ORDINANCE 87 - 55
To Amend the Zoning Map from RE to RS/PUD
and Grant Outline Plan Approval
RE Ron Rubeck and Ken Blackwell (Rhorer Road)

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-55-87, and recommended that the petitioners, Ron Rubeck and Ken Blackwell, be granted an amendment to the Bloomington zoning maps and request that the Common Council consider their petition for rezoning of 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 that the zoning be change from RE to RS/PUD for property located on Rhorer Road, and more particularly described as follows:

A part of the East half of the Southeast quarter of Section 16 and a part of the West half of the Southwest quarter of Section 15, all in Township 8 North, Range 1 West, Monroe County, Indiana, described as follows: Beginning at the Southwest corner of the East half of the Southeast quarter of said Section 16, thence North 00 degrees 23 minutes 32 seconds West for a distance of 2643.06 feet to the Northwest corner of the East half of the Southeast quarter of said Section 16, thence North 89 degrees 39 minutes 54 seconds East for a distance of 2646.45 feet to the Northeast corner of the West half of the Southwest quarter of said Section 15, thence South 00 degrees 29 minutes 34 seconds East over and along the East line of the West half of the Southwest quarter of said Section 15 for a distance of 462.00 feet, thence West for a distance of 77.06 feet to the centerline of Jackson Creek, thence Southerly over and along the centerline of said Jackson Creek by the following courses and distance: South 17 degrees 38 minutes East, 28.55 feet; South 14 degrees 10 minutes 10 seconds West, 75.00 feet; South 34 degrees 37 minutes West, 409.12 feet; South 17 degrees 07 minutes West, 253.60 feet; South 28 degrees 13 minutes 34 seconds East, 339.72 feet; South 15 degrees 31 minutes 50 seconds East, 406.19 feet; South 11 degrees 47 minutes 54 seconds West, 849.61 feet to the South line of the West half of the Southwest quarter of said Section 15, thence North 89 degrees 52 minutes 51 seconds West over and along said South line for a distance of 268.17 feet, thence North 00 degrees 23 minutes 32 seconds West for a distance of 660.50 feet, thence North 89 degrees 52 minutes 51 seconds West for a distance of 358.00 feet, thence South 00 degrees 23 minutes 32 seconds East for a distance of 150.00 feet, thence North 89 degrees 52 minutes 51 seconds West for a distance of 1080.43 feet, thence South 00 degrees 23 minutes 32 seconds East for a distance of 516.80 feet to the South line of the East half of the Southeast quarter of said Section 16, thence Norht 89 degrees 52 mintues 51 seconds West over and along said South line for a distance of 627.57 feet to the point of beginning. Containing 131.07 acres, more or less.

A part of the east half of the Southeast quarter of Section 16 and a part of the West half of the Southwest quarter of Section 15 in Township 8 North, Range 1 West, Monroe County, Indiana described as follows: beginning at the Southeast corner of the said Southeast quarter and on the centerline of Rhorer Road, thence West on the road centerline for 270.73 feet; thence North for 516.50 feet; thence East for 658.73 feet; thence South for 516.50 feet and to the centerline of Rhorer Road; thence West for 388.00 feet along said road centerline and to the point of beginning. Containing in all 7.81 acres more or less.

Also, a part of the West half of the Southwest quarter of Section Fifteen (15), Township Eight (8) North, Range One (1) West, Monroe County, Indiana, described as follows: Beginning at a point that is Three Hundred Eighty-eight (388) feet East of the Southwest corner of said Section Fifteen (15), thence North for Five Hundred Ninety-one and five-tenths (591.5) feet, thence East for Two Hundred Eight-three (283) feet, thence South for Five Hundred Ninety-one and five-tenths (591.5) feet, thence West for Two Hundred Eighty-three (283) feet and to the point of beginning, containing in all Three and Eighty-four Hundredths (3.84) acres, more or less.

Also, a part of the West half of the Southwest quarter of Section Fifteen (15), Township Eight (8) North, Range One (1) West, Monroe County, Indiana, described as follows: Beginning at a point which is Six Hundred Seventy-one (671) feet East of the Southwest corner of the West half of the said Southwest quarter, said point being in the centerline of Rhorer Road, thence North for a distance of five hundred ninety-one and Five-tenths (591.5) feet, thence West for a distance of Two Hundred Eight-three (283) feet, thence North for a distance of Seventy-five (75) feet, thence East for a distance of Three Hundred Fifty-eight (358) feet, thence South for a distance of Six Hundred Sixty-six and Five-tenths (666.5) feet, and to the centerline of Rhorer Road, thence West over and along the centerline of Rhorer Road, for a distance of Seventy-five (75) feet, and to the place of beginning, containing One and Five Hundred Six Thousandths (1.506) acres, more or less.

