

ORDINANCE 97-21

TO AMEND THE PRELIMINARY PLAN

Re: 1421 W. Sixth St.

(Renaissance Rentals, LLC, Petitioner)

WHEREAS, the Common Council adopted Ordinance 95-21 which repealed and replaced Title 20 of the Bloomington Municipal Code entitled "Zoning", including the incorporated zoning maps, and repealed Title 21, entitled "Land Use and Development" on May 1, 1995; and

WHEREAS, the Plan Commission has considered this case, PUD-21-97, and recommended that the petitioner, Renaissance Rentals, LLC, be granted an amendment to the preliminary plan and request that the Common Council consider his petition;

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

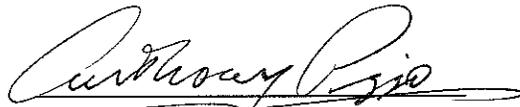
SECTION I. Through the authority of IC 36-7-4 that a preliminary plan amendment be approved for 1421 W. Sixth Street, Bloomington, Indiana. That property is further described as follows:

Lot Numbered Three (3) in HOPEWELL RENEWAL PLAT as shown on the plat thereof recorded in Plat Cabinet C, Envelope 187, in the Office of the Recorder of Monroe County, Indiana.

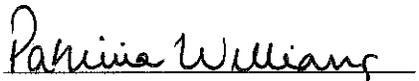
SECTION II. The Preliminary Plan Amendment, as recommended by the Plan Commission, shall be attached and made a part of this ordinance.

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.

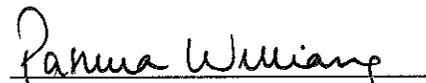
PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 6th day of August, 1997.


ANTHONY PIZZO, President
Bloomington Common Council

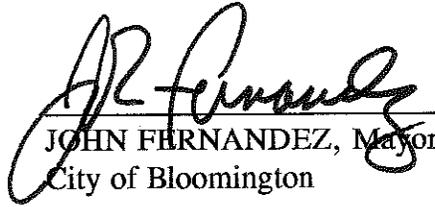
ATTEST:


PATRICIA WILLIAMS, Clerk
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this 7th day of August, 1997.


PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this 8 day of August, 1997.


JOHN FERNANDEZ, Mayor
City of Bloomington

SYNOPSIS

This ordinance amends the preliminary plan for Lot 3 of the Hopewell Renewal PUD to allow a configuration of six duplexes instead of the three or four buildings holding the 12 townhouse units permitted under the original approval.

Signed copies to:
Planning
Petitioner

ORDINANCE CERTIFICATION

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 97-21 is a true and complete copy of Plan Commission Case Number PUD-21-97 which was given a recommendation of approval by a vote of 7 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on June 30, 1997.

Donald F. Hastings

Donald F. Hastings, Secretary
Plan Commission

Date: July 7, 1997

Received by the Common Council Office this 7th day of July, 1997.

Patricia Williams
Patricia Williams, City Clerk

Appropriation Ordinance # _____ Fiscal Impact Statement # _____ Resolution # _____
Ordinance

Type of Legislation:

- | | | |
|-----------------|----------------|-----------------------|
| Appropriation | End of Program | Penal Ordinance |
| Budget Transfer | New Program | Grant Approval |
| Salary Change | Bonding | Administrative Change |
| Zoning Change | 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 _____

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.)

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.

359 Landmark Avenue
Bloomington, IN 47404
(812)336-8277
(812)384-1114
FAX: (812)336-0817

April 29 1997

Lynne Friedmeyer
City of Bloomington Planning
401 N. Morton Street
P.O. Box 100
Bloomington, IN 47402-0100

RE: Phase II, Hopewell Duplexes - 12 Unit Housing Project

Dear Lynne:

On behalf of the petitioner, Renaissance Rentals, L.L.C., we are respectfully requesting preliminary plan amendment, final plan, and preliminary and final subdivision approval for Lot 3 of the Hopewell Renewal Project at 6th and Hopewell Streets.

