

1st Reading  
Comm 2-4-5  
2nd Reading Denied  
2/30/97

ORDINANCE 91 - 10

To Amend the Zoning Maps to Designate PUD  
and to Grant Outline Plan Approval

Re: Property located South of Hyde Park Sec. 12 &  
West of Hyde Park Sec. 10  
(Ken Blackwell)

WHEREAS, the Common Council passed a Zoning Ordinance 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, RE/PUD-91-90, and recommended that the petitioner, Ken Blackwell, be granted an amendment to the Bloomington zoning maps and outline plan approval and PCD designation and request that the Common Council consider the petition for outline plan approval and PCD 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 Planned Unit Designation be granted for property located South of Hyde park Sec. 12 and West of Hyde Park Sec. 10, and more particularly described as follows:

Beginning at a point 670 feet west of the northeast corner of the said northeast quarter of Section 11, Township and Range as aforesaid, running thence west to the northwest corner of the east half of the northeast quarter of said Section; running thence south to the south line of said quarter section; running thence east to a point 670 feet west of the southeast corner of said northeast quarter section; thence north to the point of beginning.

Subject to any legal highways and rights of way and to all easements shown of record, zoning ordinances and restrictions, if any, and to all taxes due and payable in November, 1987, and thereafter.

Excepting the following described real estate:

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

Commencing at an iron pipe marking the northeast corner of said northeast quarter thence NORTH 88 degrees 08 minutes 51 seconds WEST along the north line of said quarter section 671.14 feet to the point of beginning; thence continuing NORTH 88 degrees 08 minutes 51 seconds WEST along said north line 310.00 feet; thence leaving said north line SOUTH 00 degrees 28 minutes 19 seconds WEST 1059.44 feet; thence SOUTH 38 degrees 24 minutes 43 seconds WEST 503.05 feet; thence SOUTH 88 degrees 08 minutes 51 seconds EAST parallel with the north line of said northeast quarter 631.45 feet; thence NORTH 00 degrees 00 minutes 00 seconds WEST 1463.97 feet to the point of beginning, containing 12.05 acres, more or less.

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 property including the parcel described above be designated a Planned Unit Development.

SECTION III. The Outline Plan, as recommended by the Plan Commission, shall be 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 \_\_\_\_\_ day of \_\_\_\_\_, 1991.

\_\_\_\_\_  
JOHN FERNANDEZ, President  
Bloomington Common Council

ATTEST:

\_\_\_\_\_  
PATRICIA WILLIAMS, Clerk  
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_\_ day of \_\_\_\_\_, 1991.

\_\_\_\_\_  
PATRICIA WILLIAMS, Clerk  
City of Bloomington

SIGNED and APPROVED by me upon this \_\_\_\_\_ day of \_\_\_\_\_, 1991.

\_\_\_\_\_  
TOMILEA ALLISON, Mayor  
City of Bloomington

#### SYNOPSIS

This ordinance grants outline plan approval and PUD (planned unit development) designation to an 18-acre RE (residential estate) site. Proposed are 36 single-family lots .

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 91-10 is a true and complete copy of Plan Commission Case Number RE/PUD-91-90 which was given a recommendation of approval by a vote of 9 Ayes, 1 Nays, and 1 Abstentions by the Bloomington City Plan Commission at a public hearing held on January 28, 1991,

Date: January 29, 1991

Timothy A. Mueller  
Tim Mueller, Secretary  
Plan Commission

Received by the Common Council Office this 29 day of January, 1991.

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 _____

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.

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)

29 January 1991

PLANNING STAFF ORDINANCE MEMO TO THE COMMON COUNCIL

RE: Ken Blackwell, PUD designation with outline plan approval

PLANNING DEPT. CASE NO.: RE/PUD-91-90

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This petition for designation of a PUD, and outline plan approval, was approved by the Plan Commission on 28 January 1991.