Subject to all conditions, covenants, easement, encumbrances, and restrictions of record, as recorded on Book 340, Page 158 and Book 336, Page 181 in the Monroe County Recorder' Office.

SECTION II. 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 above designated property be designated a Planned Unit Development.

SECTION III. The Outline Plan, as recommended by the Plan Commission, shall be as attached hereto and made a part hereof.

SECTION IV. 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:

[Deputy Clerk]
PATRICIA WILLIAMS, City Clerk

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 20 day of November, 1987.

Nancy G. Nash Deputy Clerk
PATRICIA WILLIAMS, City Clerk

SIGNED and APPROVED by me upon this 20 day of November, 1987.

Tomilea Allison
TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

The petitioners (Rubeck and Blackwell) plan a a mixture of single family and multi-family uses on this 145 acre Rhorer Road site.

****ORDINANCE CERTIFICATION****

In accordance with IC 18-7-4-508, I hereby certify that the attached Ordinance Number 87- , is a true and complete copy of Plan Commission Case Number RS/PUD-55-87 which was given a recommendation of approval by a vote of 7 Ayes, 2 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on September 14, 1987.

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

Date: 10/6/87,

Received by the Common Council Office this 28 day of October,

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	X	Investments		Short-Term Borrowing	
New Fees		Annexation		Other	

RE to RS/PUD with outline plan approval

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

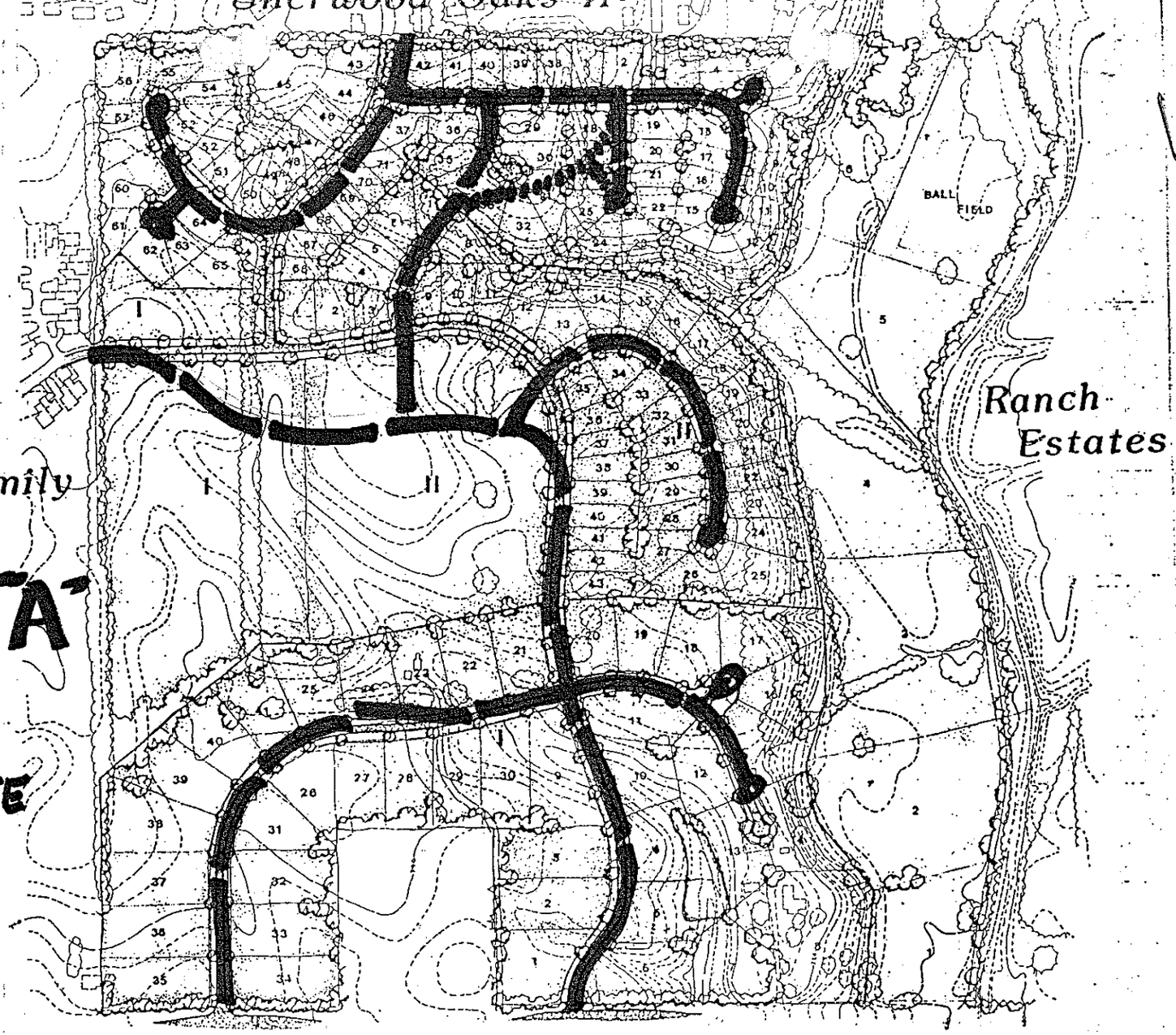
If the legislation will not have a major fiscal impact, explain briefly the reason for your conclusion.