The plan shows six duplex units (12 living units) for the previously approved and platted Lot 3. The original schematic plan shows three four-plex units. The developer has changed to duplex units in order to provide a better living unit with windows on three exterior walls. The plat for Lot 3 will be amended to replat the common areas as previously depicted.

Plans for this lot have been prepared per the criteria that was developed per the Outline Plan approval for this project August 5, 1996, Case #PUD-60-96. A part of the criteria was the commitment for affordability. The units on Lot 3 will be sold at or less than the committed price of \$65,000.00.

Utilities are in place at the site. Sewer and water will be provided by City of Bloomington Utilities.

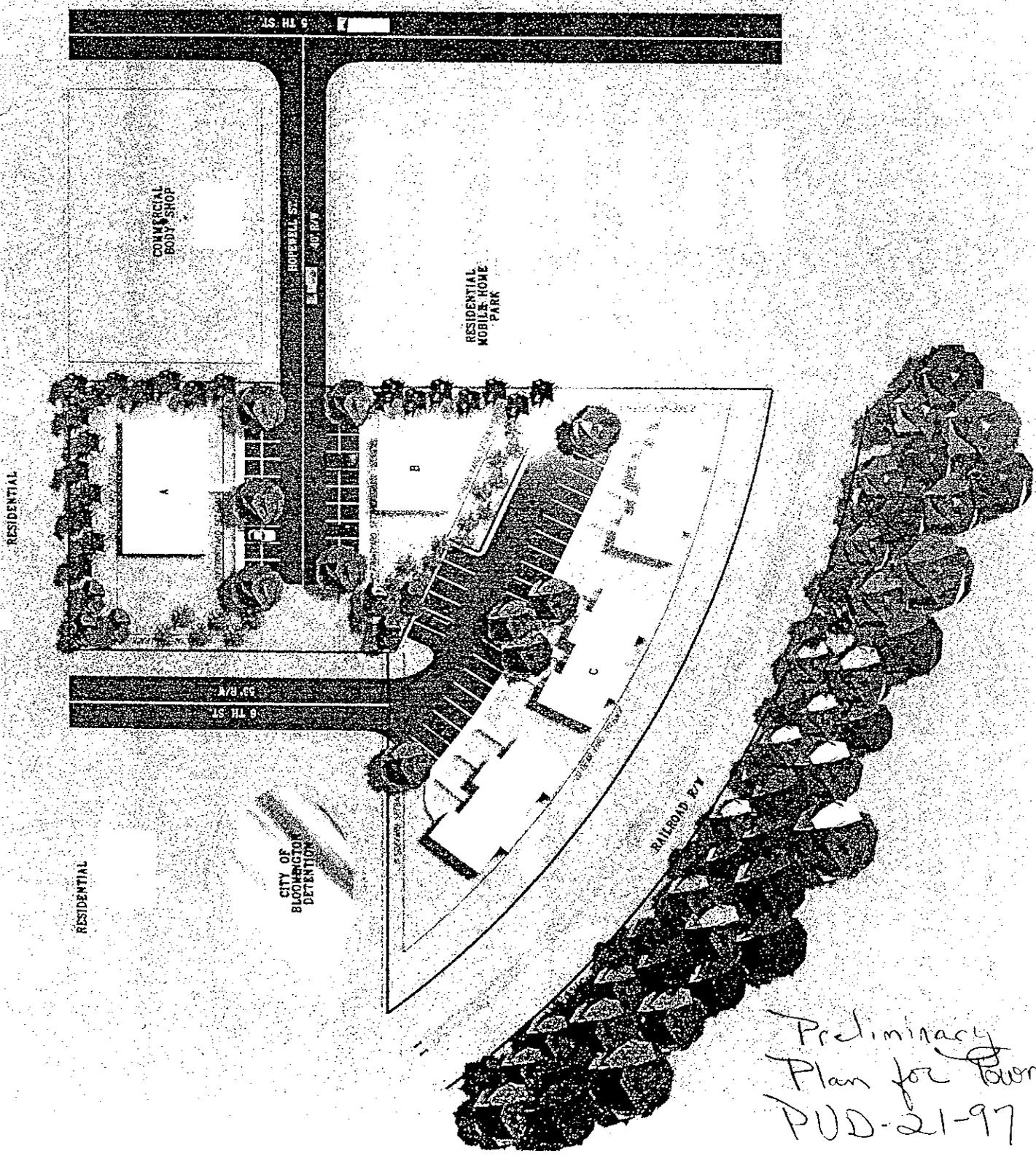
Please place this item on your May 19, 1997 agenda for consideration. Due to the completeness of the packet and recent approval of the Outline Plan, we are requesting a waiver of second hearing.

