ORDINANCE 92-1

To Grant PUD Designation and Outline Plan Approval,
Re: Property located in the 1800 Block of South Covey Lane
(Huntington Renaissance, Petitioner)

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-82-91, and recommended that Huntington Renaissance be approved for PUD designation, and outline plan approval and request that the Common Council consider their petition.

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 the property designated a Planned Unit Development. The property is further described as follows:

All of Lot Number Eight-two (82) in Huntington Park, a subdivision of a part of the Northeast quarter of Section Nine (9), and a part of the Northwest quarter of Section Ten (10), all in Township Eight (8) North, Range One (1) West, as shown by the recorded plat thereof, EXCEPT Ninety (90) feet of even width off of the South side of said Lot Number Eight-two (82).

A part of Lot Number Eighty-two (82) in HUNTINGTON PARK, a subdivision of a part of the Northeast quarter of Section Nine (9) and part of the Northwest quarter of Section Ten (10), all in Township Eight (8) North, Range One (1) West, in Monroe County, Indiana, as shown by the Plat thereof, recorded in Plat Book 3, page 80, in the office of the Recorder of Monroe County, Indiana, and described as follows, to-wit: Beginning at a point Forty (40) feet North and Two Hundred (200) feet West of the Southeast corner of said Lot; thence running West One Hundred Nine (109) feet and to the West line of said Lot Number Eighty-two (82); thence running North Fifty (50) feet; thence running East One Hundred Nine (109) feet and to a point North of the point of beginning; thence running South Fifty (50) feet and to the point of beginning.

The West half of the following described real estate: Forty (40) feet off of the South side of Lot Eighty-two (82) and One Hundred (100) feet off of the North side of Lot Eighty-three (83), in Huntington Park, a subdivision of a part of the Northeast quarter of Section 9, and a part of the Northwest quarter of Section 10, all in Township 8 North, Range 1 West.

SECTION II. The Outline Plan shall be attached hereto and made a part hereof.

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 15th day of January, 1992.

PAM SERVICE, President
Bloomington Common Council

ATTEST:

Patricia Williams
PATRICIA WILLIAMS, CLERK
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 16 day of January, 1992.

Patricia Williams
PATRICIA WILLIAMS, CLERK
City of Bloomington

SIGNED and APPROVED by me upon this 22nd day of January, 1992.

Tomilea Allison
TOMILEA ALLISON, MAYOR
City of Bloomington

SYNOPSIS

This ordinance grants planned unit development designation and outline plan approval for 14 dwelling units on two acres south of Miller Drive between Covey and Maxwell.

Signed copies to:
Planning
Redevelopment
Petitioner

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 92-1, is a true and complete copy of Plan Commission Case Number RS/PUD-82-91 which was given a recommendation of approval by a vote of 9 Ayes, 1 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on December 9, 1991.

Date: December 10, 1991,

Timothy A. Mueller
Tim Mueller, Secretary
Plan Commission

Received by the Common Council Office this 13 day of December,

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_____	

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.

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_____

By_____ Date_____

RS/PUD-82-91

Huntington Renaissance
1800 Block South Covey Lane

Conditions of Approval

1. Outline plan's layout is very general and requires refinement for development plan.

2. Concept submitted for the structures is a binding element of the outline plan.

3. Plan Commission, in its discretion, will determine at development plan stage whether all the units will access off of Maxwell or whether the petitioner's original plan to have the three units off of Covey will be allowed to go through.

4. Unit occupancy will be per RS standards.

December 11, 1991

MEMO TO COUNCIL

The attached request (RS/PUD-82-91) for PUD designation and outline plan approval for 14 dwelling units was approved by the Plan Commission on December 9, 1991. Conditions of approval are attached.

The proposal involves four single-family structures and five duplex structures on approximately two acres. The property is located south of Miller Drive between Covey and Maxwell Lanes.