

ORDINANCE 87- 51
To Grant Outline Plan Approval
RE: Gifford Road East of Park Square Drive
Superior Partnership

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-61-87, and recommended that the petitioner, Superior Partnership, 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:

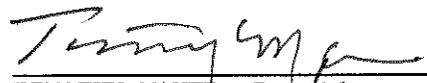
SECTION I. Through the authority of IC 36-7-4 and pursuant to Chapter 20.13 of the Bloomington Municipal code, that an outline plan be approved and that the property located at Gifford Road East of Park Square Drive be designated a Planned Unit Development. The property is further described as follows:

A part of the Southwest quarter of Section One (1), Township Eight (8) North, Range Two (2) West, bounded as follows: Beginning at a point near the Southwest corner of said Section 1, where the center line of the pike road (on or near the West line of said Section 1 intersects the North line of the right of way of the Illinois Central Railway) and running thence North nine hundred eighty-two (982) feet on and along the center line of said pike road to the center line of the pike road running east, thence east two hundred forty three (243) feet, this being the starting point and the northwest corner of the tract of land hereby conveyed, thence running east from said point along and with the center of said pike road, a distance of three hundred six (306) feet, thence running south six hundred seven and sixty-seven hundredths (607.67) feet to the northern right of way line of the Illinois Central Railway, thence running in a southwesterly direction along and with the said right of way line a distance of three hundred seventy (370) feet, thence running North eight hundred sixteen and seventy five hundredths (816.75) feet to the place of beginning, containing five (5) 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.

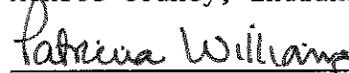
PASSED and ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 4 day of November, 1987.


TIMOTHY MAYER, President
Bloomington Common Council

ATTEST:


PATRICIA WILLIAMS, City Clerk

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 4 day of November, 1987


PATRICIA WILLIAMS, City Clerk

SIGNED and APPROVED by me upon this 4th day of November, 1987.


TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

Superior Partnership proposes 60 units on 5 acres on Gifford Road just east of its intersection with Park Square Drive. It would be similar in nature to the adjacent Hickory Grove Apartments.

*Signed copies: 11/4/87
petitions
planning*

****ORDINANCE CERTIFICATION****

In accordance with IC 18-7-4-508, I hereby certify that the attached Ordinance Number _____, is a true and complete copy of Plan Commission Case Number PUD-61-87 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 September 14, 1987

Timothy A. Mueller
Planning Director

Date: September 25, 1987,

Tim Mueller, Secretary
Plan Commission

Received by the Common Council Office this 13 day of October, 1987.

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 _____

Planned Unit Development - outline plan

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 X

If the legislation will not have a major fiscal impact, explain briefly the reason for your conclusion.

This property is outside the city's corporate limits.

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-Planning Director Date September 24, 1987

SEPTEMBER 14, 1987

Requested is planned unit designation and outline plan approval with waiver of second hearing for a proposed 60 unit RL/PUD on five acres off of Gifford Rd. just east of its intersection with Park Square Dr. The property is directly adjacent to the recently completed RL/PUD known as Hickory Grove Apartments and would be developed in a similiar fashion by the same developer.

Sixty units are proposed on the five acre tract with access from a new cut to Gifford Rd. 35ft. ROW dedication from center of Gifford will be provided. Internal access between the two adjacent projects would be provided by connecting parking lots. The internal private drive is proposed at 24ft. with parking areas located off of the drive. The theme of the original development would be continued with jogging paths provided around the perimeter of the site and preservation of existing trees and vegetation where possible. Sidewalks will be provided along Gifford Rd. as well as internally along the private drive and parking areas. Staff would note that sidewalk along the internal drive adjacent to the proposed retention area is not provided. A walk should be included here to provide a continious walk out to Gifford.

Storm water detention will be provided on-site. The plan identifies several potential detention areas, with full engineering deffered to development plan stage. Staff would note that one of the detention areas is located partially in the Gifford Rd. ROW. Storm water detention will not be allowed in the public ROW so any detention in this area must be redesigned to keep it out of the ROW.

In general the plan as submitted is viewed as appropriate for the area. The original phase of this project has been well recieved and this extension of the development with 60 additional units should be equally well done. Staff would recommend approvall with waiver of second hearing for this RL/PUD outline plan. Fully engineered plans with specific attention to storm drainage detention will be required with development plan submittal.

STAFF REPORT
PUD-74-87
Superior Partnership
October 19, 1987

Proposed is development plan approval of the Hickory Grove Apartments, Phase II, approved in outline form in September. The 60 unit project (12 units/acre) will be an extension of the first phase and will add pool and community center. The plan conforms completely to approved outline plans. Pending completion of review of engineering details, including storm water detention, staff recommends approval (one hearing required for development plans).