

ORDINANCE 96-04

TO AMEND THE PRELIMINARY PLAN

**Re: 3111 W. Vernal Pk.
(Cowden Development, Petitioner)**

WHEREAS, the Common Council adopted Ordinance 95-21 which repealed and replaced Title 20 of the Bloomington Municipal Code entitled "Zoning", including the incorporated zoning maps, and repealed Title 21, entitled "Land Use and Development" on May 1, 1995; and

WHEREAS, the Plan Commission has considered this case, PUD-70-95, and recommended that the petitioners, Cowden Development, be granted an amendment to the preliminary plan and request that the Common Council consider their 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 that a preliminary plan amendment be approved for the Planned Unit Development located at 3111 W. Vernal Pike, Bloomington, Indiana. That property is further described as follows:

Part of the North half of Section 31, Township 9, Range 1 West, Bloomington Township, Monroe County, Indiana, more particularly described as follows:

COMMENCING at a railroad spike in Vernal Pike at the Northwest corner of the Northwest quarter of said Section 31; thence North 90 degrees 00 minutes 00 seconds East along the North line of said Northwest quarter and along Vernal Pike 1085.00 feet; thence South 00 degrees 00 minutes 00 seconds East 241.96 feet to an iron pin and to the point of beginning; thence South 89 degrees 45 minutes 00 seconds East 125.00 feet to a rebar; thence North 00 degrees 24 minutes 35 seconds West 52.05 feet; thence North 88 degrees 55 minutes 10 seconds East 110.26 feet to an iron pipe; thence South 89 degrees 06 minutes 20 seconds East 298.89 feet to an iron pipe; thence North 00 degrees 08 minutes 15 seconds West 193.48 feet to the North line of said Northwest quarter, passing a rebar at 168.48 feet; thence North 90 degrees 00 minutes 00 seconds East along said North line and along Vernal Pike 554.23 feet to a nail found at the Northeast corner of said Northwest quarter; thence South 89 degrees 42 minutes 15 seconds East along the North line of the Northeast quarter of said Section 31 and along Vernal Pike 242.32 feet; thence South 05 degrees 00 minutes 50 seconds West along a fence line 182.37 feet to a rebar; thence South 86 degrees 21 minutes 55 seconds East along a fence line 379.45 feet to a rebar; thence South 00 degrees 58 minutes 00 seconds East 99.75 feet to the centerline of the abandoned Hunter Switch Railroad, passing a rebar at 51.95 feet; thence along the centerline of the abandoned Hunter Switch Railroad the following six courses:

1. South 33 degrees 20 minutes 30 seconds West 34.57 feet to the beginning of a curve to the right with a radius of 1433.00 feet, a central angle of 22 degrees 11 minutes 30 seconds and a chord bearing South 44 degrees 26 minutes 15 seconds West 551.53 feet;
2. Southwesterly along said curve 555.00 feet;
3. South 55 degrees 32 minutes 00 seconds West 583.24 feet to the beginning of a curve to the right with a radius of 717.00 feet, a central angle of 38 degrees 28 minutes 25 seconds, and a chord bearing South 74 degrees 46 minutes 10 seconds West 472.47 feet;
4. Southwesterly and Westerly along said curve 481.47 feet;
5. North 85 degrees 59 minutes 35 seconds West 299.03 feet to the beginning of a

curve to the left with a radius of 717.00 feet, a central angle of 4 degrees 20 minutes 10 seconds and a chord bearing North 88 degrees 09 minutes 40 seconds West 54.26 feet;

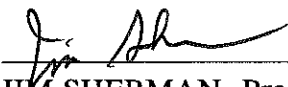
6. Westerly along said curve 54.27 feet;

thence leaving said railroad North 00 degrees 00 minutes 40 seconds East along a fence line 919.00 feet to the point of beginning, passing a rebar at 24.00 feet and containing 32.307 acres, more or less.

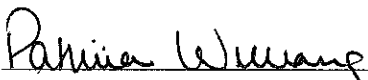
SECTION II. The Preliminary Plan Amendment, as recommended by the Plan Commission, shall be attached and made a part of this ordinance.

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

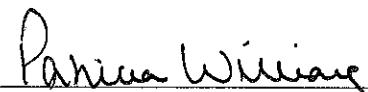
PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 7th day of February, 1996.


JIM SHERMAN, President
Bloomington Common Council

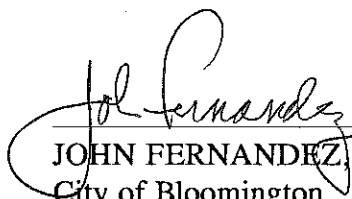
ATTEST:


PATRICIA WILLIAMS, Clerk
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this 8th day of Feb, 1996.


PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this 9th day of February, 1996.


JOHN FERNANDEZ, Mayor
City of Bloomington

SYNOPSIS

This ordinance amends the preliminary plan for this PUD by adding four uses. These uses include: religious institutions, offices, a shuttle service maintenance garage, and a moving company. The latter two uses have certain conditions, which are noted in the preliminary plan.

