ORDINANCE 89 - 15
To Amend the Zoning Maps from RL to RL/PUD and Grant Outline Plan Approval
RE: 708 Cory Lane (Shady Acres Development)

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, RL/PUD-8-89, and recommended that the petitioner, SHADY ACRES DEVELOPMENT, be granted outline plan approval and PUD designation and request that the Common Council consider their petition for outline plan approval and PUD 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 26-7-4 and pursuant to Chapter 20.13 of the Bloomington Municipal Code, that an outline plan be approved and that the property located at 708 Cory Lane be designated a Planned Unit Development. The property is further described as follows:

Part of Seminary Lots One Hundred Eighty-Three (183) and One Hundred Eighty-Four (184) bounded and described as follows, to-wit: Beginning at the Southeast corner of said seminary Lot 184, running thence west to the southwest corner of said seminary Lot 183, thence north along the west boundary line of said Lot 183 a distance of 42 rods and 10 feet, thence east to a point in the east boundary line of said Lot 184 that is 42 rods and 10 feet north of the southeast corner of said seminary Lot 184, thence south along the east boundary line of said lot 184 to the place of beginning, containing Twenty (20) acres, more or less, the same being a part of the northeast quarter of Section 6, Township 8 north, Range 1 west.

ALSO: A part of Seminary Lots One Hundred Eighty-Three (183) and One Hundred Eighty-Four (184) beginning at a point that is Seven Hundred Three (703) feet north of the southeast corner of said Seminary Lot 184, thence running north for a distance of Sixty-six (66) feet, thence running west for a distance of Six Hundred Sixty (660) feet, thence south for a distance of sixty-six (66) feet, thence running east for a distance of six hundred sixty (660) feet and to the place of beginning, containing in all one (1) acre more or less.

ALSO: A part of the Northeast quarter of Section 6, Township 8 North, Range 1 West, Monroe County, Indiana, bounded and described as follows: Beginning at a point that is 280.00 feet North of the Southwest corner of the said quarter section, thence running North 703.00 feet, thence South 87 degrees 56 minutes 18 seconds East for 592.20 feet, thence North 02 degrees 07 minutes 16 seconds West for 66.00 feet, thence South 87 degrees 56 minutes 18 seconds East for 660.00 feet and to a point on the West right-of-way South 02 degrees 07 minutes 09 seconds east for 769.00 feet, thence leaving said right-of-way and running North 88 degrees West for 1278.17 feet and to the point of beginning. Containing in all 21.38 acres, more or less.

SECTION II. The Outline Plan, as recommended by the Plan Commission, shall be as 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 19 day of April, 1989.

James C Regester

TIMOTHY MAYER, President
Bloomington Common Council

ATTEST:

Patricia Williams
PATRICIA WILLIAMS, City Clerk

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 20 day of April, 1989.

Patricia Williams
PATRICIA WILLIAMS, City Clerk

SIGNED and APPROVED by me upon this 20 day of April, 1989.

Tomilea Allison
TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

Petitioners (Shady Acres Dev.) propose to continue their manufactured home development at 708 Cory Lane. The original application for this phase of development was for a straight RL subdivision. However the petition has been amended to an RL/PUD to incorporate smaller setback requirements. The project will contain 76 lots for manufactured homes.

signed copies to:
petitioner
planning

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached

Ordinance Number , is a true and complete copy of Plan Commission
RL/PUD-8-89
Case Number which was given a recommendation of approval

by a vote of 9 Ayes, 0 Nays, and ____ Abstentions by the Bloomington

City Plan Commission at a public hearing ~~held on~~ March 20, 1989.,

Timothy A. Mueller
Planning Director

Date: March 27, 1989,

Tim Mueller, Secretary
Plan Commission

Received by the Common Council Office this ____ day of _____,

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	____

outline plan approval and change of zone from RL to RL/PUD

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 within the city's incorporated 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 Tim Mueller Date 3/27/89

BLOOMINGTON PLAN COMMISSION
STAFF REPORT DP-8-89
SHADY ACRES DEVELOPMENT
708 CORY LANE

MARCH 20, 1989

Requested is approval for a continuation of construction in the Shady Acres manufactured home development at 708 Cory Lane. The initial phase of construction was approved as a planned mobile home park. However the petitioners have installed only manufactured homes on the property. They propose to continue the same format of development and use only conforming manufactured homes on the entire project. For this reason the current request is not for a planned mobile home park.

