

Defeated 3/23/88  
Ayes: 0  
Nays: 8  
Absent: 1

ORDINANCE 88 - 9

To Amend the Comprehensive Plan as it Relates to Land Use  
in the Area Bounded by North Dunn Street and Old Highway 37 on the West;  
the City Planning Jurisdiction on the East and North;  
and Griffy Lake on the South.  
(Griffy Lake Neighborhood)

WHEREAS, the Bloomington Plan Commission has considered and  
recommended that the Bloomington Master Plan be changed;

NOW THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY  
OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION I. The comprehensive plan for the City of  
Bloomington and its extraterritorial jurisdiction is hereby amended  
to recommend the land use as shown on Exhibit A, which is attached hereto  
and made a part of this ordinance.

SECTION II. 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 \_\_\_\_\_,  
1988.

\_\_\_\_\_  
PAM SERVICE, President  
Bloomington Common Council

ATTEST:

\_\_\_\_\_  
PATRICIA WILLIAMS, City Clerk

PRESENTED by me to the Mayor of the City of Bloomington,  
Monroe County, Indiana upon this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

\_\_\_\_\_  
PATRICIA WILLIAMS, City Clerk

SIGNED and ADOPTED by me upon this \_\_\_\_\_ day of \_\_\_\_\_,  
1988.

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

SYNOPSIS

The comprehensive plan advises a pattern of land use among its elements.  
This amendment to the plan addresses land use for the vacant land in  
the area bounded by North Dunn Street and Old Highway 37 on the west;  
the City Planning Jurisdiction on the east and north and Griffy Land  
on the south. This area is located in Bloomington Township, Sections  
15, 22, the east half of 21 and a portion of 16 lying southeast of Old  
Highway 37 (Griffy Lake Neighborhood). Growth trends, current conditions,

land use and street characteristics were taken into account in updating the plans recommending land use for this area.

\*\*\*\*ORDINANCE CERTIFICATION\*\*\*\*

In accordance with IC 36-7-4-508 I hereby certify that the attached Ordinance Number \_\_\_\_\_, is a true and complete copy of Plan Commission Case Number MP-78-87 which was given a recommendation of approval by a vote of 8 Ayes, 2 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on February 15, 1988

*Timothy A. Mueller*  
Planning Director

Date: February 22, 1988,

Tim Mueller, Secretary  
Plan Commission

Received by the Common Council Office this 26 day of February, 1988.

*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 _____

Comprehensive Plan Amendment

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.

Most of the site 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 Timothy Mueller

Date February 22, 1988



Exhibit A - GRIFFY LAKE AREA NEIGHBORHOOD PLAN

This report summarizes the Plan Commission's recommendation for the Griffy Lake Area Neighborhood Plan. This neighborhood plan is the fifth in a series of plan updates, and involves the area shown on the attached exhibits.

The plan Commission discussed the plan on December 7, 1987 and in public hearings on January 11 and February 15. In addition, it was a topic at a meeting of December 9, 1988 to which the memberships of the Board of Zoning Appeals, Environmental Commission, Utility Services Board, and the Parks Board and it's Environmental Resources Advisory Council were invited. The plan was discussed as well at meetings of the Environmental Resources Advisory Council.

Key issues considered included the limitations of the streets serving the area, Dunn St., Hinkle Rd., and Bethel Lane; the impact of population density of the surrounding land upon the Griffy Lake Plan's objectives; the potential for damage to the Lake from on site septic systems within the Lake's immediate watershed.

In the course of it's deliberations the Plan Commission identified a number of alternatives for consideration. These are described in the following staff report to the Commission, included herein for reference.

STAFF REPORT

HP-78-87

PLAN COMMISSION

FEBRUARY 1, 1988

The study area for the plan update has been fully described in previous hearings, so this report will summarize the existing conditions and alternatives.

For the sake of this summary, the study area is divided into four areas:

The city-owned Griffy site;

Area A, the portion of the ridge north of Griffy which drains to the Lake;

Area B, the portion of the ridge which drains to Griffy creek downstream from the lake;

Area C, the area along both sides of Bethel Lane, separated from area B by a steep ravine.

City Owned Area

the Griffy Lake Long-Range Use and Management Plan adopted by the Parks Board should be included by reference in this area plan.

Areas A and B- existing conditions

Areas A and B include about 130 acres with grade of less than 12%, the maximum for septic fields, as well as a practical limit for street access. In addition, there are 79 acres of less than 12% to the east of Hinkle Road. These ridgetop areas are characterized by potential septic system limitations, such as sinkholes, high seasonal water table, and shallow depth to bedrock.

lot sizes under a septic system alternative would depend upon specific evaluations for each lot. Present RE zoning sets 40,000 square feet (.92 acre) as the minimum, but septic system suitability could double or triple that. Pending a development proposal and lot-by-lot testing, we will assume 1 unit per acre to be possible.

If development on sanitary sewer were to occur, lots could extend into areas steeper than 12%, so that we could consider about 180 acres about the Lake and 89 acres east of Hinkle to be developable. There are several tracts of sufficient size for subdivision development. If the proposed North Point development were to bring road access and utility service to the ridge, potential for development of the other tracts would be greater.

The ridge's traffic would access via Dunn at Old J7 and Hinkle Road the marginal nature of these streets should be considered in establishing proposed densities; staff advises against anything higher than the 1.6 units/acre proposed for North Point. Access to Bethel could be desirable to relieve Hinkle at the east end of the ridge and to afford access to Marlin School, however staff believes a local street crossing of the ravine and stream separating areas C and B to be unfeasible for the parcel size and densities involved. So, access to the ridgetop would be a local street between Dunn and Hinkle.