Signed copy:
Planning
Petitioner

CORRECTED ORDINANCE CERTIFICATION

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 96-04 is a true and complete copy of Plan Commission Case Number PUD-70-95 which was given a recommendation of approval by a vote of 8 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on January 8, 1996.

Date: January 9, 1996

Toni K. McClure
Toni K. McClure, Secretary
Plan Commission

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

Patricia Williams, City Clerk

Appropriation Ordinance # _____ Fiscal Impact Statement # _____ Resolution # _____
Ordinance

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: City Council
FROM: Planning Dept.
CASE NO.: PUD-70-95
DATE: January 8, 1996
LOCATION: 3111 W. Vernal Pike
PETITIONER: Cowden Development

On January 8, 1996, the Bloomington Plan Commission, approved a petition for preliminary and final plat approval of a twelve lot subdivision of 32.327 acres (to be known as Enterprise Park), and recommended that the Common Council approve a preliminary plan amendment to add religious institutions, offices, a shuttle service maintenance garage, and a moving and storage company to the list of allowed uses for this property located at 3111 W. Vernal Pike.

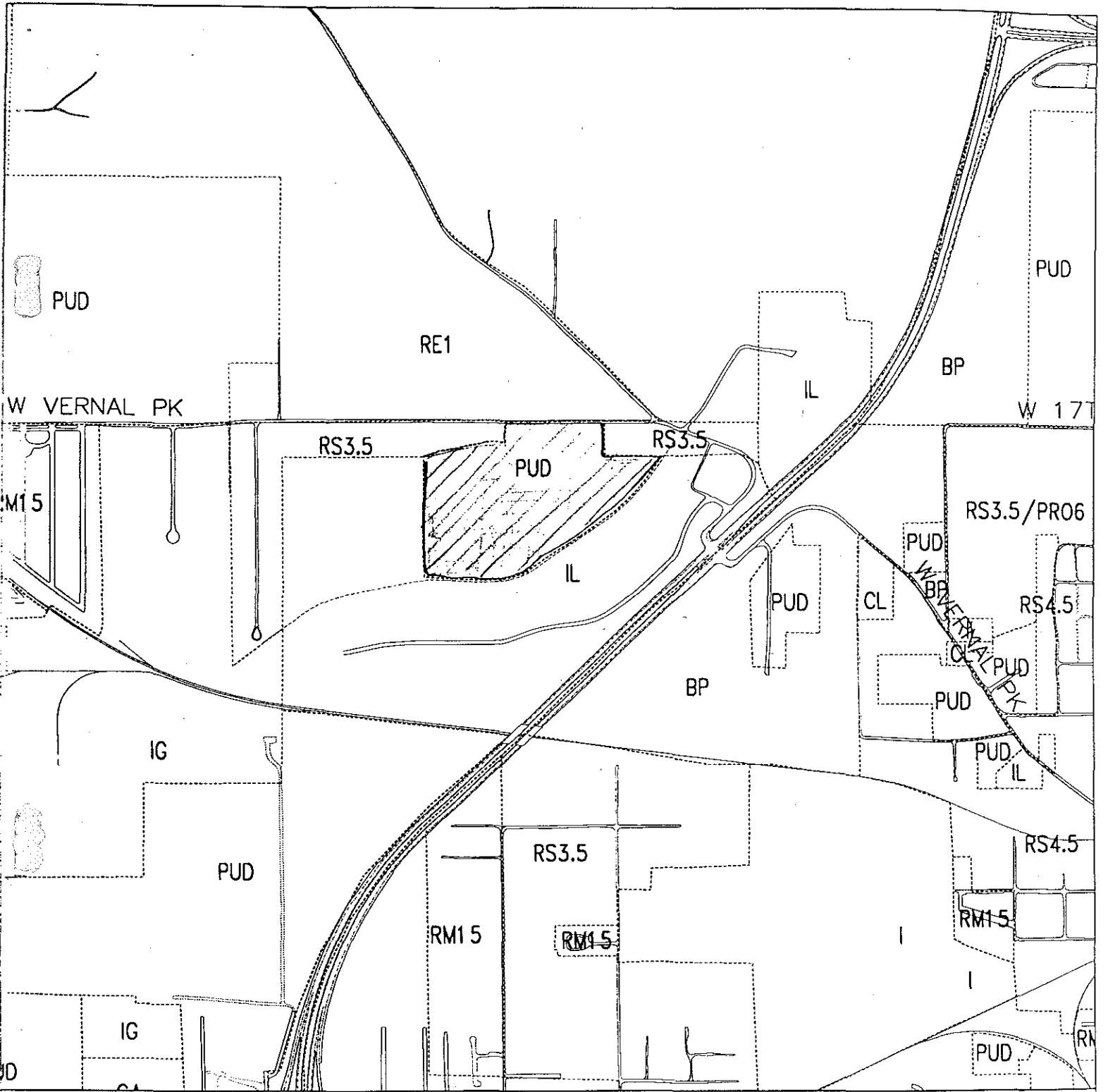
The lots will range in size from one to five acres. All components of the outline plan will remain the same, including but not limited to the accel/decel lanes and entrance improvements and the commitment to landscaping. The developer has committed to landscape the property of the duplex to the east on the west side of the structure.

