

ORDINANCE 00-24

TO AMEND THE PRELIMINARY PLAN OF THE MARSH PUD
 Re: 1825 North Kinser Pike
 (Monroe County Community School Corporation, Petitioners)

WHEREAS, on May 1, 1995 the Common Council adopted Ordinance 95-21, which repealed and replaced Title 20 of the Bloomington Municipal Code entitled "Zoning," and including the incorporated zoning maps, and Title 21, entitled "Land Use and Development;" and

WHEREAS, the Plan Commission has considered this case, PUD-15-00, and recommended that the petitioner, Monroe County Community School Corporation, be granted an amendment to their approved PUD located at 1825 North Kinser Pike to allow an extension of Parrish Road from Kinser Pike to the Arlington School property;

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

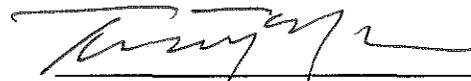
SECTION I. Through the authority of IC 36-7-4 and pursuant to Chapter 20.05.09 of the Bloomington Municipal Code, the preliminary plan be amended and approved. The property located at 1825 North Kinser Pike is further described as follows:

Part of the Northeast Quarter of Section 29, Township 9 North, Range 1 West, Monroe County, Indiana, more particularly described as follows: Beginning at a point which is 433.00 feet north and 35 feet west of the southeast corner of said northeast quarter; then NORTH 00 degrees 00 minutes 00 seconds EAST (all bearings assumed) 184.00 feet; thence NORTH 89 degrees 07 minutes 36 seconds WEST 673.69 feet; then NORTH 00 degrees 17 minutes 37 seconds EAST 66.03 feet; thence NORTH 89 degrees 32 minutes 33 seconds WEST 133.90 feet; thence SOUTH 00 degrees 17 minutes 37 seconds WEST 422.84 feet to a point on the north right-of-way of State Road 46, said point being on a curve concave southerly and having a tangent of 400.03 feet and a radius of 22,918.31 feet; thence on a chord bearing SOUTH 85 degrees 55 minutes 07 seconds EAST 413.28 feet to a tangent line; thence SOUTH 86 degrees 20 minutes 20 seconds EAST 319.94 feet; thence NORTH 49 degrees 20 minutes 30 seconds EAST 63.24 feet; thence NORTH 03 degrees 40 minutes 27 seconds EAST 170.78 feet; thence NORTH 89 degrees 52 minutes 36 seconds EAST 18.90 feet to the point of beginning.

SECTION II. The Preliminary Plan shall be attached hereto and made a part thereof.

SECTION III. 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 7th day of JUNE, 2000.


 TIMOTHY MAYER, President
 Bloomington Common Council

ATTEST:


 REGINA-MOORE, Clerk
 City of Bloomington

SUSAN P. WANZEL
 Deputy Clerk

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this 8th day of JUNE, 2000.


REGINA MOORE, Clerk
City of Bloomington

Susan P. WANZEL
DEPUTY CLERK

SIGNED AND APPROVED by me upon this 8th day of JUNE, 2000.


JOHN FERNANDEZ, Mayor
City of Bloomington

SYNOPSIS

This ordinance amends the preliminary plan for the Marsh PUD located at 1825 North Kinser Pike to allow an extension of Parrish Road (a private street) from Kinser Pike to the Arlington School property located at 800 West Gourley Pike.

Petitioner	Plan Commission	MC Recorder
Planning	EC Dev Dir	MC Assessor
PW	Controller (3)	

Interdepartmental Memo

To: Members of the Common Council

From: J Lynne Friedmeyer; Zoning & Enforcement Manager

Subject: Case # PUD-15-00

Date: April 28, 2000

Attached are the staff reports, petitioner's statements, and map exhibits which pertain to Plan Commission Case # PUD-15-00. The Plan Commission voted 9-0 to send this petition to the Common Council with a favorable recommendation.

REQUEST: This ordinance would amend the approved preliminary plan of the Marsh PUD located at 1825 N. Kinser Pike to allow for the extension of Parrish Road into Arlington Elementary School.

EXECUTIVE SUMMARY: In 1991, the City of Bloomington Plan Commission approved a rezone of approximately 8 acres from Single Family Residential (RS) to Planned Unit Development (PUD) on the northwest corner of N. Kinser Pike and the 45/46 bypass. The site is currently developed with a Marsh grocery and "B" shops. One of the conditions of the 1991 PUD was the restriction of access from Parrish Road into the school property. Marsh was required to place a chainlink fence and a tree buffer between the two properties at the request of the school corporation and some neighbors.

