Resolution No. 73-3

In Re: State Road 37 Bypass

Since the Plan Commission presented its initial proposal for the zoning of the land adjacent to State Road 37 Bypass and State Roads 48 and 45, the Plan Commission and Plan Department have received requests to reconsider and reclassify over 250 acres of land from residential zones to a business arterial (BA) zone classification.

Because of the complexity of the issues involved and the obvious planning implications of a massive business district along a major thoroughfare, the Plan Commission has decided to consider each request for a BA zone classification on a case by case map amendment basis. Further, because of the size of the parcels involved along the State Road 37 Bypass and the stated intent of the potential developers it is obvious that major westside shopping centers are being comtemplated.

THEREFORE, BE IT RESOLVED by the Common Council of the City of Bloomington, Indiana, that the major portions of land along the State Road 37 Bypass and State Roads 45 and 48 be held in a residential classification until definite plans for development of specific parcels are forwarded to the Plan Commission. It is the intent and desire of the Plan Commission and the Common Council that any parcel of land proposed as a major shopping area for the westside bypass area be developed as a Planned Commercial Development under chapter 20.13 of the proposed City Zoning Ordinance; developers should be so advised and should proceed accordingly. Any request for commercial zoning should therefore be accompanied by preliminary development plans as required in chapter 20.13 of the proposed zoning ordinance.

Charlotte T. Zietlow, President
Common Council
Bloomington, Indiana

Francis X. McCloskey, Mayor

Adopted: tabled indefinitely 6/21/73

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