ORDINANCE 88 - 19
To Amend the Outline Plan
RE: 4383 W. Gifford Road (Superior Partnership)

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, PUD-34-88, and recommended that the petitioner, Superior Partnership, be granted an amendment to the outline plan and request that the Common Council consider their petition for outline plan amendment 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 36-7-4 and pursuant to Chapter 20.13 of the Bloomington Municipal Code, that an outline plan amendment be approved for 4383 W. Gifford Road. The property is further described as follows:

A part of the Southwest quarter of Section One (1), Township Eight (8) North, Range Two (2) West, bounded as follows: Beginning at a point near the Southwest corner of said Section 1, where the center line of the pike road (on or near the West line of said Section 1 intersects the North line of the right of way of the Illinois Central Railway) and running thence North nine hundred eighty-two (982) feet on and along the center line of said pike road to the center line of the pike road running east, thence east two hundred forty three (243) feet, this being the starting point and the northwest corner of the tract of land hereby conveyed, thence running east from said point alkong and with the center of said pike road, a distance of three hundred six (306) feet, thence running south six hundred seven and sixty-seven hundredths (607.67) feet to the northern right of way line of the Illinois Central Railway, thence running in a southwesterly direction along and with the said right of way line a distance of three hundred seventy (370) feet, thence running North eight hundred sixteen and seventy five hundredths (816.75) feet to the place of beginning, containing five (5) acres, more or less.

SECTION II. The Outline Plan Amendment, as recommended by the Plan Commission, shall be as attached hereto and made a part hereof.

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 15 day of June, 1988.

Pam Service
PAM SERVICE, President

ATTEST:

Patricia Williams
PATRICIA WILLIAMS, City Clerk

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 21 day of June, 1988.

Patricia Williams

PATRICIA WILLIAMS, City Clerk

SIGNED and APPROVED by me upon this 21 day of June, 1988.

Tomilea Allison

TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

Petitioner (Superior Partnership) requests an amendment to the outline plan for 5 acres at 4383 W. Gifford Road to allow 15 single family lots in lieu of the approved condominiums.

signed copies to: Planning 6/27/88
Petitioner

****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 Case Number PUD-34-88 which was given a recommendation of approval by a vote of 8 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on May 16, 1988.

Timothy A. Mueller
Planning Director
Tim Mueller, Secretary
Plan Commission

Date: May 18, 1988,

Received by the Common Council Office this 18 day of May, 1988.

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	____

amendment to the outline plan

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.

The property is not in 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)

