ORDINANCE 92 - 20
To Amend the Bloomington Zoning Maps from MQ and RE to RS
Re: 2300 Block of Rockport Road
(City of Bloomington Redevelopment Department)

WHEREAS, the Common Council passed a Zoning ordinance amendment and adopted new incorporated zoning maps on June 7, 1978 which are now incorporated in Title 20 of the Bloomington Municipal Code; and

WHEREAS, the Plan Commission has considered this case, ZO/DP-45-92, and recommended that the petitioner, City of Bloomington Redevelopment Department be granted an amendment to the Bloomington Zoning Maps and request that the Common Council consider their 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 the zoning be changed from MQ and RE to RS for property located in the 2300 Block of Rockport Road. The property is further described as follows:

Part of the Southwest quarter of the Northeast quarter of Section 8, Township 8 North, Range 1 West, Monroe County, Indiana, and more particularly described as follows: Beginning at a stone found marking the Southwest corner of said quarter quarter thence North Zero (00) degrees, Three (03) minutes, Fifteen (15) seconds East 1,069.41 feet to a 1/2 inch rebar with cap set; thence South Eighty-eight (88) degrees, Three (03) minutes, Fifty-eight (58) seconds East 689.67 feet to a stone found; thence South One (01) degree, Eleven (11) minutes, Thirty (30) seconds West 236.55 feet to a 1/2 inch rebar with cap set; thence North Eighty-eight (88) degrees, Forty-eight (48) minutes, Thirty (30) seconds West 296.08 feet to a 1/2 inch rebar with cap set; thence South One (01) degree, Eleven (11) minutes, Thirty (30) seconds (30) seconds West 294.24 feet to a 1/2 inch rebar with cap set; thence South Eighty-eight (88) degrees, Forty-eight (48) minutes, Thirty (30) seconds East 296.08 feet to a 1/2 inch rebar with cap set; thence South One (01) degree, Eleven (11) minutes, Thirty (30) seconds West 109.49 feet to a rebar found; thence South Eighty-nine (89) degrees, Forty-eight (48) minutes, Thirty-three (33) seconds East 385.54 feet to a 1/2 inch rebar with cap set; thence South One (01) degree, Eleven (11) minutes, Fifty-nine (59) seconds West 87.50 feet to a 1/2 inch rebar with cap set; thence South Eighty-eight (88) degrees, Zero (00) minutes, Twenty-seven (27) seconds East 248.64 feet to a spike found in the centerline of Rockport Road; thence along said centerline South Thirty-nine (39) degrees, Thirty-four (34) minutes, one (01) second West 284.34 feet to a spike found; thence North Eighty-seven (87) degrees, Thirty-one (31) minutes, Twenty-five (25) seconds West 242.64 feet to a rebar found; thence South Two (02) degrees, Ten (10) minutes, Thirty-nine (39) seconds West 125.03 feet to a 1/2 inch rebar with cap set; thence North Eighty-seven (87) degrees, Twenty-nine (29) minutes, Forty-three (43) seconds West 881.45 feet to the point of beginning. Containing 18.91 acres, more or less.

Part of the Southwest quarter of the Northeast quarter of Section 8, Township 8 North, Range 1 West, Monroe County, Indiana, and more particularly described as follows: Beginning at a 1/2 inch rebar with cap set in the centerline of Guy Avenue at its western terminus said point being 515.46 feet North and 679.07 feet East of a stone found marking the Southwest corner of said quarter quarter; thence North Eighty-eight (88) degrees, Forty-eight (48) minutes, Thirty (30) seconds West 296.08 feet to a 1/2 inch rebar with cap set; thence North One (01) degree, Eleven (11)

minutes, Thirty (30) seconds East 294.24 feet to a 1/2 inch rebar with cap set; thence South Eighty-eight (88) degrees, Forty-eight (48) minutes, Thirty (30) seconds East 296.08 feet to a 1/2 inch rebar with cap set; thence South One (01) degree, Eleven (11) minutes, Thirty (30) seconds West 294.24 feet to the point of beginning. Containing 2.00 acres, more or less.

SECTION II. Through the authority of IC 36-7-4 and pursuant to Chapter 20.13 of the Bloomington Municipal Code, that rezoning from MQ and RE to RS be approved.

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 15 day of July, 1992.

Iris Kiesling, Vice President
PAM SERVICE, President
Bloomington Common Council

ATTEST:

Jacqueline Burris Deputy Clerk
PATRICIA WILLIAMS, ~~City Clerk~~

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 16th day of July, 1992.

Patricia Williams
PATRICIA WILLIAMS, City Clerk

SIGNED and APPROVED by me upon this 23rd day of July, 1992.

Tomilea Allison
TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

This ordinance grants rezone from MQ and RE to RS of 20 acres located in the 2300 Block of Rockport Road.

Signed copies to:
Planning
Redevelopment

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 92-20 is a true and complete copy of Plan Commission Case Number ZO/DP-45-92 which was given a recommendation of approval by a vote of 10 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on June 8, 1992.

Date: June 9, 1992

Timothy A. Mueller
Planning Director
Tim Mueller, Secretary
Plan Commission

Received by the Common Council Office this _____ day of June, 1992,

Patricia Williams
Patricia Williams, City Clerk

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

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_____
Unforseen 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.

