

1st READING: 9/6/89  
COMMITTEE: 9/13/89  
D.P.: 7-0  
2ND READING: 9/20/89  
PASSED: 7-0

ORDINANCE 89 - 40

To Amend the Bloomington Zoning Maps from RE to MG  
RE: Property to the west of 301 N. Curry Pike (General Electric Company)

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, Z0-51-89, and recommended that the petitioner, General Electric Co., be granted an amendment to the Bloomington Zoning maps and request that the Common Council consider their petition for rezoning of certain property;

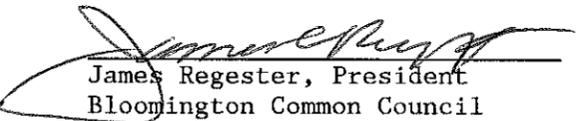
NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION I. Through the authority of IC 36-7-4 that the zoning be changed from RE to MG for property located to the west of 301 N. Curry Pike and more particularly described as follows:

950 feet by parallel lines off the entire West side of the following 110 acre tract in Monroe County, Indiana, to-wit: Part of the Southwest quarter of Section 36, Township 9 North, Range 2 West, beginning 24 feet East of the Northwest corner of the said Southwest quarter, running thence East to the Northeast corner of said Southwest quarter, thence South 110 rods (1817 feet), thence West to a point 24 feet East of the West line of said Southwest quarter, thence North 110 rods (1817 feet) to the point of beginning. Containing in said 950 x 1817 foot parcel, 40 acres, more or less.

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

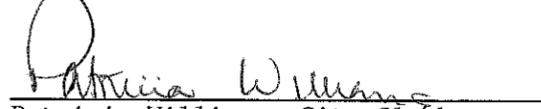
PASSED and ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 20<sup>TH</sup> day of SEPTEMBER, 1989.

  
James Regester, President  
Bloomington Common Council

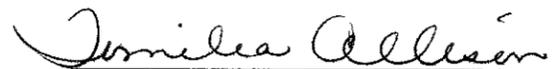
ATTEST:

  
Patricia Williams, City Clerk  
James McNamara, Deputy Clerk

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana upon this 21 day of September, 1989

  
Patricia Williams, City Clerk  
James McNamara, Deputy Clerk

SIGNED and APPROVED by me upon this 22 day of September, 1989.

  
Tomilea Allison, Mayor  
City of Bloomington

SYNOPSIS

This ordinance rezones 40 acres owned by GE directly west of the existing plant from RE to MG.

Copies to: Planning  
Petitioner VINCENT BARICH, GE



In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 89-40, is a true and complete copy of Plan Commission Case Number ZO-51-89 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 August 21, 1989,

Date: August 28, 1989

Timothy A. Mueller  
Tim Mueller, Secretary  
Plan Commission

Received by the Common Council Office this 28 day of August, 1989.

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 XX 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 \_\_\_\_\_  
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 XX