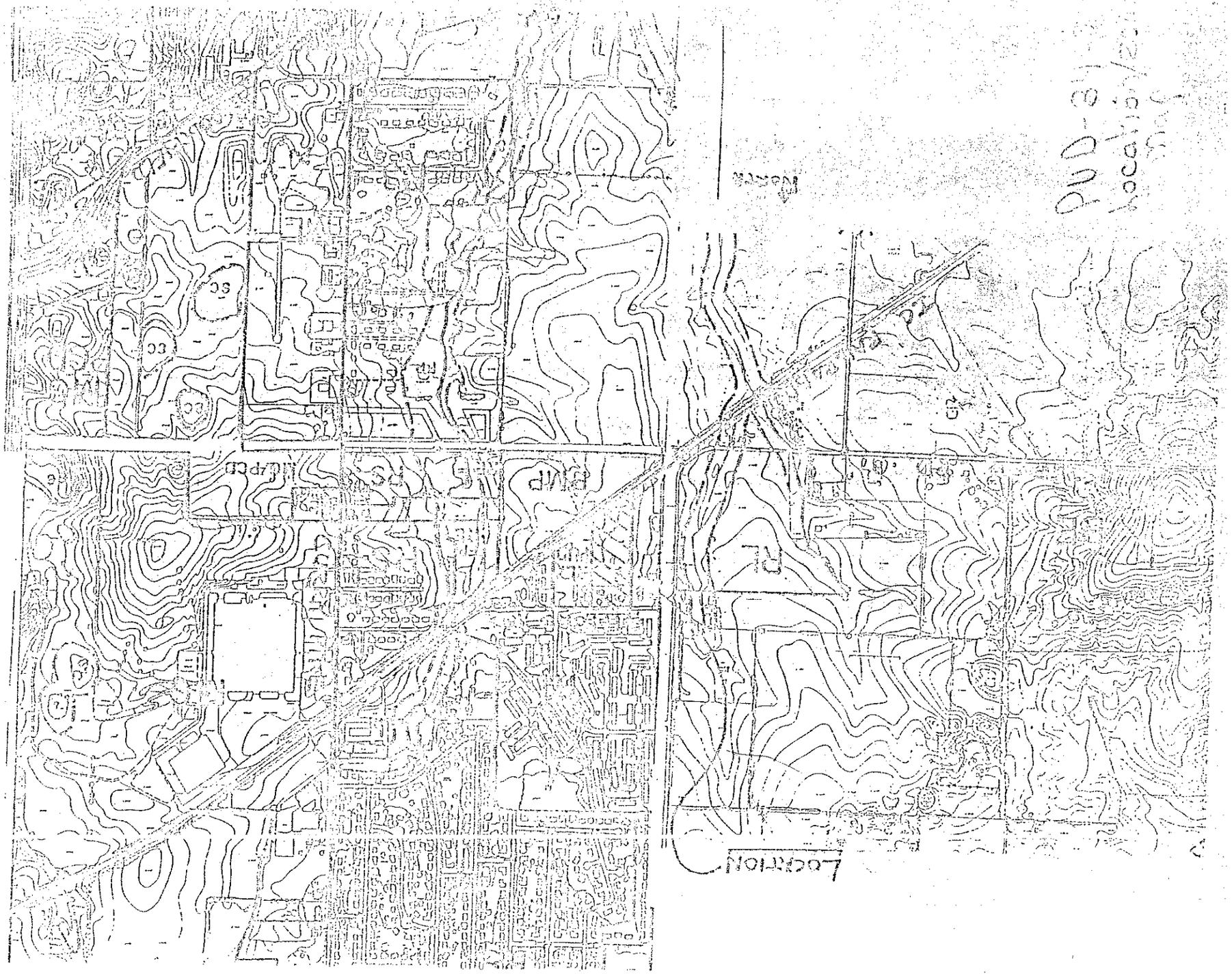
Agency submitting legislation Planning Department

By Timothy Mueller Date May 16, 1988

STAFF REPORT
PUD-34-88
SUPERIOR PARTNERSHIP
4383 W. GIFFORD ROAD
May 16, 1988

This five-acre parcel received outline plan approval for 60 condominium units in late 1987. It is immediately to the west of the existing Hickory Grove apartments on the south side of Gifford Road. Petitioner is now requesting an outline plan amendment to allow 15 single family lots on the parcel in lieu of the approved condominiums. The proposed lots would be situated on a new cul-de-sac with sidewalk on both sides. All lots are larger than RS minimums in terms of area.

The proposed outline plan appears to be acceptable. Petitioner is working with the Engineering Department on drainage details. Staff anticipates a recommendation of approval if a proposed drainage plan concept is presented which meets Engineering Department approval.



PUD-84
Location/Zoning map

BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

28 April 1988

City of Bloomington
Planning Commission
P.O. Box 100
Bloomington, Indiana 47402-0100

Re: PUD - 74 - 87

Dear Plan Commission Members:

Our client, Superior Partnership, wishes to amend the referenced outline plan approval from allowing the construction of 60 apartment units to allow the construction of 15 single family lots on a simple cul-de-sac.

The proposed lots will front on a proposed cul-de-sac accessing to Gifford Road. The lot sizes are shown and exceed the RS Zone requirements.

Since the request is significantly reducing the use of the land and construction season is upon us, we are also requesting waiver of second hearing to allow use to the City Council with less delay.

If you have any questions regarding the above, please feel free to contact me at any time.