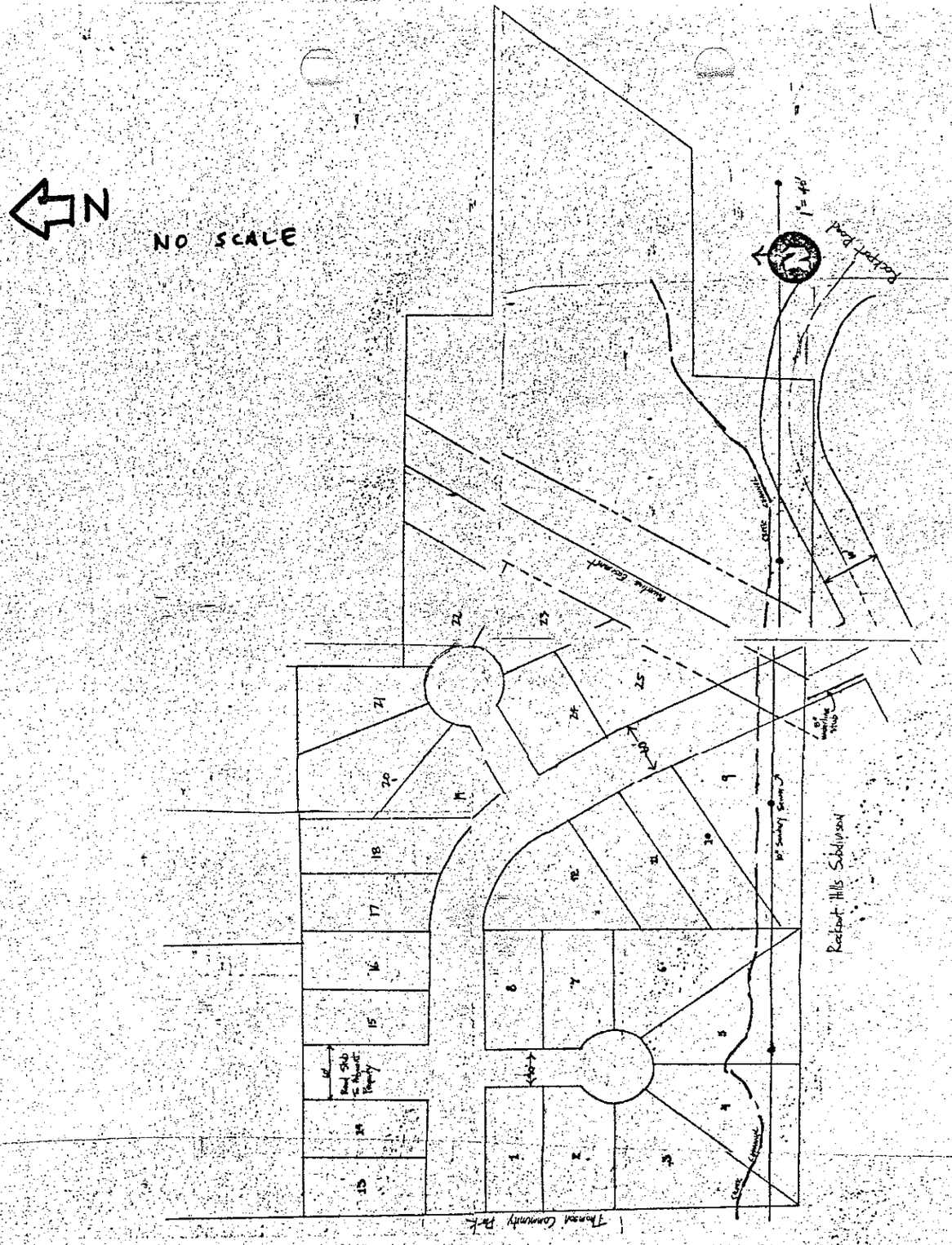
If the legislation will have a major fiscal impact, explain briefly what the effect on City costs and revenues will be and include factors which could lead to significant additional expenditures in the future. Be as specific as possible. (Continue on second sheet if necessary.)

ZO/DP-45-92
CITY REDEVELOPMENT DEPARTMENT
2300 Block of Rockport Road
June 8, 1992

Proposed is a rezone of 20 acres from MQ and RE to RS and subdivision. The council's role is to vote on the rezone. The rezone is to allow the land to be developed consistent with the Master Plan. The City's Redevelopment Department proposes to purchase approximately 12 of 18 acres directly north of the Rockport Hills Subdivision and east of and abutting the Thomson Community Park for development of owner occupied affordable housing under the Federal HOME Program. Please reference the materials supplied by Chris Spiek for details about the program. Most of the area is zoned MQ. The seller also owns a 2 acre tract west of the end of Duncan and Guy Streets, zoned RE. This petition includes rezoning of the sellers' 18 and 2 acre tracts from MQ and RE to RS. The portion of the site south of the Guy Ave. residences is already RS.