It is not within the City's incorporated 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 Date 10/6/87



Ranch Estates

Multifamily

PLAN "A"
11/16/87
ALTERNATE

87-55

Sherwood Estates

SHERWOOD DEVELOPMENT

	ORIGINAL			REVISED 11/10/87		
	UNITS	AC.	DENSITY	UNITS	AC.	DENSITY
SINGLE FAMILY	71	27.1	2.62	114	48.8	2.34
MULTI FAMILY	226	45.3	4.99	120	24.10	4.98
SHERWOOD ESTATES	38	40.5	.94	41	39.2	1.05
RANCH ESTATES	7	32.1	.22	6	32.9	.18
TOTAL :	342	145	2.36	281	145	1.94
TOTAL less RANCH ESTATES :	335	112.9	2.97	275	112.1	2.45

CITY PLAN COMMISSION
STAFF REPORT

7:00 p.m.
September 14, 1987

RS/PUD-55-87 RUBECK/BLACKWELL
Rhorer Road
Request for outline plan approval.

This proposed development consists of:

	Acres	Units
S. F. area south of Sherwood Oaks	27±	71
5 unit/acre attched housing	45	226
S. F. area along Rhorer Road	40	38
Large S. F. lots in floodplain	32	7
Total:	144	342

Overall Density:

including floodplain	2.36 units/acre
exluding floodplain (28 acres ±)	2.9 units/acre

The proposed land use relates well to surroundings, with single family similar to Sherwood Oaks at that interface, low density attched housing adjacent to Meadowridge/Peppergrass, large lot single family at Rhorer Road, and large lots extending into Jackson Creek's 100 year floodplain. The building sites on the latter are just above the floodplain.

Present zoning is RE. Rezoning to RS is required for PUD approval.

Several issues remain under discussion:

(1) The alignment of through streets connecting with Bainbridge Drive, Hampshire Lane and Heather Drive.

(2) Expansion of Sherwood Oaks Park, adjacent to this site at its Northeast corner.

(3) Pedestrian or vehicular access to the Park.

(4) Standards for private drive serving seven large floodplain lots (currently 1 lane gravel serving city lift station).

Further report will follow.

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RS/PUD-55-87
Rhorer Road
Ron Rubeck & Ken Blackwell
August 24, 1987
STAFF REPORT
Preliminary

REQUEST: RS/PUD

EXISTING USE & DESCRIPTION: The property in question is a 145 acre tract bounded by Sherwood Oaks on the north, Meadow Ridge on the West, Jackson Creek on the east and Rhorer Road on the South. The site is currently zoned RE. The land is vacant with the exception of the tower ridge lift station which is in the Jackson Creek floodplain and is serviced via a long gravel drive from Rhorer Road. The Commission recently approved a small 6 lot subdivision on a portion of this property along Rhorer Road (DP-44-87).

PROPOSED USE: Proposed is a mixed density residential development. Directly adjacent to Sherwood Oaks is proposed for single family development at a maximum density of three units/acre on 27 of the 145 acres. In the central portion of the site would be multi-family development at five units/acre on 45 acres. The remaining 73 acres would be large single family lots ranging from 3/4 to up to six acres in the Jackson Creek floodplain. The overall density of the total project would be 2.4 units/acre. An RS/PUD allows a maximum density of 8 units/acre. Bainbridge Drive and Hampshire Lane would be extended to the south to serve this project. Bainbridge would eventually connect into the Meadow Ridge street system and be extended down to Rhorer Road to serve as a secondary collector for the area as designated on the Master Thoroughfare Plan. Access to the large estate sized lots is proposed via the existing gravel drive which serves as access to the tower lift station.