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 August 28, 1989



BLOOMINGTON PLAN COMMISSION  
FINAL STAFF REPORT  
ZO-51-89 GENERAL ELECTRIC CO.  
301 N. CURRY PIKE

August 21, 1989

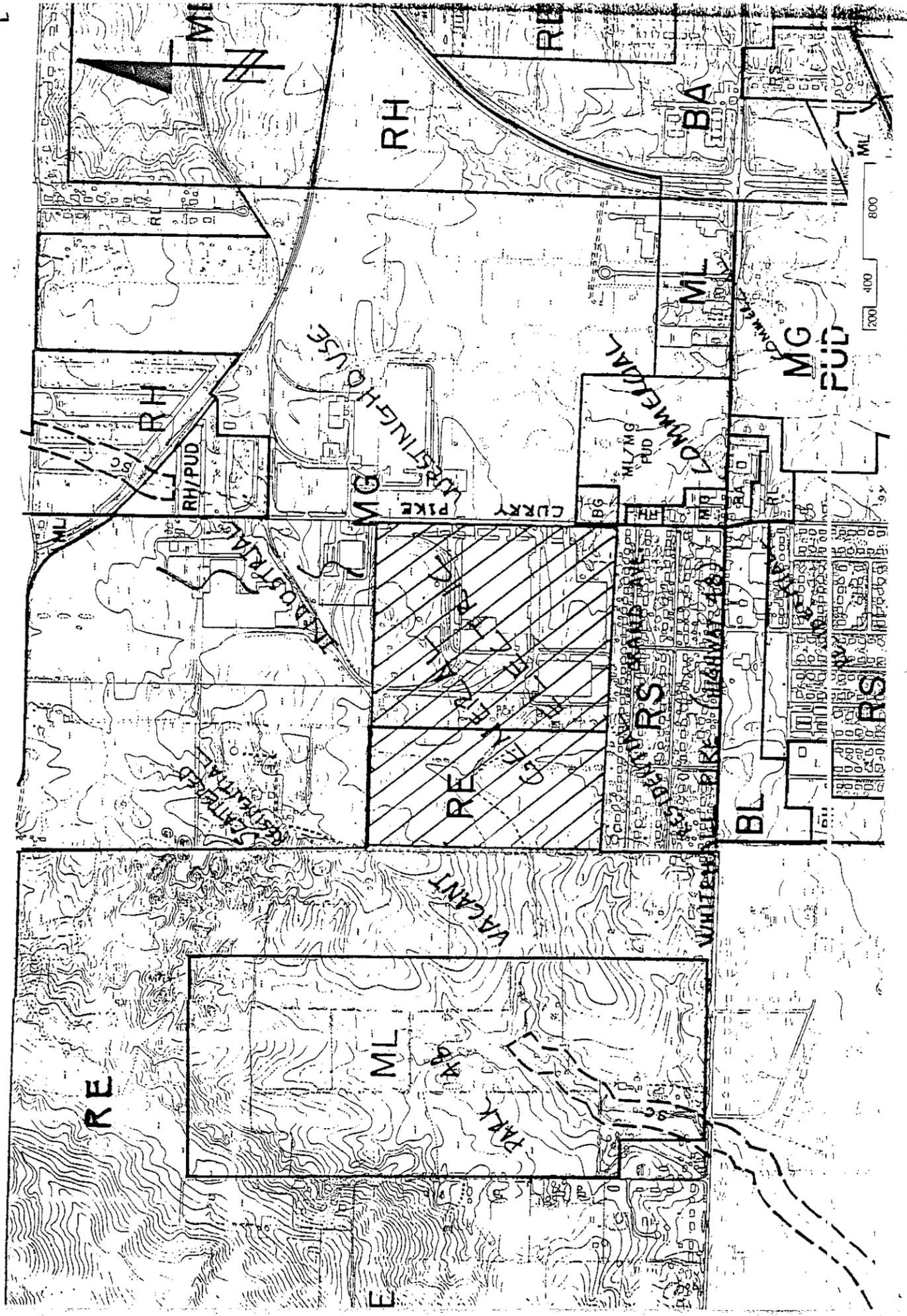
Requested is rezoning from RE to MG for 40 acres of land owned by GE. The property is located adjacent to the existing GE plant to the west and is bordered on the west side by Waynes Lane and on the south by the Highland Village subdivision. The property has been owned by GE for many years and it is uncertain why this land was not zoned MG along with the rest of the GE property during the 1975 comprehensive rezoning. This request was stimulated by GE's desire to relocate their semi-truck parking area to this location. The site is currently vacant and is bordered by Waynes Lane on the west and a part of the Highland Village subdivision on the south.

At the preliminary hearing, concern was expressed over the range of MG uses and the possibility of a PCD. The Commission, in recent years, has made much use of PCD for new industrial developments. In this area, all of the existing major plants along Curry Pike and much adjoining land are zoned MG dating from the 1973 comprehensive zoning. In all likelihood, if GE's ownership of this 40 acres had been considered in 1973, it would have been included in the MG zone with the plant. In view of these circumstances, staff has supported simply rezoning the 40 acres from RE to MG.

Since the preliminary hearing, GE has considered the matter and concluded that they would like consideration of their original request for MG. Staff concurs.