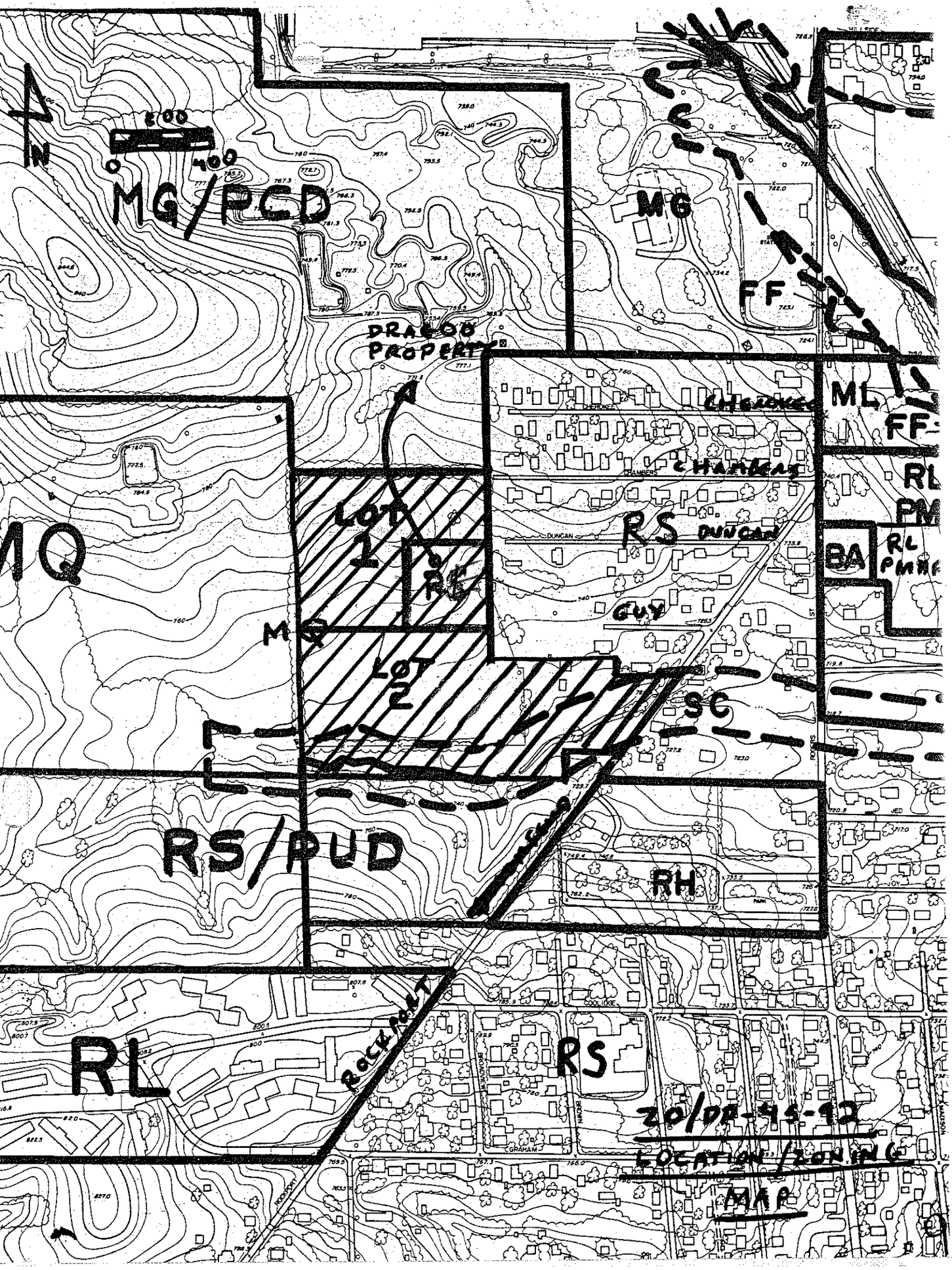
The subdivision approval authorizes the purchase of 12 acres by the City for future subdivision into 25 lots and a remnant between the High-Tension lines and Rockport Road.

ZO/DP-45-92 was approved with the condition that the City commits to a road stub to its north line.

