

ORDINANCE #79-80

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, Z0-52-79 and recommended said Bloomington zoning maps be amended by the rezoning of certain property, and

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WHEREAS, the petitioner, CITY OF BLOOMINGTON, 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 be changed from RH-High Density Residential Districts to ML-Light Manufacturing and Industrial Districts for the property located on the Northwest and Southwest corner of Smith (Curry) Pike and Vernal Pike.

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 Southwest quarter of Section Twenty-five (25), Township Nine (9) North, Range Two (2) West, in Monroe County, Indiana, more particularly described as follows, to wit: Beginning at a point that is Eighteen Hundred Nineteen and Sixty-six Hundredths (1819.66) feet, more or less, East of the Southwest corner of said quarter and on the South line of said quarter; said point being also a nail in the center line of a County blacktop road known as the Vernal Pike; the South line of said quarter being the basis of bearings; thence North Seven (07) degrees Three (03) minutes East Two Hundred Thirteen and Ninety-three Hundredths (213.93) feet to a 5/8 inch iron rod; thence North Ninety (90) degrees East One Hundred Eighty-two and Fifty-eight Hundredths (182.58) feet to a 5/8 inch iron rod in an existing fence line thence along said existing fence South Zero (00) degrees Fifty-seven (57) minutes East Two Hundred Twelve and Thirty-four Hundredths (212.34) feet to a nail in the aforesaid Vernal Pike, and said nail being on the South line of aforesaid quarter section line; thence along said South quarter line South Ninety (90) degrees West Two Hundred Twelve and Thirty-four Hundredths (212.34) feet to the point of beginning. Containing Nine Hundred Sixty-two Thousandths (0.962) acre, more or less, and

A part of the Southwest quarter of Section 25, Township 9 North, Range 2 West, in Monroe County, Indiana, described as follows: Beginning at a point that is 1,689.21 feet East of the Southwest corner of said quarter and on the South line of said quarter, thence East along the said South line for 130.45 feet; thence North 07 degrees 03 minutes East for 155.95 feet; thence North 89 degrees 11 minutes West for 152.00 feet; thence South 00 degrees 51 minutes East for 156.55 feet and to the point of beginning. Containing in all 0.51 acres, more or less, and

A part of the Southwest quarter of Section 25, Township 9 North, Range 2 West, Monroe County, Indiana described as follows: Beginning at a point that is 1672.00 feet East of the Southwest corner of the said Southwest quarter and on the South line of the said quarter, thence East along the South line for 17.21 feet, thence North 00 degrees 51 minutes West for 156.55 feet, thence South 89 degrees 11 minutes East for 152.00 feet, thence North 7 degrees 03 minutes East 57.98 feet, thence East for 182.58 feet, thence North 00 degrees 57 minutes West for 273.66 feet, thence West for 360.00 feet, thence South for 486.00 feet and to the point of beginning. Containing in all 2.50 acres, more or less, and

A part of the South half of Section Twenty-five (25), Township Nine (9) North, Range Two (2) West, in Monroe County, Indiana, bounded and described as follows, to-wit: Beginning on the South line of said section at a point where the Chicago, Indianapolis and Louisville Railroad crosses said line running thence East on the South section line 290 ft. more or less to the centerline of Smith (Curry) Pike; thence Northerly along said centerline a distance of 2640 ft. more or less and to the Northeast corner of the Southwest 1/4 of said Section 25; thence West along North 1/4 Section line of said Quarter section 380 ft. more or less and to the East right-of-way of the Chicago, Indianapolis, and Louisville Railroad; thence in a Southeasterly direction with said right-of-way line to the south line of said Section 25 and to the point of beginning, Containing approximately 24 acres \pm , and