SURROUNDING LAND USES: To the east is Jackson Creek and undeveloped farm land. North is Sherwood Oaks subdivision. West is the Meadow Ridge condo project and to the south is Rhorer Road and large lot single family homes.

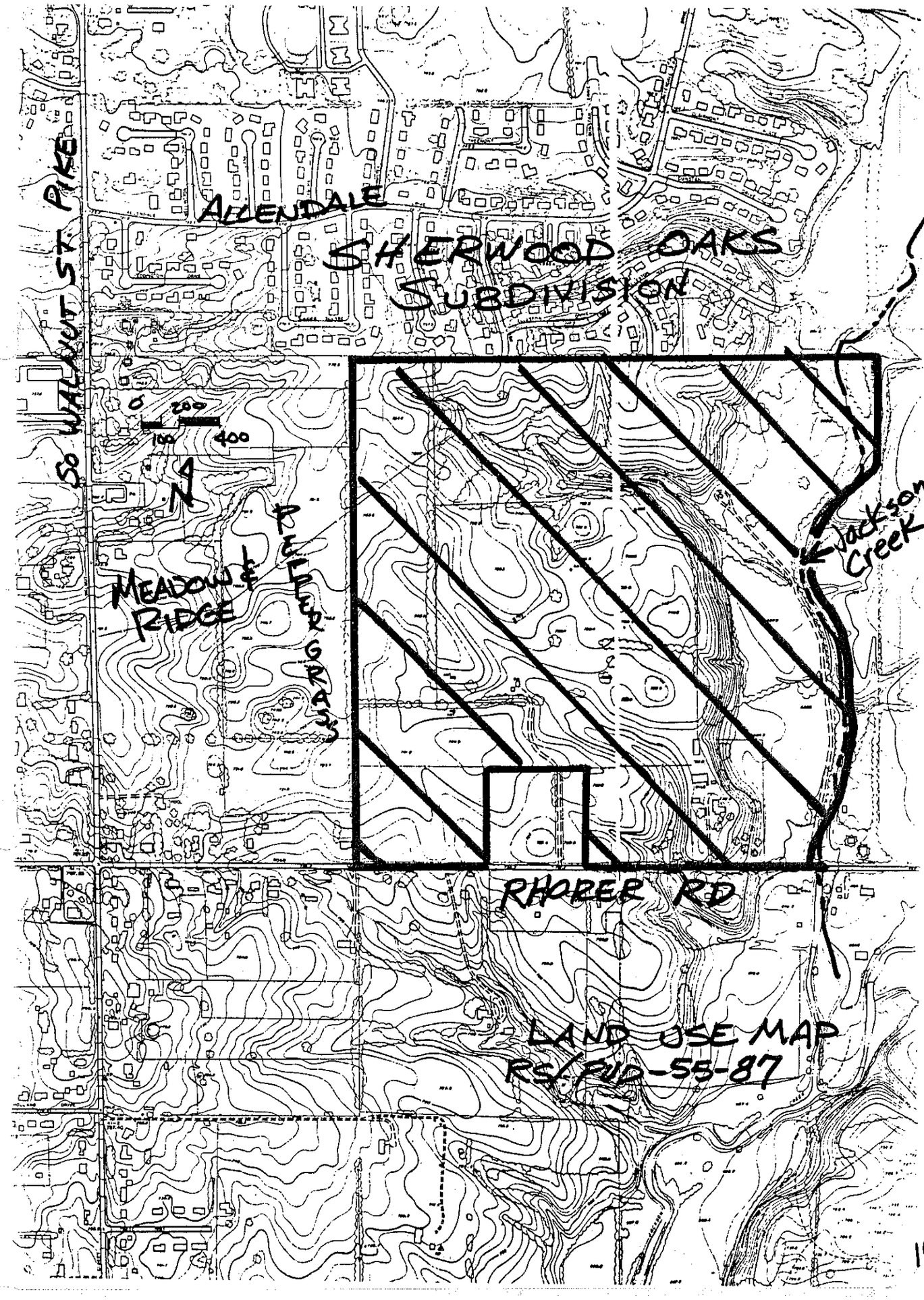
UTILITIES:

Sewer: Both sewer and water service are available and adequate
Water: to serve this property.

