

ORDINANCE 86 - 32

To Amend the Zoning Maps from MQ to ML/PCD  
and Grant Outline Plan Approval  
RE: Southeast Corner of S.R. 37 and Tapp Road

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-25-86, and recommended that the petitioner, Winger/Stolberg Group, 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 18-7-4 that the zoning be changed from MQ to ML/PCD for property located at the Southeast corner of S.R. 37 and Tapp Road and more particularly described as follows:

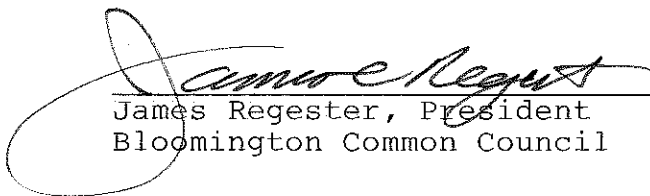
A part of the Northwest Quarter of Section 18, Township 8 North, Range 1 West, Monroe County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of said Northwest Quarter thence East along the north line of said Northwest Quarter 1765 feet; thence South 1130 feet; thence West 1765 feet and to the west line of said Northwest Quarter; thence North along said west line 1130 feet to the point of beginning, excepting therefrom State Road 37 right-of-way and Tapp Road right-of-way, containing 37 acres more or less.

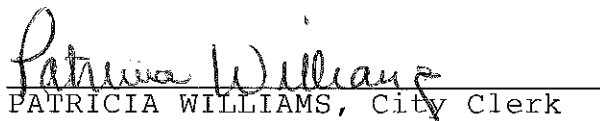
SECTION II. Through the authority of IC 18-7-4 and pursuant to Chapter 20.13 of the Bloomington Municipal Code, that an outline plan be approved and that the above designated property be designated a Planned Commercial Development.

SECTION III. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

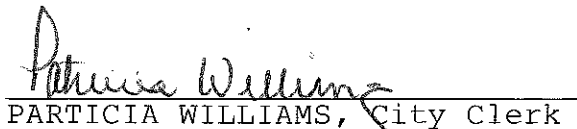
PASSED and ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 18<sup>th</sup> day of June, 1986.

  
James Regester, President  
Bloomington Common Council

ATTEST:

  
PATRICIA WILLIAMS, City Clerk

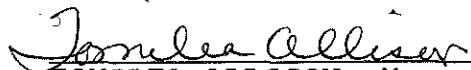
PRESENTED by me to the Mayor of the City of Bloomington, Monroe County Indiana, upon this 19 day of June, 1986.

  
PARTICIA WILLIAMS, City Clerk

*6/20/86  
1. Planning  
2. Winger/Stolberg  
3. 4/19 memo/ord*

*2. Pat Regester  
3. ...*

SIGNED and APPROVED by me upon this 19 day of  
June, 1986.

  
TOMILEA ALLISON, Mayor  
City of Bloomington

SYNOPSIS

Petitioners (Wininger/Stolberg Group) propose construction of the Tapp Industrial Growth Center on the 37 acre tract at the southeast corner of State Road 37 and Tapp Road. The park will provide lots in the range of 1-5 acres for a variety of industrial and warehousing uses.

- \* After first reading was given this rezoning request, was withdrawn by Wininger/Stolberg. Bob Dunn representing the property owner is now part of the discussion process

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

In accordance with IC 18-7-4-508, I hereby certify that the attached Ordinance Number 86- , is a true and complete copy of Plan Commission ML/PCD 25-86 Case Number which was given a recommendation of approval by a vote of 6 Ayes, 3 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on June 2, 1986

*Tim Mueller*

Date: June 4, 1986  
 Tim Mueller, Secretary  
 Plan Commission

Received by the Common Council Office this 4 day of June,  
*Patricia Williams*  
 Patricia Williams, City Clerk

Appropriation Ordinance # _____	Fiscal Impact Statement # _____	Resolution# _____
Ordinance		
<u>Type of Legislation:</u>		
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 _____

MO to ML/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 \_\_\_\_\_ 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. The property 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 Tim Mueller Date June 4, 1986

CONDITIONS OF APPROVAL FOR WININGER STOLBERG

1. Fleet service as elaborated in letter of May 15
2. all retail uses excluded
3. 60' setback from 37 will remain undisturbed until development plan approval on each lot - then Plan Commission will determine whether it will be retained or whether a better landscaping and architectural proposal will be substituted.
4. architectutrual committments and screening of outside storage will be enforced by Plan Commission in development plan approvals.
5. Access improvements, initial grading and road and utility installation will require development plan approval; subsequently, development plan approval will be required for specific developments on each lot or group of lots.
6. Site Plan details not shown on outline plan - sidewalks, grade details, drainage facilities, etc., will be determined at development plan approval.
7. The entrance will be improved with a left turn lane and accel and decel lanes, opposite the access for the development north of Tapp Road. It may be located 25 feet east of the originally approved location, at the origianl grade, if both developments concur; in any case, Tapp Road will be reconstructed (4" asphalt, 9" base) as needed to achieve acceptable sight distance for 45 MPH.
8. County should concur on access before final council vote.
9. Cost of water line in Tapp will be shared with development across Tapp Road per utility regulations.
10. Cost of sanitary sewer line from existing line to Tapp Road will be split with development across Tapp Road.
11. Easement for above sewer line will be implemented upon outline plan approval and PCD designation.