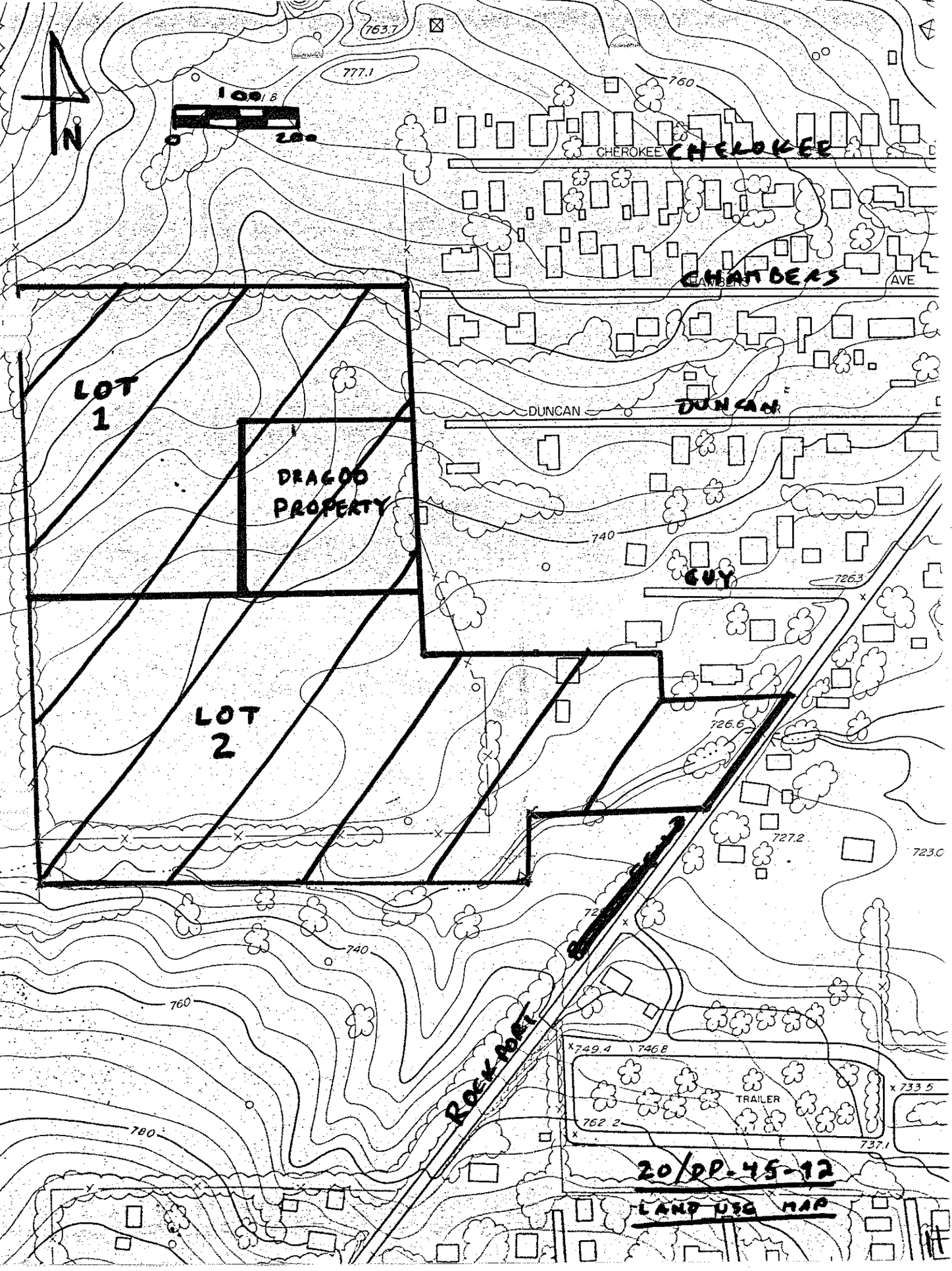


SITE PLAN

20/DP-45-92



N
0
200
400
MG/PCD
MG
FF
DRAGOO PROPERTY
CHEROKEE
ML
FF
CHAMBERS
RL
PM
MQ
LOT 1
RS
DUNCAN
BA
RL PMAP
GUY
MQ
LOT 2
SC
RS/PUD
RH
ROCKPORT
RL
RS
COOLIDGE
GRAHAM
ZO/DP-45-92
LOCATION/ZONING
MAP


N
100
0
200
763.7
777.1
760
CHEROKEE
CHEROKEE
CHAMBERS
AVE
LOT 1
DRAGOO PROPERTY
DUNCAN
DUNCAN
740
GUY
726.3
LOT 2
726.6
727.2
723.0
740
760
ROCK PORT
749.4
746.8
TRAILER
733.5
762.2
737.1
780
20/DP-45-12
LAND USE MAP

ZO/DP-45-92
CITY REDEVELOPMENT DEPARTMENT
2300 Block of Rockport Road
June 8, 1992

The City's redevelopment organization proposes to purchase approximately 12 of 18 acres directly north of the Rockport Hills Subdivision and east of and abutting the Thomson Community Park for development of owner occupied affordable housing under the Federal HOME Program. Most of the area is zoned MQ. The seller also owns a 2 acre tract west of the end of Duncan and Guy Streets, zoned RE. This petition includes rezoning of the sellers' 18 and 2 acre tracts from MQ and RE to RS. The portion of the site south of the Guy Ave. residences is already RS.

The subdivision approval authorizes the purchase of 12 acres by the City for future subdivision into 25 lots and a remnant between the High-Tension lines and Rockport Road.

The 25 lots will access via an existing stub to the north property line of Rockport Hills. This stub will continue west through the HOME subdivision to serve as the initial access to Thomson Community Park.