Currently, access to Arlington Elementary School is limited to Gourley Pike and the 45/46 bypass. This access point is becoming increasingly dangerous due to increased traffic along the bypass. There are seven school buses and one Boys/Girls Club van that currently use the bypass for access. Many of the buses must cross westbound traffic and enter into the eastbound traffic when leaving the school. MCCSC and Marsh Corporation have worked together in order to come to an agreement concerning the extension of Parrish Road from Kinser Pike to the school. Parrish Road is a private street, which runs east/west along the north side of the Marsh grocery store and also gives access to several single family homes and duplexes. Parrish Road will remain a private street with this proposal. The proposed entrance will turn around at the east side of the school. A parking lot for 38 cars will provide additional parking at the school. The two access points, from the Bypass and from Parrish Road, will not be connected to allow through-traffic. A gated connection on the school property, which would permit emergency access, is allowed.

Parrish Road is currently paved 24 feet in width, with curb on the south side of the street. With this petition, Parrish Road will be improved with a 6 foot street tree plot and a 4 to 5 foot concrete sidewalk along the north side of the street. This will allow children sidewalk access from Kinser Pike to the school. This sidewalk will also serve people who ride city buses to the grocery store. The existing pine trees that are currently located along the north side of Parrish Road will be transplanted to appropriate nearby locations. These trees are approximately 6 –8 feet in height and have a good chance for survivability after transplanting. There is currently an asphalt path that leads from the school to Skyline Drive (Cascades Addition). Many of the neighborhood school children use this path to access the school. However, the City recently built sidewalk along the west side of Kinser Pike from Bloomington High School North to the 45/45 bypass. The addition of the sidewalk link on Parrish Road will help the children along Kinser Pike safely reach the school.

This preliminary plan amendment request is in compliance with the goals and objectives of the Growth Policies Plan. Safe access for both auto and pedestrian travel is certainly a goal of the City. As stated previously, the City built a sidewalk along the west side of Kinser Pike last year. This amendment helps obtain one more needed sidewalk link to the City's inventory.

PUD-15-00

Conditions of Approval

1) A 4 to 5 foot wide concrete sidewalk shall be placed along the north side of Parrish Road, and shall connect with the sidewalk leading to the school entrance.

2) Prior to construction, the petitioner shall fence all existing trees proposed for preservation. Existing pines along the north side of Parrish Road shall also be transplanted by the petitioner. Large deciduous street trees shall be planted 40 feet on center along the north side of Parrish Road in the proposed street tree plot.

3) The two access points, from the Bypass and from Parrish Road, shall not be connected to allow through-traffic. A gated connection, which would permit emergency access, is allowed.

MARSH

MARSH SUPERMARKETS, 9800 CROSSPOINT BLVD., INDIANAPOLIS, IN 46256-3350

www.marsh.net

11200 E. 10th St.
Indianapolis, IN 46241
Tel: 317.251.1100
Fax: 317.251.1101

February 18, 2000

Via Facsimile - 812-336-0817

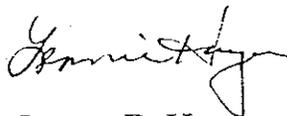
Mr. Bill Riggert
Bledsoe Tapp & Riggert, Inc.
1351 Tapp Road
Bloomington, Indiana 47403

RE: Marsh Supermarket #3
1825 Kinser Pike
Bloomington, Indiana

Dear Mr. Riggert:

Please let this confirm we plan to allow Arlington Elementary School access across our driveway to Kinser Pike at the above location. It is my understanding the Development Plan for this location must be amended to allow the proposed access to the School. We will cooperate with the School to obtain an Amendment to the Development Plan.

Sincerely,



Lennie D. Hayes
Vice President - Real Estate

LDH/ns

cc: Eric Stolberg

we value you

Bledsoe Tapp & Riggert, Inc.

Quality Land Surveying and Civil Engineering Services

BEN E. BLEDSOE, L.S.
PHILIP O. TAPP, L.S.
WILLIAM S. RIGGERT, P.E.
BERNARD A. GUERRETTAZ, L.S.
MARTY J. JAMES, L.S.

