

ORDINANCE OF THE CITY OF BLOOMINGTON  
COUNTY OF MONROE, STATE OF INDIANA

ORDINANCE NO. 74-48

AN ORDINANCE TO AMEND THE BLOOMINGTON  
ZONING MAPS, DATED JUNE 22, 1973

WHEREAS, the Common Council of the City of Bloomington, Indiana passed a zoning ordinance amendment and adopted new incorporated zoning maps on June 21, 1973, 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 of Bloomington has extended its planning jurisdiction to include Section 13, Van Buren Township and Section 13, Perry Township, and

WHEREAS, the City Plan Commission has recommended said Bloomington Zoning Maps be amended by the establishment of zoning districts in Section 13, Van Buren Township and Section 13, Perry Township.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, INDIANA, UNDER AUTHORITY OF CHAPTER 174 OF THE 1974 ACTS OF THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ALL ACTS SUPPLEMENTARY AND AMENDATORY THERETO:

SECTION 1. That zoning districts be established for the entire area of Section 13, Van Buren Township and be designated RE-Residential Estate, RS-Residential Single Family, RH-Residential High Density, BL-Business Limited and RL/PMHP-Residential Low Density/Planned Mobile Home Park, to wit:

Section 13, Township North, Range 2 West, Monroe County, Indiana, containing 640 acres more or less.

The Northwest quarter section to be zoned all RE, residential estate, except for the property which lies in Northeast half of the quarter section beginning at a point 750 feet south of the Northeast corner of the quarter section thence west four hundred and fifty thence South four hundred thence West four hundred and fifty feet thence North four hundred and twenty feet thence East four hundred and fifty to the point of beginning. Which shall be zoned BL ( limited business ).

The northeast quarter section to be zoned RS, residential single dwelling, except for an area beginning at a point six hundred and fifty feet from the North west corner at said quarter section thence South fourteen hundred and fifty feet thence East five hundred and fifty feet thence North four hundred and seventy feet thence West two hundred and sixty feet thence North one thousand feet thence West three hundred feet which shall be zoned RH, (residential high density).

The Southeast quarter section shall be zoned all RE, (residential estate.)

The Southwest quarter shall be zoned all RE ( residential estate), except an area beginning at a point six hundred and fifty feet from the Northeast corner of said quarter section thence running West Six hundred and fifty feet thence North eight hundred feet thence West one thousand nine hundred feet thence South one thousand one hundred feet thence East two thousand five hundred and sixty feet thence North two hundred and fifty feet to the point of beginning which shall be zoned RL and designated as a Planned Mobile Home Park.

The above shall be true for all the defined areas except for any area designated SC special conservation is indicated on the zoning map.

Passed and adopted by the Common Council of the City of Bloomington,  
Indiana on 18 day of July 1974.

James S. Ackerman  
President  
Common Council

ATTEST:

Grace E. Johnson  
Grace Johnson, City Clerk

ATTEST:

Presented by me to the Mayor of the City of Bloomington, Indiana  
on the 19<sup>th</sup> day of July, 1974.

Grace E. Johnson  
Grace Johnson, City Clerk

This ordinance approved and signed by me on the 29<sup>th</sup>  
day of July, 1974, at the hour of 4  
o'clock p.m. m.

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

ATTEST:

Grace E. Johnson  
Grace Johnson, City Clerk

Richard S. Behar

14-71  
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74-48  
CITY OF BLOOMINGTON

## Interdepartmental Memo

Re: Z0-20-74 Sect. 13, Van Buren  
Twsp., & Z0-21-74 Sect.13,  
Perry Twsp.TO: Maggie Schaeffer, Council Aide

SUBJ: \_\_\_\_\_

FROM: Kay Organ, Planning StaffDATE: 6/26/74

Van Buren 13 and Perry 13 were added to the two-mile fringe by joint resolution of the City and County Plan Commissions. Such Additions to the City's planning jurisdiction are initially zoned RE-Residential Estate and subsequently, after sufficient review, may be reclassified into different zoning districts if necessary. Therefore, Van Buren 13 and Perry 13 were reviewed by the Plan Commission at its two meetings in June 24th meeting. The vote was unanimous for both cases to recommend the zone classifications specified in the attached reports. p Perry 13 has no sewers and is relatively undeveloped. Van Buren 13 has some sewer service and has a mix of land uses. A large map was prepared by the Plan Department Staff, showing land uses in Van Buren 13, with an overlay showing sewers. This exhibit can be made available for the Council hearing, but is too large to reproduce for each Council Member.

