

Passed:

ORDINANCE 94-32

TO AMEND THE BLOOMINGTON ZONING MAPS FROM MG to BA
Re: 1204 Bloomfield Rd.
(William F. Schaad, 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, BA-40-94 and recommended that the petitioner, William F. Schaad, be granted an amendment to the Bloomington zoning maps and request that the Common Council consider his petition;

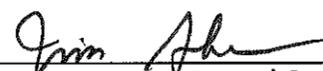
NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION I. Through the authority of IC 36-7-4 the zoning be changed from MG to BA for the property located at 1204 Bloomfield Rd. That property is further described as follows:

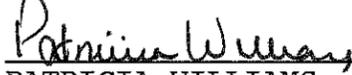
A part of Seminary Lot 151, said Seminary Lot being a part of Section 5, Township 8 North, Range 1 West, Monroe County, Indiana, and being more particularly described as follows: **BEGINNING** at the Northeast corner of the said Seminary Lot 151; thence running with the East line of the said Seminary Lot 151 South 04 degrees 30 minutes East for 142.07 feet and to a point where the said East Seminary Lot line intersects the North right-of-way of State Highway #45 (Bloomfield Road); thence leaving the said East line and running with the said road right-of-way south 60 degrees 10 minutes 50 seconds West for 22.63 feet and to a point where the said road right-of-way intersects the East right-of-way of the Bloomington Southern Railroad; thence leaving the said road right-of-way and running with the said railroad right-of-way North 41 degrees 35 minutes 32 seconds West for 207.02 feet and to a point where the said East railroad right-of-way intersects the North line of the said Seminary Lot 151; thence leaving the said railroad right-of-way and with the said North Seminary Lot line South 89 degrees 33 minutes East for 145.85 feet and to the point of beginning. Containing in all 0.29 acres, more or less, excepting and excluding all the coal, oil, gas and other minerals underlying the same and all rights and easements in favor of the owner of the mineral estate or any party claiming by, through, or under said estate.

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 21st day of September, 1994.


JIM SHERMAN, 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 22nd day of September,
1994.

Patricia Williams
PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this 29th day of September,
1994.

Tomilea Allison
TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

This ordinance grants approval of a rezone from MG to BA for .29
of an acre located at 1204 Bloomfield Rd.

Signed upon to
Petition
Planning

ORDINANCE CERTIFICATION

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 94-32 is a true and complete copy of Plan Commission Case Number BA-40-94 which was given a recommendation of approval by a vote of 6 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on July 18, 1994.

Date: August 12, 1994

Timothy A. Mueller

Tim Mueller, Secretary
Plan Commission

Received by the Common Council Office this _____ day of _____,

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 _____
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 _____

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.)

MEMO

TO: Common Council
FROM: Planning Department
CASE NO.: BA-40-94
DATE: August 11, 1994
LOCATION: 1204 Bloomfield Rd.
PETITIONER: William Schaad
COUNSEL: Lynn Coyne

