ORDINANCE 86 - 62
To Amend the Zoning Maps from RE to RS/PUD
and Grant Outline Plan Approval
RE: East Rogers Road (Winneger/Stolberg Group)

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-72-86, and recommended that the petitioner, Winneger/Stolberg Group, 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 18-7-4 that the zoning be changed from RE to RS/PUD for property located on East Rogers Road, East of High Street and more particularly described as follows:

A part of Section 15 and part of the South half of the Southwest quarter of the Southeast quarter of Section 10, Township 8 North, Range 1 West in Monroe County, Indiana.

Commencing at the Northwest corner of the Northeast quarter of the Northwest quarter of Section 15, said point being the Northeast corner of Sherwood Oaks Section Seven; thence along the North line of said quarter, quarter South 89 degrees 7 minutes 46 seconds East 1312.95 feet to the West line of the Southwest quarter of the Southeast quarter of Section 10; thence North 0 degrees 6 minutes 30 seconds West 194.00 feet to the centerline of Rogers Road; thence South 83 degrees 39 minutes 57 seconds East along the centerline 479.72 feet to the point of beginning; thence leaving said centerline and along the east bank of a creek and the East line of a tract of land conveyed to Thomas C. Martin and Angela A. Martin (Deed Book 321, Page 484-485 of the office of the Recorder of Monroe County, Indiana); thence the next twelve (12) courses being along said tract and creek: (1) South 25 degrees 25 minutes 48 seconds West 41.92 feet; (2) South 81 degrees 49 minutes 9 seconds West 188.80 feet; (3) South 61 degrees 4 minutes 53 seconds West 117.28 feet; (4) South 45 degrees 19 mintues 55 seconds West 89.35 feet; (5) South 40 degrees 57 minutes 26 seconds West 137.70 feet; (6) South 27 degrees 13 minutes 12 seconds West 715.16 feet; (7) South 18 degrees 9 minutes 27 seconds West 255.98 feet; (8) South 38 degrees 35 minutes 7 seconds West 458.12 feet; (9) South 41 degrees 2 mintues 45 seconds West 301.86 feet; (10) South 32 degrees 20 minutes 59 seconds West 344.66 feet; (11) South 18 degrees 2 mintues 42 seconds West 392.24 feet; (12) South 36 degrees 53 mintues 56 seconds West 251.58 feet to the West line of the Southeast quarter of the Northwest Quarter of Section 15; thence along said West line South 0 degrees 27 minutes 25 seconds West 152.56 feet; thence leaving said line South 89 degrees 9 minutes 47 seconds East 1320 feet thence North 33 degrees 58 mintues 4 seconds East 2863.83 feet; thence North 0 degrees 52 minutes 14 seconds East 250.00 feet to the North line of Section 15; thence along the North line of said Section North 89 degrees 7 minutes 46 seconds West 757.00 feet; thence leaving said North line North 66 degrees 40 minutes 20 seconds West 388.21 feet to the point of beginning, containing 91.58 acres, more or less in Section 15 and 1.20 acres, more or less in Section 10.

SECTION II. Through the authority of IC 18-7-4 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. 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 3rd day of December, 1986.

JAMES REGESTER, 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 December 1986.

PATRICIA WILLIAMS, City Clerk

SIGNED and APPROVED by me upon this 4 day of December, 1986.

TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

Petitioners (Winneger/Stolberg Group) request rezoning from RE to RS/PUD and outline plan approval for the 93 acre tract south of East Rogers Road across from the Woodlands development. Proposed is a mixed development of single family and attached multi-family residences at an overall density of 3.95 units per acre.

****ORDINANCE CERTIFICATION****

In accordance with IC 18-7-4-508, I hereby certify that the attached Ordinance Number 86- , is a true and complete copy of Plan Commission Case Number RS/PUD-72-86 which was given a recommendation of approval by a vote of 9 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on November 3, 1986.

Date: 11/6/86,

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

Received by the Common Council Office this 7 day of Nov, 1986,

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	____

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.
This property is not in the 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 Date November 6, 1986