Petitioner's Statement
PUD-21-97

17

SITE DATA

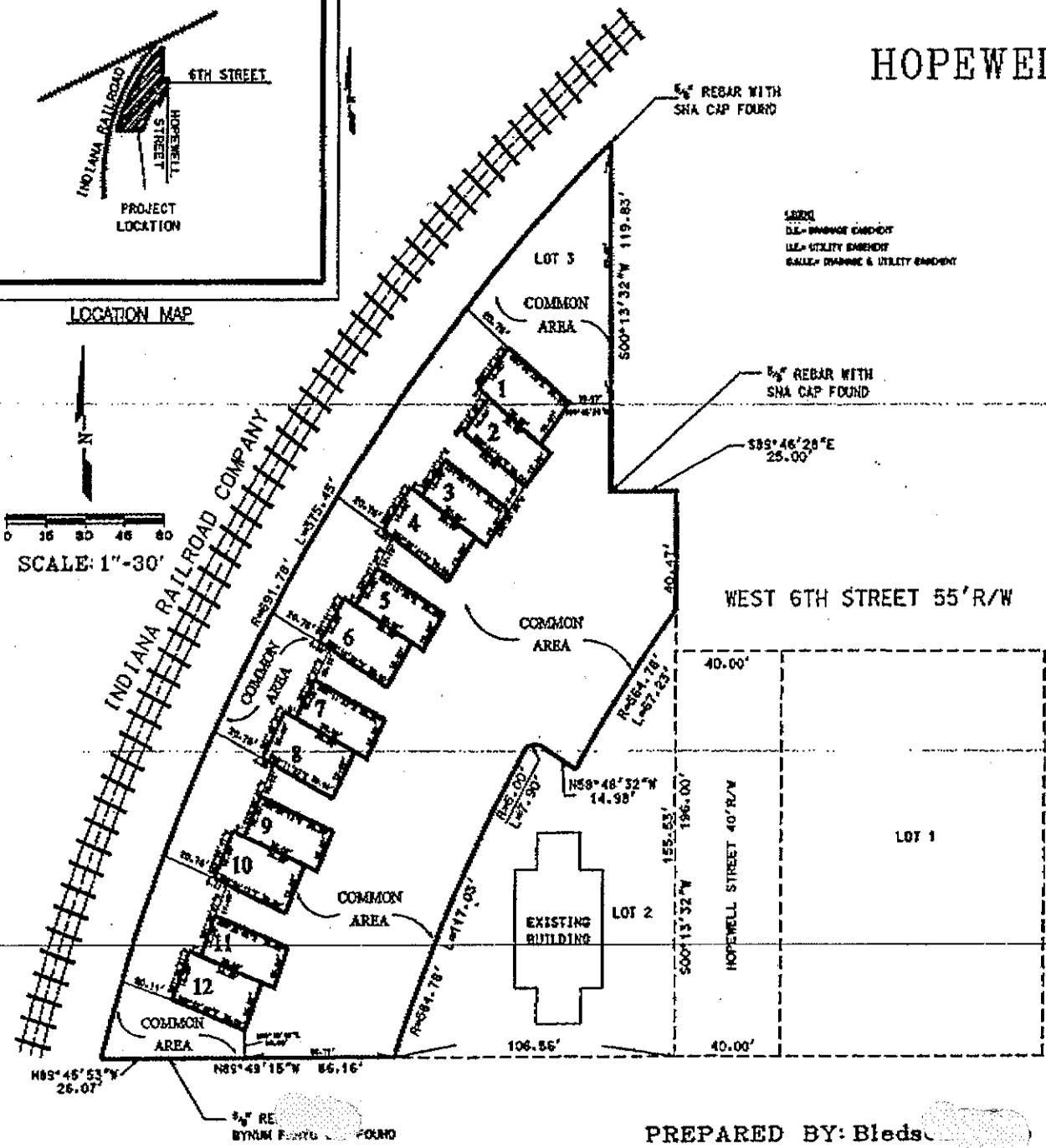
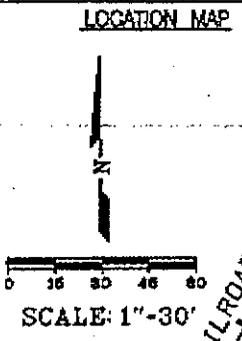
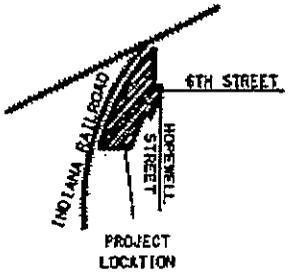
- PARCEL A:
 - 0.32 AC
 - 5 UNITS (EFFICIENCIES)
 - 50 PARKING REQ'D
 - 80 PARKING SHOWN
 - 0.11 AC - OPEN SPACE 35%
- PARCEL B:
 - 0.17 AC
 - 8 UNITS (EFFICIENCIES)
 - 8 PARKING REQ'D
 - 8 PARKING SHOWN
 - 0.06 AC - OPEN SPACE 35%
- PARCEL C:
 - 0.77 AC
 - 12 UNITS
 - 8 3BR
 - 4 2BR
 - 32 PARKING REQ'D
 - 28 PARKING SHOWN
 - 0.25 AC - OPEN SPACE 35%



