

ORDINANCE 93-48
TO GRANT BL/PCD DESIGNATION AND OUTLINE PLAN APPROVAL
Re: 4021 W. 3rd St.
(Mark McAlister & James Hammond, Petitioners)

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, BL/PCD-58-93, and recommended that the petitioners, Mark McAlister and James Hammond be granted PCD designation and outline plan approval 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 and pursuant to Chapter 20.13 of the Bloomington Municipal Code, that an outline plan be approved and the property designated a Planned Commercial Development. The property is located at 4021 W. 3rd Street and is further described as follows:

A part of the Northeast quarter of the Northwest quarter of Section One (1), Township Eight (8) North, Range Two (2) West, in Monroe County, Indiana, bounded and described as follows: Beginning at a point that is 223.03 feet west and 333.0417 feet south of the northeast corner of said quarter quarter said point beginning at the southwest corner of the tract of land heretofore conveyed to James Ross Williams, Jr., and others, as set out in Deed Record 146 at page 495 of the records of the Recorder of Monroe County, Indiana; thence north two hundred ninety six and seventy seven hundredths (296.77) feet along the west line of the tracts conveyed to James Ross Williams, Jr. and others, in Deed Record 146 at page 495 of the records of the Recorder of Monroe County, Indiana, and the Ohio Oil Company, as described in deed set out in Deed Record 142 at page 152 of the records of the Recorder of Monroe County, Indiana, and to the south right-of-way line of State Highway 48; thence running north eighty-nine (89) degrees and two (2) minutes west over and along the said south right-of-way line for a distance of one hundred twenty (120) feet; thence running west and continuing over and along said south right-of-way line of Highway 48 for a distance of one hundred seventy (170) feet; thence running south for two hundred ninety nine and seventy-one hundredths (299.71) feet on a line twenty (20) feet west of and parallel to the west line of the tract conveyed to Rueff and Poertner in Deed Record 167 at page 497 of the records of the Recorder of Monroe County, Indiana to the south line of a twenty (20) foot easement running east and west; thence running north eighty-nine (89) degrees twenty-five (25) minutes east over and along the said South line of the said twenty (20) foot easement for a distance of one hundred seventy (170) feet; thence running north eighty-nine (89) degrees eleven (11) minutes east for a distance of one hundred twenty (120) feet to the place of beginning for a total of 2.0 acres.

SECTION II. The Outline Plan shall be attached hereto and made a part thereof.

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 1st day of December, 1993.

Jack W. Hopkins

JACK W. HOPKINS, President
Bloomington Common Council

ATTEST:

Patricia Williams
PATRICIA WILLIAMS, Clerk
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe
County, Indiana, upon this 2nd day of December,
1993.

Patricia Williams
PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this 7th day of December,
1993.

Tomilea Allison
TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

This ordinance grants PCD designation and outline plan
approval to allow a specific list of uses in an existing 29,000
square foot building located at 4021 W. 3rd St.

Signd copies to:
Recreation
Planning

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 93-48 is a true and complete copy of Plan Commission Case Number BL/PCD-58-93 which was given a recommendation of approval by a vote of 9 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on November 1, 1993.

Date: November 3, 1993

Timothy A. Mueller
Planning Director

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
Petitioner: Mark McAlister and James Hammond
Case No: BL/PCD-58-93
Location: 4021 West Third Street, Bloomington, IN 47401
Subject: PCD Designation and Outline Plan to allow a specific list of uses in an existing 29,000 square foot building

On November 1, 1993 the Bloomington Plan Commission approved the above mentioned proposal for PCD designation and outline plan approval for the Highland Village IGA store located at 4021 W. 3rd St. The plan involves a list of uses that expand the BL zone list of uses, a landscape plan, and setback areas established around the perimeter of the parking area. Part of the building would be used as a Big Red branch liquor store and a Full-of-Pep Rental and Appliance store. The list of proposed uses is as follows:

COMMERCIAL RETAIL

antiques
apparel
appliance stores, small
arts and crafts
auto parts/supplies, new
bakery
bicycle shop
books, newsstand
dairy products
drugstore, sundry
farm produce
florist shop
furniture and appliances
gift shop
grocery and meats
hardware
jewelry
liquor store
sporting goods
used merchandise
variety store
video store

