

Committee 6-21  
Final 70

ORDINANCE 91 - 20  
To Amend the Outline Plan  
Re: Winslow Plaza (Northeast Corner of Henderson & Winslow)  
(Kenton Robinson)

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-12-91, and recommended that the petitioner, Kenton Robinson, be granted an amendment to the outline plan and request that the Common Council consider his petition for outline plan amendment on certain property.

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 amendment be approved for Winslow Plaza located at the northeast corner of Henderson Street and Winslow Road. The property is further described as follows:

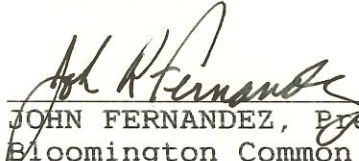
Part of the southwest quarter of the southeast quarter of Section 9, Township 8 North, Range 1 West, Monroe County, Indiana, more particularly described as follows:

Commencing at the northwest corner of said quarter quarter section, said corner being a 5/8" rebar with yellow plastic cap set this survey; thence on and along the west line of said quarter quarter section SOUTH 0 degree 15 minutes 22 seconds East (assumed bearing) 688.45 feet; thence NORTH 90 degrees 00 minutes 00 seconds East, 40.00 feet to the east right-of-way line of Henderson Street, said corner marked by a 5/8" rebar with yellow plastic cap set, and being the point of beginning; thence continue NORTH 90 degrees 00 minutes 00 seconds East, 472.45 feet to the west line of Henderson Court (Book 264 page 348, Office of the Recorder) and marked by a 5/8" rebar with yellow plastic cap set; thence SOUTH 1 degree 41 minutes 30 seconds West, 630.27 feet on and along the west line of Henderson Court to the south line of said quarter quarter section and a railroad spike set this survey; thence on and along said south line NORTH 90 degrees 00 minutes 00 seconds West, 451.00 feet to a railroad spike set on the east right-of-way line of Henderson Street and said point being 40.00 feet East of the southwest corner of said quarter quarter section; thence on and along said east right-of-way NORTH 00 degrees 15 minutes 22 seconds West, 630.00 feet to the point of beginning, containing 6.67 acres, more or less and subject to any legal rights of way and easements.

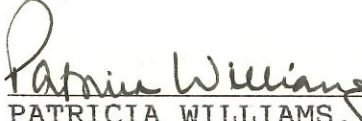
SECTION II. The Outline Plan Amendment, as recommended by the Plan Commission, shall be attached hereto and made a part hereof.

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.

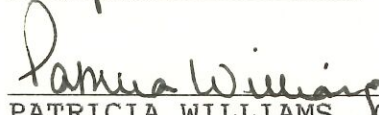
PASSED and ADOPTED by the Common Council of the City of  
Bloomington, Monroe County, Indiana, upon this 3rd day of  
April, 1991.

  
JOHN FERNANDEZ, President  
Bloomington Common Council

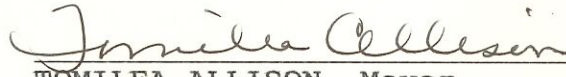
ATTEST:

  
PATRICIA WILLIAMS, City Clerk

PRESENTED by me to the Mayor of the City of Bloomington,  
Monroe County, Indiana, upon this 4th day of  
April, 1991.

  
PATRICIA WILLIAMS, City Clerk

SIGNED and APPROVED by me upon this 9th day of  
April, 1991.

  
TOMILEA ALLISON, Mayor  
City of Bloomington

SYNOPSIS

This amendment to the outline plan allows a 5600 sq. ft. home  
improvement/hardware store in the existing PCD center.

SIGNED COPIES; PLANNING, PETITIONER

March 8, 1991

To: Common Council  
From: Planning Dept.  
Re: BL/PCD-12-91 (Kenton Robinson, Winslow Plaza)

An amendment to the outline plan for Winslow Plaza was approved by the Plan Commission at its February 18, 1991 meeting. The amendment allows a 5600 sq. ft. home improvement/hardware store in the main structure of the center. The use was previously approved but was exchanged in 1990 for approval of the White House Flowers outlot construction.

The amendment was approved with the following conditions:

1. No outside storage;
2. Petitioner to work with staff to integrate the existing site/landscaping plan with the approved plan;
3. Petitioner to work with the staff who will work with the Design Committee to develop some additional recommendations with regard to the site and building issues, integrating some additional landscaping together with recommended color schemes which the Committee might feel could enhance the development and with any other architectural recommendations recommended in their letter which is attached.

18 February 1991

Tim Mueller  
Planning Department  
City of Bloomington  
220 E. 3rd St.  
Bloomington, IN 47401

RE: Winslow Plaza

Dear Tim:

Per your request, the Design Committee of the Commission for Bloomington Downtown has reviewed the Winslow Plaza project for general design and landscaping issues. Our review is based primarily on compatibility, specifically focusing on landscaping, color, and signage.

In light of our review we offer the following comments:

#### SITE ISSUES

1. Current landscaping application is positive; however, it could be improved with the addition of more mature trees, with emphasis on the central drive.
2. Introduce landscaping/planters near storefront, possibly integrating existing building materials (i.e. split face block as planter bases).

#### BUILDING ISSUES

1. Look at color schemes that would be more compatible with the surrounding context and provide a cohesive scheme within the project itself.
2. The individual storefront signage could be enhanced further with the addition of defined signage areas that would emphasize the individual store identity (i.e. individual plaques upon which existing signage could be mounted).
3. The split faced block could be used at the storefronts to integrate them with the line as building mass (perhaps appropriate for any building additions).

The issues addressed have promise of improving the invitational quality of the project, therefore attracting more customers and consequently making this a more economically viable enterprise.

If we may be of any further service, please contact us.

Design Committee  
Commission for Bloomington Downtown

\*\*\*ORDINANCE CERTIFICATION\*\*\*

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 91-20 is a true and complete copy of Plan Commission Case Number BL/PCD-12-91 which was given a recommendation of approval by a vote of 8 Ayes, 2 Nays, and      Abstentions by the Bloomington City Plan Commission at a public hearing held on February 18, 1991.

Date: March 8, 1991

Timothy A. Mueller  
Tim Mueller, Secretary  
Plan Commission

Received by the Common Council Office this 11<sup>th</sup> day of March, 1991,

Patricia Williams  
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 X

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)