

ORDINANCE 88 - 2

To Amend the Zoning Maps from RS to BA/PCD
And Grant Outline Plan Approval
RE: Southwest Corner S.R. 45 & 37
(Bill Brown)

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, BA/PCD-65-87, and recommended that the petitioner, Bill Brown, be granted an amendment to the Bloomington zoning maps and request that the Common Council consider their petition for rezoning of 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 that the zoning be changed from RS to BA/PCD for property located at the Southwest corner of S.R. 45 and S.R. 37 (17 acres directly south of the originally approved PCD), and more particularly described as follows:

A part of the Northeast quarter of the Southeast quarter of Section 12, Township 8 North, Range 2 West, Monroe County, Indiana, and more particularly described as follows: Beginning at the intersection of the West right-of-way line of State Road 37 as it exists and the North line of Leonard Springs Addition, said point being 1683.93 feet North and 120.65 feet West from the Southeast corner of the Southeast quarter of said Section, thence along the North line of said Subdivision, being the North line of Lots 50, 49, 48, 47, 46, 45, and 44, South 87 degrees 50 minutes 56 seconds West (Subdivision plat bearing South 87 degrees 30 minutes West) 772.10 feet to the Northeast corner of Lot 43 in said subdivision, thence leaving said North line North 02 degrees 56 minutes 27 seconds West 360.00 feet to the Northeast corner of a 0.91 acre tract, thence South 87 degrees 50 minutes 56 seconds West 226.00 feet along the North line of said 0.91 acre tract to the Northeast corner of Lot #5 in Leonard Springs Second Addition, thence along the East line of said Subdivision being the East line of Lots 4, 3, 2, and 1 North 02 degrees 56 minutes 27 seconds West 620.26 feet to the North line of the Northeast quarter of the Southeast quarter, thence leaving said East line and along said North line North 87 degrees 15 minutes 39 seconds East 1025.27 feet to the West right-of-way line of State Road 37, as it now exists, thence leaving said North line and along said right-of-way line the following two courses and distances: South 01 degree 01 minute 37 seconds West 724.72 feet, thence South 07 degrees 49 minutes 59 seconds East 268.40 feet to the point of beginning. Containing 20.67 acres, more or less.

SECTION II. 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 that the above designated property be designated a Planned Commercial Development.

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

SECTION IV. 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 17 day of February, 1988.

Pam Service
PAM SERVICE, President
Bloomington Common Council

ATTEST:

Patricia Williams
PATRICIA WILLIAMS, City Clerk

PRESENTED by me to the Mayor of the City of Bloomington,
Monroe County, Indiana, upon this 18 day of Feb, 1988.

Patricia Williams
PATRICIA WILLIAMS, City Clerk

SIGNED and APPROVED by me upon this 18th day of
February, 1988.

Tomilea Allison
TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

The petitioner (Bill Brown) proposes a Planned Commercial Development on this site at the southwest corner of S.R. 45 and S.R. 37 with business and light industrial uses for most of the approximately 21 acre site. A 150' strip along the residential perimeter would be given to the neighbors as a buffer.

Signed Copy 2/24/88
Planning
Petitioner

****ORDINANCE CERTIFICATION****

In accordance with IC 18-7-4-508, I hereby certify that the attached Ordinance Number _____, is a true and complete copy of Plan Commission Case Number BA/PCD-65-87 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 January 11, 1988.

Date: January 15, 1988,

Timothy A. Mueller
Planning Director
Tim Mueller, Secretary
Plan Commission

Received by the Common Council Office this 15 day of January 1988.

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 <u>X</u> _____	Investments _____	Short-Term Borrowing _____
New Fees _____	Annexation _____	Other _____

Change of zone from RS to BA/PCD with outline plan approval.

If the legislation directly affects City funds, the following must be completed by the City Controller:

Cause of Request:

Planned Expenditure _____
Unforeseen Need _____

Emergency _____
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. It is not in the City's incorporated limits.

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)

Agency submitting legislation Planning Department

By Timothy Mueller Date 1/15/88