ORDINANCE 92 - 21
To Grant PUD Designation and Outline Plan Approval
Re: 3000 Block of South Rogers
(Willow Creek residential subdivision)
(G & S Development, Corp.)

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, RS/PUD-31-92, and recommended that the petitioner, G & S Development Corp., be granted PUD designation, and outline plan approval 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 an outline plan be approved and the property designated a Planned Unit Development. The property is further described as follows:

A part of the southeast quarter of Section 17, Township 8 North, Range 1 West Monroe County, Indiana, being more particularly described as follows: COMMENCING at a rebar marking the southwest corner of said southeast quarter; thence North 02 degrees 48 minutes 35 seconds WEST (assumed bearings) along the west line of said southeast quarter a distance of 1322.85 feet to a stone; thence NORTH 85 degrees 31 minutes 58 seconds EAST 69.15 feet to a 5/8 inch rebar and the point of beginning; thence NORTH 01 degrees 45 minutes 13 seconds WEST along a fence line 1061.44 feet to a fence post; thence NORTH 56 degrees 44 minutes 48 seconds EAST along said fence line 19.93 feet to a fence post; thence NORTH 02 degrees 31 minutes 30 seconds WEST along said fence 240.75 feet to a 5/8 inch rebar on the south line of Country Club Hills, Phase II Section III; thence South 89 degrees 57 minutes 23 seconds WEST along the south line of Country Club Hills, Phase II Section III, Phase II Section II and Phase II Section I, a distance of 1206.92 feet to a 5/8 inch rebar, thence SOUTH 00 degrees 46 minutes 51 seconds WEST 252.80 feet to a 5/8 inch rebar; thence SOUTH 00 degrees 40 minutes 30 seconds WEST 1022.09 feet to an iron pipe on the south line of Parker Addition 498.14 feet to a P.K. nail in the centerline of Rogers Street; thence SOUTH 00 degrees 46 minutes 51 seconds WEST along said centerline 20.12 feet to a P.K. nail, thence NORTH 89 degrees 25 minutes 39 seconds WEST 240.00 feet to a 5/8 inch rebar; thence SOUTH 00 degrees 46 minutes 53 seconds WEST 235.87 feet to a 5/8 inch rebar in a fence line; thence SOUTH 89 degrees 08 minutes 39 seconds WEST along said fence line 281.92 feet to an iron pipe; thence NORTH 04 degrees 23 minutes 13 seconds WEST along fence line 190.79 feet to a 5/8 inch rebar; thence NORTH 88 degrees 19 minutes 23 seconds WEST along a fence line 1123.66 feet to the point of beginning, containing 38.05 acres, more or less.

SECTION II. The Outline Plan shall be attached hereto and made a part hereof.

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 16 day of July, 1992.

Jacqueline Burris Deputy Clerk
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 approval of PUD designation of 38 acres located in the 3000 Block of S. Rogers and outline plan to allow 140 units of mixed residential use.

Signed copies to:
Planning
Petitioner

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 92-21 is a true and complete copy of Plan Commission Case Number RS/PUD-31-92 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 9 day of June,

Jacqueline Burns
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.)