

To amend the zoning map from RL and RS to ML/PCD and approve an outline plan for Planned Commercial Development  
RE: 4140 Vernal Pike  
(Dunn/Ferguson)

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, ML/PCD-10-87, and recommended that the petitioner, Dunn/Ferguson, be granted an amendment to the Bloomington zoning maps and request 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 RL and RS to ML/PCD for property located at 4140 Vernal Pike and more particularly described as follows:

A part of the Southeast quarter of Section Twenty-five (25), Township Nine (9) North, Range Two (2) West, bounded and described as follows, to-wit: Beginning at a point on the South line thereof, 254 feet West of the Southeast corner of said quarter section, running thence West to a point 133 rods, thence North 55 rods; thence East 135 rods to the East line of said quarter section, thence South on said East line to a point 515 feet North of the said Southeast corner of said quarter section, thence West and parallel with the South line of said quarter section 254 feet, thence South and parallel with the East line of said quarter section, a distance of 515 feet to the point of beginning, containing 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 1 day of April, 1987.

*Timothy Mayer*  
TIMOTHY MAYER, 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 2 day of April, 1987.

*Patricia Williams*  
PATRICIA WILLIAMS, City Clerk

SIGNED and APPROVED by me upon this 3 day of April, 1987.

*Tomilea Allison*  
TOMILEA ALLISON, Mayor  
City of Bloomington

SYNOPSIS

This Ordinance rezones 86 acres on the north side of Vernal Pike from RL and RS to ML, approves an outline plan for light industrial development, and designates the 89 acres a Planned Commercial Development.

*Suppl copies 4/6/87*

*Planned  
Commercial*

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

In accordance with IC 18-7-4-508, I hereby certify that the attached Ordinance Number 87-13 is a true and complete copy of Plan Commission Case Number ML/PCD-10<sup>87</sup> which was given a recommendation of approval by a vote of 9 Ayes, 0 Nays, and 1 Abstentions by the Bloomington City Plan Commission at a public hearing held on February 27, 1987.

Date: \_\_\_\_\_,

Tim Mueller, Secretary  
Plan Commission

Received by the Common Council Office this 17 day of March,

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 _____

Change of zone from RL and RS to ML/PCD and approve plan for PCD.

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)

Agency submitting legislation \_\_\_\_\_ Planning Department

By Tim Mueller Date 3-11-87

Conditions of Approval imposed by Plan Commission on March 2, 1987:

1. List of uses as ammended by staff.
2. Areas of steep slopes (over 15% grade) are not to be developed without approval of Development Plan including detailed grading plan. This plan must incorporate a design that adopts any proposed buildings to the topography of the site without excessive tree clearance and cut or fill requirements.
3. The dimensional and building and parking setback requirements applicable in the ML zone shall apply to this development for each individual building site.
4. Details of intrastructure improvements will be deferred to development plan stage. (Internal road ROW and standards, utility placement, storm water detention).
5. This approval also includes subdivision of the 20 acre parcel with house from the 86 acre tract.
6. 40' from centerline ROW dedication will be required along Vernal except for the subdivided tract with the house. A 40' drainage and utility easemet will be required now along the subdivided tract with house. Future development of this 20 acres will require the full ROW dedication.
7. Only access to the project will be via a proposed road. One problem with the ML zone is that it includes a wide range of business uses both retail and commercial. Although the staff is supportive of industrial development, Vernal Pike is not viewed as an appropriate place for commercial strip development due to the characteristics of the road. Because of this the petitioner has proposed in addition to their prior committment they would be allowed to do things ONLY in adjunction with industrial uses.
8. Letter from Plan Commission to appropriate authorities urging cooperation with petitioner making road improvements; including possible use of Westside Industrial Funds.

List of Uses Approved by Commission March 2, 1987

ML Manufacturing- Light

20.07.05.00 Business

A. Commercial, Retail

1. Appliance Stores, Small
2. Arts and Crafts
3. Auto/ Truck/ Marine Sales
4. Auto Parts/ Supplies, New
5. Bicycle Shops
6. Dairy Products
7. Drugstore, Sundry
8. Farm Equipment
9. Grocery and Meats
10. Hardware
11. Mobile Home Sales
12. Motorcycle Sales
13. Used Merchandise
14. Variety Store

These uses as adjunct to Wholesale Manufacturing or Warehouse Facility.  
(See definition on page 2.)

(Not to exceed Three Thousand (3,000) feet of Retail per unit)

B. Commercial Trade

1. Appliance Repair (Small)
2. Auto Repairs- all major overhaul, body and fender work, upholstery and welding shall be conducted within a completely enclosed building and all spray painting shall be conducted within an approved spray booth and provided further, that no outdoor storage of automobile parts, discarded tires, or similat materials, or outdoor storage of more than three wrecked or temporarily inoperable motor vehicles awaiting repairs shall be permitted.
3. Auto Storage Yards- special exception
4. Banks (Branch)
5. Business Service
6. Business and Professional Office
7. Candy, Confectionary
- 8.
9. Furniture Repair
10. Gasoline Service Station
11. Laundry and Dry Cleaning
12. Personal Service
13. Recreation
14. Schools (Trade and Buainess)
15. ~~Taxi Stands~~
16. Tire Recapping- special exception
17. Theaters, Drive- In- special exception
18. Building Trades Shops
19. Warehouses
20. Warehouses (mini)

