ORDINANCE 93-12

TO AMEND THE BLOOMINGTON ZONING MAPS FROM RS AND BL TO SH
Re: 2822 S. Walnut Street Pike
(Ira Zinman, 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, ZO/HP-9-93, and recommended that the petitioner, Ira Zinman be granted an amendment to the Bloomington zoning maps 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 the zoning be changed from RS to SH for that part of the property located at 2822 S. Walnut Street Pike described as follows:

Part of the East half of the Northwest quarter of Section 16, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows:

Beginning at a point in the center line of Walnut Street Pike 1074.6 feet South and 1304.8 feet East of the Northwest quarter of the East half of the Northwest quarter of said Section 16; thence North 01 degrees 30 minutes West along said center line 93.50 feet to the beginning of a curve to the left with a radius of 286.57 feet, a center angle of 21 degrees 53 minutes 00 seconds, and a chord of 108.79 feet bearing North 12 degrees 26 minutes 30 seconds West; thence Northerly and Northwesterly along said center line and along said curve 109.45 feet; thence South 32 degrees 37 minutes 00 seconds East 28.00 feet; thence South 18 degrees 35 minutes East 111.90 feet; thence South 02 degrees 05 minutes 00 seconds East 70.00 feet; thence North 88 degrees 19 minutes East 165.00 feet to the point of beginning, containing 0.808 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 rezoning from BL to SH for the property located at 2822 South Walnut Street Pike be approved for that part of the property described above excepted from the description below:

A part of the East half of the Northwest quarter of Section Sixteen (16), Township Eight (8) North, Range One (1) West, in Monroe County, Indiana, more particularly described as follows, to-wit:

Beginning at a point Ten Hundred Seventy-four and Six Tenths (1074.6) feet South and Thirteen Hundred Four and Eight Tenths (1304.8) feet East of the Northwest corner of the East half of the Northwest quarter of Section Sixteen (16), Township Eight (8) North, Range One (1) West, which point is on the centerline of the Walnut Street Road; thence North one (01) degree thirty (30) minutes West along said centerline a distance of Ninety-three and Fifty Hundredths (93.50) feet to a point of tangency with a curve of radius Two Hundred Eighty-six and Fifty Seven Hundredths (286.57) feet; thence along said curve and said centerline a distance of One Hundred Fifty-seven and Fifty Hundredths (157.50) feet; thence along a line tangent to said curve at that point of bearing North thirty-three (33) degrees zero (00)

minutes West, and along said centerline of road, a distance of Twenty-four and Seven Tenths (24.7) feet, more or less; thence South fifty-seven (57) degrees zero (00) minutes West a distance of One Hundred Sixty-eight and Twenty-five Hundredths (168.25) feet; thence South eighteen (18) degrees thirty-five (35) minutes East a distance of One Hundred Eleven and Ninety Hundredths (111.90) feet; thence South two (02) degrees five (05) minutes East a distance of Seventy (70) feet; thence North eighty-eight (88) degrees nineteen (19) minutes East a distance of One Hundred Sixty-five (165) feet to the point of beginning; excepting that Twenty-five (25) feet, measured from the aforesaid centerline of the Walnut Street Road, shall be reserved to the public for road purposes. Containing in all Eighty-five Hundredths (0.85) acre, more or less.

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 7th day of April, 1993.

JACK W. HOPKINS, President
Bloomington Common Council

ATTEST:

PATRICIA WILLIAMS, Clerk
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this 8th day of April, 1993.

PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this 12th day of April, 1993.

TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

The petitioner requests rezone from RS and BL to SH (Special Historic) for a .87 acre parcel located at 2822 South Walnut Street Pike. The Plan Commission recommended approval of this request at its February 15th, 1993 meeting. A parking plan for 6 parking spaces and proposal for adaptive use as professional offices were also submitted for review by the Plan Commission with this petition and they were approved.

Signed copies to:
Ken Zurman
Plan Commission

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 93-12 is a true and complete copy of Plan Commission Case Number HP-9-93 which was given a recommendation of approval by a vote of 8 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on February 15, 1993.

Timothy A. Mueller
Planning Director

Date: March 8, 1993

Tim Mueller, Secretary
Plan Commission

Received by the Common Council Office this 9th day of March, 1993,

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.)