

**ORDINANCE 22-37**

**TO AMEND THE CITY OF BLOOMINGTON ZONING MAPS BY ADDING THE  
TRANSFORM REDEVELOPMENT OVERLAY (TRO) TO CERTAIN BELOW-  
DESCRIBED PROPERTY**

WHEREAS, the Common Council, via Resolution 22-17, directed that a map amendment proposal be considered by the Plan Commission to establish an overlay district in the Hopewell neighborhood consistent with the guidance contained in the resolution; and

WHEREAS, the Plan Commission has considered this case, ZO-52-22, and recommended that the Transformer Redevelopment Overlay (TRO) be added to the areas described below; and

WHEREAS, the Plan Commission therefore requests that the Common Council consider this petition;

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION 1. Through the authority of IC 36-7-4 and pursuant to Chapter 20.04 of the Bloomington Municipal Code, the zoning of the properties shown in Attachment A shall be amended to add the Transform Redevelopment Overlay (TRO). The property is further described as follows:

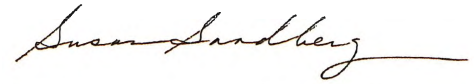
Properties bounded by S. Walker Street, W. 2nd Street, S. Morton Street, and W. 1st Street; however excluding 649 and 651 S. Walker Street and also excluding properties on the north side of W. 1st Street from 1018 W. 1st Street to 822 W. 1st Street; also including the eastern half of 608 W. Wylie Street; and including properties on the north side of W. 2nd Street between Building and Trades Park and S. Morton Street, from 522 W. 2nd Street to 300-308 W. 2nd Street; also including 510 S. Morton Street; also including 525 S. Walker Street and 1010 W. 2nd Street

SECTION 2. This rezoning shall be approved as attached hereto and made a part thereof.

SECTION 3. If any section, sentence or provision of this ordinance, or the application thereof to any person or circumstance shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 4. 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 14 day of December, 2022.



SUSAN SANDBERG, President  
Bloomington Common Council

ATTEST:



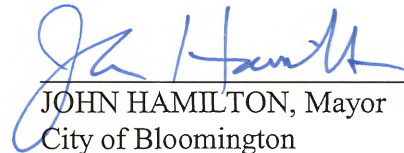
NICOLE BOLDEN, Clerk  
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 15 day of December, 2022.



NICOLE BOLDEN, Clerk  
City of Bloomington

SIGNED and APPROVED by me upon this 21<sup>st</sup> day of December, 2022.

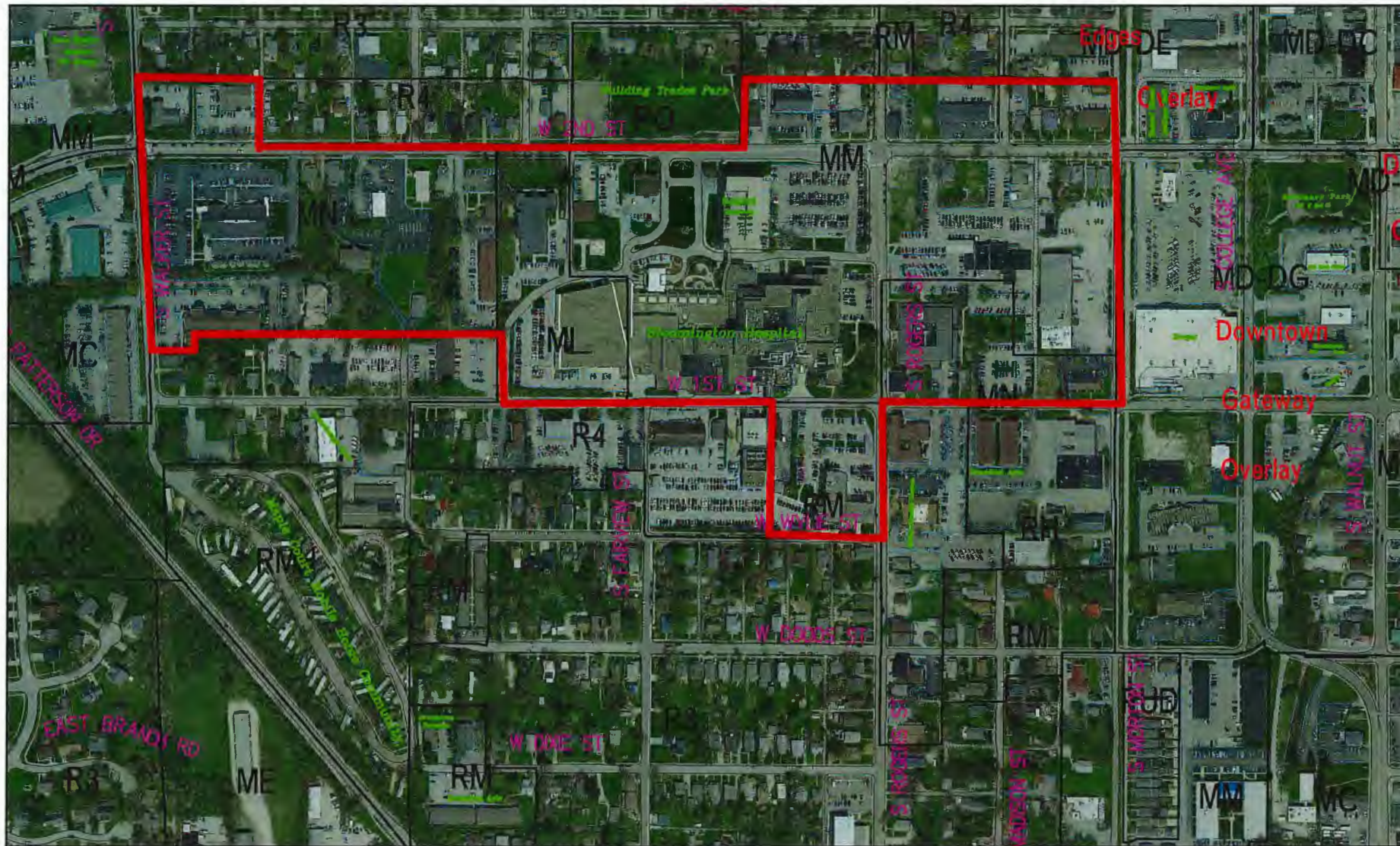


JOHN HAMILTON, Mayor  
City of Bloomington

#### SYNOPSIS

Ordinance 22-37 would add a zoning overlay to properties in the Hopewell neighborhood, located in and around the former Indiana University Hospital location.

Exhibit A



15 Sep 22



For reference only; map information NOT warranted.



City of Bloomington



Scale: 1" = 400'