

ORDINANCE 89 - 29

To Amend the Zoning Maps from BL to BL/PCD  
and Grant Outline Plan Approval

RE: Southwest corner of Winslow and Henderson  
(All American Family Storage)

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-40-89, and recommended that the petitioner, All American Family Storage, be granted outline plan approval and PCD designation and request that the Common Council consider their petition for outline plan approval and PCD designation on 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 and pursuant to Chapter 20.13 of the Bloomington Municipal Code, that an outline plan be approved and that the property located at the southwest corner of Winslow and Henderson be designated a Planned Commercial Development. The property is further described as follows:

Part of the northeast quarter of the northwest quarter of Section Sixteen (16), Township Eight (8) North, Range One (1) West, bounded and described as follows, to-wit: Commencing at the northeast corner of the northeast quarter of the Northwest quarter of said quarter quarter section, and running thence west Five Hundred Fifty-seven (557) feet to the center of the Bloomington-Salem pike road, thence in a Southeasterly direction on and along the center of said road as it now is located to the intersection of said road and east line of said quarter quarter section; thence running North along the East line of said quarter quarter section Eight Hundred Ninety-five (895) feet to the place of beginning; said real estate being all that part of the said Northeast quarter of the Northwest quarter, of said Section Sixteen (16), Township Eight (8) North, Range One (1) West, lying North and East of the Bloomington-Salem Pike.

Excepting Therefrom, Part of the Northwest quarter of Section Sixteen (16), Township Eight (8) North, Range One (1) West, described as follows, to-wit: Beginning at the Northeast corner of said Northwest quarter and running thence west Forty (40) feet, thence South Eight Hundred Ninety-five (895) feet, more or less, and to the Walnut Street Pike, thence East Forty (40) feet and to the East line of said Northwest quarter, thence North Eight Hundred Ninety-five (895) feet and to the place of beginning.

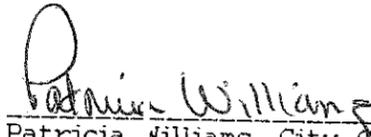
SECTION II. The Outline Plan, as recommended by the Plan Commission, shall be as attached hereto and made a part hereof.

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.

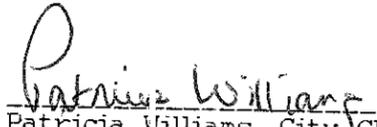
PASSED and ADOPTED by the Common Council of the City of Bloomington, Monroe County Indiana, upon this 19 day of July, 1989.

  
Jim Regester, President  
Bloomington Common Council

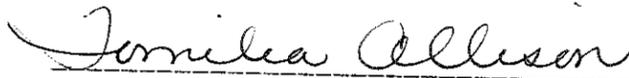
ATTEST:

  
Patricia Williams, City Clerk

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 24 day of July, 1989.

  
Patricia Williams, City Clerk

SIGNED and APPROVED by me upon this 24 day of July, 1989.

  
Tomilea Allison, Mayor  
City of Bloomington

SYNOPSIS

Petitioner (All American Family Storage) proposes a combination mini-warehouse and light retail/office space on this site (SW corner of Winslow and Henderson).

Signed copies to:  
Planning  
Petitioner

\*\*\*\*ORDINANCE CERTIFICATION\*\*\*\*

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 89-29 is a true and complete copy of Plan Commission Case Number PCD-40-89 which was given a recommendation of approval by a vote of 7 Ayes, 1 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on June 19, 1989

*Timothy A. Mueller*  
Planning Director

Date: June 28, 1989

Tim Mueller, Secretary  
Plan Commission

Received by the Common Council Office this 28 day of June

*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 \_\_\_\_\_ Investments \_\_\_\_\_ Short-Term Borrowing \_\_\_\_\_  
New Fees \_\_\_\_\_ Annexation \_\_\_\_\_ Other \_\_\_\_\_

PCD designation 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 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

By Tim Mueller Date 6/28/89



BLOOMINGTON PLAN COMMISSION  
STAFF REPORT PCD-40-89  
ALL-AMERICAN FAMILY STORAGE  
SW CORNER WINSLOW AND HENDERSON

JUNE 19, 1989

Requested is outline plan approval for a BL/PCD proposed at the SW corner of Winslow and Henderson Sts. Proposed is a combination mini-warehouse and light retail and office space project on the site. Uses would be limited to mini-warehouses, business and professional offices, and light retail uses (those allowed in BL zone). The retail uses would be limited to a max. of 3,000sq. ft. per individual use.

The property is bounded by public roads on all three sides of the triangular parcel. ROW dedication as well as sidewalk construction will be required along all streets. Winslow is a principal arterial requiring a 50ft. from ROW dedication. Henderson and Walnut St. Pike are secondary arterials requiring a 40ft. from centerline dedication. Staff recommends sidewalks be built along Winslow and Henderson. A determinate variance from the BZA may be appropriate for the Walnut Pike frontage.

Access is proposed only from Henderson. The petitioner is working with the Staff and Engineering Dept. on the specifics of the access location and level of required improvements. Full details will be available at the hearing.

The site grade rises to the south and west on the property. The mini-warehouse buildings are proposed to be stepped into the hill to utilize the site grades as much as possible. The warehouses are proposed to have architectural features similar to those of the mini-warehouse project on Kingston Ave. which was developed by this company. Staff would require that these features be required as a condition of outline plan approval. Parking for the office/ light retail building will be provided in front of the structure along Winslow.

Storm water detention will be required with this development. The petitioner proposes to locate the facility in the SW portion of the site. Full engineering of the facility will be required with development plan approval.

Recommendation is withheld on this project at this time. Staff will be prepared to make recommendation at the hearing pending completion of Engineering review of access.

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# ALL AMERICAN FAMILY STORAGE

MINI WAREHOUSES

100 KINGSTON PLACE • BLOOMINGTON, IN 47401  
TELEPHONE 812-339-4900

RE: Proposed Office/Small Retail  
Store/Family Self Storage Project  
LOCATION: Winslow and Henderson

This project is being designed to serve the neighborhood. It will be a mix of small retail space, some office space, and a family storage unit project.

The project is designed to blend with the residential nature of the area. It will be built with decorative masonry and asphalt roofing shingles. The color scheme will be conservative and coordinated. This will be an attractive addition to the area.

As shown on our plans, along the east side of the property, we will develop a landscape buffer by using six foot pine trees between the Sherwood Green project and ours.

PCD-40-89  
PETITIONER'S  
STATEMENT

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