

ORDINANCE 88 - 22

To amend the Zoning Map from MQ to MP
and Grant Outline Plan Approval and PCD Designation
RE: Northeast corner of Fullerton Pike & S.R. 37
(Bill Brown)

Withdrawn
by petitioner
7/6/88

re submitted by
petitioner
7/27/88

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, PCD-36-88, 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 MQ to MP for property located at the Northeast corner of Fullerton Pike and S.R. 37, and more particularly described as follows:


A part of the outhwest quarter of Section 18, Township 8 North, Range 1 West, Monroe County, Indiana, described as follows: Beginning at the intersection point of the North line of said Southwest quarter with the East right of way of Indiana State Road 37, said intersection point being 295.02 feet East of the Northwest corner of said Southwest quarter, thence over and along the East right of way of said Indiana State Road 37 by the following courses and distances: S00°-12'-00"E, 319.27 feet; Southeasterly 703.19 feet on an arc to the left having a radius of 5564.58 feet, said arc being subtended by a long chord bearing S03°-49'-13"E, 702.72 feet; S05°-01'-18"E, 292.53 feet; Southeasterly 1267.10 feet on an arc to the left having a radius of 5584.58 feet, said arc being subtended by a long chord bearing S16°-56'-26"E, 1264.38 feet; S69°-00'-47"E, 215.43 feet; S89°-15'-30"E, 495.98 feet; S00°-14'-08"E, 35.01 feet, more or less, to the South line of said Southwest quarter, thence East over and along the South line of said Southwest quarter for a distance of 525.0 feet, thence North for a distance of 2640.0 feet to the North line of said Southwest quarter, thence West over along the North line of said Southwest quarter for a distance of 1664.19 feet to the place of beginning. Containing 90.89 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 August, 1988.


PAM SERVICE, 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 18 day of August,
1988.


PATRICIA WILLIAMS, City Clerk

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


TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

Petitioner (Bill Brown) proposes a 90 acre industrial park
on this site at the Northeast Corner of Fullerton Pike and
S.R. 37.

*Signed copies to: planning
petitioner*

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number _____, is a true and complete copy of Plan Commission Case Number PCD-36-88 which was given a recommendation of approval by a vote of 6 Ayes, 4 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on June 6, 1988

Timothy A. Mueller
Planning Director

Date: June 9, 1988,

Tim Mueller, Secretary
Plan Commission

Received by the Common Council Office this 9 day of June, 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 _____

MQ to MP/PCD with outline 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.

This site is outside 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 Dept.
By Timothy Mueller Date June 9, 1988

CONDITIONS OF APPROVAL FOR BROWN INDUSTRIAL PARK - FULLERTON PIKE

1. Eliminate hotel/restaurant
2. Limit mail order/retail to
 - one only
 - maximum retail 3,000 sq. ft.
 - minimum mail order 12,000 sq. ft.
 - retail limited to products distributed by mail order component of business
3. Road access north and east - location to be determined at development plan
4. Fullerton access to be 390' east of east edge of northbound 37 pavement
5. Upgrade Fullerton from east end of entrance improvements to 3 lanes and improved pavement specifications
6. The design standards in the packet will govern development plan approval by Plan Commission. MP landscape requirements apply.

Motion for approval carried 6-4 (no's were: Behnke, Bonnell, Cooksey, Kiesling)