In the event that the Commission does not agree on MG, an alternative has been proposed for consideration. The 300 feet of the RE area closest to Highland Village residences would be designated a PCD as a "buffer" from the MG on the remainder. This 300' wide strip, 7 acres in area, would be limited to the uses shown on the attached exhibit. Other outline plan elements include access to the 7 acres from Curry Pike and a 100' setback from Highland Village for building and tractor trailers. PCD requires a 30' landscaped buffer.

Staff supports either alternative.



**ZO-51-89**  
 TOWN USE / ZONING MAP



General Electric Company  
P.O. Box 42  
Bloomington, IN 47402

August 15, 1989

Plan Commission  
City of Bloomington

Re: Z0-51-89

Based on discussions at the preliminary hearing of General Electric's rezoning petition (Plan Commission meeting 8/7/89), we request the Plan Commission consider the following proposals:

1. Consider our original request for rezoning 40 acres of GE property from "RE" to "MG" classification. It is unclear why this property wasn't zoned "MG" during the 1975 comprehensive zoning since it has been owned by GE for many years. The rezoning to "MG" is consistent with the rest of our property and with industrial development along the Curry Pike corridor.
2. If the Commission cannot approve our original request, GE would consider the "MG" zone with planned commercial development restrictions for a 300 ft. buffer zone along the Highland Village property line (approx. 7 acres) and unrestricted "MG" zoning for the remaining 33 acres under consideration (see attached diagram). This plan would provide protection of residential interests in Highland Village while meeting our future expansion needs. Elements of the 7 acre planned commercial development are:
  - a. Property use limited to the "MG" classification, excluding:
    - Auto storage yards
    - Tire recapping
    - Drive-in theaters
    - Meat, poultry and seafood processing
    - Paving and concrete block
    - Junk yards
  - b. Other excluded uses:
    - Gun club/skeet ranges
    - Auto racing
    - Amusement parks
    - Hog farming
    - Sanitary landfill
    - Retail auto repairs
  - c. Access to this parcel will be from Curry Pike.
  - d. Set back requirements from the Highland Village property line will include 100 ft. minimum for tractor trailers (vs. 25 ft. for "MG").

Sincerely,

*Vincent J. Babich* 8  
Vincent J. Babich 20-51-89  
Petitioner's

VJB/hw

MG Manufacturing General

20.07.(05.00 Business

A. Commercial, Retail

1. Arts and Crafts

B. Commercial Trade

~~1. Auto Storage Yards special exception~~

2. Laundry and Dry Cleaning

~~3. Tire Recapping special exception~~

~~4. Theaters, Drive In special exception~~

5. Building Trades Shops

6. Warehouses

7. Warehouses (mini)

C. Commercial, Wholesale

1. Building Material

2. Farm Products

3. Farm Supplies

4. Food Products

5. Household Goods

20.07.(06.00 Industrial

A. Manufacturing/ Processing

1. Apparel

2. Bakery, Dairy Products, Confectionary

3. Beverage Bottling

4. Chemicals and Chemical Products

5. Clocks, Scientific Instruments

6. Drugs and Pharmaceuticals

7. Electronic Equipment

8. Furniture

9. Grain Mills

10. Machinery, Tool and Die

~~11. Meat, Poultry, Seafood processing or freezing of dressed meat and poultry permitted in all M zones, slaughter or dressing must receive special permission of the Plan Commission and is permitted only in the MG zone~~

12. Metal Fabrication

13. Millwork, Veneer, Sawmills

14. Musical Instruments

15. Paper Products

~~16. Paving and Concrete Block~~

17. Printing/ Newspaper

18. Research Laboratories

B. Industrial, Non- Processing

~~1. Junk Yards special exception~~

2. Motor and Bus Terminals

3. Railroad Yards

4. Warehouse, Storage

———— indicates uses  
deleted for  
7 acre.  
GE PCD

Proposed Uses  
20-51-89

MG Manufacturing General

20.07.07.00 Institutional

A. Public, Quasi Public

1. Religious Organizations
2. Schools, Parks, Playgrounds- conditional use
3. Civic, Community Clubs
4. Day- care Centers

