

ORDINANCE #79-38

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, Z0-26-79 and recommended said Bloomington zoning maps be amended by the rezoning of certain property, and

WHEREAS, the petitioner, RONALD J. KILLION, requests that the Common Council of the City of Bloomington consider this petition for the rezoning of said property.

PART I. 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 be changed from RS-Single Dwelling Residential District to BL-Limited Business District for the property located on the east side of N. Walnut North of Cottage Grove (700-800 N. Walnut St.).

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

Lot 1, 2, 20, 21 in Lade's Addition to the City of Bloomington and

A part of the Northwest quarter of Section 33, Township 9 North, Range 1 West, in the City of Bloomington, Indiana, bounded and described as follows, to-wit:

Beginning at the Southwest corner of Lot #20 in Lade's Addition to the City of Bloomington, Indiana, as shown by the Plat recorded in Plat Book #3 at Page #37, of the records of the Recorder of Monroe County, Indiana, running thence East along the south line of said lot #20 for a distance of 160 ft.; thence South for 241.5 ft., thence West for 160 ft., thence North for 241.5 ft. and to the place of beginning, containing .89 acres, more or less.

PART II. 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 property located on the east side of North Walnut north of Cottage Grove (700-800 North Walnut Street) be designated as a Planned Commercial Development and the outline plan approved.

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

Lots 1,2,20,21 of Lade's Addition to the City of Bloomington and:
A part of the Northwest quarter of Section Thirty-three (33), Township Nine (9) North Range One (1) West, in the City of Bloomington, Indiana, bounded and described as follows, to-wit: Beginning at the Southwest corner of Lot (#20) Twenty in Lade's Addition to the City of Bloomington, Indiana, as shown by the Plat Recorded in Plat Book #3 at Page #37 of the records of the Recorder of Monroe County, Indiana, running thence East along the south line of said Lot (#20) Twenty for a distance of one hundred sixty feet (160); thence South Sixty and five-tenths (60.5) feet, thence west one hundred sixty (160) feet; thence North Sixty and five tenths (60.5) feet and to the place of beginning.

Part of the Northwest quarter of Section 33, Township 9 North, Range 1 West, Monroe County, Indiana, bounded and described as follows, to-wit: Beginning at a point 180 feet North and 3.50 feet East of the Southwest corner of Lot #1 in Lade's Addition to the City of Bloomington as shown in Plat Book 3 page 42, thence North on line of North Walnut Street 121.00 feet, thence East 233.00 feet, thence South 121.00 feet, thence West 233.00 feet to the point of beginning.

Also, part of the Northwest quarter of Section 33, Township 9 North, Range 1 West. Beginning at a point 180.00 feet North and 3.50 feet East of the Southwest corner of Lot #1 in Lade's Addition to the City of Bloomington, as shown in Plat Book 3, page 42, thence East for 166.00 feet, thence South 60.00 feet, thence West 6.00 feet, thence South 65.00 feet to a point 5.00 feet South of the Northeast corner of Lot #1 in Lade's Addition, thence West 160.00 feet to a point 5.00 feet South of the Northwest corner of Lot #1, thence North on and along the line of North Walnut Street 125.00 feet to the place of beginning.

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 10 day of June, 1979 by the Common Council of the City of Bloomington, Monroe County, Indiana.

Tomilea Allison
Tomilea Allison, President
Bloomington Common Council

ATTEST:

Karel Dolnick
Karel Dolnick, City Clerk

Presented by me to the Mayor of the City of Bloomington this 10 day of June, 1979, at the hour of 10:00 a m.

Karel Dolnick
Karel Dolnick, City Clerk

This Ordinance approved and signed by me this 11 day of June, 1979, at the hour of 10:10 a.m.

Francis X. McCloskey
Francis X. McCloskey, Mayor
City of Bloomington, Indiana

SYNOPSIS

ORDINANCE NO. 79-38

To Amend the Zoning Maps of June 7, 1978

This ordinance, if approved, will change the zoning from RS-Single Dwelling Residential to BL-Limited Business on an approximately 1.6 acre portion of an approximately 1.9 acre parcel located on the east side of Walnut between 700 and 800 North, including two residences and a vacant site. The parcel proposed for rezoning plus an additional parcel of approximately 0.3 acres will be designated as a Planned Commercial Development and outline plan approval will be granted. Ron Killion, Bloomington, is the petitioner and the utilization of the site proposed under the PCD regulations is as an office complex.

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 RS to BL on an approximately 1.9 acre parcel, while designating the entire parcel as a PCD and approving the outline plan for the site located on the east side of Walnut, between 700 and 800 North. Mixed office and/or commercial uses are permitted under the PCD proposal and a substantial amount of new construction will result from this development. As a result of the development on this primarily vacant site, substantial additional property tax revenues are expected to be generated that will be received by the City. Inasmuch as all services (streets, sewer, water, etc.) are provided to the site, the costs to the City are expected to be minimal.

Agency submitting legislation City of Bloomington, Planning Department

By Lee R. Klotz Date May 23, 1979

Appropriation Ordinance # _____ Ordinance # 79-38 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 RS to BG on a parcel located on the east side of Walnut north of Cottage Grove (700-800 North Walnut). This site is located within the corporate limits and is primarily vacant but with two existing residences located thereon. Mixed office and/or commercial uses will be permitted and are proposed on the site, resulting in a substantial amount of development. As a result of this development, substantial additional property tax revenues are expected to be generated that will be received by the City. Inasmuch as all services (streets, sewer, water, etc.) are provided to the site, the costs to the City are expected to be minimal.

Agency submitting legislation City of Bloomington Planning Department
By Lee R. Klotz Date April 30, 1979

I HEREBY MOVE THAT ORDINANCE _____ APPROPRIATION _____

ORDINANCE # 79-38, ENTITLED An Ordinance to Amend
The Planning Zoning Maps, Dated June 7, 1978
Walnut Street and R5 to B6

BE INTRODUCED AND READ FOR FOR FIRST READING BY TITLE

ONLY AT THE COUNCIL MEETING HELD ON 5-23-79

Ronald W. Decott

(Signature)