Preliminary Plan for Townhouse PUD-21-97 9

REPLAT OF LOT 3 HOPEWELL RENEWAL PLAT

Proposed Plat
PUB-21-97 11



LAND ACQUISITION FOR HOPEWELL RENEWAL PLAT

LOT 3 IS REQUIRED BY THE PLAT OF HOPEWELL RENEWAL PLAT LOCATED IN FILE NUMBER 2 AND IS ONE OF THE LOTS OF THE HOPEWELL RENEWAL PLAT.

The Indianapolis Redevelopment Authority, an Indiana Limited Liability Company, formed by the Board of Commissioners, being the owner of the above described real estate, does hereby accept, sell and convey to the State of Indiana, through the Indiana State Board of Public Safety, the interest in the above described real estate, and the same shall be held and managed as if it were the property of the State of Indiana.

It is further ordered, that the State of Indiana, and the Indiana State Board of Public Safety, be and they are authorized to execute and deliver to the State of Indiana, the deed for the above described real estate, and the same shall be held and managed as if it were the property of the State of Indiana.

Witness my hand and the seal of the State of Indiana, this 14th day of September, 1997.

INDIANAS REDEVELOPMENT AUTHORITY
14th Street, Indianapolis, Indiana

STATE OF INDIANA
COUNTY OF MADISON

Before me, a Notary Public in and for the State of Indiana and Special Notary, personally appeared the Indiana Redevelopment Authority, a Limited Liability Company, and the Indiana State Board of Public Safety, both of whom are duly authorized to execute and deliver to the State of Indiana, the deed for the above described real estate, and the same shall be held and managed as if it were the property of the State of Indiana.

