

ORDINANCE #79-14

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, Z0-14-79 and recommended said Bloomington zoning maps be amended by the rezoning of certain property, and

WHEREAS, the petitioner, R. DAVID MINNICK, 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 zoning for property located at the northwest corner of Hwy. 48 W and 37 Bypass be changed from RH-High Density Residential Districts to MG-General Manufacturing or Industrial Districts.

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 West half of the Southwest quarter and part of the West half of the Northwest quarter of Section 31, Township 9 North, Range 1 West, Monroe County, Indiana bounded and described as follows: Beginning North 00 degrees 02 minutes 42 seconds West along the West line of Section 31 from the Southwest corner of said Section for 1006.50 feet and to the true point of beginning, thence leaving said Section line and running South 89 degrees 22 minutes East for 91.18 feet and to the West right-of-way of State Road #37 Bypass, thence with said right-of-way the following; thence Northeasterly 211.11 feet along as arc to the right and having a radius of 2984.79 feet and subtended by a long chord having a bearing of North 38 degrees 36 minutes 19 seconds East and a length of 872.38 feet, thence North 47 degrees 00 minutes 30 seconds East for 104.57 feet and to the East line of owners land, thence leaving said State Road right-of-way and running North 00 degrees 02 minutes 42 seconds West for 560.00 feet and to the Monon Railroad, thence running with said Monon Railroad 1070.00 feet and to the West line of said Section 31, thence along said Section line South 00 degrees 02 minutes 42 seconds East for 2200.00 feet and to the true point of beginning. Containing in all 27.00 acres more or less.

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 _____ day of _____, 197
by the Common Council of the City of Bloomington, Monroe County, Indiana.

Tomilea Allison, President
Bloomington Common Council

ATTEST:

Karel Dolnick, City Clerk

Presented by me to the Mayor of the City of Bloomington this
day of _____, 1979, at the hour of _____ m.

Karel Dolnick, City Clerk

This Ordinance approved and signed by me this _____ day of
_____, 1979, at the hour of _____ m.

Francis X. McCloskey, Mayor
City of Bloomington, Indiana

SYNOPSIS

ORDINANCE NO. 79-14

To Amend the Zoning Maps of June 7, 1978

This ordinance, if approved, will change the zoning from RH-Residential High Density, to MG-General Manufacturing or Industrial, on a 27 acre parcel located (generally) at the northwest corner of Whitehall Pike and the Highway 37 Bypass. The use proposed for the site is a modular/prefabricated housing manufacturer although any MG use would be permitted with the zoning change. The petitioner is R. David Minnick.

FISCAL IMPACT STATEMENT

Appropriation Ordinance # _____ Ordinance # 79-14 Resolution # _____

Type of Legislation:

Appropriation _____	End of Program _____	Penal Ordinance _____
Budget Transfer _____	New Program _____	Grant Approval _____
Salary Change _____	Bonding _____	Administrative Change _____
Zoning Change <u>X</u>	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 X

If the legislation will not have a major fiscal impact, explain briefly the reason for your conclusion. The proposed ordinance will result in a change of zone from RH to MG on a 27-acre parcel located (generally) at the northwest corner of Whitehall Pike and the Highway 37 Bypass. The site in question is not contiguous to current City boundaries, therefore annexation is unlikely at this time. Internal improvements will be made at the developer's expense and the terms for connection to sanitary sewers will be established at the time of development. The type of development permitted by the proposed MG zone (industrial) will have a positive impact on the community in general by providing additional employment opportunities and property tax revenues while not increasing the demand on services provided such as schools.

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 Department, City of Bloomington

By Lee R. Klotz Date February 28, 1979

Rene Osnick



Properties

REALTORS

Unlimited

COMMERCIAL - INVESTMENT DEPARTMENT

March 12, 1979

Bloomington Planning Department

Ladies and Gentlemen:

As per my petition of February 7, 1979, requesting a change in zoning on a tract of land on the northwest corner of Highway 48 and the 37 Bypass from RH to MG on behalf of Mayhill Homes Corporation. I now, at this time, wish to withdraw this petition on behalf of Mayhill, as their representative in this area.

Thank you very much for your help and assistance in this matter.

Sincerely,

PROPERTIES UNLIMITED REALTORS

R. David Minnick

437 1/2 SOUTH COLLEGE AVENUE - BLOOMINGTON INDIANA 47401

WITHDRAWN

812-334-8827

March 8, 1979
Council Meeting
Withdrawn by Petitioner

I HEREBY MOVE THAT ORDINANCE APPROPRIATION

ORDINANCE # 79- 14, ENTITLED An Ordinance to Amend
The Bloomington Zoning Maps
dated June 7, 1978.

BE INTRODUCED AND READ FOR FOR FIRST READING BY TITLE
ONLY AT THE COUNCIL MEETING HELD ON _____

(Signature)

WITHDRAWN