A part of the Southwest quarter of Section 25, Township 9 North, Range 2 West, described and bounded as follows to-wit: Beginning at a point on the South section line of said Section 25, 2032 feet east of the southwest corner of said quarter Section 25; thence North 00 degrees 57 minutes West 486.00 feet; thence South 90 degrees West 360.00 feet; thence North 00 degrees 51 minutes West 490.00 feet; thence North 90 degrees East to the West right-of-way of the Chicago, Indianapolis, and Louisville Railroad, thence Southeasterly with said right-of-way to a point where the said right-of-way crosses the South line of said Section 25, thence West with said line to the point of beginning, Containing approximately 8 acres \pm , and

A part of the Southwest quarter of Section 25, Township 9 North, Range 2 West, described and bounded as follows, to-wit: Beginning at a point 1672 feet East of the Southwest corner of said quarter section and on the South section line of Section 25 Township 9 North, Range 2 West; thence North 00 degrees 51 minutes West 500 ft. and to the real point of beginning; thence South 90 degrees West 352 feet; thence North 00 degrees 51 minutes West 490 feet; thence North 90 degrees East 352 feet; thence South 00 degrees 51 minutes East 490 feet and to the point of beginning. Containing approximately 3.9 acres \pm , and

A part of the Northwest quarter of Section 36 Township 9 North, Range 2 West, described as bounded as follows, to-wit: Beginning at a point on the North section line of said Section 36 said point being where the East right-of-way line at the Chicago, Indianapolis, and Louisville Railroad crosses said North section line; thence North 90 degrees East 280 feet more or less and to the Northeast corner of said quarter Section 36; thence South with East line of said quarter Section 36 520 feet more or less to a point where the East right-of-way of said railroad crosses East line of said quarter Section 36; thence Northwesterly with said right-of-way line to the point of beginning. Containing approximately 1.7 acres \pm .

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 1st day of NOVEMBER, 1979
by the Common Council of the City of Bloomington, Monroe County, Indiana.


Tomilea Allison, President
Bloomington Common Council

ATTEST:

Nora M. Connors
Nora Connors, City Clerk

Presented by me to the Mayor of the City of Bloomington this
2ND day of NOVEMBER, 1979, at the hour of 1:00 p.m.

Nora M. Connors
Nora Connors, City Clerk

This Ordinance approved and signed by me this 7TH day of
NOVEMBER, 1979, at the hour of 9:00 a.m.

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

SYNOPSIS

ORDINANCE NO. 79-80

To Amend the Zoning Maps of June 7, 1978

This ordinance, if approved, will change the zoning from RH-Residential High Density to ML-Light Manufacturing and Industrial on an approximately 39.9 acre parcel located northwest of the Smith (Curry) Pike and Vernal Pike intersection, and an approximately 1.1 acre parcel at the southwest corner of the same intersection. The original petitioner, on a small portion of the rezoning proposal, is Simeon Vinocur, Bloomington, with the Bloomington Planning Department recommending the overall, comprehensive rezoning. Mr. Vinocur proposes to utilize his parcel for a facility to manufacture custom latex medical parts and the remainder of the proposed rezoning site would permit unspecified, light manufacturing uses.

FISCAL IMPACT STATEMENT

Appropriation Ordinance # _____ Ordinance # 79-80 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 _____ No X

If the legislation will not have a major fiscal impact, explain briefly the reason for your conclusion.

The proposed ordinance will result in a change of zone from RH to ML for a small manufacturing facility (custom latex medical parts) to be located on a small portion of the approximately 41.6 acre site to be rezoned at the recommendation of the Planning Department. Limited development is anticipated on the site as a result of minimal utility opportunities available in the vicinity. The site is not within the corporate limits of the City, nor is it contiguous to the current limits. As a result, no short range fiscal impacts on the City are anticipated.

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 City Planning Department, City of Bloomington
 By Lee Klotz Date October 10, 1979

I HEREBY MOVE THAT ORDINANCE APPROPRIATION
ORDINANCE # 79-80, ENTITLED Amend Zoning Maps
re: NW & SW corners of Cway Lake
and Vernal Lake from R1 to M1
BE INTRODUCED AND READ FOR FOR FIRST READING BY TITLE
ONLY AT THE COUNCIL MEETING HELD ON Oct. 18, 1979

John F. Richardson
(Signature)