B. Utilities

1. Communication, Transmission
2. Storage

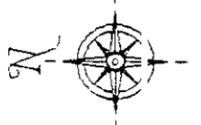
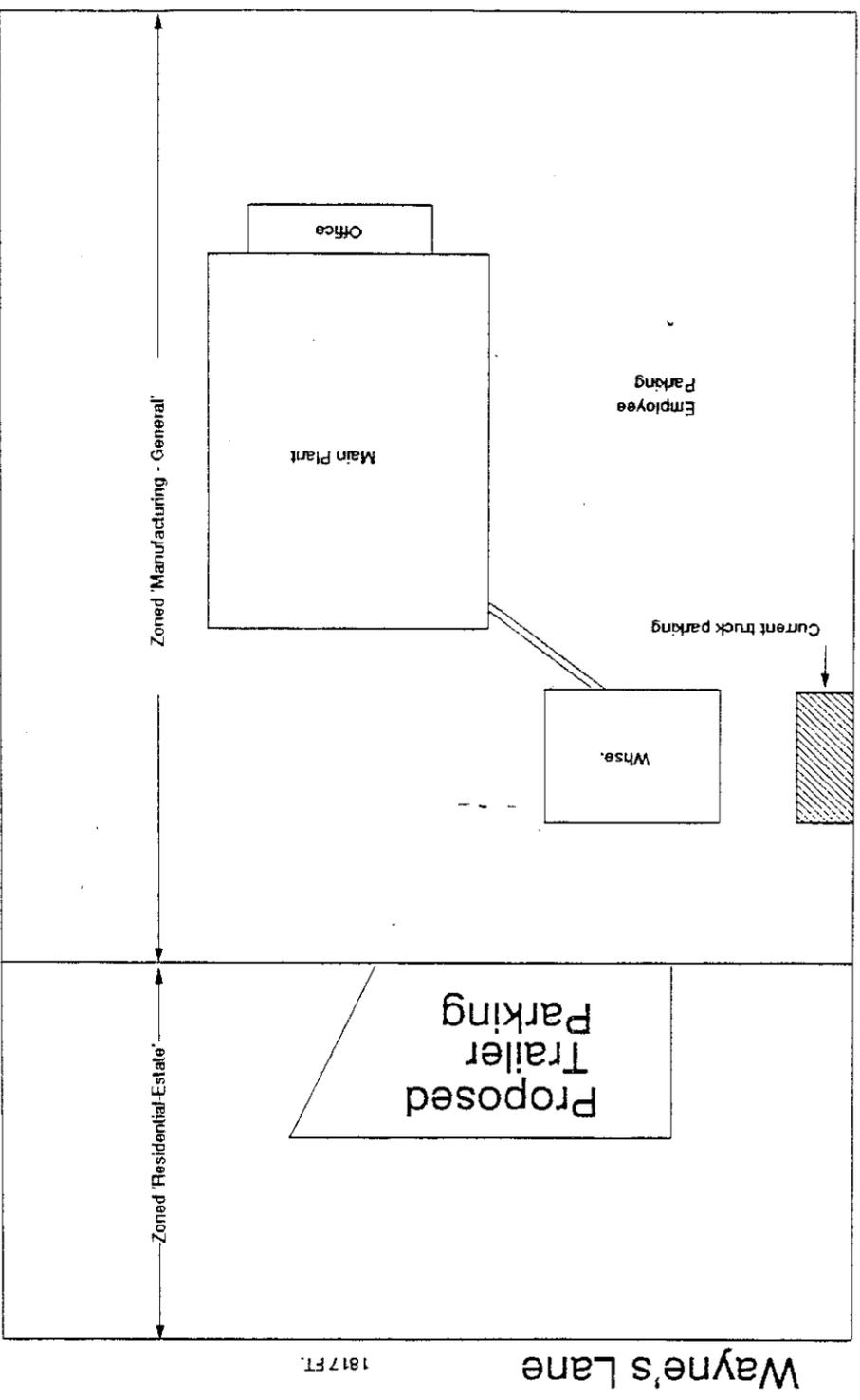
C. Medical Facilities

1. Rehabilitative Facilities

SITE PLAN

ZO - 51 - 89

General Electric



Highland Village

Wayne's Lane

1817 FT.

950 FT.

Zoned 'Residential Estate'

2036 FT.

Zoned 'Manufacturing - General'

Curry Pike

11