March 21, 2000

Ms. Lynne Friedmeyer
City of Bloomington Planning Department
City Hall at Showers
Post Office Box 100
Bloomington, Indiana 47402-0100

RE: Ben Parrish / Marsh PUD - Arlington Elementary School
Preliminary Plan Amendment and Final Plan Approval

Dear Lynne:

On behalf of Marsh Supermarket's and the Monroe County Community School Corporation (MCCSC) we request a Preliminary Plan Amendment and Final Plan Approval with waiver of second hearing for the proposed Arlington Elementary School ingress/egress easement along Parrish Road. We ask that this request be placed on the April 24, 2000, Bloomington Plan Commission Agenda for consideration.

Enclosed, for your review and further action, you will find the following:

- Development Plans - full size set with 8-1/2" x 11" reduction
- Application Form
- Legal Deeds and Auditor's Plat
- Marsh Supermarket letter of support dated February 18, 2000

MCCSC would like to extend the private drive, better known as Parrish Road, on to the Arlington School Site as detailed on the enclosed plan set. This proposed drive extension will provide a new and safer route for buses and other traffic to access the school from Kinser Pike as opposed to the 45/46 Bypass. It should be noted that the existing entrance from the Bypass will remain and there will be no connection between the proposed drive and the existing drive.

Marsh Supermarkets supports MCCSC's plan and is currently working with MCCSC to develop an agreement allowing MCCSC the right to utilize their private drive.

If you have any questions concerning our request or need additional information, please contact me at your convenience.

Sincerely,



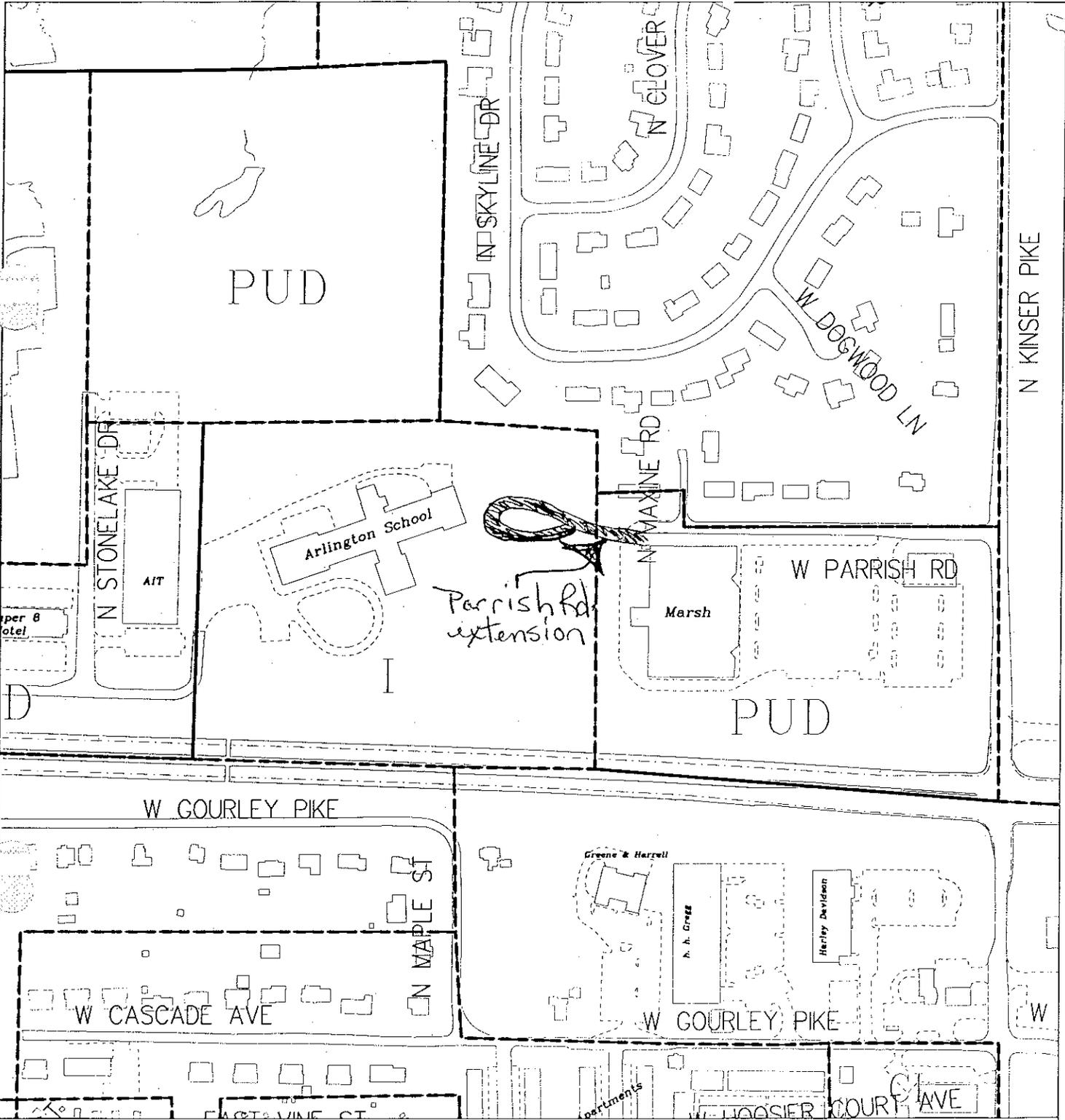
William S. Riggert
Professional Engineer

