

ORDINANCE #79-15

AN ORDINANCE TO AMEND THE BLOOMINGTON
ZONING MAPS, DATED JUNE 7, 1978

WHEREAS, the Common Council of the City of Bloomington, Indiana, passed a Zoning Ordinance amendment and adopted new incorporated zoning maps on June 7, 1978, and

WHEREAS, said Zoning Ordinance and maps are now incorporated in the Bloomington Municipal Code as Title 20 of said Code, and

WHEREAS, the City Plan Commission has considered this case, PCD-2-79 and recommended said Bloomington zoning maps be amended by the rezoning of certain property, and

WHEREAS, the petitioner, JERRY W. GATES, requests that the Common Council of the City of Bloomington consider this petition for the rezoning of said property.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, that the authority of Chapter 174 of the 1947 Acts of the General Assembly of the State of Indiana, as amended, that the zoning on property located at 1331 & 2920 E. Tenth St. be changed from RH-Residential High Density to BA-Arterial Business, and be designated as a Planned Commercial Development.

SECTION 1. That the Bloomington Zoning Map of June 7, 1978 be amended to rezone the following described land as follows, to-wit:

A part of the Southeast quarter of Section 34, Township 9 North, Range 1 West, Monroe County, Indiana, described as follows:

Beginning at the Northeast corner of said Southeast quarter, thence West to the right-of-way line of State Road 46 Bypass, thence southerly on East right-of-way line of Bypass to the North right-of-way of Illinois Central Railroad, thence South 76 28' East along said railroad right-of-way for 435.59', thence North for 375.00' to the point of beginning. Containing 3.00 acres.

Also a part of the Southwest quarter of Section 35, Township 9 North, Range 1 West, Monroe County, Indiana, described as follows:

Beginning at the Northwest corner of said Southwest quarter, thence South 76 28' East along said right-of-way for 513.80', thence North for 493.33', thence West for 500.00' to the point of beginning. Containing 5.00 acres.

SECTION 2. That this ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

PASSED AND ADOPTED this _____ day of _____, 197____
by the Common Council of the City of Bloomington, Monroe County, Indiana.

Tomilea Allison, President
Bloomington Common Council

ATTEST:

Karel Dolnick, City Clerk

Presented by me to the Mayor of the City of Bloomington this
day of _____, 1979, at the hour of _____ m.

Karel Dolnick, City Clerk

This Ordinance approved and signed by me this _____ day of
_____, 1979, at the hour of _____ m.

Francis X. McCloskey, Mayor
City of Bloomington, Indiana

SYNOPSIS

ORDINANCE NO. 79-15

To Amend the Zoning Maps of June 7, 1978

This ordinance, if approved will change the zoning from RH-Residential High Density to BA-Arterial Business, and will designate the property located at 1331 & 2920 E. Tenth St. (the corner of 10th St. and the Bypass (46)) as a Planned Commercial Development. The petitioner is Jerry Gates. The eight acre parcel is proposed to be developed as a unitary commercial center, with a wide variety of retail and service uses proposed.

FISCAL IMPACT STATEMENT

Appropriation Ordinance # _____ Ordinance # 79-15 Resolution # _____

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 _____

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 X No _____

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)

The proposed ordinance will result in a change of zone from RH to BA and a PCD designation for a proposed shopping center development located at the southeast corner of the Highway 45/46 Bypass and East 10th Street (45). Mixed commercial uses will be located on the vacant 8 acre parcel. The site in question is not currently within the corporate limits of the City but annexation is anticipated. As a result, substantial additional property tax revenues are expected to be generated that will be received by the City. Costs to the City are expected to be minimal inasmuch as all services (streets, sewer, water, etc.) are provided to or within the site. The cost of internal private facilities and public right-of-way improvements (along 10th and possibly at the intersection) will be born by the developer.

Agency submitting legislation Planning Department, City of Bloomington

By Lee Klotz Date February 22, 1979

I HEREBY MOVE THAT ORDINANCE APPROPRIATION

ORDINANCE # 79-15, ENTITLED An Ordinance to
Amend the Bloomington zoning
Maps Dated June 7, 1978

BE INTRODUCED AND READ FOR FOR FIRST READING BY TITLE
ONLY AT THE COUNCIL MEETING HELD ON _____

(Signature)