appropriations to Date	_____	_____
Unappropriated Balance	_____	_____
Effect of Proposed Legislation (+/-)	_____	_____
Projected Balance	$_____	$_____

Signature of Controller_____

Will the legislation have a major impact on existing City appropriations, fiscal liability or revenues? Yes_____ No_____

If the legislation will not have a major fiscal impact, explain briefly the reason for your conclusion.

If the legislation will have a major fiscal impact, explain briefly what the effect on City costs and revenues will be and include factors which could lead to significant additional expenditures in the future. Be as specific as possible. (Continue on second sheet if necessary.)

Bloomington Plan Commission

Case # ZO/PCD-34 92
Date : June 8, 1992

LOCATION: Northwest corner of SR 45 and Industrial Dr.
PETITIONER: Public Investment Corporation

The petitioner is requesting a rezone from RS to ML/PCD and outline plan approval for 0.35 acres of land on the Northwest corner of SR 45 and Industrial Dr. The land would be rezoned for the purpose of using the land as a portion of the parking area for a proposed industrial office building .

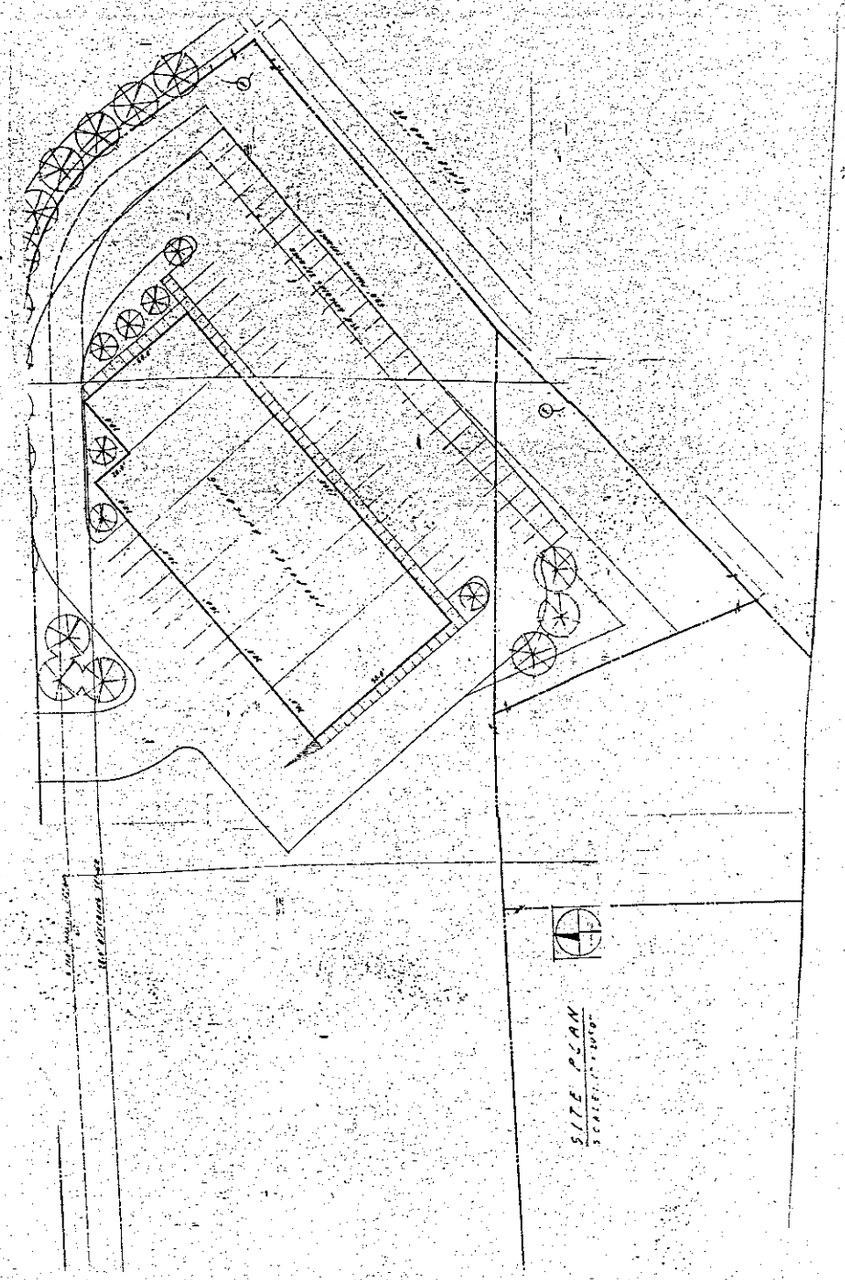
Because several trees were cut on this site, the Plan Commission discussed the possibility of requiring the petitioner to plant a D-value of 2500 in trees in reparation for the damage done.

