Passed: 8-0

ORDINANCE 95-27

TO AMEND THE OUTLINE PLAN
Re: 1607 Gray St.
(Landrey Leasing, Inc., Petitioner)

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-19-95 and recommended that the petitioner, Landrey Leasing, Inc. be granted an amendment to the outline plan 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 an outline plan amendment be approved for 1607 Gray St., Bloomington, Indiana. That property is further described as follows:

A part of the West half of Section 32, Township 9 North, Range 1 West, Monroe County, Indiana, described as follows: **BEGINNING** at a point on the centerline of Vernal Pike and the South right-of-way of Gray Street being 2465.57 feet South and 462.98 feet East of the Northwest corner of said Section 32, thence South 36 degrees 05 minutes East on the centerline of Vernal Pike for 100.00 feet, thence South 44 degrees 02 minutes East on the centerline of Vernal Pike for 32.00 feet, thence South 52 degrees 55 minutes 30 seconds West for 110.00 feet, thence North 30 degrees 38 minutes West for 178.00 feet and to the South right-of-way of Gray Street, thence North 80 degrees 17 minutes East on the South right-of-way of Gray Street for 98.00 feet and to the point of beginning. Containing in all 0.37 acres more or less.

ALSO, a part of the Northwest quarter and a part of the Southwest quarter of Section 32, Township 9 North, Range 1 West, described as follows: **BEGINNING** at a point that is 2653 feet South and 240 feet East of the Northwest corner of the said Northwest quarter, thence running East 80 feet, thence running North for 152 feet and to the South right-of-way line of Gray Street thence running South 67 degrees, 07 feet West for 83 feet, thence running South 133½ feet and to the place of beginning. Containing in all 0.26 acres more or less.

ALSO, a part of the West half of Section 32, Township 9 North, Range 1 West, Monroe County, Indiana described as follows: **BEGINNING** at a point that is 2543.39 feet South and 240.00 feet East of the Northwest corner of said Section 32, thence East for 92.75 feet, thence South 00 degrees 26 minutes East for 180.86 feet, thence North 81 degrees 34 minutes 30 seconds West for 93.00 feet, thence North 00 degrees 43 minutes West for 167.23 feet and to the point of beginning. Containing in all 0.37 acres more or less.

ALSO, a part of the Northwest quarter and a part of the Southwest quarter of Section 32, Township 9 North, Range 1 West, described as follos: **BEGINNING** at a point that is 2538 feet South and 160 feet East of the northwest corner of the said Northwest quarter, thence South for 115 feet, thence East for 80 feet, thence North 133½ feet and to the South right-of-way line of Gray Street, thence running South 67 degrees 07 feet West for 83 feet and to the place of beginning. Containing in all 0.23 acres more or less.

ALSO, a part of the West half of Section 32, Township 9 North, Range 1 West, Monroe County, Indiana described as follows: **BEGINNING** at a point that is 2643.39 feet South and 160.00 feet East of the Northwest corner of said Section 32, thence East for 80.00 feet, thence South 00 degrees 43 minutes East for 167.23 feet, thence North 81 degrees 34 minutes 0 seconds West for 83.00 feet, thence North for 155.00 feet and to the point of beginning. Containing in all 0.30 acres more or less.

SECTION II. The Outline Plan Amendment, as recommended by the Plan Commission, shall be attached and made a part of this ordinance.

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 3rd day of May, 1995.

Iris Kiesling

IRIS KIESLING, President
Bloomington Common Council

ATTEST:

Patricia Williams

PATRICIA WILLIAMS, Clerk
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this 4th day of May, 1995.

Patricia Williams

PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this 4th day of May, 1995.

Tomilea Allison

TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

This ordinance grants an outline plan amendment that adds two manufacturing uses and three commercial wholesale uses to this existing Planned Commercial Development.

Signed copies to:
Petitioner
Planning

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 95-27 is a true and complete copy of Plan Commission Case Number PCD-19-95 which was given a recommendation of approval by a vote of 9 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on April 3, 1995.