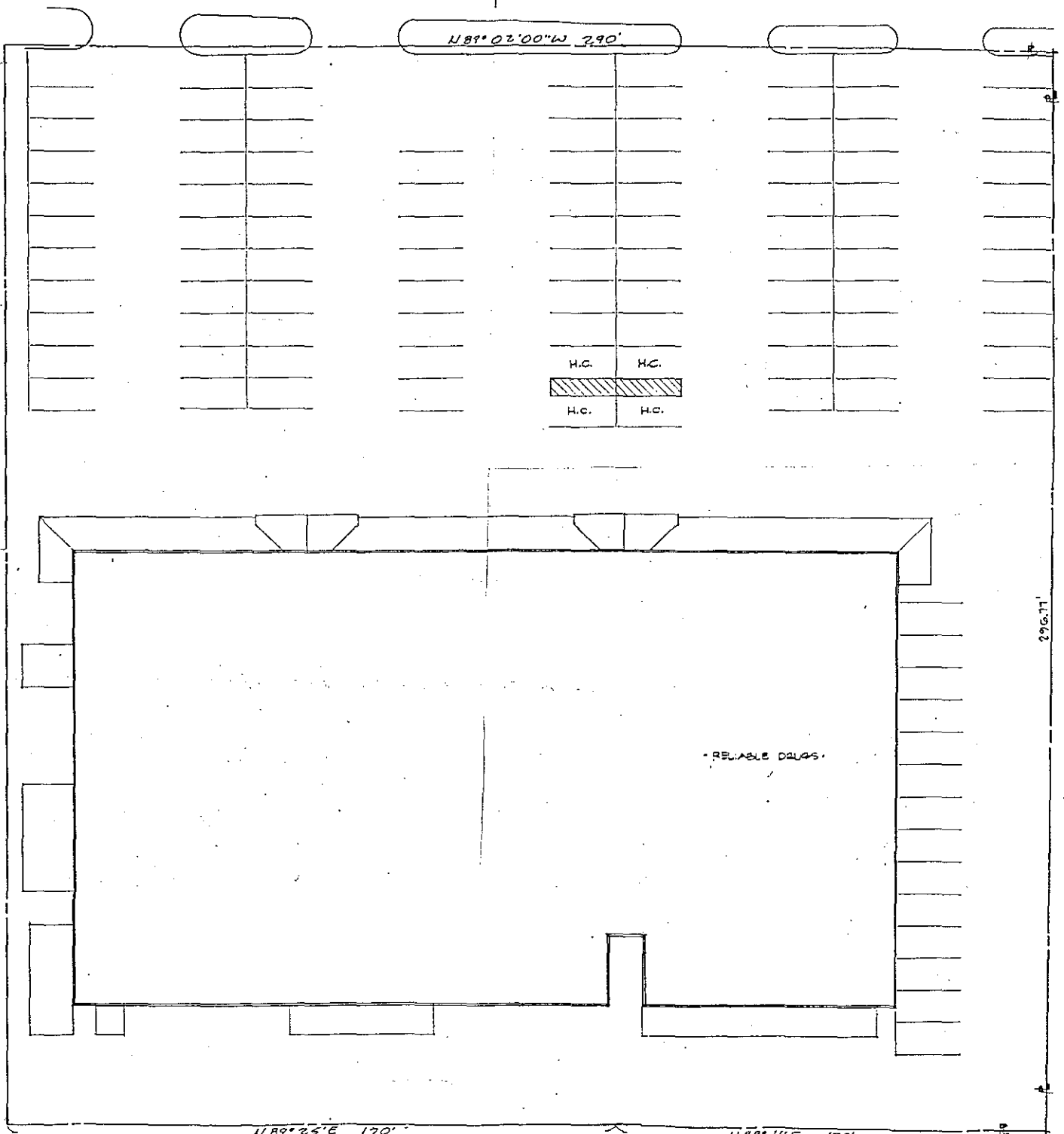
COMMERCIAL TRADE

appliance repair, small
banks, branch
business service
business and professional office

candy, confectionery
eating, drinking (rest.) (limit 3000 sq. ft. of the total bldg.
area)
laundry and dry cleaning (pick up only)
printing (job, service)

Approval was granted with the condition that any of the above
uses are allowed as long as the minimum parking requirement is
met.