List of proposed additional uses and conditions of use to be added to the PUD:

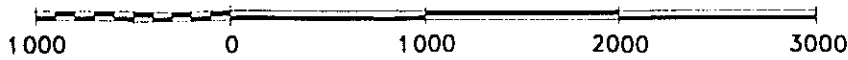
- Churches
- Offices
- Shuttle service maintenance garage (all vehicles to be stored inside an enclosed building, except for the employee vehicles during work hours)
- Moving Company (one user only; to be placed on lots 8, 10, 11, or 12 only)

CONDITIONS OF APPROVAL FOR PUD-70-95:

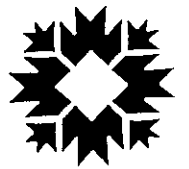
- 1) The dead trees must be replaced and the new landscaping to the east be planted to staff's satisfaction before any building permit is released.
- 2) All parking areas must be paved (including truck turn-arounds)
- 3) The conditions of use, as listed in the staff report, for the additional uses be a part of the approval.



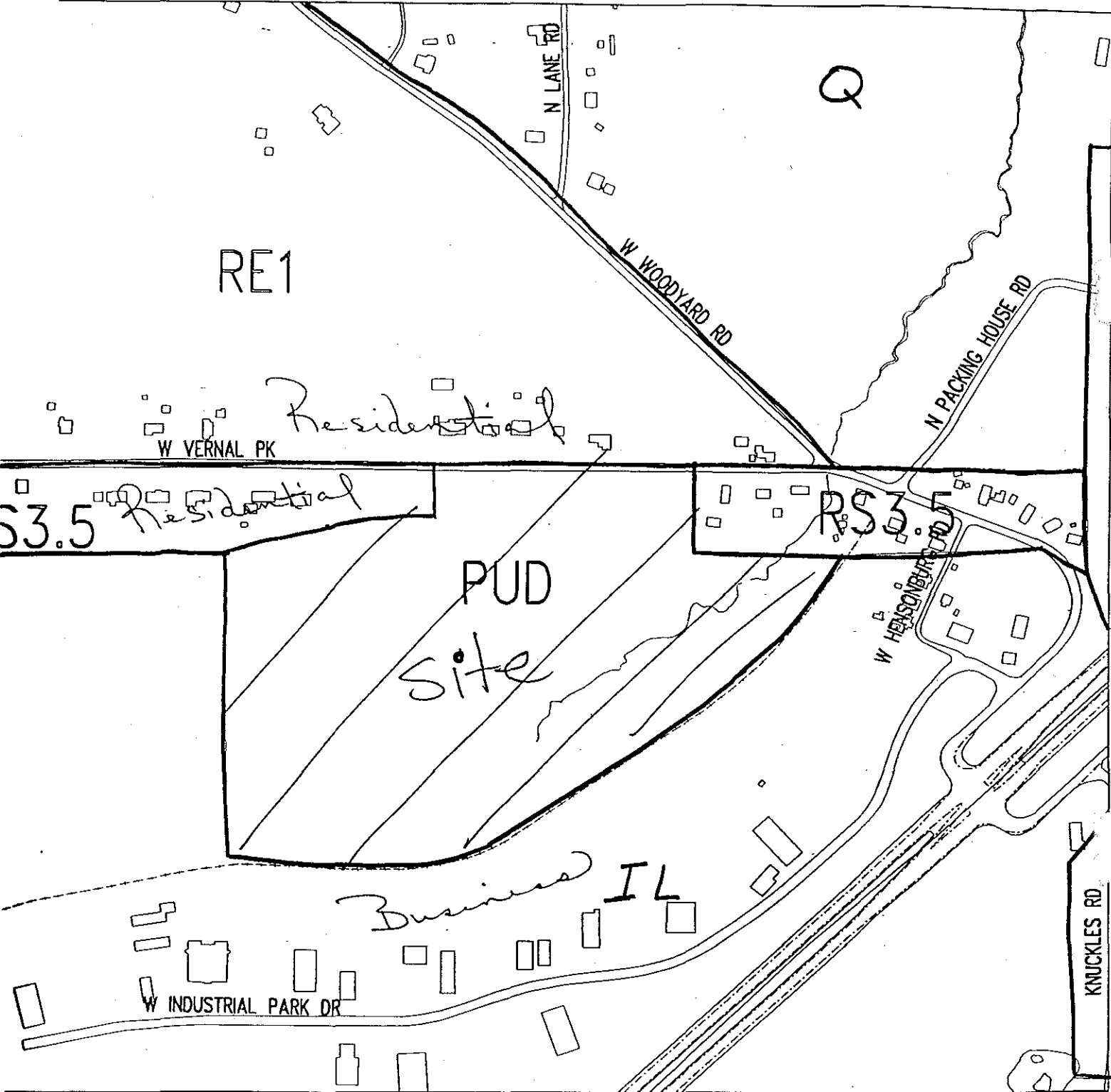
By: shaym
 Date: 11 Jan 1996



City of Bloomington



Scale: 1" = 1000'