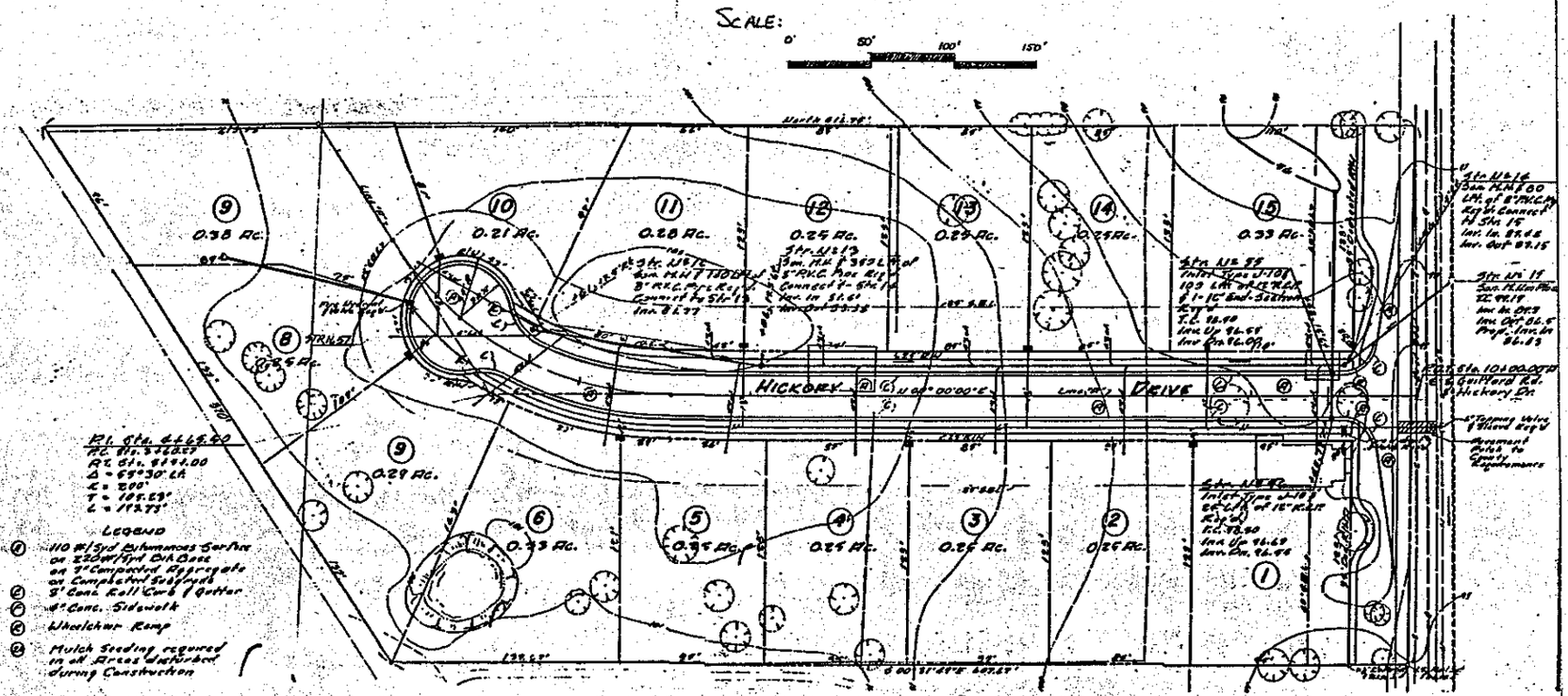
Very truly yours,
BYNUM FANYO & ASSOCIATES, INC.

Jeffrey S. Fanyo, P.E.

Petitioner's Statem

cc: Rick Baldwin
File # 408733

700 NORTH WALNUT STREET BLOOMINGTON, INDIANA 47401 812-332-8030



DP-34-88
Plat Map

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Agency submitting legislation Planning Department

By Timothy Mueller Date May 16, 1988

PUD-34-88 - Superior Partnership

USES:

15 single family lots

CONDITION OF APPROVAL:

Drainage details to be worked out to Engineering Department satisfaction prior to development plan approval.