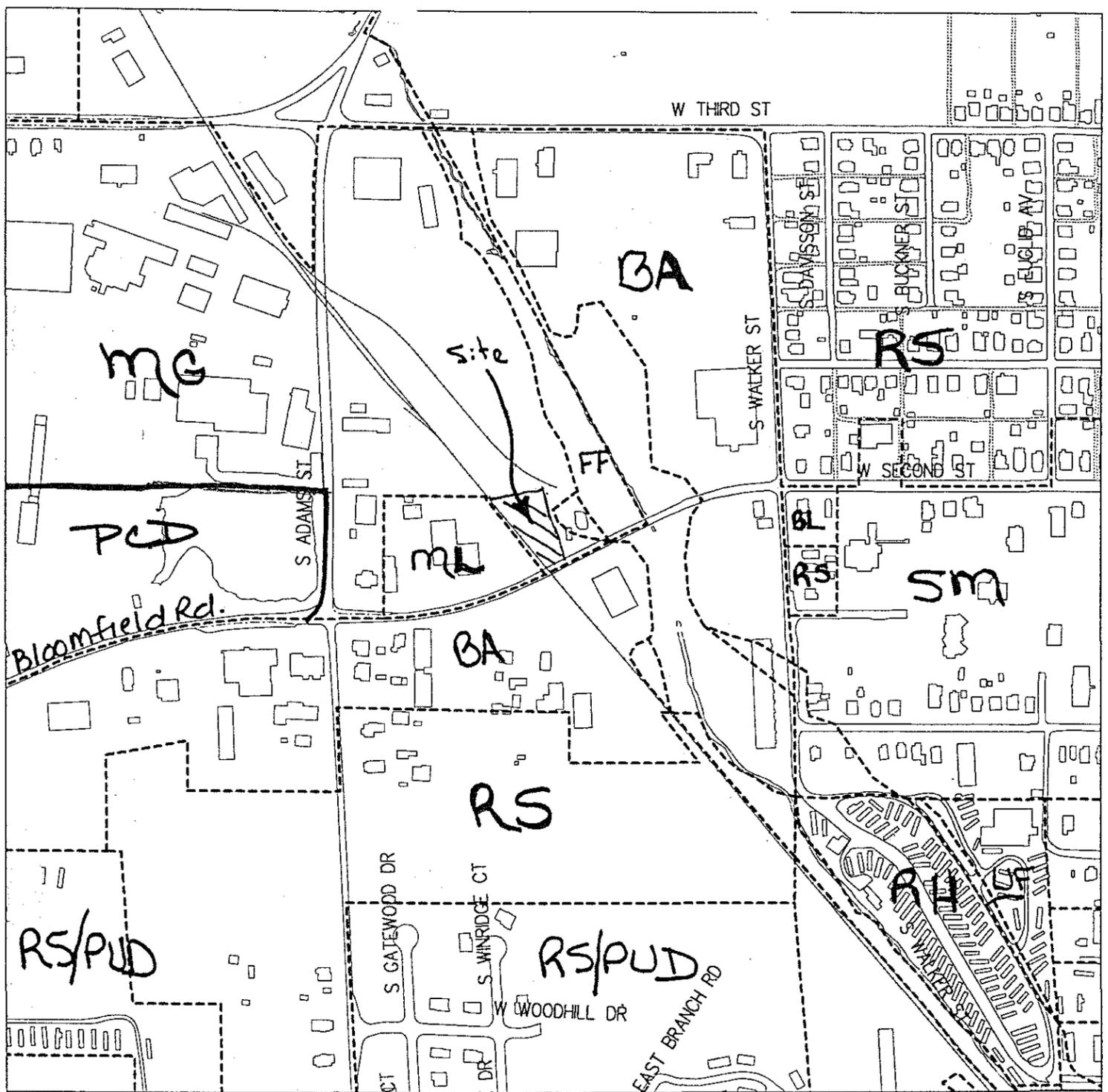
On July 18, 1994 the Bloomington Plan Commission approved a request for a rezone from MG to BA on 0.29 acres located at 1204 Bloomfield Rd. The property currently has a large gray metal building on the site. The site is surrounded by bulk tanks to the east, railroad tracks to the west, gravel parking to the north, and business to the south. The site has no amenities or trees.

The site will be greatly improved with pavement, and landscaping. Please see the landscape plan. Access will be from the access road to the west off of Bloomfield Rd. This access road may also be the location of the proposed truck route. The rest of the frontage will be curbed to properly direct traffic.

This area is designated "commercial" in the Growth Policies Plan. The area is changing with the Roger's rezone at Bloomfield and Adams. The area will be commercial retail business with the rezone. This rezone is in compliance with the plan.

Conditions of Approval:

1. Drainage be to Engineering satisfaction.



PC
 BA-40-94
 LOCATION ZONING MAP
 Date: 7 Jun 1994

City of Bloomington
 Planning Department

Scale: 1" = 400'

BA-40-94 30