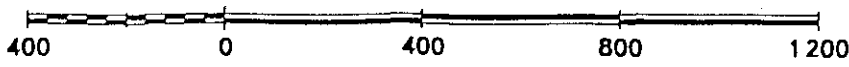
PUD-70-95 COWDEN DEVELOPMENT

LOCATION/ZONING/LAND USE MAP

3111 W VERNAL PIKE

By: micudat

Date: 15 Nov 1995



City of Bloomington
Planning Department



Scale: 1" = 400'

BLOOMINGTON PLAN COMMISSION
FINAL REPORT
Location: 3111 W. Vernal Pike

CASE NO.: PUD-70-95
DATE: January 8, 1996

PETITIONER: Name : Cowden Development
Address: 3806 W. Third St.

COUNSEL: Name : Mike Carmen
Address: 1700 N. Kinser Pike

REQUEST: This request is for preliminary and final plat approval of a twelve lot subdivision of 32.327 acres (to be known as Enterprise Park), and a preliminary plan amendment to add religious institutions, offices, a shuttle service maintenance garage, and a moving and storage company to the list of allowed uses for this property located at 3111 W. Vernal Pike.

SUMMARY REPORT: The land is currently vacant. No building construction has taken place although some grading has been done, the utilities are in place and the road has a base coat. The trees and fence have been placed, but nine of the evergreen trees have died. All but one of these trees has been replaced.

The lots will range in size from one to five acres. All components of the outline plan will remain the same, including but not limited to the accel/decel lanes and entrance improvements and the commitment to landscaping.

Since the preliminary meeting, the petitioners have removed auto repair from the list of proposed uses to be added to the PUD. They have also committed to landscape the property of the duplex to the east.

List of proposed additional uses and conditions of use to be added to the PUD:

Churches

Offices

Shuttle service maintenance garage (all vehicles to be stored inside an enclosed building, except for the employee vehicles during work hours)

Moving Company (one user only; to be placed on lots 8, 10, 11, or 12 only)

RECOMMENDATION: Staff recommends approval with the following conditions:

- 1) The dead trees must be replaced and the new landscaping to the east be planted before any building permit is released.
- 2) All parking areas must be paved (including truck turn-arounds)

MEMORANDUM

TO: Toni McClure

FROM: ME Murphy, K. Komisarck, T. Thornton, M. Wedekind

DATE: January 3, 1996

SUBJECT: PUD-70-95, Cowden Development, 3111 W. Vernal Pk.
Request for a preliminary and final plat approval and preliminary plan amendment of a twelve lot subdivision of 32.327 acres (to be known as Enterprise Park).

After inspecting the site and reviewing the petitioner's plans, the Planning Subcommittee of the Environmental Commission (EC) has the following comments on the behalf of the EC:

Landscape Buffer A condition of approval for the development of this site was the installation of a privacy fence and a landscaping buffer on the northwest interface of the property. This buffer has proven to be somewhat problematic due to improper installation and maintenance of the trees. The planning office has received a number of complaints regarding this issue. Before the last meeting, the petitioner has replaced all but one of the dead trees. An inspection on December 18, 1995 revealed that a tree replacement had taken place. However, there was still one dead tree immediately adjacent to Vernal Pike. The petitioner has stated that the landscaper that planted the trees is under contract for the planting of trees on the property. This contract includes replacement of any trees that die over the winter. The petitioner commits to removing any dead trees as soon as reasonably possible and any replacement trees will be planted as soon as weather permits but no later than May 30, 1996. We recommend that no building permits be issued until the tree(s) are replaced to staff's satisfaction.

BLOOMINGTON PLAN COMMISSION
PRELIMINARY REPORT
Location: 3111 W. Vernal Pike

CASE NO.: PUD-70-95
DATE: December 18, 1995

PETITIONER: Name : Cowden Development
Address: 3806 W. Third St.

COUNSEL: Name : Mike Carmen
Address: 1700 N. Kinser Pike

PRELIMINARY HEARING DATE: Dec. 18, 1995
FINAL HEARING DATE: Jan. 8, 1996

REQUEST: This request is for preliminary and final plat approval of a twelve lot subdivision of 32.327 acres (to be known as Enterprise Park), and a preliminary plan amendment to allow religious institutions, offices, a shuttle service maintenance garage, auto retail, and a moving and storage company as allowed uses for this property located at 3111 W. Vernal Pike. The petitioner is also requesting a waiver of second hearing.

EXISTING USE AND DESCRIPTION: The land is currently vacant. No building construction has taken place although some grading has been done, the utilities are in place and the road has a base coat. The trees and fence have been placed, but nine of the evergreen trees have died. These trees will be replaced.