Date: April 11, 1995

Timothy A. Mueller

Tim Mueller, Secretary
Plan Commission

Received by the Common Council Office this 11th day of April, 1995,

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:

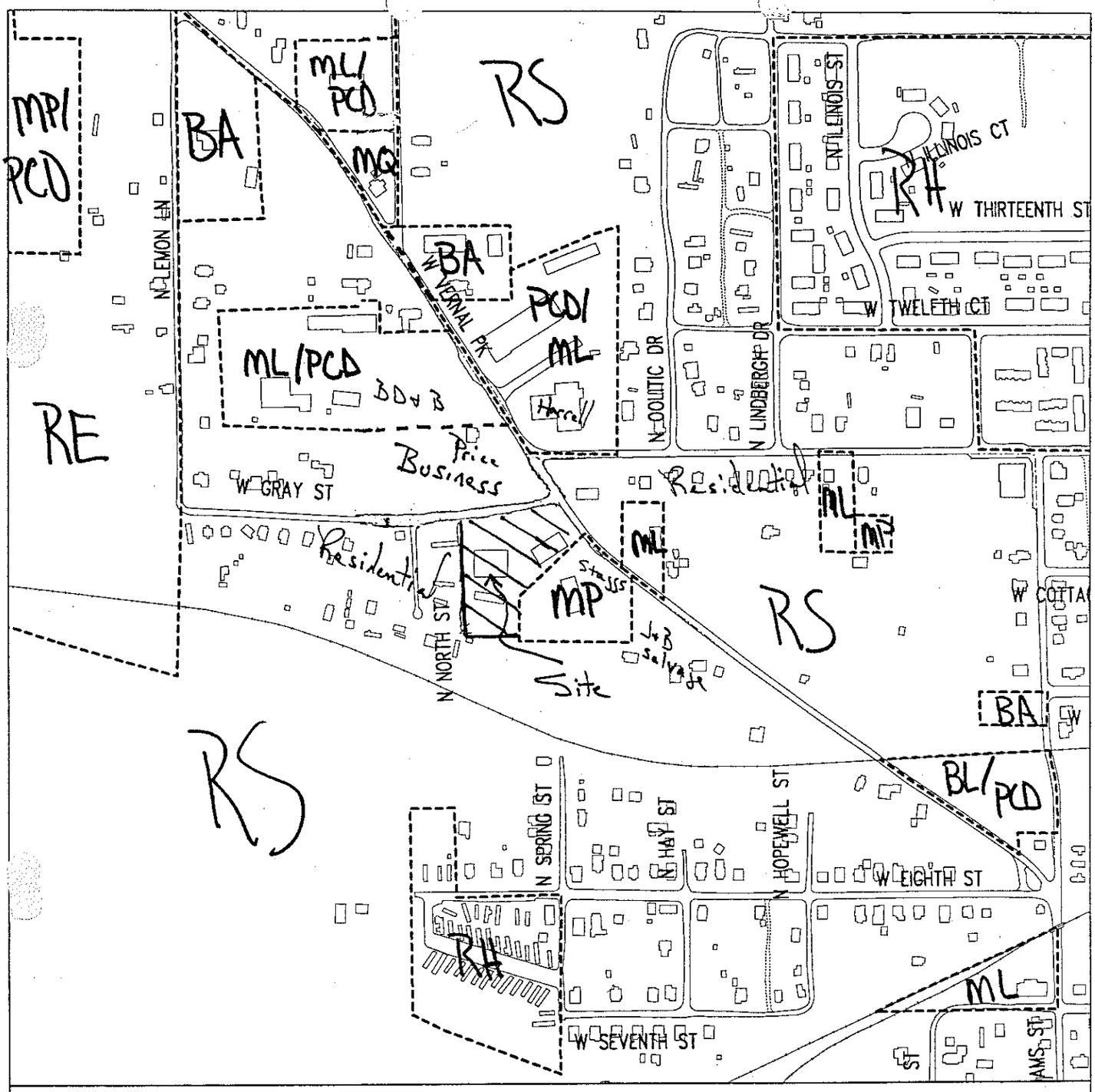
Fund(s) Affected	_____	_____
Fund Balance as of January 1	$_____	$_____
Revenue to Date	_____	_____
Revenue Expected for Rest of year	_____	_____
Appropriations to Date	_____	_____
Unappropriated Balance	_____	_____
Effect of Proposed Legislation (+/-)	_____	_____
Projected Balance	$_____	$_____

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.)