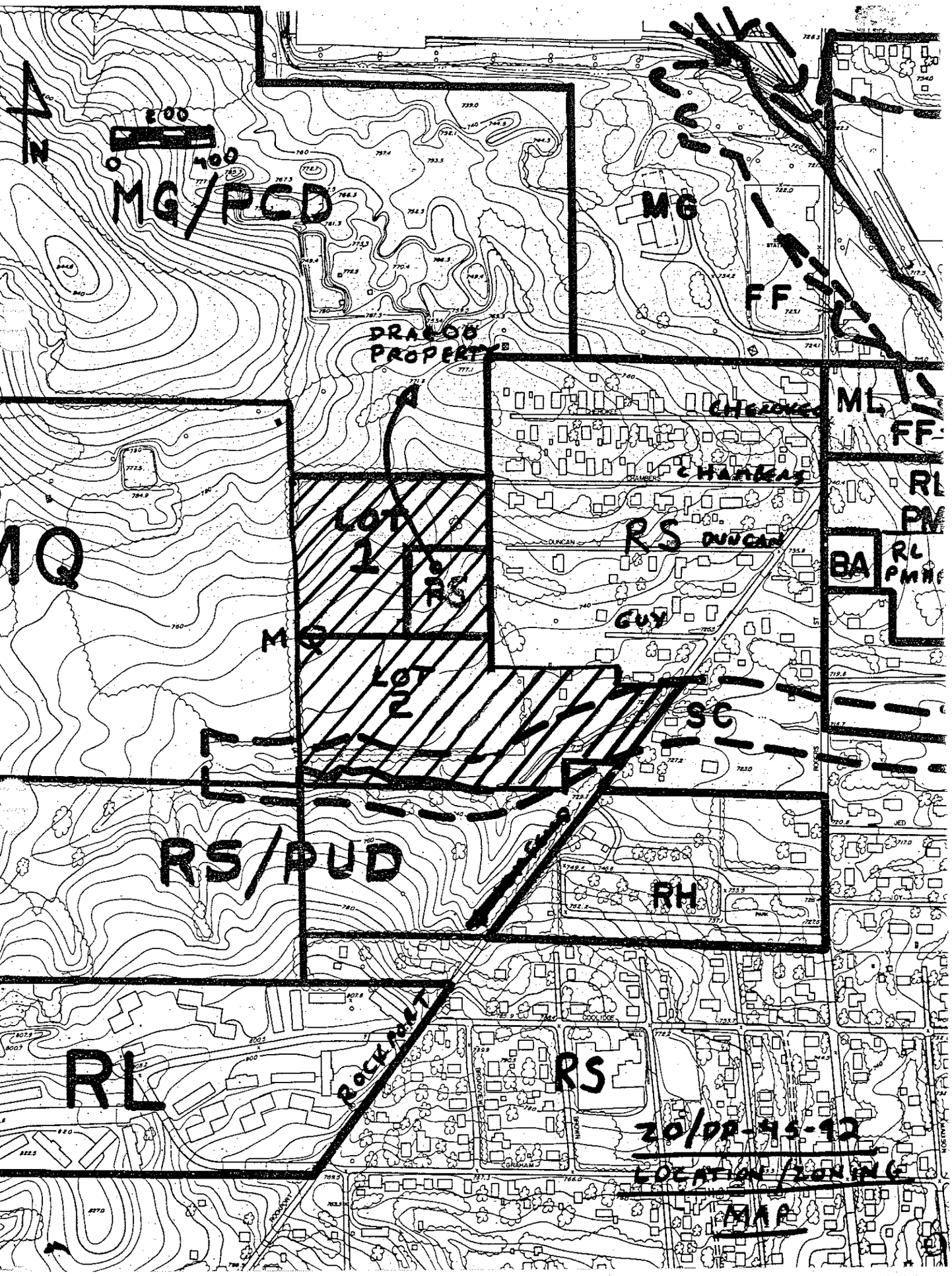
This subdivision is conceptual at this time. It will be designed and be a separate subdivision approval in the near future. As a condition of this 2-lot approval, the City will commit to extend a street to the north line of its 25 lot subdivision for access to the seller's 6 acre remnant.

The RS zoning is consistent with the Growth Policies Plan and with surrounding uses. Staff recommends approval with waiver of 2nd hearing, with the condition that the City commits to a stub to its north line.

The city of Bloomington has been awarded a $750,000 grant from the Department of Housing and Urban Development under the new HOME program. This is a brand new program which is specifically targeted toward the provision of affordable housing both rental and owner-occupied. As a participating jurisdiction in this program the City will be undertaking several new initiatives toward the goal of providing affordable housing for the low and moderate-income residents of Bloomington.

Under this program the City will be able to reduce the current large Section 8 waiting list for subsidized rental housing. The City will be using a portion of the HOME funds to enable approximately 15 new units to be brought into the Section 8 program. These units will be administered by the Housing Authority which operates the existing program. Another on-going program that HOME monies will allow to continue is the rental rehabilitation program. This program provides deferred or low-interest loans to landlords to enable them to improve their rental properties. In exchange for this assistance the landlords are required to commit to renting to low or moderate-income renters at HUD prescribed rents. The amount of the subsidy to the landlord will determine the length of time that the units must be available to low-income renters. The higher the subsidy the longer the unit must remain affordable. This program will be run out of the City Redevelopment office.