PROPOSED USE AND DESCRIPTION: Proposed is a twelve lot subdivision for this development (eight lots were originally considered). The lots range from one acre to five acres in size to accommodate the uses approved for the development. Access to this development remains the same. The entrance road will have accel/decel lanes and meet city standards for construction.

Several interested parties have approached the developer with needs for land which are not in the approved list of uses. At least two churches are interested in smaller lots. These are small congregations who have far reaching congregations and are looking for land with good access to the 37 Bypass.

In addition, a shuttle service to Indianapolis needs a building to do maintenance on their vehicles. These include vans and small buses. All of the work would be conducted in an enclosed building. No vehicles would be allowed to sit outside except for the employees vehicles during work hours.

The petitioner has intended to ask for offices to be a part of this development. However, the list of proposed uses did not include this use. Staff sees no harm in adding this use to the other allowed uses. Offices are needed for almost every

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business.

A moving and storage is also interested in moving their business to this location. In this case the trucks would be stored outside. Because of the visibility factor from both Hwy 37 and Vernal Pike, staff feels that lots 8, 10, 11 and 12 would be best for this use. The downward slope from the highway and from Vernal place these lots in a rather hidden position from Vernal and also from Vernal once the trees are established. The other lots are visible from both roads and staff is concerned that storage and vehicles as big as moving vans should be screened. The natural topography of these lots serves this purpose well.

Auto repair is allowed in several zones including CA and CG. It is a conditional use in the IL and IG zones. Staff does not feel that this is an appropriate use for this particular development. Almost every auto repair business stores cars outside. In this development, outdoor storage is not allowed. Because of this, auto repair looms as an enforcement problem.

RECOMMENDATION: Staff recommends a second hearing January 8, 1996.

Proposed conditions of approval:

- 1) The dead trees must be replaced before any plat is signed or building permit is released..
- 2) Auto repair not be added to the list of approved uses in this PUD.

MEMORANDUM

TO: Tim Mueller

FROM: ME Murphy, K. Komisarcik, T. Thornton, M. Wedekind

DATE: December 12, 1995

SUBJECT: PUD-70-95, Cowden Development, 3111 W. Vernal Pk.
Request for a preliminary and final plat approval and preliminary plan amendment of a twelve lot subdivision of 32.327 acres (to be known as Enterprise Park).

After inspecting the site and reviewing the petitioner's plans, the Planning Subcommittee of the Environmental Commission (EC) has the following comments on the behalf of the EC:

Landscape Buffer A condition of approval for the development of this site was the installation of a privacy fence and a landscaping buffer on the northwest interface of the property. The fence and the landscaping buffer was installed before a grading permit was issued on 8/25/95. However, the trees in the landscape buffer were improperly installed and not maintained. As a result, at least 15 trees are in need of replacement. The planning office has received a number of complaints regarding this issue. In addition, Don Cowden's office and his counsel were contacted a number of times requesting a remedy to this situation. In light of this concern, we recommend that no building permits be issued and that the final plat not be approved until the trees are replaced to staff's satisfaction.

PUD 70-95

PETITIONER'S STATEMENT

Several issues were raised during the first meeting on this petition. In response, Donald Cowden states:

Tree, Northwest Corner The environmental commission report noted that there remains a dead tree in the northwest corner of the property. Petitioner's agent inspected the property and did not find the tree. The on-set of incimate weather and the holiday schedule have delayed further inspections. Nevertheless, Petitioner has a landscaper under contract for the planting of trees on the property. The contract includes replacement of any trees that die over the winter. Petitioner commits to removing any dead trees as soon as reasonably possible. Any replacement trees will be planted as soon as weather permits but no later than May 30, 1996.

Northeast Corner. The owner of the duplex adjacent to this site in the northeast corner cited several concerns with trees, dirt piles and fence damage. The day following the meeting, petitioner's agent inspected this property. Based on the visible survey stakes, it appeared that a tree on the adjacent property was removed during the construction of the service road requested by City Utilities. Also, some of the dirt piled during construction had settled against the woven wire (farm-style) fence. Petitioner has inquired whether the owner desires to sell the property. If Petitioner does not purchase the property, petitioner will correct any problems caused by his construction activity. As soon as the weather permits, dirt will be moved and the tree replaced. Petitioner will meet further with the property owner and consider a modest tree buffer along the common property line. Depending on the extent of the tree buffer requested by the property owner, Petitioner will request that the owner contribute to the cost of the tree buffer. Regarding this tree buffer, Petitioner has considered that a large section of the development property between the adjacent property and the actual development lots has been reserved for Monroe County for its relocation of Vernal Pike. An extensive landscape buffer is not necessary and would be placed in the area expected to be purchased by Monroe County and the tree buffer may not be retained. Also, as the property owner acknowledged during the discussion, there is every reason to believe that the property value will go up, not down, after completion of this development and the relocation of Vernal Pike.

Permitted Uses. Petitioner withdraws his request to include auto repair in the list of permitted uses. The moving and storage company use would be restricted to lots 7-11. Office use and religious use would be permitted on any lot.


