1st reading 4/15

ORDINANCE 87-18

To designate an acre parcel on Sare Road at Spicewood Lane a PUD and approve an outline plan for 10 duplexes.
RE: (Howard Young)

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, PUD-4-87, and recommeded that the petitioner, Howard Young, be granted outline plan approval and PUD designation and request that the Common Council consider their petition for outline plan approval and PUD designation on certain 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 20.13 of the Bloomington Municipal Code, that an outline plan be approved and that the property be designated a Planned Unit. The property is described as follows:

A part of the Southwest quarter of Section 11, Township 8 North, Range 1 West, Monroe County, Indiana, more particularly described as follows:

Commencing at the northwest corner of said southwest quarter; thence SOUTH 0 degrees 07 minutes 24 seconds WEST 38.59 feet; thence SOUTH 89 degrees 52 minutes 36 seconds EAST 661.10 feet to the centerline of Sare Road; thence SOUTH 0 degrees 08 minutes 19 seconds WEST along said centerline 390.68 feet; thence continuing along said centerline SOUTH 0 degrees 09 minutes 29 seconds EAST 205.69 feet to the point of beginning; thence SOUTH 88degrees 12 minutes 07 seconds WEST 611. 90 feet; thence SOUTH 0 degrees 00minutes 00 seconds EAST 290.82 feet; thence NORTH 88 degrees 24 minutes 42 seconds WEST 614.94 feet and to the centerline of Sare Road; thence along said centerline NORTH 0 degrees 02 minutes 41 seconds WEST 79.60 feet; thence continuing along said centerline NORTH 1 degree 10 minutes 21 seconds EAST 161.80 feet; thence continuing along said centerline NORTH 0 degrees 09 minutes 29 seconds WEST 51.61 feet to the point of beginning, containing 4.11 acres more or less.

SECTION II. The Outline Plan, as recommended by the Plan Commission, shall be as 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 6 day of MAY, 1987.

Timothy Mayer
TIMOTHY MAYER, President
Bloomington Common Council

ATTEST:
Patricia Williams
PATRICIA WILLIAMS, City Clerk

Presented by me to the Mayor of Bloomington, Monroe County, Indiana, upon this 7 day of May, 1987.

Patricia Williams
PATRICIA WILLIAMS, City Clerk

SIGNED and APPROVED by me upon this 8 day of MAY, 1987.

Tomilea Allison
TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

This ordinance designates a 4.11 acre parcel south of the IU radio tower on the East side of Sare Road a Planned Unit Development and approves an outline plan for 10 duplexes.

****ORDINANCE CERTIFICATION****

In accordance with IC 18-7-4-508, I hereby certify that the attached Ordinance Number 87-18, is a true and complete copy of Plan Commission Case Number PUD-4-87 which was given a recommendation of approval by a vote of 8 Ayes, 0 Nays, and 1 Abstentions by the Bloomington City Plan Commission at a public hearing held on March 23, 1987.

Date: _____,

Tim Mueller, Secretary
Plan Commission

Received by the Common Council Office this 26 day of March,

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	____

to designate an acre parcel a PUD and approve an outline plan.

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 X

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)

Agency submitting legislation Planning Department

By Timothy Mueller Date March 27, 1987

STAFF REPORT
BLOOMINGTON PLAN COMMISSION
PUD-4-87
Howard Young
Southeast quadrent of Moore's Pike & Sare Rd.

This proposal for PUD outline plan approval of a 20 unit duplex development was part of a three part preliminary hearing which also included a slight expansion of the Hyde Park PUD boundaries at Moore's Pike, substitution of single family for the PUD's multi-family component. These two parts were passed without second hearing.

The proposed duplex development with 20 units on 3.3 acres (6 units/acre) easily complys with PUD criteria and makes good use of the open space afforded by the adjacent 7 acre radio tower site.

Improvements related to the Sare Road entrance will be discussed at the hearing. Sidewalk on Sare and internally should be a development plan issue.

Staff recommends approval.

SMITH QUILLMAN ASSOCIATES, Inc.

Stephen L. Smith P.E., L.S.
Terry Quillman

CONSULTING ENGINEERS

Dan Neubecker, L.A.
Ben E. Bledsoe, L.S.

Civil Engineering, Land Surveying, and Land Planning Services for Land Development, Sewers, Water and Transportation

December 24, 1986

Bloomington City Plan Commission
Attn: Tim Mueller, Director
City of Bloomington Plan Department
P.O. Box 100
Bloomington, IN 47402

RE: Amendment to Hyde Park Outline Plan and Outline Plan for RS/P.U.D.