Enclosures

xc: Mike Scherer, MCCSC
Lennie D. Hayes, Marsh
File -- Project No. 2702

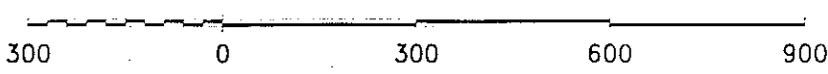
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PUD-15-00 Petitioner's Statement

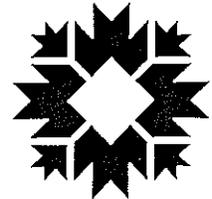


PUD-15-00
Zoning + Land Use Map

By: work
5 Apr 00



City of Bloomington
Planning Department



Scale: 1" = 300'

For reference only; map information NOT warranted.

PLAN NOTES:

- 1 CONCRETE CURB. SEE DETAIL.
- 2 CONCRETE SIDEWALK. SEE DETAIL.
- 3 ASPHALT PAVEMENT PAVEN. SEE DETAIL.
- 4 ASPHALT PAVEMENT-RECREATIONAL AND PARKING AREAS. SEE DETAIL.
- 5 ASPHALT PAVEMENT-RECREATIONAL AREAS. SEE DETAIL.
- 6 CONCRETE HANDICAP ACCESS RAMP TYPE "A". SEE DETAIL.
- 7 CONCRETE HANDICAP ACCESS RAMP TYPE "B". SEE DETAIL.
- 8 GEOMETRIC CONCRETE RETAINING WALL. SEE DETAILS AND ELEVATIONS.
- 9 GALVANIZED IRON FENCES. SEE DETAIL.
- 10 PLAYGROUND AREA SOFT SURFACE & SAND DRAIN SYSTEM. SEE DETAIL.
- 11 PARAPET WALLING TYPICAL FOR N.C. DESTINATION USE. WALL CHAIR STYLED IN ACCORDANCE WITH ADA REQUIREMENTS.
- 12 LANDSCAPE TREES. SEE LANDSCAPE SPECIFICATIONS.

GENERAL NOTES:

1. ALL SURFACES AND FACE OF CURB, FACE OF WALL OF CURB OF ALL UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO VERIFY FIELD CONDITIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
3. CONTRACTOR SHALL REMOVE EXISTING TREES, PAVEMENT, BASKETBALL AND OTHER MATERIALS AS REQUIRED TO CONSTRUCT PROPOSED IMPROVEMENTS UNLESS NOTED OTHERWISE.
4. EXISTING TREES, BUSHES, AND TREES ALONG THE PERIMETER OF THE PROPOSED IMPROVEMENTS SHALL BE PRESERVED TO THE FULLEST EXTENT POSSIBLE.
5. ALL MULTI-PURPOSE FIELDS AND OTHER DISTURBED AREAS SHALL BE REGRADED, PREPARED, AND SEED.

LEGEND

- 1 CONCRETE
- 2 TREE
- 3 NUMBER OF PARKING SPACES
- 4 ADA-ACCESSIBLE SPACE

CURVE DATA TABLE

STATION	PI	PC	PT	EA	EB	EC	ED	EA	EB	EC	ED
10+00	10+00	10+00	10+00	10+00	10+00	10+00	10+00	10+00	10+00	10+00	10+00
10+00	10+00	10+00	10+00	10+00	10+00	10+00	10+00	10+00	10+00	10+00	10+00
10+00	10+00	10+00	10+00	10+00	10+00	10+00	10+00	10+00	10+00	10+00	10+00
10+00	10+00	10+00	10+00	10+00	10+00	10+00	10+00	10+00	10+00	10+00	10+00

Handwritten notes on the left side of the plan:

- Existing Rear Access and Parking
- Put 15-00 Road Extension
- Playground Area