The City as a part of this grant has been authorized to use a portion of the funds for new housing construction. In terms of new owner-occupied construction the City plans to become involved in the creation of a Community Land Trust. This is an innovative way to provide permanent affordable housing to the residents of the community that would otherwise not have access to owner occupied housing. Under the Land Trust model a community-wide not-for-profit housing corporation becomes the owner of land on which affordable housing is constructed. The land is held permanently by the Land Trust. The homes constructed on the lots are purchased and owned by the families while the lots on which they sit are leased to the families on 99 year leases. Home sales are controlled by a resale formula which assures the affordability of the home to subsequent purchasers while allowing the seller a reasonable return on equity built up in the residence.



N
200
0
400
MG/PCD
MG
FF
DRAGOO PROPERTY
CHEROKEE
ML
FF
CHAMBERS
RL
PM
LOT 1
RS
DUNCAN
RS
DUNCAN
BA
RL
PMH
MQ
GUY
MQ
LOT 2
SC
RS/PUD
RH
RL
ROCKPORT
RS
20/DP-45-92
LOCATION/ZONING
MAP

City of
Bloomington
Indiana

Post Office Box 100
Municipal Building
Bloomington, Indiana 47402

Department of
Redevelopment

812-331-6401

Tomilea Allison
Mayor

City Planning Commission
220 E. Third St.
Bloomington In. 47401

May 22, 1992

Dear Plan Commission,

The City of Bloomington Redevelopment Dept. on behalf of Monroe County Housing Solutions Inc. and George and Rosalie Dragoo request your consideration of the rezoning and subdivision of approximately 20 acres off of Rockport Road in the 2300 block. Requested is rezoning from MQ and RE to RS for the entire acreage and approval of a 2 lot subdivision with waiver of second hearing on both requests.

The rezoning will enable the property to be developed in conformance with the recently adopted Comprehensive Plan, and the subdivision will allow one of the parcels (lot 2) to be sold to the Redevelopment Dept. and subsequently transferred to and developed by Housing Solutions as a Community Land Trust. The remaining parcel (lot 1) would be retained by the current owners George and Rosalie Dragoo for later development.

The Land Trust will be a community-based not-for-profit corporation who will own and develop perpetually affordable housing for low and moderate income residents of the community on lot 2. I have included some basic literature on Land trusts with this letter for your information.

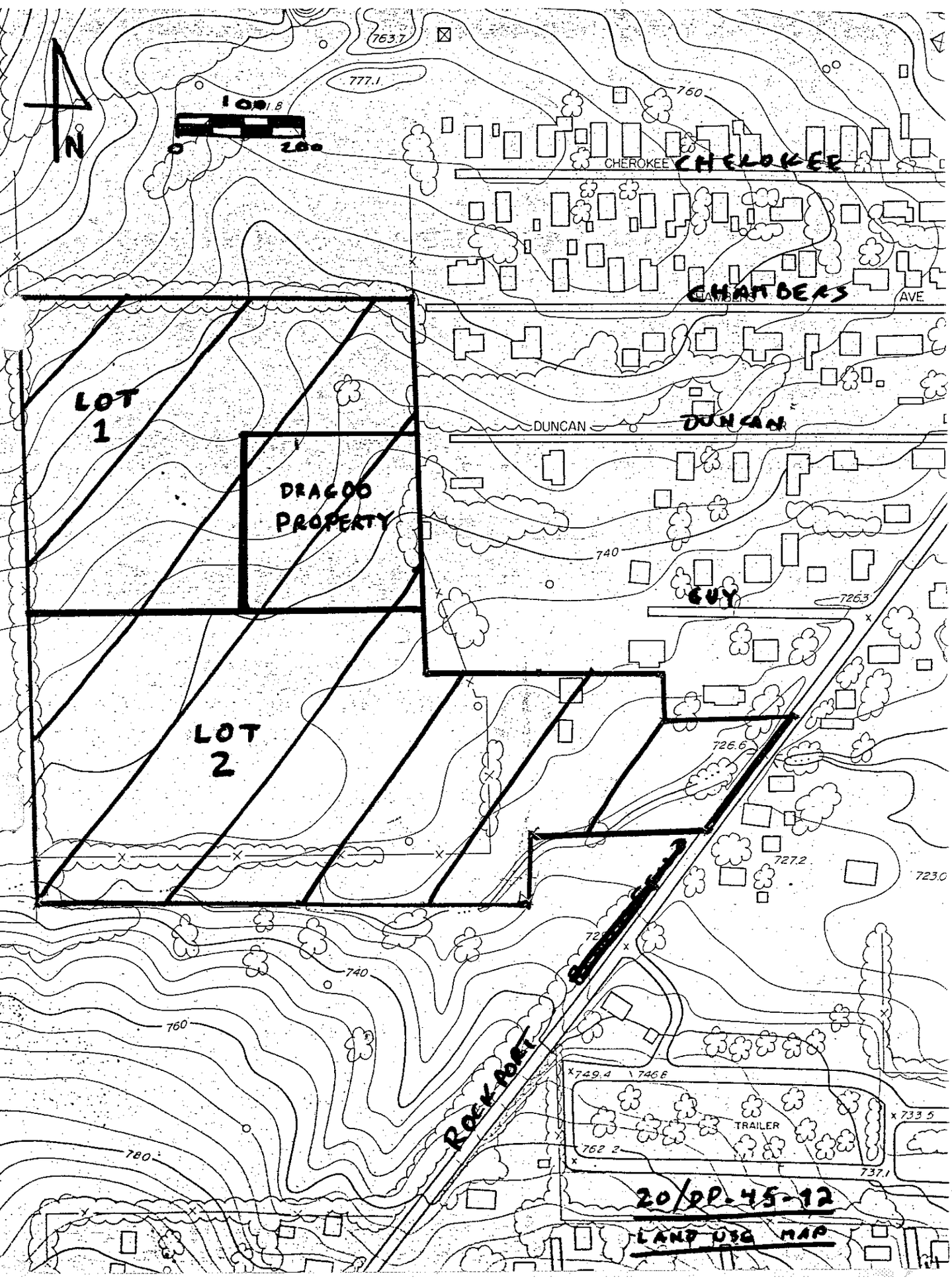
The intent is to develop part of lot 2 as a single family owner-occupied subdivision. Funds from the City's new federal HOME grant will be used to develop the subdivision. I have included a preliminary design for a 25 lot single-family subdivision with this application to illustrate the proposed layout for the Land Trust. If approval is granted for the rezone and two lot subdivision the proposal will be fully engineered and a subsequent petition for the 25 lot plat will be filed. The portion of lot 2 east of the powerline easement would be held by the Trust for later affordable housing development.

