

ORDINANCE 88 - 39
To Amend the Outline Plan
RE: 4518 E. Third St. (Century Village, Bill Brown)

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, PCD-49-88, and recommended that the petitioner, Bill Brown, 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 and that the property located at 4518 E. Third Street be designated a Planned Commercial Development. The property is further described as follows:

A part of the Northwest quarter of Section 1, Township 8 North, Range 1 West, Monroe County, Indiana, bounded and described as follows:

Beginning at a point on the south right of way line of State Road 46, said point of beginning being 41.82 feet South and 364.00 feet West of the northeast corner of said northwest quarter; thence from said point of beginning and with the west line of Century Village and running South 00 degrees 27 minutes 25 seconds East for 216.00 feet; thence North 89 degrees 11 minutes West for 35.00 feet; thence South 00 degrees 27 minutes 25 seconds East for 84.42 feet; thence South 86 degrees 36 minutes 13 seconds East for 35.07 feet; thence South 00 degrees 27 minutes 25 seconds East for 113.94 feet; thence leaving the west line of Century Village and running North 89 degrees 57 minutes 05 seconds West for 305.57 feet; thence North 00 degrees 53 minutes 10 seconds West for 415.60 feet to the south right of way line of State Road 46; thence South 89 degrees 51 minutes 07 seconds East along said right of way line 308.88 feet to the point of beginning, containing 2.86 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 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 17 day of August, 1988.


PAM SERVICE, President
Bloomington Common Council

ATTEST:

Patricia Williams
PATRICIA WILLIAMS, City Clerk

PRESENTED by me to the Mayor of the City of Bloomington,
Mcroe County, Indiana, upon this 18 day of August, 1988.

Patricia Williams
PATRICIA WILLIAMS, City Clerk

SIGNED and APPROVED by me upon this 18 day
of August, 1988.

Tomilea Allison
TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

This proposed outline plan amendment involves the addition
of the old Clark Station property to the original outline
plan as well as the addition of the hotel/motel/ use at 4518
E. Third Street (Bill Brown).

*Signed copy to: planning
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 PCD-49-88 which was given a recommendation of by a vote of 6 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on August 1, 1988

Timothy A. Mueller
Planning Director

Date: 7/28/88

Tim Mueller, Secretary
Plan Commission

Received by the Common Council Office this 28 day of July, 1988

Patricia Williams (No Plan Commission Recommendation As of this Date)
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 _____

Outline 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.
The property is already receiving city services.

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 7/29/88

1911

1

2

3

ORDINANCE CERTIFICATION

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 88-39 is a true and complete copy of Plan Commission Case Number PCD-49-88 which was given a recommendation of approval by a vote of 6 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on 8/3/88

Date: 8/3/88

Tim Mueller
Tim Mueller, Secretary
Plan Commission

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

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 _____

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Unforeseen Need _____ Other _____

Funds Affected by Request:

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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

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 Planning Dept

By T Mueller Date Aug 3, 1988



Stephen L. Smith P.E., L.S.
President

Terry Quillman
Vice President

Daniel Neubecker L.A.
Project Manager

John Bledsoe L.S.
Survey Manager

June 22, 1988

City of Bloomington Plan Commission
c/o Tim Mueller, Director
P.O. Box 100
Bloomington, IN 47402

RE: Century Village PCD Amendment

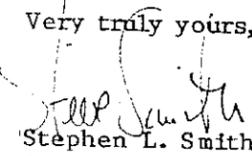
Dear Commissioners:

We respectfully request your consideration of our request to amend PCD 36-78 to include a hotel/motel in the approved list of uses and to expand the area to include the old Clark gas station property. We are proposing an Inn which would be architecturally compatible with Century Village on the entire 3 acre site.

Your standard application form, fee and legal description are included with this application. Notice adjacent property owners will be submitted next week. We will be in contact with the staff relative to details of access to Third Street, storm water detention, and any other items that may come up between now and the first hearing.

Thank you for your assistance with our request.

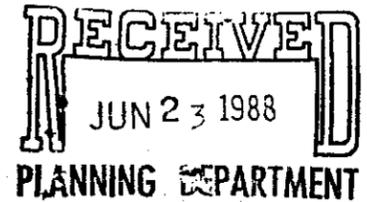
Very truly yours,


Stephen L. Smith
Smith Quillman Associates, Inc.

cc: file 761
Bill Brown

4625 Morningside Drive
Post Office Box 155
Bloomington, Indiana 47402
Telephone 812 336-6536

8553 Bash Street
Suite 104
Indianapolis, Indiana 46250
Telephone 317 841-9102

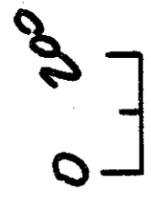


14

CLARK STATION
SITE

3RD ST.