STAFF REPORT  
PLAN COMMISSION  
FINAL HEARING  
June 24, 1974

Z0-20-74.-- SECTION 13, VAN BUREN TOWNSHIP

Consideration of the establishment of correct zoning classifications for section 13, Van Buren Township. A review of the existing development patterns in Section 13 of Van Buren Township indicate that the correct zoning classifications are as indicated on the attached map, and are described as follows:

VAN BUREN 13; The Northwest quarter section to be zoned all RE, residential estate, except for the property which lies in Northeast half of the quarter section beginning at a point 750 feet south of the Northeast corner of the quarter section thence west four hundred and fifty thence South four hundred thence West four hundred and fifty feet thence North four hundred and twenty feet thence East four hundred and fifty to the point of beginning. Which shall be zoned BL ( limited business ).

The northeast quarter section to be zoned RS, residential single dwelling, except for an area beginning at a point six hundred and fifty feet from the North west corner at said quarter section thence South fourteen hundred and fifty feet thence East five hundred and fifty feet thence North four hundred and seventy feet thence West two hundred and sixty feet thence North one thousand feet thence West three hundred feet which shall be zoned RH, (residential high density).

The Southeast quarter section shall be zoned all RE, (residential estate.)

The Southwest quarter shall be zoned all RE ( residential estate), except an area beginning at a point six hundred and fifty feet from the Northeast corner of said quarter section thence running West Six hundred and fifty feet thence North eight hundred feet thence West one thousand nine hundred feet thence South one thousand one hundred feet thence East two thousand five hundred and sixty feet thence North two hundred and fifty feet to the point of beginning which shall be zoned RL and designated as a Planned Mobile Home Park.

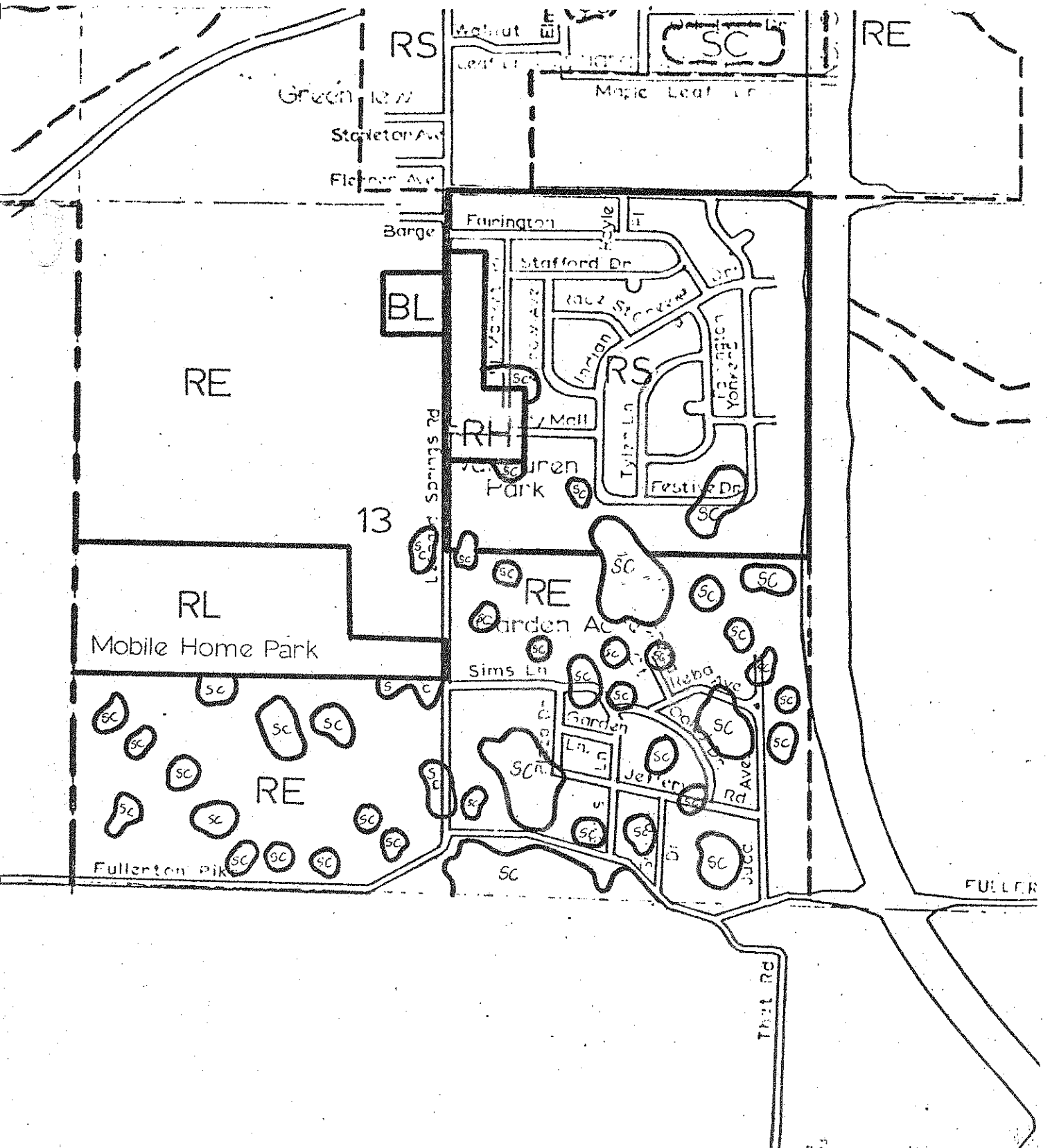
The above shall be true for all the defined areas except for any area designated SC special conservation is indicated on the zoning map.

