ORDINANCE 96-13

TO AMEND THE BLOOMINGTON ZONING MAPS FROM RS4.5 TO PUD, AND APPROVE THE PRELIMINARY PLAN Re: 1421 West 6th Street (Renaissance Rentals, Inc., Petitioner)

WHEREAS, the Common Council adopted Ordinance 95-21 which repealed and replaced Title 20 of the Bloomington Municipal Code entitled "Zoning", including the incorporated zoning maps, and repealed Title 21, entitled "Land Use and Development" on May 1, 1995; and

WHEREAS, the Plan Commission has considered this case, PUD-15-96, Renaissance Rentals, Inc., both Alternatives A and B, and forwarded both Alternatives A and B to the Common Council without a recommendation;

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 20.05.09 of the Bloomington Municipal Code, the Preliminary plan in Alternative A or Alternative B be approved and the property be designated a Planned Unit Development. The property is located at 1421 West 6th Street and is further described as follows:

A part of Waterman's Addition, a subdivision in the Southwest Quarter of Section 32, Township 9 North, Range 1 West, Monroe County, Indiana, and being more particularly described as follows:

BEGINNING at a 5/8" rebar set at the northwest corner of Lot Number 32 in said Waterman's Addition; thence SOUTH 89 degrees 46 minutes 28 seconds East (assumed bearing basis) 100.00 feet on the north line of Lots 31 and 32 to a 5/8" rebar set at the northeast corner of said Lot Number 31; thence SOUTH 00 degrees 13 minutes 32 seconds West 141.00 feet on the east line of said Lot Number 31 to a 5/8" rebar set at the southeast corner thereof; thence NORTH 89 degrees 46 minutes 28 seconds West 100.00 feet on the south line of Lots Number 31 and 32 to a 5/8" rebar set at the southwest corner of said Lot Number 32; thence NORTH 00 degrees 13 minutes 32 seconds East 141.00 feet on the west line of said Lot Number 32 to the POINT OF BEGINNING, containing 0.32 acres, more or less.

AND ALSO:

A part of Waterman's Addition, a subdivision in the Southwest Quarter of Section 32, Township 9 North, Range 1 West, Monroe County, Indiana, and being more particularly described as follows:

BEGINNING at a 5/8" rebar set at the southeast corner of Lot Number 33 in said Waterman's Addition; thence NORTH 89 degrees 49 minutes 15 seconds West (assumed bearing basis) 192.72 feet on the south lines of Lots Number 33, 34, 35 and 36 to a 5/8" rebar found on the easterly right-of-way of the Indiana Railroad Company Wye; thence on said easterly right-of-way the following two (2) courses: 1. SOUTH 89 degrees 45 minutes 52 seconds West 26.07 feet to a found 5/8" rebar; thence 2. 375.45 feet on a 691.78 foot radius non-tangent curve to the right whose chord bears NORTH 31 degrees 43 minutes 41 seconds East 370.86 feet and to a 5/8" rebar set at the northwest corner of land of the City of Bloomington; thence on said land of the City of Bloomington the following two (2) courses: 1. SOUTH 00 degrees 13 minutes 32 seconds West 119.83 feet to a set 5/8" rebar; thence 2. SOUTH 89 degrees 46 minutes 28 seconds West 25.00 feet to a 5/8" rebar set on the west right-of-way of Hopewell Street; thence SOUTH 00 degrees 13 minutes 32 seconds West 196.00 feet along said west right-of-way to the POINT OF BEGINNING, containing 0.96 acres.

Containing in all 1.28 acres, more or less.

SECTION II. The Preliminary Plan A is approved and shall be attached and made a part of this ordinance.

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 5th day of JUNE, 1996.

JIM SHERMAN, President
Bloomington Common Council

ATTEST:

PATRICIA WILLIAMS, Clerk
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this 6 day of J, 1996.

PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this 6 day of June, 1996.

JOHN FERNANDEZ, Mayor
City of Bloomington

SYNOPSIS

This ordinance comes forward from the Plan Commission without recommendation. It would rezone 1.35 acres of land at 1421 West 6th Street from RS4.5 to a Planned Unit Development and approve one of two alternate Preliminary Plans. The PUD has three parcels: Parcel A includes a 5 unit building intended for individuals who are terminally ill with the HIV virus; Parcel B includes an 8 unit building intended for people with emotional disabilities; and, Parcel C includes a set of alternatives for affordable housing. The Council must choose between Alternative A, which proposes 12 unit townhouses, and Alternative B, which proposes a 5 lot single family development.

Signed copies to:
Planning
Petitioner