Passed: 9-0

ORDINANCE 95-40

TO AMEND THE BLOOMINGTON ZONING MAPS FROM RE1 AND Q TO PUD, AND APPROVE THE PRELIMINARY PLAN
Re: 3635 W. State Road 46
(Stoneybrook Park, Inc., Petitioner)

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

WHEREAS, the Plan Commission has considered this case, ZO-58-95, and recommended that the petitioner, Stoneybrook Park, Inc., be granted PUD designation and preliminary plan approval and request that the Common Council consider their petition to amend the Bloomington zoning maps from RE1 and Q to PUD and approve the preliminary plan;

NOW, THEREFORE, BE IT HEREBY RESOLVED 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 be approved and the property be designated a Planned Unit Development. The property is located at 3635 West State Road 46 and is further described as follows:

A part of the East half of Section Nineteen (19), Township Nine (9) North, Range One (1) West, Monroe County, Indiana, and more particularly described as follows:

Commencing at the Southwest corner of the Southeast quarter of said Section 19; thence North 00 degrees 00 minutes 00 seconds East 1269.38 feet; thence North 90 degrees 00 minutes 00 seconds East 310.37 feet to the point of beginning; thence North 11 degrees 26 minutes 18 seconds East 525.95 feet; thence North 88 degrees 58 minutes 39 seconds East 114.31 feet; thence North 15 degrees 49 minutes 02 seconds East 548.42 feet to Souts Creek Road; thence South 67 degrees 02 minutes 33 seconds East along said road 139.19 feet; thence North 12 degrees 29 minutes 50 seconds East 837.06 feet to the West right-of-way line of State Highway No. 46; thence along said right-of-way South 67 degrees 04 minutes 18 seconds East 223.90 feet; thence along said right-of-way South 61 degrees 14 minutes 54 seconds East 174.21 feet; thence along said right-of-way South 48 degrees 48 minutes 33 seconds East 204.07 feet; thence along said right-of-way South 33 degrees 55 minutes 22 seconds East 123.43 feet; thence leaving said right-of-way South 47 degrees 31 minutes 33 seconds West 127.52 feet; thence South 39 degrees 37 minutes 10 seconds West 87.59 feet; thence South 62 degrees 34 minutes 27 seconds East 341.68 feet to the West right-of-way of State Highway No. 46; thence along said right-of-way South 24 degrees 43 minutes 52 seconds East 651.81 feet; thence North 89 degrees 31 minutes 06 seconds West 418.41 feet to the West bank of Stouts Creek; thence along said West bank South 21 degrees 48 minutes 03 seconds West 249.72 feet; thence along said West bank South 05 degrees 26 minutes 32 seconds East 119.57 feet; thence along said West bank South 42 degrees 15 minutes 47 seconds West 170.70 feet; thence leaving said West bank South 71 degrees 01 minutes 16 seconds West 188.16 feet; thence South 86 degrees 10 minutes 41 seconds West 397.97 feet; thence North 00 degrees 00 minutes 00 seconds East 40.09 feet; thence South 86 degrees 10 minutes 41 seconds West 397.97 feet; thence North 78 degrees 39 minutes 48 seconds West 217.85 feet to the point of beginning, containing 38.985 acres, more or less. Subject to all easements and rights-of-way of record.

SECTION II. The Preliminary Plan shall be attached hereto and made a part thereof.

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 4th day of October, 1995.

Iris Kiesling

IRIS KIESLING, President
Bloomington Common Council

SIGNED AND APPROVED by me upon this 5th day of October, 1995.

Tomilea Allison

TOMILEA ALLISON, Mayor
City of Bloomington

ATTEST:

Patricia Williams

PATRICIA WILLIAMS, Clerk
City of Bloomington

SYNOPSIS

This ordinance approves a preliminary plan and designates a Planned Unit Development for 35 acres located at 3635 W. State Road 46. The plan creates 27 single family lots to be developed at Residential Estate (RE1) zoning standards.

Signed copies to:
Planning
Petitioner