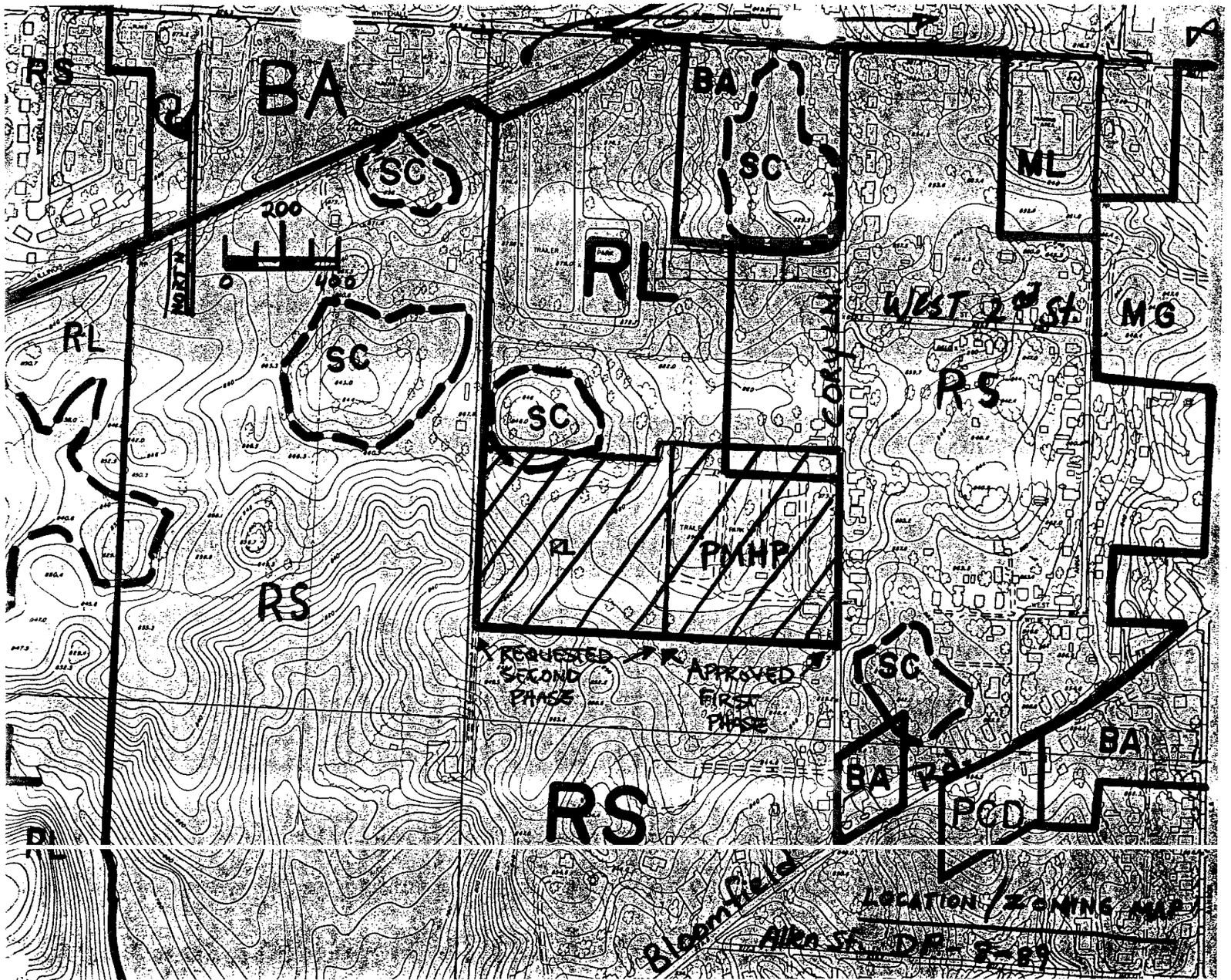
The original application for this phase of development was for a straight RL subdivision. However the petition was been ammended to a RL/PUD and that is what the Commission will now consider. The petition was changed due to setback problems. Normal RL setbacks restricted the developable area on the proposed lots due to the format of the project. The original phase was approved with smaller than standard RL setbacks and the petitioners propose to continue the same style of development.

Requested now is outline and development plan approval for this RL/PUD. The project will contain 76 lots for manufactured homes. The petitioner will retain ownership of the lots but the homes will be individually owned. A public standard road within a 60ft. ROW will be constructed for major circulation through the project and stubbed at the property line. This street will remain private for now but with the potential for later dedication. Other roads within the development will be private and constructed with a minimum 24ft. of pavement curb, gutter, and sidewalks. Setbacks for this project are the same as was approved for the first phase of this project; 40ft. from centerline of the main street, 10ft. from property line on all other streets, 20 minimum rearyards and 8ft. minimum sideyards on all lots.

Stormwater detention will be accomplished on-site in the NW corner of the property. Petitioner has been working with the Engineering Dept. however plans have yet to be fully engineered.