Dear Commissioners:

Howard Young respectfully requests your consideration for an amendment to the original Hyde Park outline plan to allow a continuation of the single family development into the remaining 14 acres approved for 60 quadraplexes and into the 31.5 acres approved for multifamily, and maintain the option to develop the area at the current multifamily densities. We also request that 2 additional tracts along Moores Pike be included in the outline plan amendment. See the enclosed key map for the areas described.

Additionally, Mr Young requests outline plan approval for RS/PUD on the 3.6 acres south of the WTIU radio tower. We are proposing duplexes (20 units) as shown on the enclosed outline plan.

The 20 units would be offset by a reduction of approximately 270 units should the remaining existing PUD be developed as single family.

Proof of certified notification to adjacent property owners will be provided.

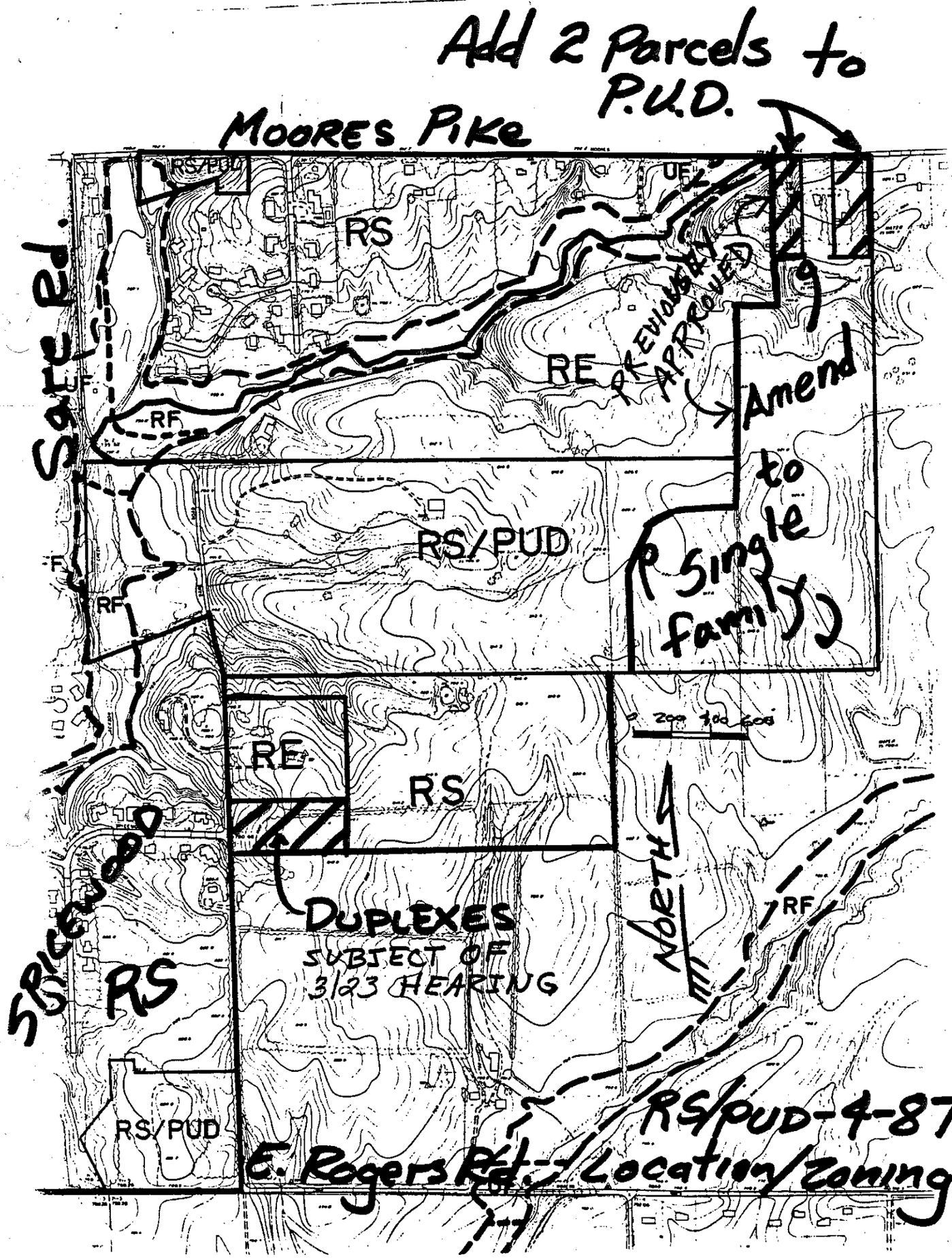
Very truly yours,

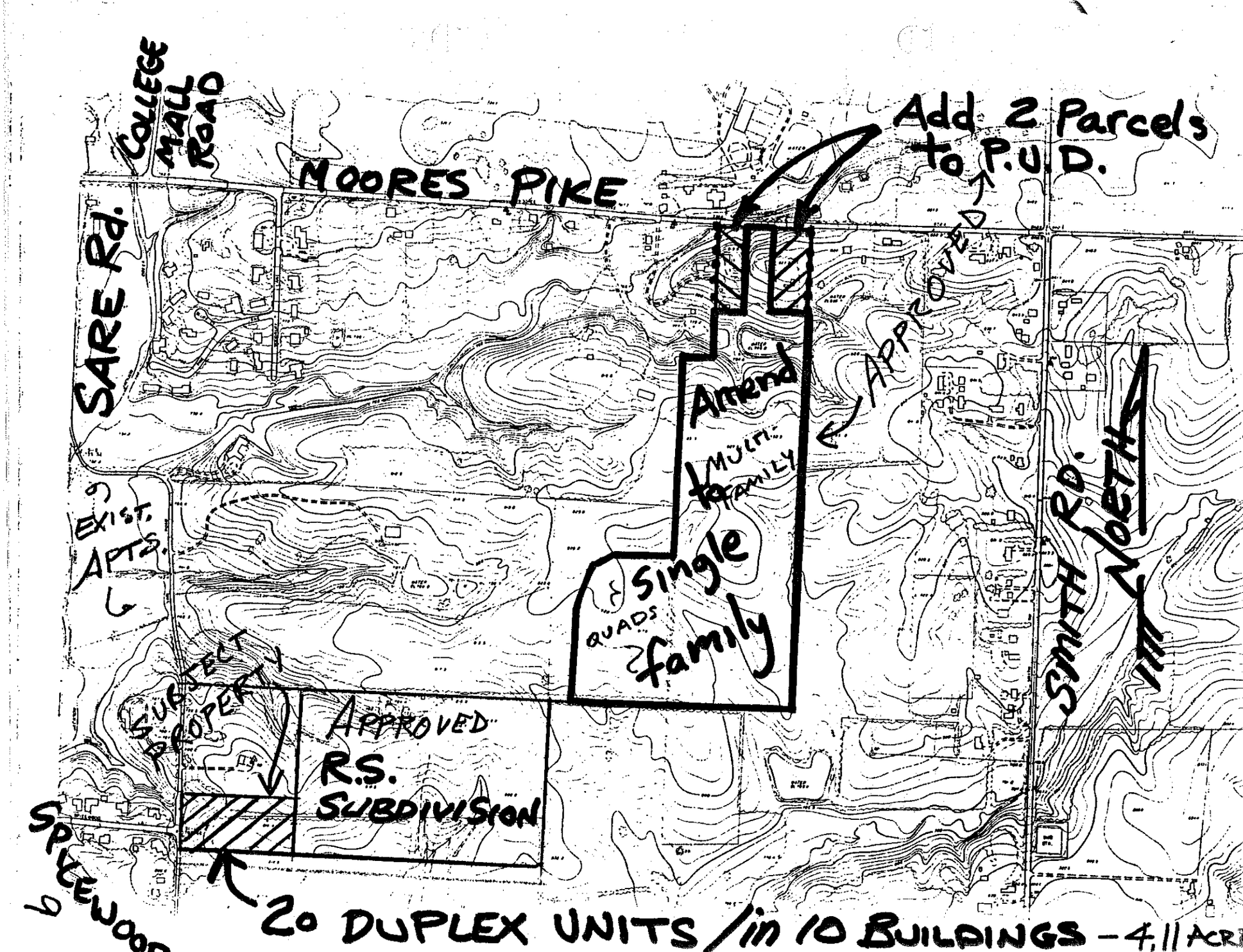
Terry Quillman
Smith Quillman Associates, Inc.