1607 Gray St.

PCD-19-95

Location & Zoning + Land Use

By: work

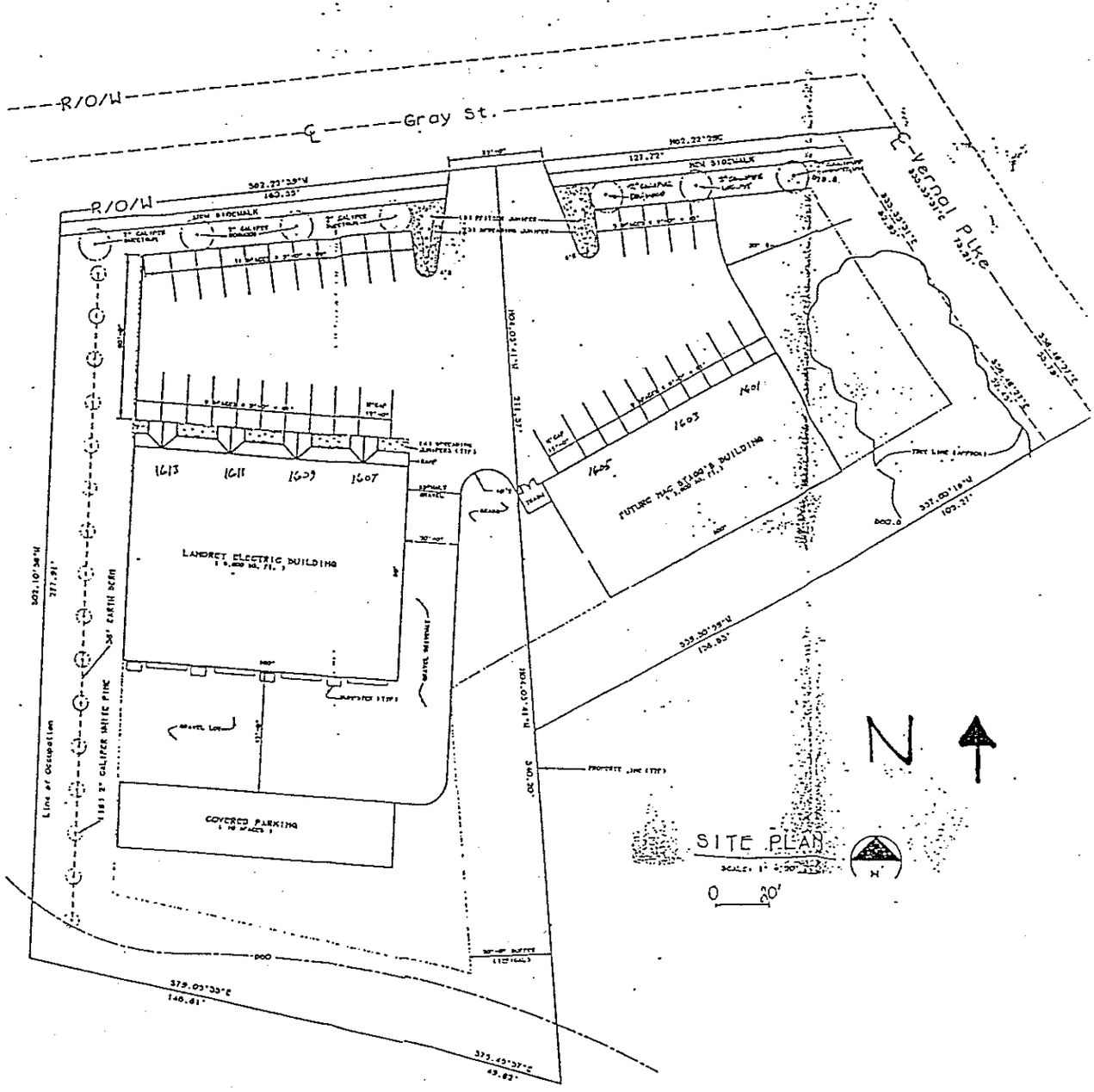
Date: 21 Mar 1995

400 0 400 800 1200

N

City of Bloomington

Scale: 1" = 400'