Witness my hand and the seal of the State of Indiana, this 14th day of September, 1997.

Notary Public
My Commission Expires September 1, 2000.

PLAT OF HOPEWELL RENEWAL PLAT

Under the authority provided by Chapter 37C, Article 10 of 1975, enacted by the General Assembly of the State of Indiana and the authority provided by the Indiana State Board of Public Safety, the Indiana Redevelopment Authority, a Limited Liability Company, and the Indiana State Board of Public Safety, do hereby agree to the replat of the above described real estate.

Agreed by the Board of Public Safety of a meeting held on _____

Notary Public

NOTES:

1.) Original boundary survey titled "Hopewell Renewal Plat" by Bledsoe Tapp & Co., Inc., dated May 25, 1997.

2.) All lot corners to be marked with 1/2" x 1/2" x 1/2" aluminum corner.

3.) All lot corners to be marked with 1/2" x 1/2" x 1/2" aluminum corner.

4.) All lot corners to be marked with 1/2" x 1/2" x 1/2" aluminum corner.

5.) All lot corners to be marked with 1/2" x 1/2" x 1/2" aluminum corner.

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18.) All lot corners to be marked with 1/2" x 1/2" x 1/2" aluminum corner.

19.) All lot corners to be marked with 1/2" x 1/2" x 1/2" aluminum corner.

20.) All lot corners to be marked with 1/2" x 1/2" x 1/2" aluminum corner.

PLAN #DP12-02

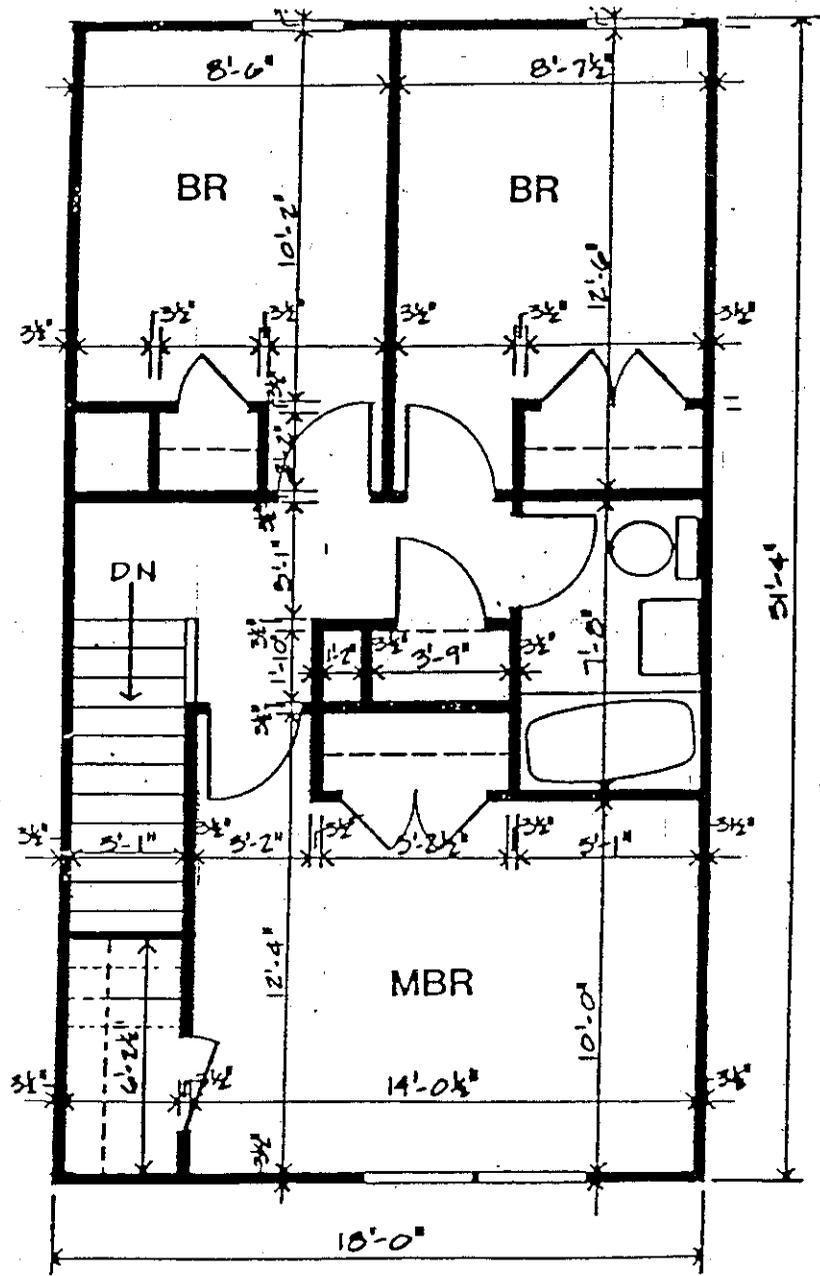
ELEVATION 'A'