The surrounding zoning is RS to the west as is most of the land south of Bloomfield Road. Along Leonard Springs Road there is BL zoning, as well as a non-conforming filling station at the corner. Manufacturing zoning exists Curry to the SR 37 By-pass to the north.

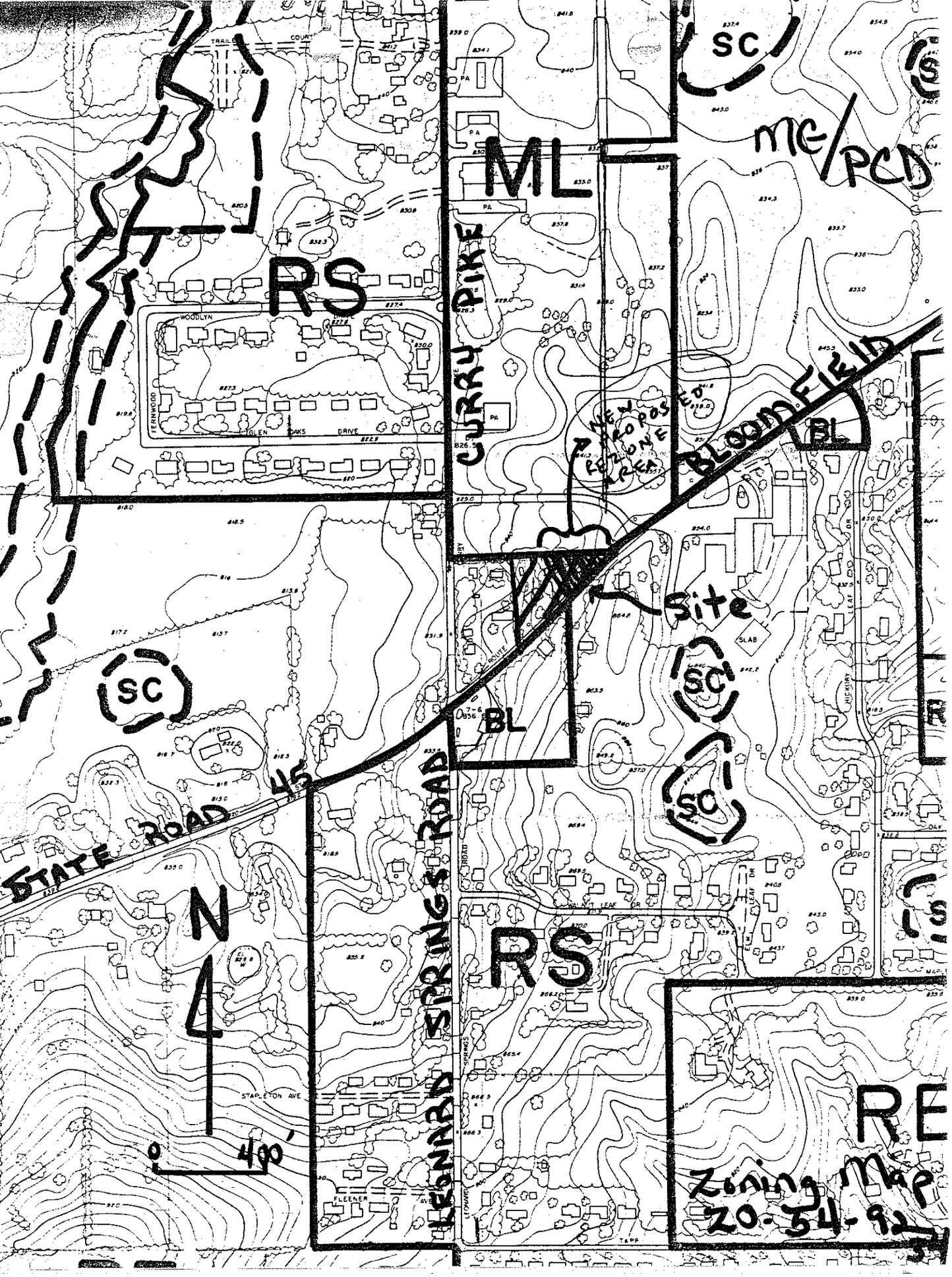
The Plan Commission voted to deny this petition by a 7:2 vote.

N

NO SCALE



SITE PLAN
20-54-92



SC
ML
ME/PCD
RS
CURRY PIKE
BLOOMFIELD
BL
NEW PROPOSED REZONE AREA
Site
SC
SC
SC
BL
STATE ROAD 45
LEONARD SPRINGS ROAD
N
RS
RE
0 400'
Zoning Map
20-54-92