ORDINANCE 87-11

To Amend the Zoning Map from RE and RS to BA/ML/RS/PCD
RE: The property located north of the 45/46 Bypass
and west of Arlington Heights School.
(Robert Shaw)

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 on the Bloomington Municipal Code; and

WHEREAS, the Plan Commission has considered this case, BA/ML/RS/PCD-5-87, and recommended that the petitioner, Robert Shaw. be granted an amendment to the Bloomington zoning maps and request that the Common Council consider their petition for rezoning of certain property:

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 18-7-4 that the zoning be changed form RE to ML/PCD for property located at north of 45/46 Bypass, east of Hwy 37 and west of Arlington Heights School and more particularly described as follows:

Part of the Northeast quarter and part of the Northwest quarter of Section 29, Township 9 North, Range 1 West, Monroe County, Indiana and more particularly described as follows:

Commencing at the Southwest corner of the Northeast quarter of said Section 29;
thence North 01 degrees 45 minutes 33 seconds West (assumed bearing) 360.50 feet along the West line of the said Northeast quarter to the North Right-of-Way of the State Road 46 Bypass, said point being the point of beginning;
thence South 88 degrees 30 minutes 19 seconds East 110.20 feet, along the North Right-of-way of the State Road 46 Bypass;
thence North 00 degrees East 242.93 feet ;
thence North 90 degrees West 151.96 feet and entering the Northwest quarter of said Section 29;
thence North 00 degrees East 300.00 feet;
thence North 90 degrees West 175.00 feet;
thence North 00 degrees East 415.00 feet to the North line of the Southeast quarter of the said Northwest quarter;
thence NOrth 90 degrees West 290.00 feet aling the Northline of the Southeast quarter of the saidNorthwest quarter;
thence South 06 degrees 02 minutes 40 seconds East 288.27 feet;
thence South 86 degrees 37 minutes 44 seconds West 253.96 feet;
thence South 04 degrees 05 minutes 10 seconds East 637.21 feet to the North Right-of-Way of the State Road 46 Bypass ;
thence South 88 degrees 30 minutes 19 seconds East 684.80 feet along the North Right-of-way of the State Road 46 Bypass, to the point of beginning, containing 12.16 acres, more or less.
Subject to any and all legal easements and Rights-of-Way of record

SECTION II. Through the authority of IC-7-4 that the zoning be changed from RE to BA/PCD for property located at the following;

Commencing at the Southwest corner of the Northeast quarter of said Section 29;
thence North 01 degrees 45 minutes 33 seconds West (assumed bearing) 360.50 feet, along the West line of the said Northeast quarter, to the North Right-of-Way of the State Road 46 Bypass;
thence South 88 degrees 30 minutes 19 seconds East 110.20 feet along the North Right-of-Way of the State Road 46 Bypass, said point being the point of beginning;
thence continuing South 88 degrees 30 minutes 19 seconds East 80.00 feet, along the said North Right-of-Way;
thence South 82 degrees 47 minutes 41 seconds East 201.00 feet, along the said North Right-of-Way;
thence South 88 degrees 30 minutes 19 seconds East 450.00 feet,

along the said North Right-of-Way;
thence North 50 degrees 18 minutes 32 seconds East 53.15 feet, along the said North Right-of-Way;
thence South 88 degrees 30 minutes 19 seconds East, 64.71 feet along the said North Right-of-Way and to the West line of the Arlington School Tract;
thence North 01 degrees 45 minutes 33 seconds West 508.41 feet to the Northwest corner of the said Arlington School Tract;
thence North 90 degrees West 241.17 feet;
thence South 00 degrees East 258.46 feet;
thence North 90 degrees West 578.03 feet;
thence South 00degrees East 242.93 feet, to the point of beginning, containing 6.53 acres, more or less.
Subject to any and all legal easements and Rights-of-Way of record.

SECTION III. Through the authrity of IC 18-7-4 that the zoning be changed from RE to RS/PCD for the property located at the following:

Commencing at the Southwest corner of the Northeast quarter of said Section 29;
thence North 01 degrees 45 minutes 33 seconds West (assumed bearing) 360.50 feet along the West line of the said Northeast quarter to the North Right-of-Way of the State Road 46 Bypass
thence South 88 degrees 30 minutes 19 seconds East 110.20 feet along the North Right-ofWay of the State Road 46 Bypass;
thence North 00 degrees East 242.93 feet, said point being the point of beginning;
thence North 90 degrees East 578.03 feet;
thence North00 degrees East 258.46 feet;
thence North 90 degrees East 241.17 feet to the Northwest corner of the Arlington School Tract;
thence North 01 degrees 45 inutes 33 seconds West 428,10 feet;
thence North 90 degrees East 510.94 feet to the West line of Cascades Addition;
thence North 05 degrees 34 minutes 50 seconds West 364.18 more of less feet aling the West line of said Cascades Addition;
thence North 90 degrees West 1431.37 feet to the West line of the said Northeast quarter;
thence South 01 degrees 45 minutes 33 seconds East 333.99 feet along the West line of the said Northeast quarter to the North line of the Southeast quarter of the Northwest quarter of said Section 29;
thence North 90 degrees West 187.47 feet, aling the North line of the Southeast quarter of the said Northwest quarter;
thence South 00 dgrees East 415.00 feet;
thence South 90 degrees East 175.00 feet;
thence South 00 degrees East 300.00 feet;
thence South 90 degrees East 151.96 feet, to the point of beginning, containing 27.49 acres, more or less.
Subject to any and all legal easements and rights-of-way of record.

SECTION IV. Through the authority of IC 18-7-4 and pursuant to Chapter 20.13 of the Bloomington Municipal Code, that an outline plan be approved and that the above designated properties be designated a Planned Development (Commercial) Development.

SECTION V. 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 4 day of March, 1987.

Timothy Mayer

TIMOTHY MAYER, President
Bloomington Common Council

ATTEST:

Patricia Williams
PATRICIA WILLIAMS, City Clerk

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County Indiana, upon this 5 day of March, 1987.

Patricia Williams
PATRICIA WILLIAMS, City Clerk

SIGNED and APPROVED by me upon this 5 day of March, 198__.

Tomilea Allison
TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

This ordinance will change the zoning and grant outline plan approval on approximately 46 acres located on the north side of 45/46 Bypass and west of Arlington Heights School from Residential to a planned development. The planned development will contain a 12.16 acre light manufacturing component a 6.5 acre business component and a 27.5 acre attached Residential component.

Signed copies to:
Planning Dept (2)

****ORDINANCE CERTIFICATION****

In accordance with IC 18-7-4-508, I hereby certify that the attached Ordinance Number 87-11 is a true and complete copy of Plan Commission Case Number PUD-5-87 which was given a recommendation of approval by a vote of 8 Ayes, 0 Nays, and 2 Abstentions by the Bloomington City Plan Commission at a public hearing held on February 2, 1987.

Date: _____,

Tim Mueller, Secretary
Plan Commission

Received by the Common Council Office this 18 day of February, 1987.

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	____

Change of zone from RE to BA/ML/RS/PCD.

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 X

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)

Agency submitting legislation Planning Department

By Timothy Mueller Date 2-18-87