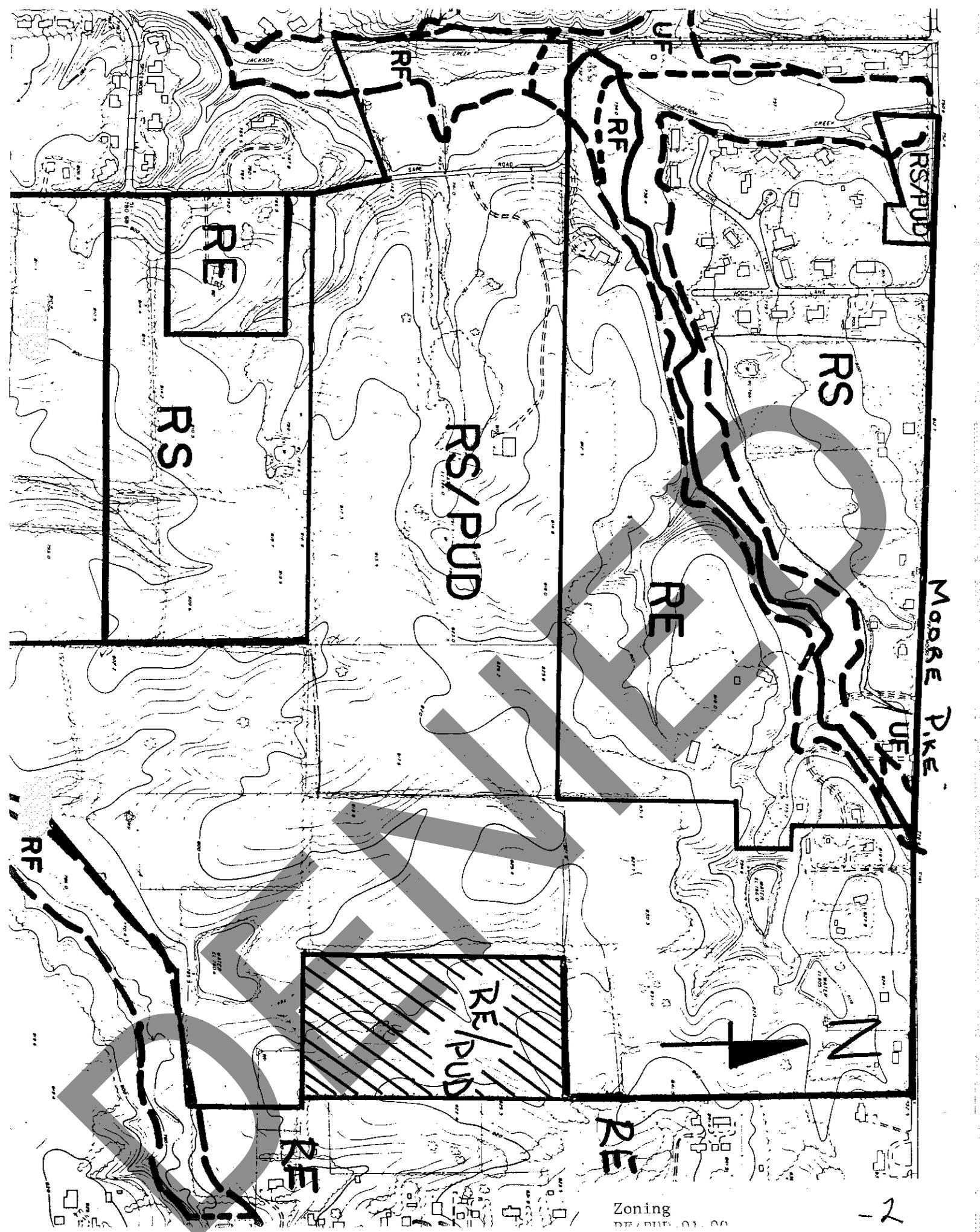
The approval was for 36 single-family lots on 18 acres of RE zoned land.

