

ORDINANCE 86 - 55
To Amend the Bloomington Zoning Maps
From RS to BA/PCD and Grant Outline
Plan Approval
RE: 2845 W. Bloomfield Road (Bill Brown)

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, PCD-64-86 and recommended that the petitioner, Bill Brown, 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 36-7-4 that the zoning be changed from RS to BA/PCD for property located at 2845 W. Bloomfield Road and more accurately described as follows:

A part of the northeast quarter of Section 12, Township 8 North, Range 2 West, bounded and described as follows, to-wit: Beginning at the Southeast corner of said Northeast quarter, thence running West for a distance of 1027.0 feet, thence running North for a distance of 403.0 feet and to the South right of way line of State Road #45, thence running in Northeasterly direction along said South right of way line for a distance of 1240.0 feet and to the East line of said quarter, thence running South on and along said East line for a distance of 1084.0 feet and to the place of beginning, 17.50 acres, more or less.

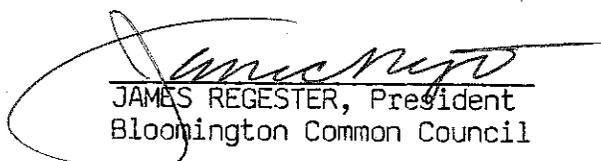
Excepting therefrom that portion taken by the State of Indiana. Containing after said exception, 16.056 acres, more or less.

A part of the East half of Section 12, Township 8 North, Range 2 West, in Monroe County, Indiana, bounded and described as follows, to wit: Beginning at a point that is 1030 feet west and 3056.5 feet north of the southeast corner of the said east half of Section 12, and in the center line of State Highway 45, thence running south 1 degree 30 minutes east for a distance of 340 feet, thence running south 86 degrees west for a distance of 90.5 feet, thence running north 2 degrees 45 minutes west for a distance of 275.8 feet and to the center line of State Highway 45, thence running north 49 degrees 50 minutes east over and along the said center line of State Highway 45 for a distance of 124.5 feet and to the place of beginning. Containing in all 0.71 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 above designated property be designated a Planned Commercial Development.

SECTION III. 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 Oct, 1986.


JAMES REGESTER, 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 16 day of Oct, 1986.

PATRICIA WILLIAMS, City Clerk

SIGNED and APPROVED by me upon this 16 day of Oct, 1986.

Tomilea Allison
TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

Petitioner (Bill Brown) requests a change of zone from RS to BA/PCD
and outline plan approval for a proposed new retail center at 2485 W.
Bloomfield Road at the Southwest corner of 37 Bypass and Bloomfield Road.

*sent copy to
Bill Brown
Patricia*

ORDINANCE CERTIFICATION

In accordance with IC 18-7-4-508, I hereby certify that the attached Ordinance Number 86-55 is a true and complete copy of Plan Commission Case Number PCD-56-86 which was given a recommendation of approval by a vote of 7 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on September 22, 1986

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

Date: 9/25/86

Received by the Common Council Office this 25 day of Sept

Patricia Williams
 Patricia Williams, City Clerk

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

Type of Legislation:

Appropriation _____	End of Program _____	Penal Ordinance _____
Budget Transfer _____	New Program _____	Grant Approval _____
Salary Change _____	Bonding _____	Administrative Change _____
Zoning Change <u>XX</u>	Investments _____	Short-Term Borrowing _____
New Fees _____	Annexation _____	Other _____

RS to BA/PCD and outline plan approval

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

Cause of Request:

Planned Expenditure _____ Emergency _____
 Unforeseen 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.

The majority of the property is not in the City's incorporated limits.

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 9/25/86

9A Business Arterial

USES PERMITTED IN ENTIRE DEVELOPMENT

20.07.05.00 RESIDENTIAL

A. AGRICULTURAL

- 1. Nurseries/Greenhouses

20.07.05.00 BUSINESS

A. COMMERCIAL, RETAIL

- 1. Amusements, outdoor
- 2. Amusements, indoor
- 3. Antiques
- 4. Apparel
- 5. Appliance Stores, Small
- 6. Arts and Crafts
- 7. Auto/Truck/Marine Sales
- 8. Auto Parts/Supplies, New
- 9. Bakery #8
- 10. Bicycle Shops
- 11. Books, Newsstands
- 12. Camps and Resorts
- 13. Dairy Products
- 14. Department/Discount Stores
- 15. Drugstore, Sundry

- 18. Florist Shops
- 19. Furniture and Appliances
- 20. Gift Shop
- 21. Grocery & Meats
- 22. Hardware
- 23. Jewelry Store
- 24. Liquor Store

- 26. Motorcycle Sales
- 27. Pet Shop (Domestics)
- 28. Shopping Center
- 29. Sporting Goods
- 30. Used Merchandise
- 31. Variety Store

B. COMMERCIAL TRADE

- 1. Appliance Repair (Small)
- 2. Auto Repairs #12--indoor stor. & oper. only
- 3. Banks (Main)

SPECIAL EXCEPTIONS

- Day Care Centers
- *Rehabilitative Facilities
- Mental Health Facilities

BA Business Arterial

20.07.07.00 INSTITUTIONAL

- A. PUBLIC, QUASI-PUBLIC (cont.)
- 5. Civic Community Clubs

C. MEDICAL FACILITIES

- 1. Clinics and Services
- 2. Doctor & Dentist Offices

- 4. Banks (Branch)

- 5. Bars or Taverns
- 6. Business Service
- 7. Business and Prof. Office
- 8. Bus Terminal (Passenger)
- 9. Candy, Confectionary
- 10. Eating, Drinking (Rest.)

- 12. Funeral Service
- 13. Gasoline Service Station
- 14. Hotel/Motel
- 15. Laundry and Dry Cleaning #14
- 16. Personal Service
- 17. Printing (Job, Service)
- 18. Radio and TV Stations
- 19. Recreation--indoor only
- 20. Schools (Trade & Business)
- 21. Telephone Exchanges
- 22. Theaters (Not Drive-In)
- 23. Building Trades Shops
- 24. Warehouses (Mini)

U. COMMERCIAL, WHOLESALE

- 1. Building Material
- 2. Farm Products #15
- 3. Farm Supplies
- 4. Food Products #15
- 5. Household Goods #15

20.07.06.00 INDUSTRIAL

MANUFACTURING/PROCESSING

- 1. Beverage, Bottling
- 2. Research Laboratories
- 3. Printing/Newspape.

20.07.07.00 INSTITUTIONAL

A. PUBLIC, QUASI-PUBLIC

- 1. Cultural Facilities
- 2. Lodge Halls
- 3. Public Assembly Halls
- 4. Religious Organizations

CONDITIONAL USES

- *Playgrounds