Michael L. Carmin
Attorney for Petitioner

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October 30, 1995

City of Bloomington Plan Commission
220 East Third Street
Bloomington, Indiana 47401

Re: Cowden Development - 3111 Vernal Pike Industrial Park

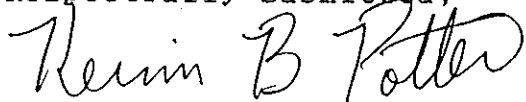
Cowden Development, located at 3606 West Third Street, Bloomington, Indiana, is requesting preliminary plat and final plat approval and preliminary plan amendment for a 32.327 acre industrial park to be known as Enterprise Park. This site was previously zoned ML/PCD and was approved September 20, 1993 as ML/PCD-38-93. This site also received preliminary plat approval and final development plan approval on May 5, 1995 as Case No. PCD-32-95.

The petitioner requests that the preliminary PCD plan be amended to allow religious institutions as an allowable use. The petitioner also requests that the plat be approved with 8 lots instead of 5 lots as previously presented. The new plat has the same road configuration as before and has been changed by dividing the former lot 1 into three lots and the former lot 4 into two lots.

All of the streets and utilities are now in place at this development. Since this project has been before the plan commission several times previously, we are requesting that this petition be heard at the next available plan commission meeting with waiver of second hearing.

This final plat shows an unplatted area along the North side of the development for the future right-of-way of the realignment of Vernal Pike. No development is proposed within this unplatted area.

Respectfully submitted,



Kevin B. Potter, P.E. & L.S.
Agent for the Petitioner - Cowden Development

Plan Commission 9-20-93 - Motion and conditions of approval

ML/PCD-38-93

Cowden Development
3111 Vernal Pike
Request for rezone from RL to ML, PCD designation, and outline
plan approval for a commercial/industrial park

***Rick Zabriskie moved approval of ML/PCD-38-93 per staff recommendations as follows:

1. Privacy fence on northwest residential interface and landscaping adjacent to it shall be completed before any grading permit is issued. Composition of the buffer shall be to staff satisfaction. Other landscaping to be completed after development of site.
2. Sidewalks are required along Vernal. Construction will be required with the first development plan approval after improvements to Vernal are completed. Permanent sidewalk variance be granted for internal streets.
3. All proposed utility, drainage, and road improvements (with the exclusion of the two proposed cul-de-sacs) shall be completed with the first development plan approval. Final site inspection is required before any occupancy permit is issued on the site.
4. Subject to Engineering review of all erosion problems identified on the site.
5. Bonding per §20.13.01.10 for all improvements.
6. The drainage flow from Bloomington Industrial Park be tested for pollutants.

Laraine Cooksey seconded. Approved 10:0

APPROVED LIST OF USES:

ML
Commercial Trade
Miniwarehouses
Trade & Business Schools excluding truck and heavy equipment operators
Building Trades Shop
Warehouses for dry goods and consumer products only
Appliance Repair
Furniture Repair
Personal Service
Professional Offices

*ML/PCD-38-93
Motion & List of Approved
Uses during rezoning.
DAN 10-95 54*

Commercial Wholesale
Building Materials (wholesale only)
Farm Products (wholesale only)
Food Products
Household Goods

Manufacturing and Processing
Apparel
Bakery, Dairy Products, and Confectionery
Clocks and Scientific Equipment
Beverages and Bottling
Research Laboratories
Motor Terminals excluding buses
Musical Instrument
Paper Products
Printing/Newspapers

MG
Manufacturing and Processing
Machinery Tool and Die
Metal Fabrication excluding stamping, forging, and foundry
Electronic Equipment

**Packet Summary of the Cowen PUD provided for Council by Council Office
in October of 1993**

Ord 93-29 would pave the way for a 33 acre commercial\ industrial park just west of the Bypass on Vernal Pike. The ordinance rezones a portion (6.23 acres) of property along the south side of Vernal Pike from RL to ML, and grants a ML\PCD and approves an outline plan for the property as a whole. The quarter circle shaped site is fronted with residential areas on the north and otherwise surrounded by areas of light manufacturing (ML).

The soil from this old farm site was removed to provide dirt for one of the SR 37 overpasses. There is a stream (in a special conservancy district) on the property that may be enclosed in pipe. Some Karst features appear to the south.

In order to accommodate the County's plan to realign Vernal Pike, the Commission shifted the entrance (which will have accel\decel lanes) to the east. The road network will have two cul-de-sacs and a stub at the western boundary.

