

ORDINANCE 2025-46
TO AMEND THE BLOOMINGTON ZONING MAPS AND ZONE PROPERTY
CURRENTLY IN THE MONROE COUNTY JURISDICTION TO RESIDENTIAL
MEDIUM LOT (R2) IN ANTICIPATION OF VOLUNTARY ANNEXATION

Re: 2005 W. Cory Drive
(Kanyison LLC, Petitioner)

WHEREAS, Ordinance 20-06, repealed and replaced the official zoning map within Title 20 of the Bloomington Municipal Code Entitled, “Unified Development Ordinance”;

WHEREAS, the Petitioner, Kanyison LLC, is concurrently seeking voluntary annexation of his property, located at 2005 West Cory Drive, into the City of Bloomington and a newly annexed property requires the establishment of its zoning;

WHEREAS, the Plan Commission has considered this case, ZO-36-25, and recommended that the Petitioner, Kanyison LLC, be granted a Residential Medium Lot (R2) zoning for the property; and,

WHEREAS, the Plan Commission therefore requested that the Common Council consider this petition.

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

SECTION 1. Through the authority of IC 36-7-4 and pursuant to Chapter 20.02 of the Bloomington Municipal Code, the zoning of the property at 2005 West Cory Drive shall be established as Residential Medium Lot (R2). The property is further described as follows:

Lot 2 in Cory Lane Estates as shown on the recorded plat thereof, recorded in Plat Cabinet C, Envelope 106, in the office of the Recorder of Monroe County, Indiana


SECTION 2. If any section, sentence or provision of this ordinance, or the application thereof to any person or circumstance shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 3. Severability. If any section, sentence, or provision of this ordinance, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 4. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

SECTION 5. The Clerk of the City is directed to enter the effective date of the ordinance wherever it appears in the body of the ordinance.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 17 day of December, 2025.



HOPI STOSBERG, President
Bloomington Common Council

ATTEST:



NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this 22
day of December, 2025.



NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this 22 day of December, 2025.



KERRY THOMSON, Mayor
City of Bloomington

SYNOPSIS

This ordinance recommends that the property at 2005 West Cory Drive be zoned Residential Medium Lot (R2) if the voluntary annexation is approved.

Note: At the December 17, 2025 Regular Session, the Council adopted Amendment 01 to this ordinance. The amendment, sponsored by Councilmember Zulich, corrects an error by changing the name of the Petitioner to reflect the owner of the property at 2005 West Cory Drive, as identified on the City of Bloomington Planning Department application form.

Distributed to: Clerk, Council Attorney, Legal, Mayor, and Planning & Transportation.