USE OUTLINE OF PROPOSAL  
Hertz/Penske Fleet/Service  
Facility to be located in Bloomington, Indiana

- A. Reason to locate facility in Bloomington  
Attempt to reduce R.C.A. transportation cost
- B. Improvements for facility
  - 1. 3 a. fenced, paved site
  - 2. Approximately 6,000 square feet service building
- C. Use of site and building
  - 1. General - light service, filters, fuel, clean, lights, air connection and lines, scheduled maintenance inspections  
No major engine or body repair, outside maintenance or freight handling
  - 2. Site - Storage of equipment between usage awaiting maintenance and ready line
  - 3. Building - Maintenance and washing of equipment, work inside building, parts storage, crew room and office for operational personnel
- D. Facility designed to handle 30-35 tractors
  - 10 - 15 tractor "yard houses"
  - 15 - 20 tractors for over road use
  - 5 - 10 trailer maintenance lines
  - Driver and maintenance personnel parking
- E. Operation hours
  - 6:00 a.m. to 11:00 p.m., 6 days/week
    - 10 - 15 tractors as yard houses  
leave 6:00 - 6:30 a.m., return  
3:30 - 4:00 p.m. each working day
    - 1 - 6 over road tractors dispatched/day  
for average 3 day run

**TAPP INDUSTRIAL GROWTH CENTER**

APRIL 17, 1986

AMENDED MAY 15, 1986

Tapp Industrial Growth Center is proposed on the 37 acre tract at the southeast corner of State Road 37 and Tapp Road in Bloomington, Indiana. The park will provide lots in the range of 1-5 acres for a variety of industrial and warehousing uses. The proposed elements of the outline plan are described here.

**LAND USES** The proposed land uses are taken from the MG and the ML land uses in the Bloomington zoning code. The uses will control the type of development that takes place and ensure that it is industrial and warehouse in nature. These are the allowed uses provided however that no use would have excessive noise, odor, smoke or dust as determined by the Plan Commission at the development plan approval stage. The proposed uses are as follows:

- A. Manufacturing/Processing
  - 1. Apparel
  - 2. Bakery Confectionary
  - 3. Beverage Bottling
  - 4. Clocks/Scientific Instruments
  - 5. Drugs/Pharmaceuticals
  - 6. Electronic Equipment
  - 7. Furniture
  - 8. Machinery/Tool and Die
  - 9. Metal Fabrication
  - 10. Musical Instruments
  - 11. Paper Products
  - 12. Printing/Newspaper
  - 13. Research Laboratories
- B. Industrial/Non-Processing
  - 1. Warehouse Storage
- C. Commercial Trade
  - 1. Laundry/Dry Cleaning
  - 2. Building Trade Shops
  - 3. Warehouses
  - 4. Mini Warehouses
- D. Commercial/Wholesale
  - 1. Building Material
  - 2. Food Products
  - 3. Household Goods
- E. Commercial Trade
  - 1. Business Service
  - 2. Business and Professional Office
  - 3. Schools/Trade and Business

- F. Fleet Service - Proposed is Hertz Penske ownership and maintenance of a fleet of vehicles for lease subject to:
  - 1. No more than One Operation
  - 2. No more than Five Acres
  - 3. Site must be East of the Tapp Road Entrance

**SETBACK** We propose to increase the setback over that required in the MG zone. Adequate setbacks from the street are key elements in a quality industrial park.

Roadway	Right-of-Way from centerline	Paving Setback from right-of-way		Building Setback from right-of-way	
		City	Proposed	City	Proposed
SR 37	Approx. 150'	0	60	30	75
Tapp Rd.	50' Right-of-way	0	30	25	60

**TRAFFIC** The entrance to the business park is proposed at a location directly across from the previously approved Woodvalley Business Park being developed by public investment. The entrance will have an accel taper, decel taper and a decel lane as a part of the Phase I construction. Phase I construction shall include the entrance, grading, water and sewer to the Hertz Penske site.

**PHASING** Phase I of the business park will include grading, roadway and utility construction. All disturbed areas will be seeded after construction. If construction is not completed within twelve months, all disturbed areas would be seeded.

**ARCHITECTURAL CONTROL** The street frontage of any proposed building on this site would not be a plain wall whether concrete block or steel but must have an architecturally pleasing design. Such items as partially veneered, window treatment and so forth will be required.

**LOT LAYOUT** The layout shown on the proposed outline plan is conceptual in nature only. The actual lot lines would be determined based on the needs of the developers of the particular tracts and would be subject to development plan approval by the Plan Commission.

**OUTSIDE STORAGE** Any outside storage on a lot within this industrial park must be screened from view.

**PAVING** The main street is proposed to be public road with curb and gutter and asphalt pavement. All parking lots and drives within the project will be paved. Storage areas that are screened may be gravel.

**BUFFER** The 60' paving setback from State Road 37 right-of-way line will remain undisturbed. The Plan Commission shall evaluate specific landscape proposals at the development plan stage to determine if they meet or exceed the quality of the existing vegetation and grade.

RECEIVED  
MAY 15 1986  
PLANNING DEPARTMENT