Area C - Existing Conditions

As in areas A and B, developable terrain is limited to ridgetops defined by steep slopes. Fairwood Terrace, a subdivision with lot sizes smaller than current septic regulations would permit, occupies the northeast corner of the study area. The areas west of Marlin School are occupied by scattered houses along the frontages and the new North Ridge Estates, a wide lot subdivision on septic systems with lots of a little over 1 acre. The remaining developable area is similar in its characteristics to areas A and B. None of it drains to the lake. Monroe County officials have expressed concern that keep densities to a minimum in view of Bethel Lane's limitations.

Area C - Plan

Only one alternative is recommended for Area C: Single family development pursuant to existing RE zoning (1 unit per acre or less) on septic systems. The area is more remote from sewer than areas A and B, lacks subdividable parcels of sufficient size to warrant off-site utility extensions, and does not drain to the lake. Approximately 64 acres of less than 12% would yield 64 or fewer lots.

Areas A and B - Alternative Plans

Alternative 1 - RE zoning - septic systems. This alternative assumes eventual development under present regulations. Only area of less than 12% would be developed. One lot per acre is the maximum, with less probable.

	above lake	east of Hinkle
Area A	60 acres, 60 lots	40 acres, 40 lots
Area B	70 acres, 70 lots	39 acres, 39 lots
Total	130 acres, 130 lots	79 acres, 79 lots

Alternative 2 - RE zoning, sanitary sewer. This alternative envisions the extensions of sewer service to the ridge without zoning incentive. It is uncertain whether the density afforded would result in anyone bearing the off-site sewer costs. Mandated sewer would require a code amendment. If this were done, the code should continue to permit septic system lots of a few acres minimum so as to avoid rendering the land totally undevelopable. As mentioned under existing conditions, sewer would allow lots to extend into 12% or greater slopes, increasing developable area. In addition, RE zoning's 40,000 square foot would be an attainable lot size rather than an improbable minimum.

	above lake	east of Hinkle
Area A	80 acres, 80 lots	45 acres, 45 lots
Area B	100 acres, 100 lots	44 acres, 44 lots
Total	180 acres, 180 lots	89 acres, 89 lots

Alternative 3 - Watershed based densities. This alternative considers a density of 1.8 units/acre for area B, as an incentive to sanitary sewers, while retaining RE standards for area A, which abuts the lake site. As in alternative 2, sewers would enlarge the developable acreage. The North Point development, 64 lots on 34 acres, averages 1.6 units/acre. With the developable area assumption used throughout this comparison (area of less than 12% expanded by 300), North Point's developable area is 35 acres for a density of 1.8 units/acre.

	above lake	east of Hinkle
Area A	80 acres, 80 lots	45 acres, 45 lots
Area B	100 acres, 180 lots	44 acres, 79 lots
Total	180 acres, 260 lots	89 acres, 124 lots

Alternative 4 - Higher density throughout. This alternative would expand the density incentive for sewer to all of the ridge, areas A and B.

	above lake	east of Hinkle
Area A	80 acres, 144 lots	45 acres, 81 lots
Area B	100 acres, 180 lots	44 acres, 79 lots
Total	180 acres, 324 lots	89 acres, 160 lots

Alternative 5 - Higher density - first development only. This alternative considers higher density as an initial incentive for sanitary sewer extension to the ridgetop. Thereafter, RE density would set lot sizes for sewer development. There are two sub-alternatives: Once sewer is available on the ridge, properties not adjacent to the first development could still develop on septic systems. Alternative 5-A relies on the incentive of RE as an actual sewer lot minimum vs. the probable larger lots needed for septic. 5-B would mandate sewer as described in Alternative 2, at the same time as advocating a density incentive for the first development only.

		above lake	east of Hinkle
Area A	1st tract	5 acres, 5 lots	
	other	75 acres, 75 lots	45 acres, 45 lots
Area B	1st tract	30 acres, 59 lots	
	other	70 acres, 70 lots	44 acres, 44 lots
Total		180 acres, 209 lots	49 acres, 49 lots

Alternative 6 - Larger Septic Lots. This alternative envisions larger than RE lot size minimum via a code amendment and rezoning.

The Commission recommendation, made at the hearing on February 15, is as follows:

1. The Griffy Area Long-Range Use and Management Plan for the City-owned Griffy site is adopted by reference.
2. Area C on the attached exhibit (Bethel Lane frontages) should retain the existing RE zoning for single family residential development served by septic systems.
3. Sanitary sewer service should be required for development of Areas A & B on the attached exhibit at RE density (40,000 sq. ft. minimum lot size). Development on septic systems should be at lesser densities. This would require a code amendment to create a new zone imposing this requirement. The Commission has not recommended specific densities for septic system-served development. This would be determined as part of the process of amending the code.
4. A local street is proposed along the ridge north of Griffy Lake between Dunn Street and Hinkle Road.
5. The Common Council should consider means of assisting in the provision of sanitary sewer service to areas A and B.

This neighborhood plan, if adopted, would become an expression of the City's land use objectives for the area, serving as a guide to future zoning and development decisions.

Adoption of the plan would not change the regulations governing development of the lands governing development of the lands involved in the plan. Implementation of this plan would require these additional steps:

1. Amendment to the text of the Zoning Ordinance to create a new zone permitting 40,000 sq. ft. lots on sanitary sewer and some to-be-determined larger lot size on septic systems. Such a code amendment should be carefully considered with ample technical research and documentation to determine the appropriate septic-served densities and to justify the need for such regulation.

2. Rezoning of land from RE to the new zone. This too, should be carefully considered. It should be noted that the Friffy Lake watershed extends beyond the boundaries of this neighborhood plan into County planning jurisdiction and other area of City jurisdiction along Russell Road.

NORTH  
MARLIN HILLS

Dec 37 North