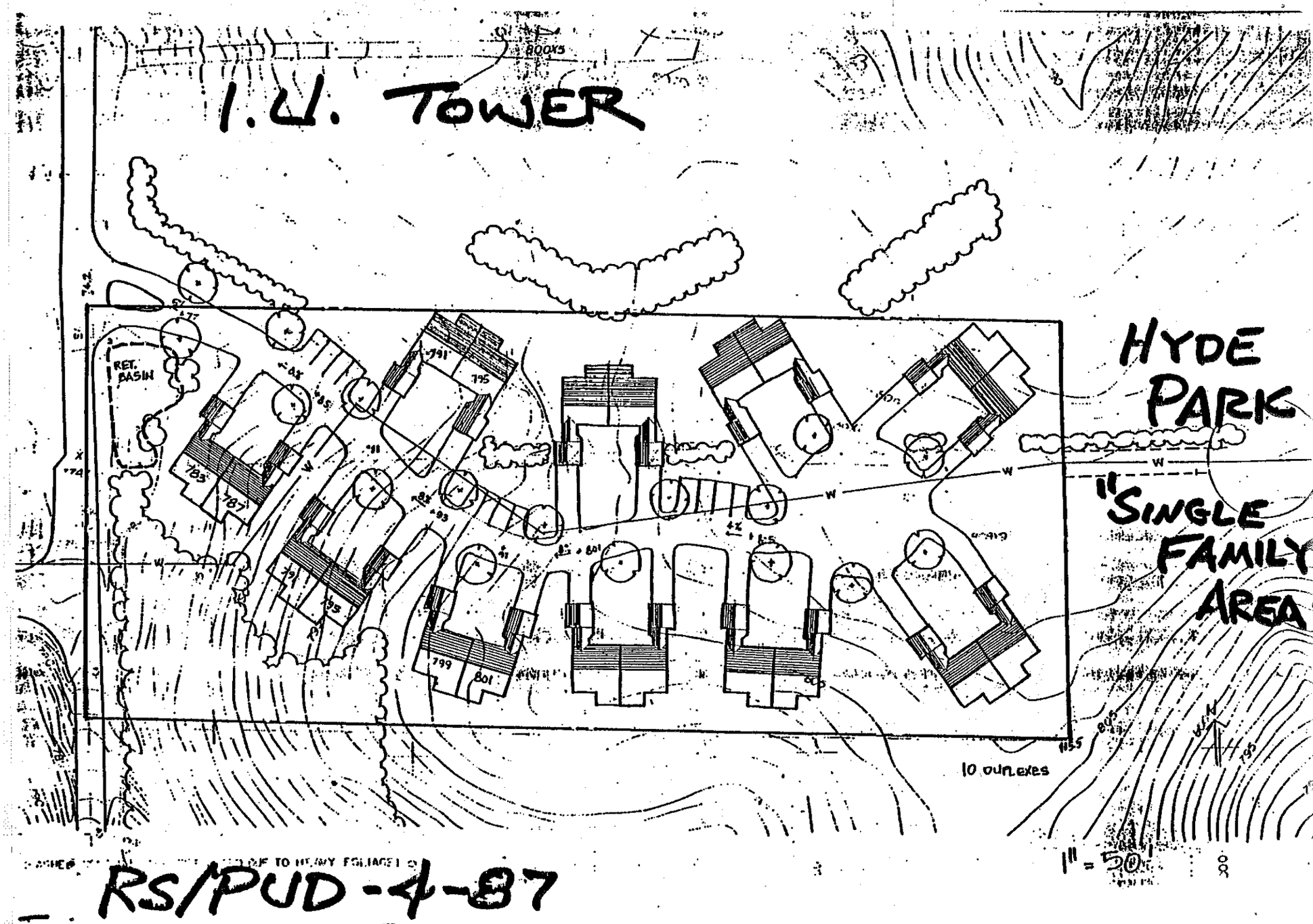
cc: files 608 and 1052
Howard Young

enclosures

P.O. Box 155, 4625 E. Morningside Dr., Bloomington, IN 47402, 812-336-6536
8553 Bash Street, Suite 104, Indianapolis, IN 46250, 317-841-9102


Add 2 Parcels to P.U.D.
MOORES PIKE
RS/PUD
RS
UF
RE
PREVIOUSLY APPROVED
Amend to Single family
Sare Rd.
RF
RS/PUD
RE
RS
0 200 400 600
NORTH
DUPLEXES
SUBJECT OF 3/23 HEARING
SPICEWOOD
RS
RF
RS/PUD
RS/PUD-4-87
E. Rogers Rd. Location/Zoning


COLLEGE MALL ROAD
MOORES PIKE
SARE Rd.
Add 2 Parcels to P.U.D.
APPROVED
Amend to MULTI FAMILY
Single family
QUADS
EXIST. APTS.
SUBJECT PROPERTY
APPROVED R.S. SUBDIVISION
SMITH RD.
NORTH
SPICEWOOD
20 DUPLEX UNITS / in 10 BUILDINGS - 4.11 ACR


I.U. TOWER
HYDE PARK
"SINGLE FAMILY AREA
RET. BASIN
10 duplexes
1" = 50'
RS/PUD-4-87