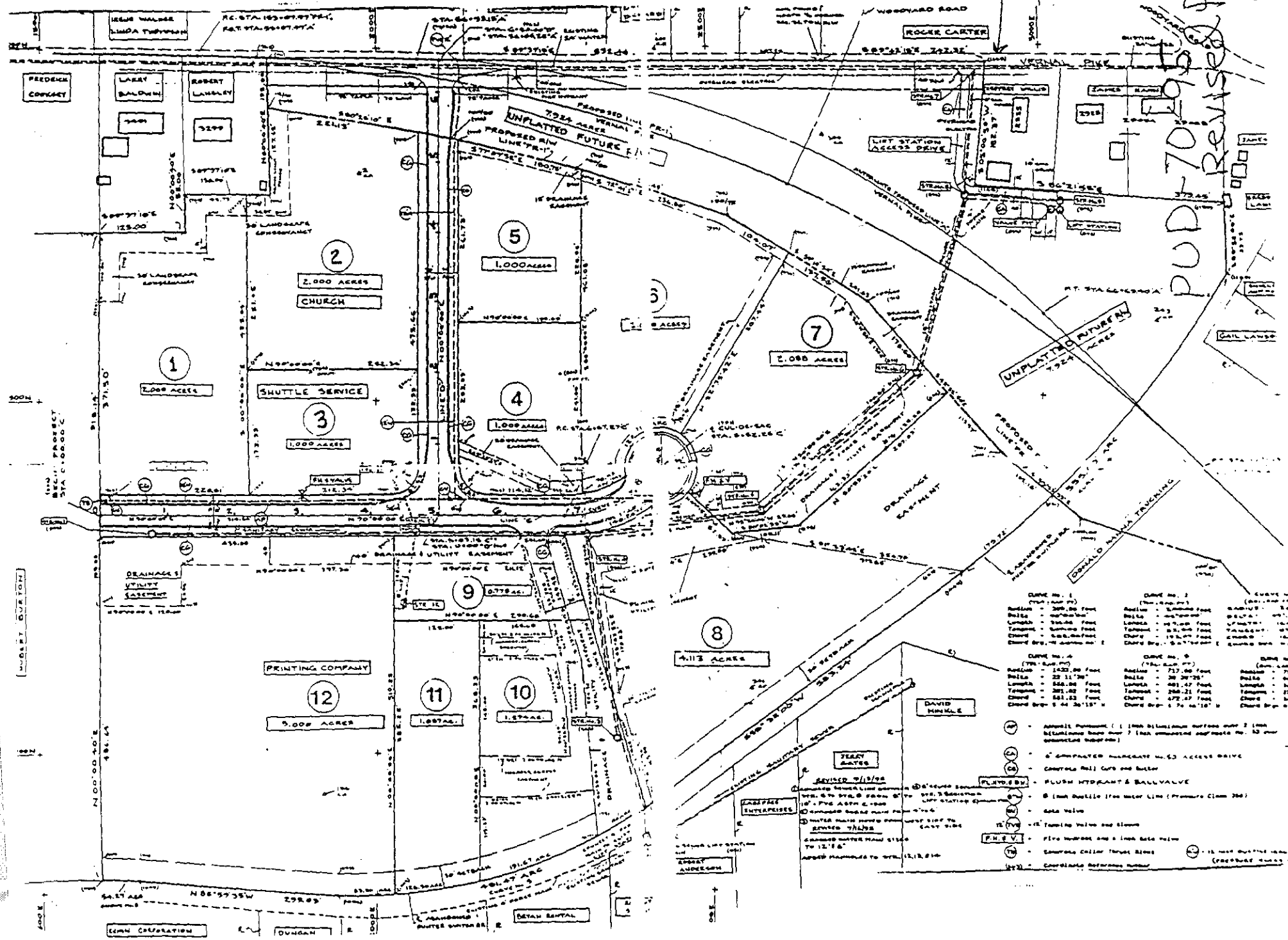
There is a selection of uses that accounts for possible noise, air pollution, and traffic generated by the site. And, although the lots are as yet undefined, the uses least compatible with the residential areas on the north are relegated to the southern boundary along the railroad tracks.

The Environmental Commission Report identified some hardwoods on southeast side of the property that should be preserved and noted Karst features south of the stream that were covered by the graded soil. Citing, among other factors, the developer's history, the report accepted the recommendation for a covered culvert rather than an open stream and recommended that performance be assured through bonding. While the likelihood of any PCB continuation was considered minimal, the report suggested testing the quality of water coming from the industrial sites to the south. And, certain debris should be removed before development begins.

The Plan Commission recommended approval subject to a list of acceptable uses and on condition that: the landscape buffering near the residential areas go up before development of the site; sidewalks will be required along Vernal Pike but not on the interior roadways; all utilities, drainage, and roadways (except the cul-de-sacs) must be completed with the first development plan approval and no occupancy permit can be granted without a final inspection; bonding will be required to assure proper implementation of erosion control measures, which will be reviewed by the Engineering Department; and, water coming from the west will be tested for pollutants.