*Special Exception*

C. Commercial, Wholesale

1. Building Material
2. Farm Products
3. Food Products
4. Farm Supplies
5. Household Goods

MI Manufacturing- Light

20.07.06.00 Industrial

A. Manufacturing/ Processing

1. Apparel
2. Bakery, Dairy Products, Confectionary
3. Beverage, Bottling
4. Chemicals and Chemical Products- manufacture of products from already prepared chemical materials
5. Clock, Scientific Instruments
6. Furniture- custom shops, upholstery shops and small furniture manufacturing may be permitted in the ML zone by the plan Commission
- ~~7. Meat, Poultry, Seafood processing or freezing of dressed meat and poultry permitted in all zones, slaughter or dressing must occur in special permitted zone of the Plan Commission and is permitted only in the ML zone~~
8. Musical Instruments
9. Paper Products
10. Printing/ Newspaper
11. Research Laboratories

B. Industrial, Non- Processing

1. Motor and Bus Terminals- Manufacture or storage Only.
2. Warehouse, Storage

20.07.07.00 Institutional

B. Utilities

1. Communication Transmission
2. Storage

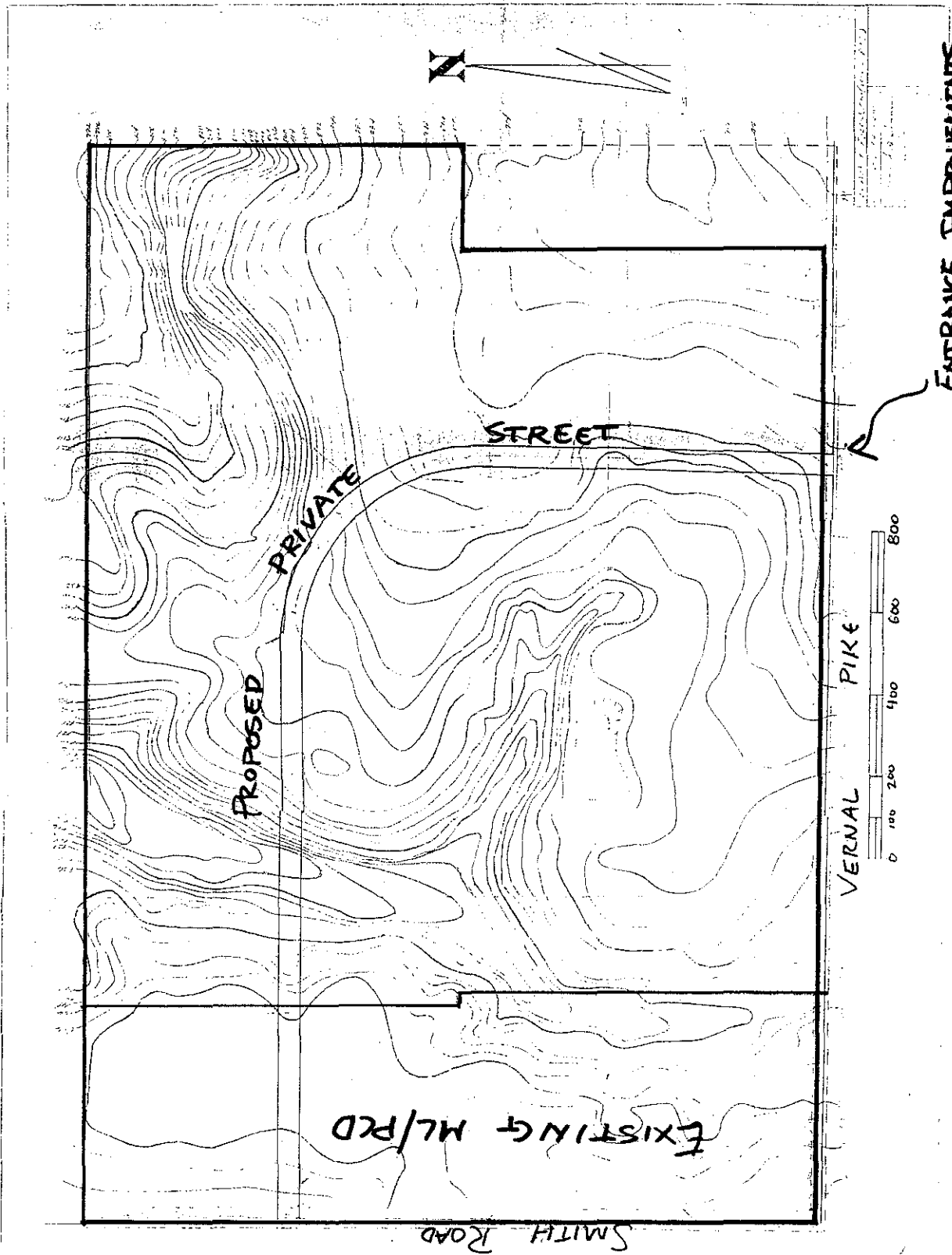
Auto Repair --

Tire Recapping ---  
Theatre Drive-In --- SPECIAL EXCEPTIONS- To be allowed at Auto Storage Yards ---the discretion of the Plan Commission after review.

Definition of Adjunct - Something joined to something else, but in a subordinate position. Not a principal use.

(1)

(2)



ENTRANCE IMPROVEMENTS  
TO COUNTY SPECIFICATIONS

ML/RD-10-87  
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