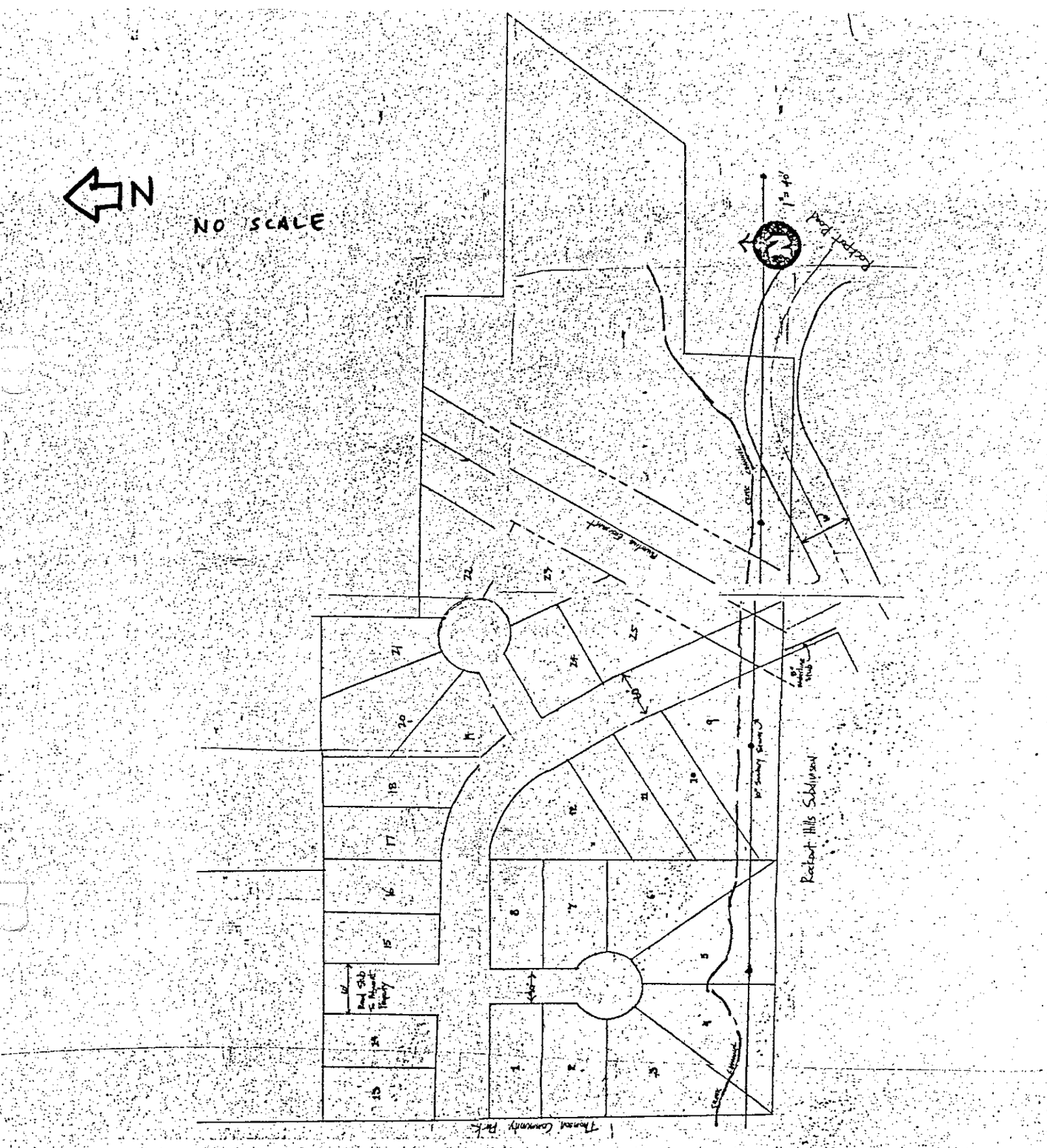
I will be attending the Plan Commission meeting to address the Commission on this request. However if you have any questions that I could answer prior to the meeting please feel free to contact me at the Redevelopment office. Thank you for your consideration of this request.

