Comm. #80

ORDINANCE 91 - 13
To Amend the Zoning Maps from MQ to MG
and to Grant Outline Plan Approval and Designate PCD
Re: Property located in the 1600 to 1800 blocks of S. Rogers St., west of Robinson Block, and south of existing RCA facility (Thomson Consumer Electronics, Inc.)

WHEREAS, the Common Council passed a Zoning Ordinance 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, MG/PCD-9-91, and recommended that the petitioner, Thomson Consumer Electronics, Inc., be granted an amendment to the Bloomington zoning maps and outline plan approval and PCD designation and request that the Common Council consider the petition for change of zoning, 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 that the zoning be changed from MQ to MG for property located in the 1600 to 1800 blocks of S. Rogers Street, and more particularly described as follows:

A part of the Northwest quarter and a part of the Northeast quarter of Section 8, Township 8 North, Range 1 West, Monroe County, Indiana, described as follows:

Beginning at the Northeast corner of said Northwest quarter section, thence on the North line thereof north 88 degrees 22 minutes West 1440.61 feet to a stone; thence South 00 degrees 59 minutes 54 seconds East 1323.00 feet to a stone; thence South 88 degrees 36 minutes 21 seconds East 1459.61 feet to a point on the East line of the aforesaid Northwest quarter section; thence on said East line South 01 degrees 50 minutes 03 seconds East 253.55 feet; thence South 89 degrees 13 minutes 07 seconds East 705.18 feet to a stone; thence North 00 degrees 57 minutes 54 seconds West 362.94 feet; thence South 89 degrees 13 minutes 07 seconds East 69.38 feet; thence North 02 degrees 08 minutes 18 seconds West 1080.64 feet; thence North 88 degrees 17 minutes 13 seconds West 453.02 feet; thence South 63 degrees 52 minutes 18 seconds West 352.60 feet to a point on the East line of the aforesaid Northwest quarter section; thence on said East line North 01 degrees 50 minutes 03 seconds West 280.50 feet to the point of beginning, containing 68.56 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 property including the parcel described above be designated a Planned Commercial Development.

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

SECTION IV. 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 6th day of March, 1991.

JOHN FERNANDEZ, President
Bloomington Common Council

ATTEST:

PATRICIA WILLIAMS, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 7th day of March, 1991.

PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this 7th day of March, 1991.

TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

This ordinance rezones approximately 69 acres of a 150-acre parcel from MQ to MG and grants outline plan approval and PCD designation. The site is located south of the existing RCA/Thomson plant and west of the Robinson Block facility on Rogers Street. Thomson proposes to build a 600,000+ sq. ft. warehouse on the site.

Signed copies to:
Planning
Phil Hill
RCA Thomson

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 91-13 is a true and complete copy of Plan Commission Case Number MG/PCD-9-91 which was given a recommendation of approval by a vote of 9 Ayes, 1 Nays, and ____ Abstentions by the Bloomington City Plan Commission at a public hearing held on February 18, 1991.

Date: February 19, 1991,

Timothy A. Mueller
Tim Mueller, Secretary
Plan Commission

Received by the Common Council Office this 19 day of February,

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 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).

City of Bloomington Indiana

Post Office Box 100
Municipal Building
Bloomington, Indiana 47402

Telephone 812 331 6423

Planning Department

February 19, 1991

To: Clerk/Council

From: Planning Dept.

Re: Ordinance 91-13 (Thomson Consumer Electronics)

Plan Commission Case #MG/PCD-9-91 (Thomson Consumer Electronics) received Plan Commission approval on February 18, 1991.

The approval was granted with the following conditions:

1. Permitted use of the site includes any Thomson use (i.e., use that Thomson currently engages in) that falls within the broad category of uses currently authorized for Thomson at their existing Bloomington site.

2. Access to the site will be via the existing Thomson facilities. A fire access will be provided to Rogers Street along the south line of the PSI energy substation and Robinson Block.

3. A route for a possible future street, configured to accepted engineering standards, will be reserved between Rogers Street and the remnant 80 acres along the fire access. This street might be appropriate as an access to residential development on the 80 acres, particularly if the density of such development is high.

4. The location of the warehouse is not specified in the outline plan. It could be south or west of the existing plant, on the 70-acre PCD site, partly on the PCD site, or not on the PCD site at all. Specific location will be determined by analysis of site conditions and will be at Thomson's discretion.

5. The warehouse will be a basic industrial building with minimum architectural embellishment. Compatibility will be addressed by neutral color, minimal activity to the

south, complementary landscaping, and preservation of existing vegetation in those portions of the setback not required as access or clear area for fire protection.

6. Future development plan review of uses unforeseen at this time shall be oriented to accommodation of Thomson's use of the site. Attention will focus on economical means of achieving architectural compatibility (as proposed for the initial warehouse development), buffering of the interface between residential areas and on-site activity, preservation of existing landscape features within the setbacks or where elsewhere appropriate in the context of Thomson's site arrangement and grades. For example, islands of existing trees might be incorporated within a parking or storage area if appropriate to the site plan and consistent with proposed grades. The development plan process shall not be utilized to limit use of the site or to dictate the arrangement of uses on the site.

7. Development plans will include full site engineering, including storm drainage, landscaping, siltation and erosion controls. In general, only the portion of the site to be utilized for development or cut/fill balance should be cleared and graded.

8. Thomson is advised of the city's residential development objectives on the 80-acre remnant and the surrounding area.

9. The Plan Commission requires the right to require setback and buffering requirements at development plan stage for all property lines abutting land which could potentially become residential land. Setbacks and buffering may be required as if the surrounding land were already zoned for residential use.

The conditions of approval are the same as those listed in the Staff Report with the exception of a rewording of Condition #1 and the addition of Condition #9.