ZO-20-74, Continued.

The principal problem in Van Buren 13, is that the entire area is pocketed with numerous sinkholes, and development of any sort should be sparse and should consider the existing environmental problems. At the present time, most of the development pattern occurs in the North-Northeast quarter section of section 13. This quarter section includes all of Van Buren Park, and Chateau Van Buren. Correct zoning classifications for this area, would be RS for Van Buren Park, and RH for the Chateau Van Buren development. This area is served by a public sewer. The Southeast quarter section is developed for residential purposes in the Garden Acres subdivision. This subdivision has topographic problems so that it is extraordinarily difficult to provide sewers for this area; and at the present time, the entire development is based upon septic tank usage. As a consequence, all of this area should remain in the RE zone, with the exception of those areas which are designated as Conservancy Area, primarily the sinkholes. At the extreme southern edge of this quarter section, there is an extreme steep slope area which is heavily forested, and designated as forest preserve. This area should also be classified as special conservancy. The Southwest quarter section, is heavily spotted with sinkholes, which should be placed in the conservancy zone.

This quarter section, however, also includes an area designated as a mobile home park. All of this quarter section, with the exception of the mobile home park, should be designated RE, or SC. The mobile home park requires an RL or a RH classification. As a consequence, the RL is recommended for this area. However, it is specifically recommended that the area already under development for this mobile home park, be designated on our map as an RL/Planned Mobile Home Park. This will alleviate the possibility of the use of this property for intense development, other than those which have already been approved; i.e. Mobile Home Parks. The Northwest quarter section of Van Buren 13, is sparsely developed; and not served by public sewers. As a consequence, the continuation of the RE zoning is recommended for all of this area, with the exception of a small area allocated to the shopping center and some adjoining property is proposed for commercial usage. This area should be classified in a BL classification.