res 97-21

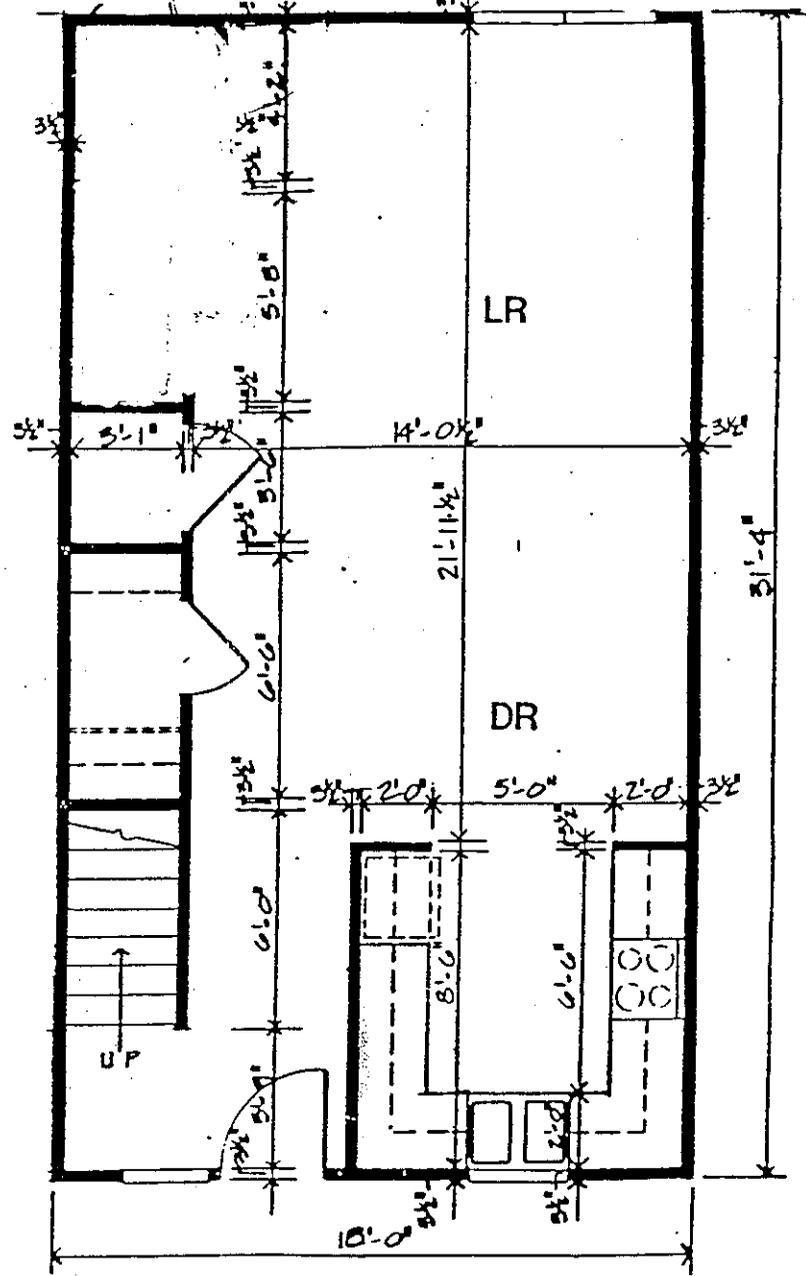
91



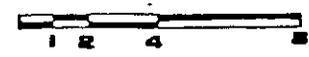
Res 97-21



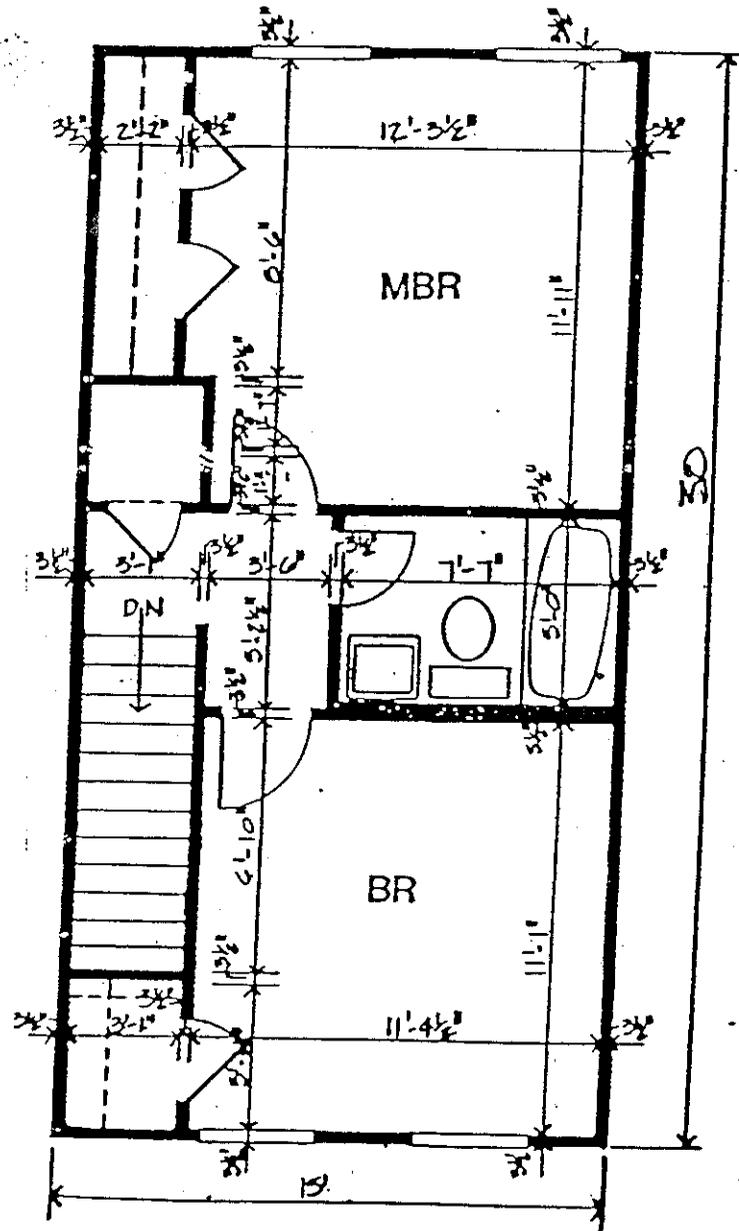
UPPER FLOOR



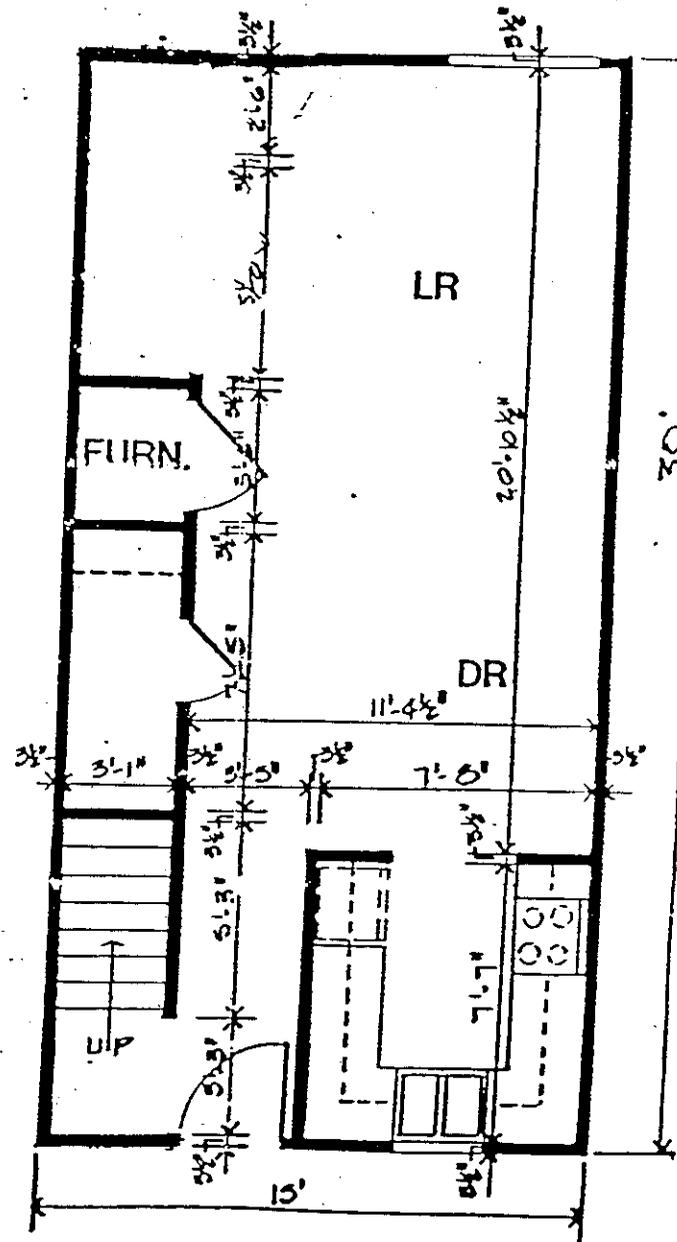
LOWER FLOOR



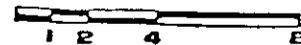
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UPPER FLOOR



LOWER FLOOR



From: "Doris Sims" <CITY/SIMSD>
Organization: City of Bloomington, IN
To: "Dan Sherman" <CITY/SHERMAND>
Date sent: Tue, 10 Jun 1997 11:12:08 EST
Subject: Re: Hopewell Renewal
Copies to: HastingD, Mcnamarj, Freemanj

Dan-

thanks for the comment on the forum.

In relation to the hopewell renewal project, I think you need to be talking to John Freeman. John is in the process of working with the local neighborhood association through David Walter to obtain right of entries on the owner's property to clean out the open drainage ditches. It is my understanding that the project will be put out to bid. As part of the bid, improvements to the drainage pond will be included. The commitment I made was to make sure that the drainage pond started to hold water, the other commitments made by the city you need to talk to Freeman about.

Doris

Doris J. Sims
Housing & Neighborhood Development
349-3401 /e-mail: city/simsd