Site Plan
ML-PCD-12-93
PCD-19-95

MEMO

To: Common Council
From: Planning Dept.
Case #: PCD-19-95
Date: April 11, 1995
Location: 1607 N. Gray St.
Petitioner: Landrey Leasing
Counsel: Frank Barnhart

On April 3, 1995, the Bloomington Plan Commission approved a request for an amendment to the outline plan approved in March 1993 in a rezone from RS to ML/PCD. This amendment requests that several uses be added to the previously approved list for this 1.53 acre PCD.

The petitioner's have received development plan approval for two main buildings and a storage building. A development plan amendment was also granted to expand the buildings. Currently, the site is close to completion of one building placed toward the corner of Vernal Pk. and Gray St. To be completed are the placement of approximately four trees and the paving of the parking lot for the first building.

The petitioner is seeking approval of an outline plan amendment to include the following;

Manufacturing Uses

1. machinery tool and die
2. printing

Commercial Wholesale

1. farm supply
2. farm products
3. building materials

Each of these uses would be limited to 3,000 sq. ft. and inside storage only.

Please see the petitioner's statement and "exhibits".

Plan Compliance: The Growth Policies Plan calls for this area to be commercial, without being retail and without creating large amounts of traffic to congest Vernal Pike. These additional uses are low traffic generators by their characteristics. All storage must be inside and each use is limited to 3,000 sq. ft. This will help limit the amount of traffic and the overall impact to the area.

CONDITIONS OF APPROVAL: PCD-19-95

1) The landscaping along Vernal Pike and Gray St. and the paving must be completed this building season.

EXHIBIT "A"

Approved List of Uses for ML/PCD-12-93

MANUFACTURING AND PROCESSING:

apparel
bakery, dairy products, confectionary
clocks and scientific instruments
furniture
musical instruments
research laboratories

INDUSTRIAL NON-PROCESSING:

warehouse and storage (not mini-warehouses)

COMMERCIAL TRADE:

appliance repair
building trades shops
warehouses
business and professional offices

EXHIBIT B

Petitioner requests the following additional uses:

1. Manufacturing Process
   a. Machinery tool and die
   b. Printing

2. Commercial Wholesale
   a. Farm supply
   b. Farm product
   c. Building materials

Limited to 3,000 square feet, inside storage only.

JUSTIFICATION

Petitioner had additional space for lease. Prospective tenants, Monroe County Feed and Pet Supply, are not an approved use.

Present tenant, Sophis Engineering Services, Inc., needs additional space to add a tool and die operation. They would add six (6) employees if amendment is granted.

Printing may be a permitted use under the Commercial Trade approved uses. This request is made for clarification.

The proposed additional uses are compatible with existing uses and are low traffic generators.

Expansion of the building, if any, would be within the ten percent (10%) limit.

April 3, 1995

To: Tim Mueller

From: T. Micuda, K. Komisarcik, G. Heise,
M. Wedekind, P. Werner

Subj: PCD-19-95 Landrey Leasing 1607 Gray St.

Proposed Amendment to List of Uses

The Environmental Commission has no objections to amending the approved list of uses to add the proposed commercial trade and manufacturing uses. The proposed uses are not typically associated with any adverse environmental effects and will be limited to enclosed storage.

Planned Development Compliance

To this point in time, one of the two approved buildings has been constructed on this planned commercial development. There is a good deal of landscaping which has not yet been planted, probably due to seasonal weather constraints. Landscaping which should be planted this construction season consists of:

1. street trees along the eastern portion of Gray St.
2. 6-7 trees to replace trees removed on the east side of the site, in the Vernal Pike area. There does not appear to be sufficient room to place all of these trees around the existing building near Vernal Pike. However, there should be other opportunities on other portions of the site to plant additional landscaping.
3. spreading juniper plant beds

The Environmental Commission recommends that these landscaping items be addressed by the petitioners during this planting season.