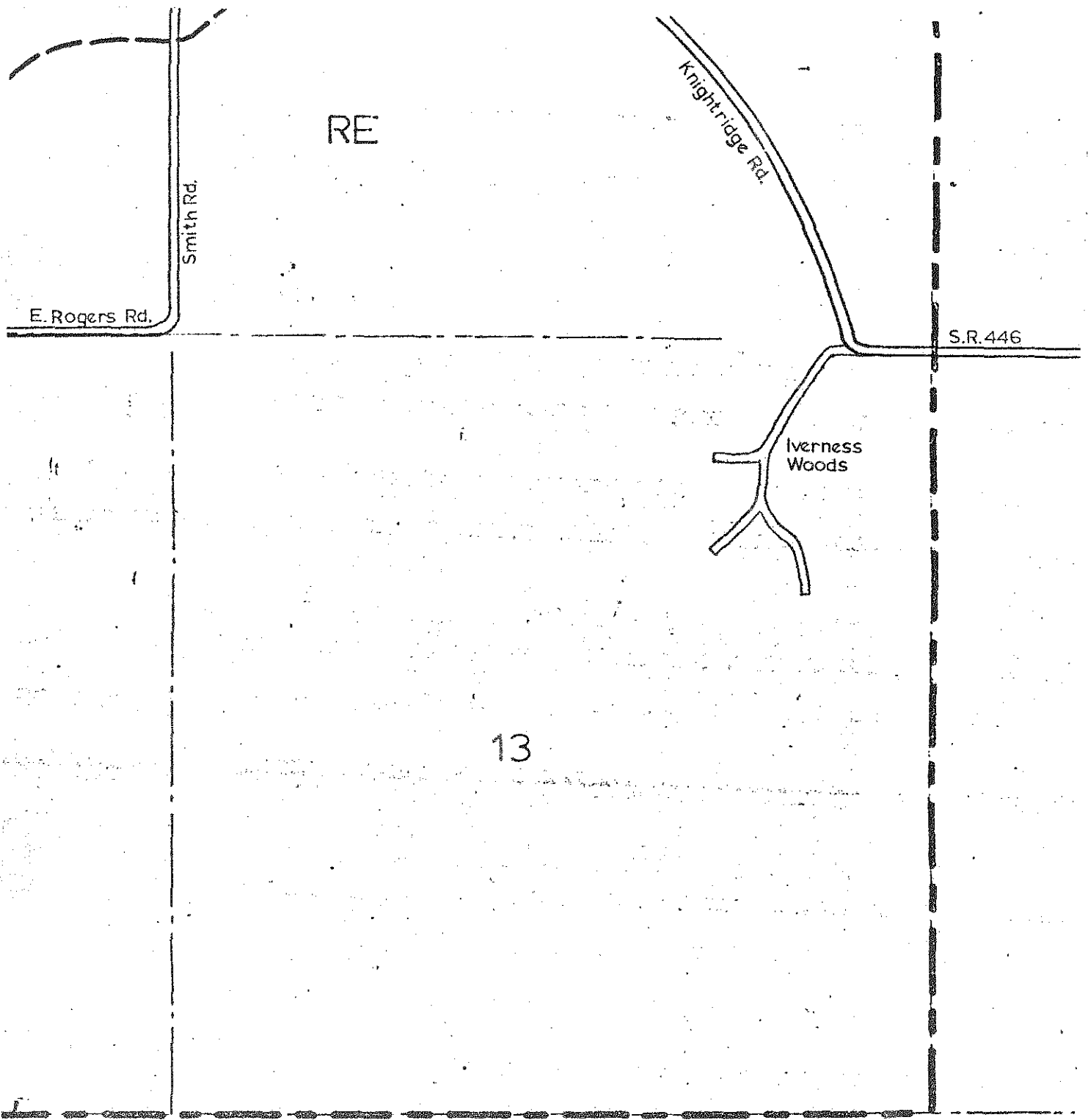
ZO-20-74  
Proposed Zoning



STAFF REPORT  
PLAN COMMISSION  
FINAL HEARING  
June 24, 1974

ZO-21-74--SECTION 13, PERRY TOWNSHIP

Review for proper zoning classification for this section if incorporated into the Bloomington two-mile fringe. Detailed review of the land use patterns in Perry 13, as exist at the present time, is Inverness Woods Subdivision, which is large lot, single family development. In view of this development pattern, and in view of the fact that the balance of the section is generally rugged terrain, and generally heavily wooded, it is recommended that the entire Perry 13 section continue with an RE designation.



The area is generally undeveloped.