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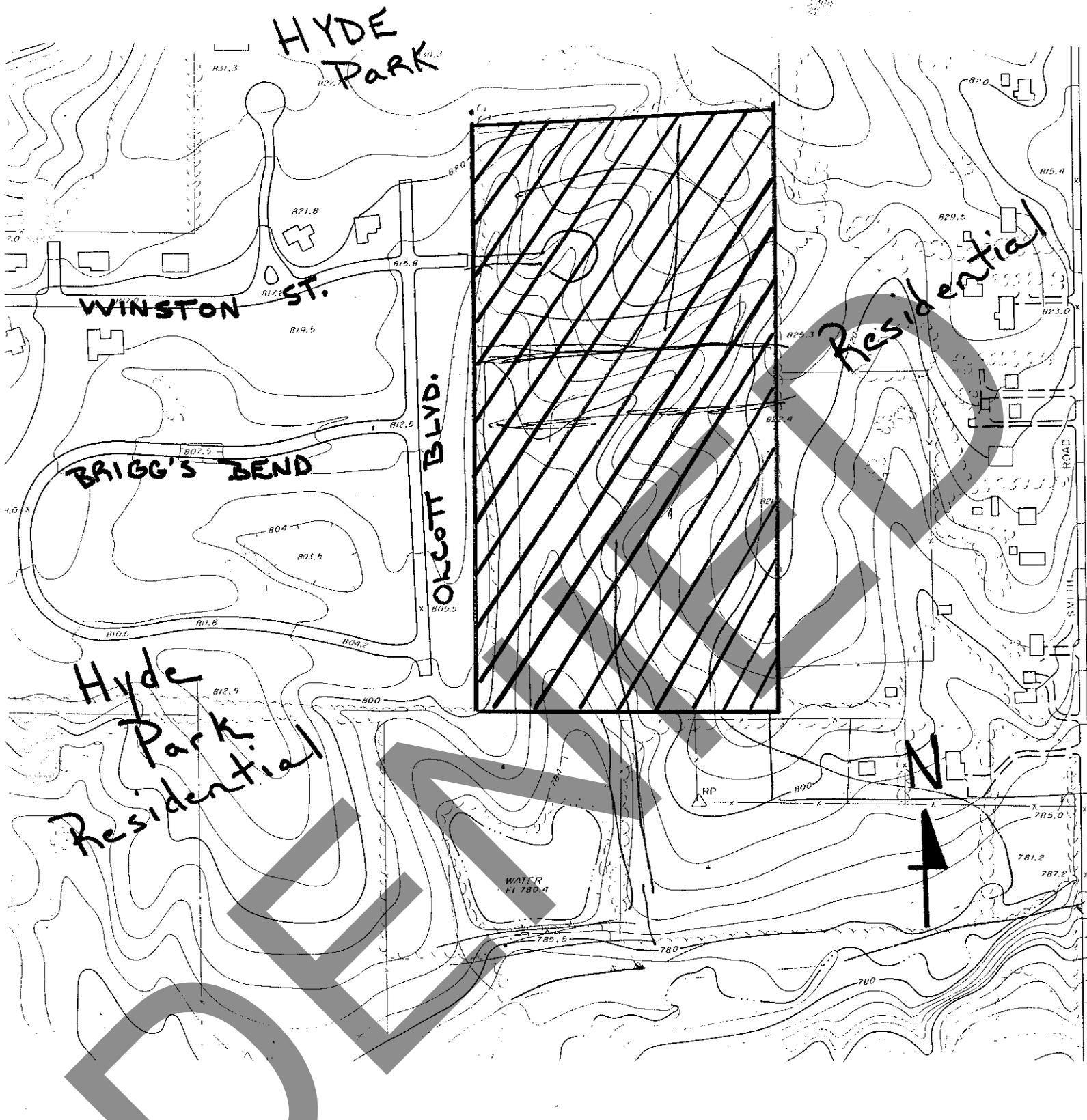
The terms of the Plan Commission's approval stipulated the following:

- 1) The Plan Commission reserves the right to require a road stub to the south perimeter of the PUD if deemed necessary at the development plan stage;
  - 2) The Plan Commission gave notice to the petitioner and other citizens that land to the south of the PUD may develop at a higher density than previous developments in this area; and
  - 3) The Plan Commission and the Staff reserved the right to impose any forthcoming master plan restrictions regarding tree preservation and erosion control.
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Included with this memo are site exhibits.



Zoning  
RE/PUD: 01.00



LAND USE MAP  
RE/PUD-91-90

# SOUTH FARM

FOR  
KEN BLACKWELL

PHASE II  
9.5 Ac±  
2 Lots/Acre

PHASE I  
8.5 Ac±  
2 Lots/Acre



Site Plan  
RE/PUD-91-90

6