STATE ROAD 48 WEST



SITE PLAN
SCALE: 1/4" = 1'-0"



Site Plan
BL/PCD-58-93

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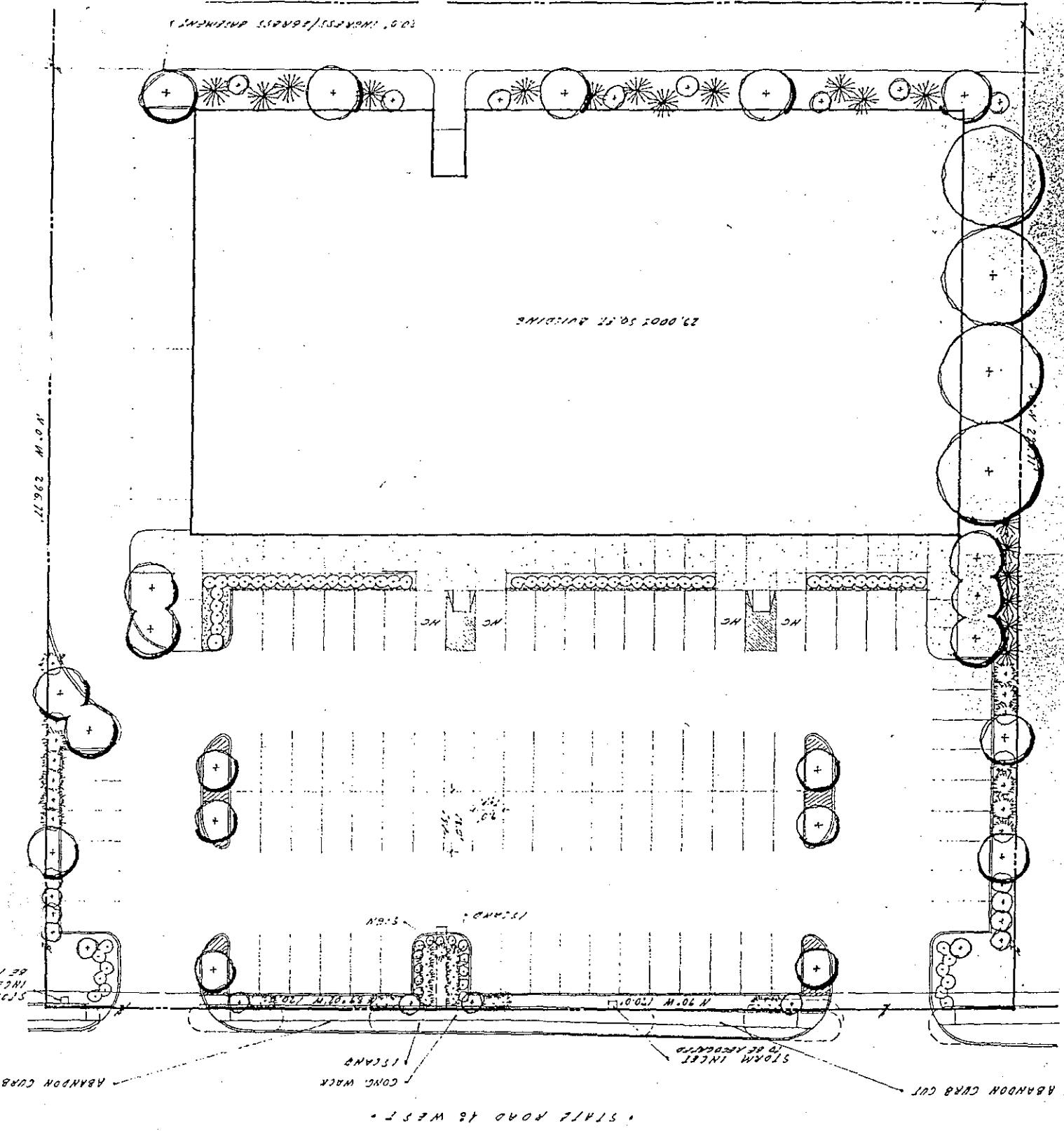
200' WIDE STREET FRONTAGE

N 27.25' E 170.0'

27,000 SQ. FT. BUILDING

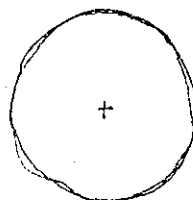
W 20' W 296.17'

N 27.25' E 170.0'



BL/PCD-58-93 22
 Site Plan and
 Landscape Plan

PLANT MATERIAL LEGEND:



DECIDUOUS SHADE TREE
(RED MAPLE, SWEET GUM, ASH)



DECIDUOUS ORNAMENTAL TREE
(HAWTHORNE, CRABAPPLE, DOGWOOD)



DECIDUOUS SHRUB (SHRUB DOGWOOD, VIBURNUM, BURNING BUSH)



DECIDUOUS SHRUB (BARBERRY, SPIREA, COTONEASTER)



EVERGREEN TREE (SPRUCE, PINE)



EVERGREEN SHRUB (ARBORVITAE, HEMLOCK)



EVERGREEN SHRUB (YEW, HOLLY)



ANNUALS (MUMS, BEGONIAS, ETC.)



GROUNDCOVER (EUNYMIUS, VIOLA MINOR)