Public sewer and water service wil be provided to the project. Petitioners have been working with Utilities Dept. in regards to service plans.

Petitioners had requested both outline and development plan approval at this meeting. However complete engineered plans have not yet been finalized and approved. For this reason Staff recommends that the Commission approve only the outline plan aspect of this request at this time. The outlin plan approval should stipulate that stormwater drainage plans and the exact geometric layout of the public street be subject to City Engineering Dept. approval. This will allow the outline plan to go on to the City Council for their required approval while final engineering details are worked out. The development plan aspect of the request should be continued to the April 3rd. meeting for final hearing.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REQUESTED SECOND PHASE
APPROVED FIRST PHASE
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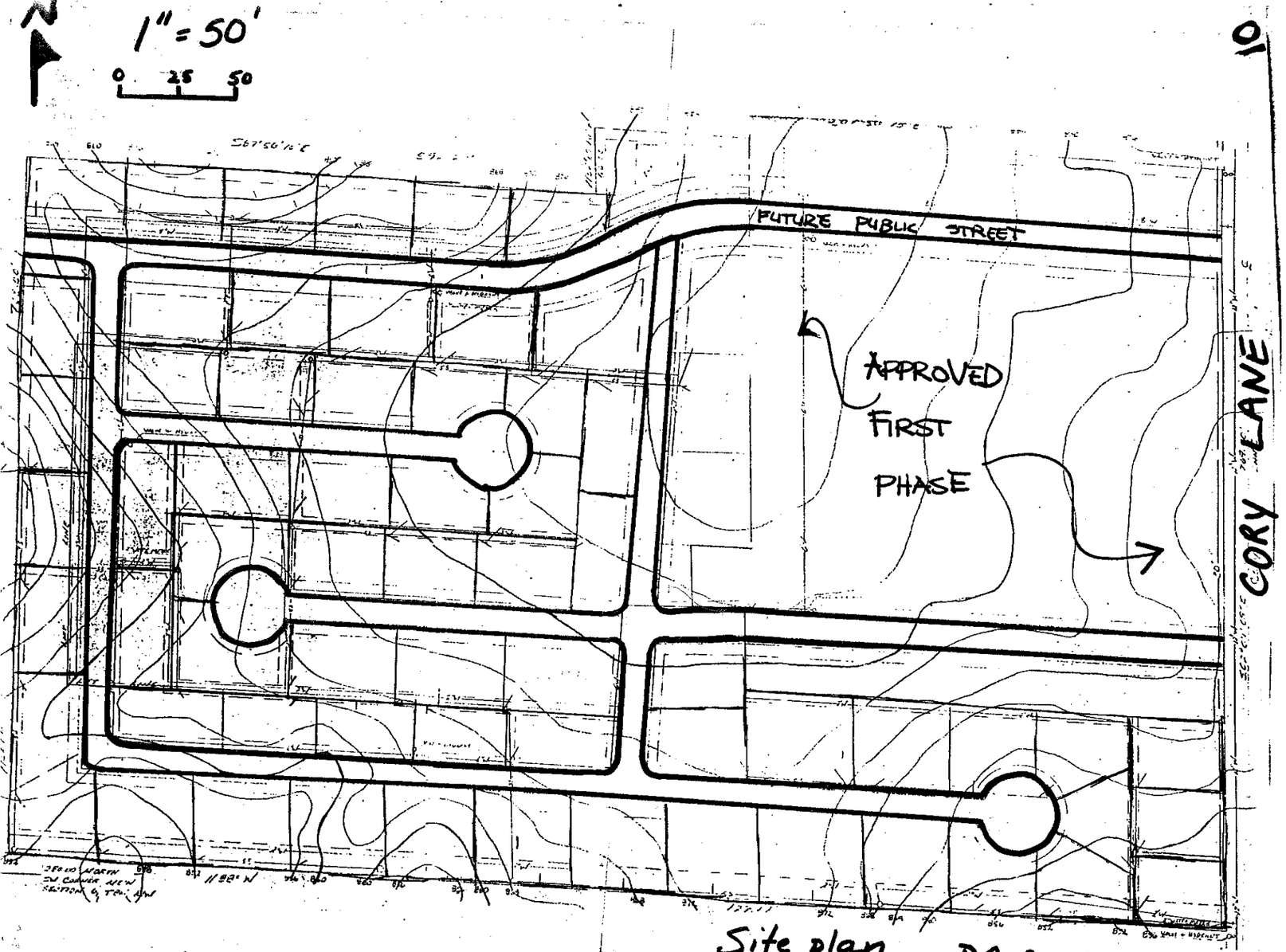
Bloomfield
LOCATION / ZONING MAP
AIRA ST. DP 2-89



Site plan DP-8-89