Sincerely,

Chris Spiek
Executive Director

Recycled Paper


N
100
0
200
763.7
777.1
760
CHEROKEE
CHEROKEE
CHAMBERS
AVE
CHAMBERS
LOT 1
DRAGOO PROPERTY
DUNCAN
DUNCAN
740
GUY
726.3
LOT 2
726.6
727.2
723.0
740
760
780
ROCK PORT
749.4
746.8
TRAILER
733.5
762.2
737.1
20/DP-45-12
LAND USE MAP



SITE PLAN

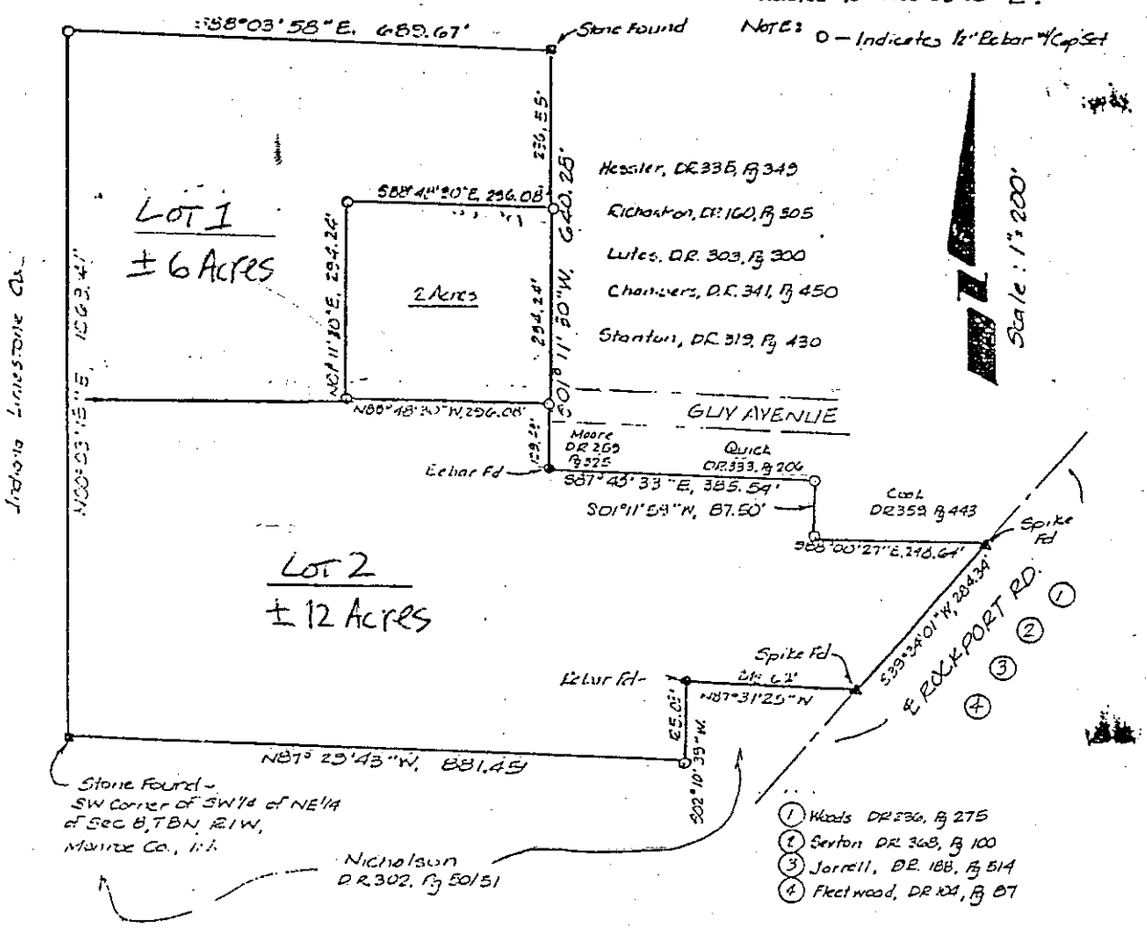
20/DP-45-92

Rosalie Dragoo
332-4108

ARCHER AND ASSOCIATES, INC.
LAND SURVEYING
(812) 334-8941
682 Green Road
Bloomington, IN 47401
res. (812) 339-6541

CLIENT
Dragoo

BASIS OF BEARINGS
West Line of SW1/4 of NE1/4
Related to N00°03'15"E.



I, Steven W. Archer, hereby certify that I am a Registered Land Surveyor. licensed in compliance with the laws of the State of Indiana; and that the above plat and attached description correctly represents a land survey completed by me on April 11, 1990, and that the monuments shown thereon actually exist and are to the best of my knowledge and belief accurately shown.

STEVEN W. ARCHER REGISTERED No: 8700094 State of INDIANA LAND SURVEYOR

Steven W. Archer
RLS 8700094

SITE PLAN
20-DP-46-90