ORDINANCE #80-5

AN ORDINANCE TO AMEND THE BLOOMINGTON
ZONING MAPS, DATED JUNE 7, 1978

WHEREAS, the Common Council of the City of Bloomington, Indiana, passed a Zoning Ordinance amendment and adopted new incorporated zoning maps on June 7, 1978, and

WHEREAS, said Zoning Ordinance and maps are now incorporated in the Bloomington Municipal Code as Title 20 of said Code, and

WHEREAS, the City Plan Commission has considered this case, PUD-61-79 and recommended said Bloomington zoning maps be amended by the rezoning of certain property, and

WHEREAS, the petitioner, SOUTHERN MONROE DEV.CORP. requests that the Common Council of the City of Bloomington consider this petition for the rezoning of said property.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, that the authority of Chapter 174 of the 1947 Acts of the General Assembly of the State of Indiana, as amended, that the property located approximately the 3500 block on Old Walnut Street Pike (east side) be designated as a Planned Unit Development and approval of the outline plan.

SECTION 1. That the Bloomington Zoning Map of June 7, 1978 be amended to rezone the following described land as follows, to-wit:

A part of the Southeast quarter of Section 16, Township 8 North, Range 1 West, Monroe County, Indiana, bounded and described as follows: Beginning at a point on the west line of the said Southeast quarter, said point being 397.00 feet North of the Southwest corner of said quarter and in the centerline of South Walnut, thence North 0 degrees 53 minutes 40 seconds West along said West line and in the center of said road for 1125.74 feet, thence leaving said West line and road and running the following courses and distances: North 89 degrees 34 minutes 23 seconds East for 330.00 feet, thence North 0 degrees 53 minutes 40 seconds West for 165.00 feet, thence North 89 degrees 23 minutes 47 seconds East for 132.00 feet, thence North 0 degrees 53 minutes 40 seconds West for 445.50 feet, thence North 89 degrees 32 minutes 49 seconds East for 296.00 feet, thence North 0 degrees 53 minutes 40 seconds West for 38.75 feet, thence North 89 degrees 36 minutes 38 seconds East for 577.92 feet, thence South 0 degrees 22 minutes 07 seconds East for 1517.24 feet, thence West for 660.00 feet, thence South 0 degrees 26 minutes 40 seconds East for 263.00 feet, thence West for 660 feet and to the point of beginning containing in all 43.49 acres more or less. Subject to a 25 foot right-of-way along South Walnut.

SECTION 2. That this ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

PASSED AND ADOPTED this 24th day of January, 1980 by the Common Council of the City of Bloomington, Monroe County, Indiana.

Tomilea Allison, President
Bloomington Common Council

ATTEST:

Nora Connors, City Clerk

Presented by me to the Mayor of the City of Bloomington this 25th day of January, 1980, at the hour of 8:00 a.m.

Nora Connors, City Clerk

This Ordinance approved and signed by me this _____ day of January, 1980, at the hour of _____ m.

Francis X. McCloskey, Mayor
City of Bloomington, Indiana

SYNOPSIS

ORDINANCE NO. 80-5

To Amend the Zoning Maps of June 7, 1978

This ordinance, if approved, will designate an approximately 43.5 acre parcel located on the east side of South Walnut Street Pike, north of Rhorer Road, as a PUD - Planned Unit Development and approve the outline plan for the proposed residential development. Southern Monroe Development Corporation of Bloomington is the petitioner and 184 duplex and quadraplex units are proposed on the site.

I HEREBY MOVE THAT ✓ ORDINANCE ____ APPROPRIATION ORDINANCE # 80-5, ENTITLED Amend Zoning re: 3500 block of Old Walnut Pike as a P.U.D.

BE INTRODUCED AND READ FOR FIRST READING BY TITLE ONLY AT THE COUNCIL MEETING HELD ON January 7, 1980.

Lloyd W. Orcutt
(Signature)

Fiscal Impact Statement

Appropriation Ordinance # _____ Ordinance # 80-5 Resolution # _____

Type of Legislation:

Appropriation		End of Program		Penal Ordinance	
Budget Transfer		New Program		Grant Approval	
Salary Change		Bonding		Administrative Change	
Zoning Change	X	Investments		Short-Term Borrowing	
New Fees		Annexation		Other	

If the legislation directly affects City funds, the following must be completed by the Gity 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 X 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)

The proposed ordinance will result in PUD designation and outline plan approval for a 184 unit residential development on the east side of South Walnut Street Pike, north of Rhorer Road. The development is likely to be annexed into the City and upon construction of the proposed residential facilities, a substantial amount of additional property tax revenues are expected to be generated that will be received by the City. Initial costs to the City for provision of utility services are expected to be minimal because they are available to the site. Upon completion other costs to the City for services such as police and fire protection, street maintenance, etc., are anticipated.

Agency submitting legislation City of Bloomington Planning Dept.

By Lee R. Klotz Date January 4, 1980