VERNAL PIKE N

PUD 7099 Revised Plot 67



Curve No. 1 (1/4" RADIUS)	Curve No. 2 (1/4" RADIUS)	Curve No. 3 (1/4" RADIUS)
Radius = 390.00 Feet	Radius = 390.00 Feet	Radius = 390.00 Feet
Chord = 100.00 Feet	Chord = 100.00 Feet	Chord = 100.00 Feet
Chord Ang. = 14.9413°	Chord Ang. = 14.9413°	Chord Ang. = 14.9413°

Curve No. 4 (1/4" RADIUS)	Curve No. 5 (1/4" RADIUS)	Curve No. 6 (1/4" RADIUS)
Radius = 1425.00 Feet	Radius = 712.50 Feet	Radius = 712.50 Feet
Chord = 100.00 Feet	Chord = 30.00 Feet	Chord = 30.00 Feet
Chord Ang. = 4.0115°	Chord Ang. = 24.2981°	Chord Ang. = 24.2981°

- (1) - Asphalt Pavement (1" thick bituminous surface over 2" thick concrete base over 7" thick unconsolidated aggregate No. 57 over compacted subgrade)
- (2) - 6" CONCRETE ALLEYSIDE 14.50' ACCESS DRIVE
- (3) - CONCRETE (11) CURB AND GUTTER
- (4) - PLUMB HYDRANT & BALL VALVE
- (5) - 8" (100) DUCTILE IRON WATER LINE (Pressure Class 200)
- (6) - GATE VALVE
- (7) - TAPPING VALVE AND STOP
- (8) - FIRE HYDRANT AND 1.500" GATE VALVE
- (9) - SANITARY COLLAR THROUGH SLAB
- (10) - CONCRETE RETAINMENT WALL

REVISIONS

NO. 1 TO DATE 01/10/00 BY: J. S. BROWN

NO. 2 TO DATE 02/10/00 BY: J. S. BROWN

NO. 3 TO DATE 03/10/00 BY: J. S. BROWN

NO. 4 TO DATE 04/10/00 BY: J. S. BROWN

NO. 5 TO DATE 05/10/00 BY: J. S. BROWN

NO. 6 TO DATE 06/10/00 BY: J. S. BROWN

NO. 7 TO DATE 07/10/00 BY: J. S. BROWN

NO. 8 TO DATE 08/10/00 BY: J. S. BROWN

NO. 9 TO DATE 09/10/00 BY: J. S. BROWN

NO. 10 TO DATE 10/10/00 BY: J. S. BROWN

NO. 11 TO DATE 11/10/00 BY: J. S. BROWN

NO. 12 TO DATE 12/10/00 BY: J. S. BROWN

Oct. 24, 1995

City of Bloomington
Planning Department

To whom it may concern:

The So. Rogers Street Church of Christ is coming to the City Planning Department with a Subdivision & Outline Plan for the purpose of obtaining the approval to build a church on Lot #1 of the Vernal Pike Industrial Park. Lot #1 is presently 5 acres, but we are asking for it to be subdivided into 1--1 acre and 2--2 acre lots of which we have an offer to purchase one of the 2 acres.

We hope the city will understand and sympathize with our predicament and frustration of trying to buy land in or near the City of Bloomington. We have been pursuing every avenue of possible building sites from out in the country (which is normally very far out with no major utilities) to near 37 or a major road (which is astronomically expensive). We are a small congregation of about 65 members, but are slowly growing and have outgrown our present location. Because of our size, our income and purchasing power is limited. Since some of our members come from Spencer, Ellettsville, Unionville, Bedford, north Bloomington, and the majority being in town or on campus, the Vernal Pike central location is perfect.

We will be building a small brick building with a sanctuary and classrooms for about 125 people. As is the practice of most Churches of Christ, there will be no day-care facilities, gymnasium, fellowship halls, etc. We meet only three times weekly, twice being on Sunday, except for Gospel Meetings we hold twice a year. Our times of worship would not restrict or interfere with any surrounding business.

We hope the city will take this under consideration and give their blessing to our requests.

Sincerely,

Brenda Jo Reymann

Brenda Jo Reymann
Member & Realtor
for the So. Roger
Church of Christ



November 30, 1995

City Zoning and Planning
Showers Complex
Bloomington, IN 47401

To Whom It May Concern:

We would like to ask to expand the accepted uses on Vernal Pike Industrial Park, now called Enterprise Park.

Bloomington Shuttle Service has made an offer on an acre of ground in this park. My paper work shows Motor and Bus Terminals as an accepted use. I am told, however, that Bus Terminals were excluded. We need clarification on this use. The shuttle service will build a maintenance building rather than a "bus terminal". The public will not board buses at this location. The facility will be used as a maintenance facility only. At the present time, Bloomington Shuttle has vans and "cube vans" rather than the "Greyhound" type bus. However, they may desire in the future to own that type vehicle and do want to be able to service them at this location.

We also would like to have approval for Religious Organizations to locate in the park, at least on the ground adjoining the residential properties.

A Moving and Storage company has shown some interest in this park. My list shows warehouse facilities as an accepted use. If this does not include a moving and storage business, we would like this use included as well.

Lastly, we would like to include automotive repair businesses as an accepted use. Presently, many other types of repair facilities are included, but nothing specifically includes auto repair.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Bill Holdeman".

Bill Holdeman
Realtor Representing
Don Cowden

A handwritten signature in cursive script that reads "Don Cowden".

Don Cowden
Petitioner

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