QUESTION & ISSUES:

Street Layout? Location of proposed collector street?
Improvements at Rhorer Road access points?
Estate lots served by substandard drive?

Transitions between single family and multi-family area?



SO WALNUT ST. PIKE
ALLENDALE
SHERWOOD OAKS
SUBDIVISION
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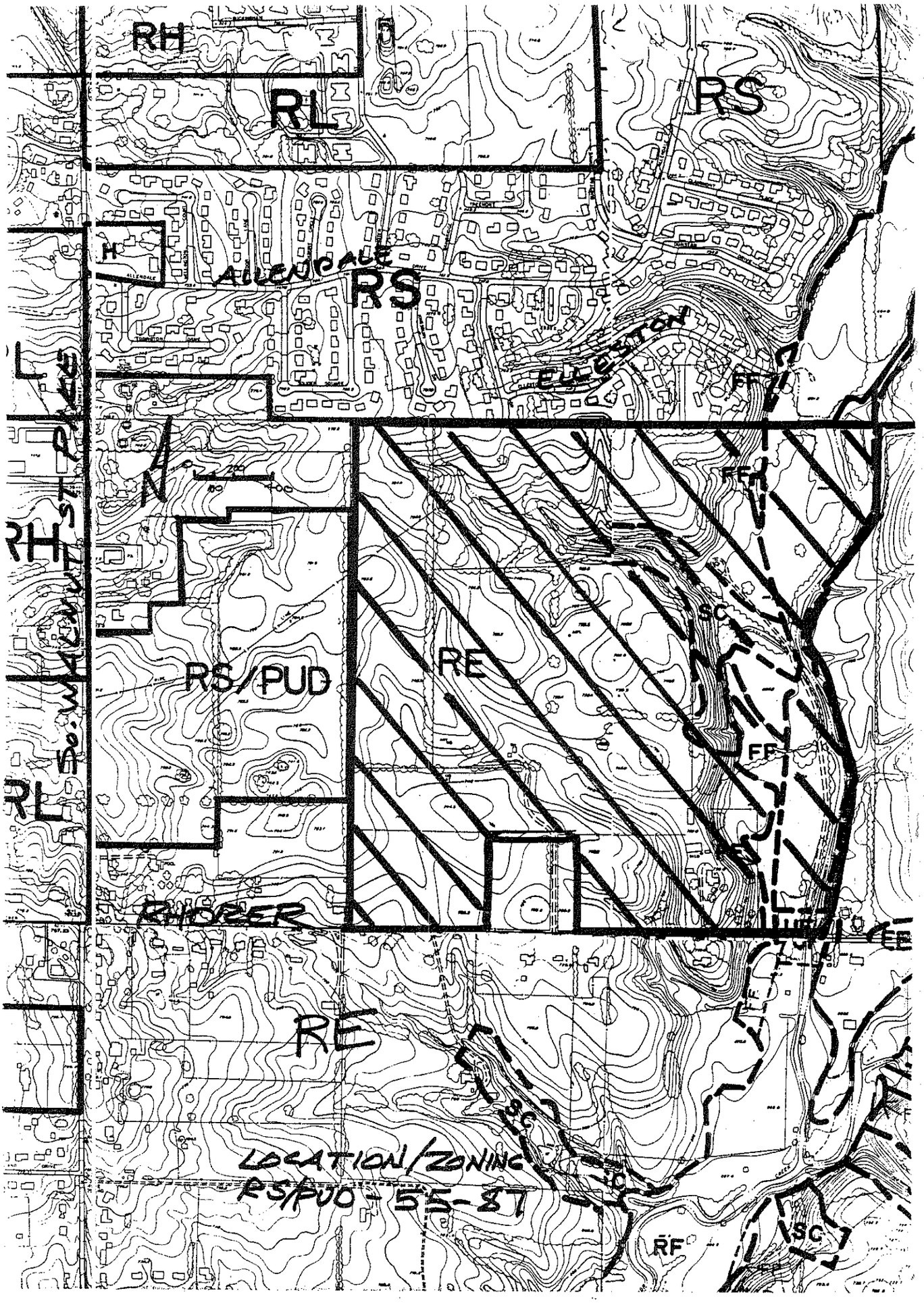
100 400
N
MEADOW & RIDGE
PEPPER GRASS
Jackson Creek
RHORER RD
LAND USE MAP
RS/PUD-55-87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LOCATION/ZONING
RS/PUD - 55-87