RYANS
STEAK HOUSE



VACANT
N

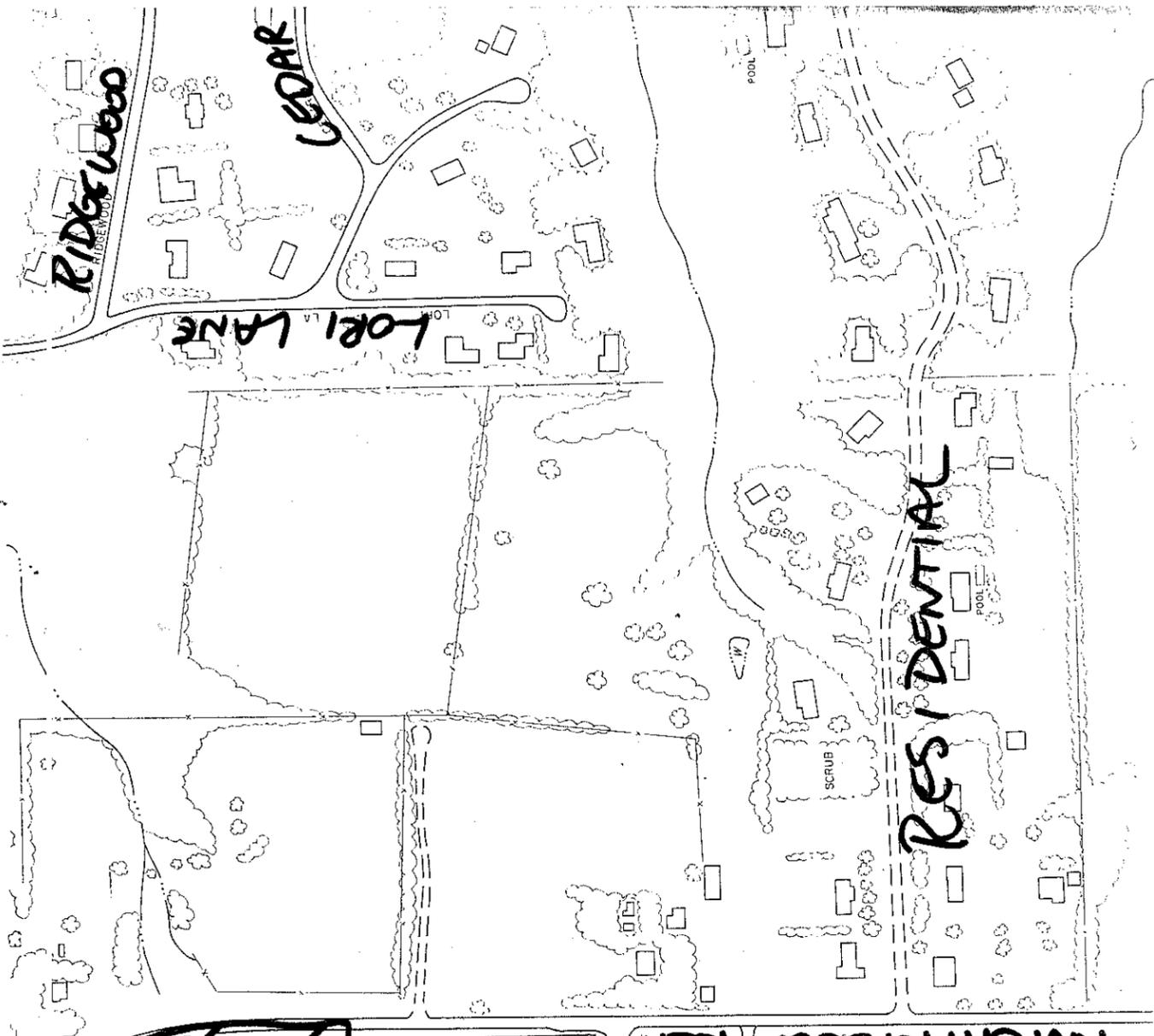
SITE

KNIGHTRIDGE
PARKING

JANET RD.

KNIGHTRIDGE

VACANT



PCD-49-88
Bill Brown/Century Village
4518 E. Third St.
City Plan Commission
STAFF REPORT/August 1, 1988

Century Village includes the existing complex and the vacant area between it and the Ryan's parcel. This petition adds the former Clark Oil Station to the PCD and amends the outline plan to permit a hotel. The plan is to develop the vacant area with the hotel instead of the shops and offices in the original plan. Staff has no objection to this use at this junction of two state highways. No new restaurant is proposed. The use will not generate more traffic than the potential from the previously approved uses. Site plan is not definite and will be subject to Development Plan approval by the Commission. Third St. access will be opposite Morningside Drive. A possible one-way pair of drives will be considered with development plans but not committed in this approval. Also, an access to the PCD to the west might be appropriate, depending on development on that parcel. Such an access might be required with development plans. There will be vehicular access to existing Century Village.

Sidewalks will be required along Third St.

Staff recommends approval as outlined above.

EAST 3RD ST

KNIGHTRIDGE RD.

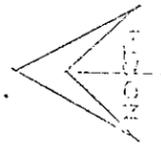
STATE ROAD #110 (LITTLE ROCK)

TO BE ADDED TO PCD (former Clark Station)

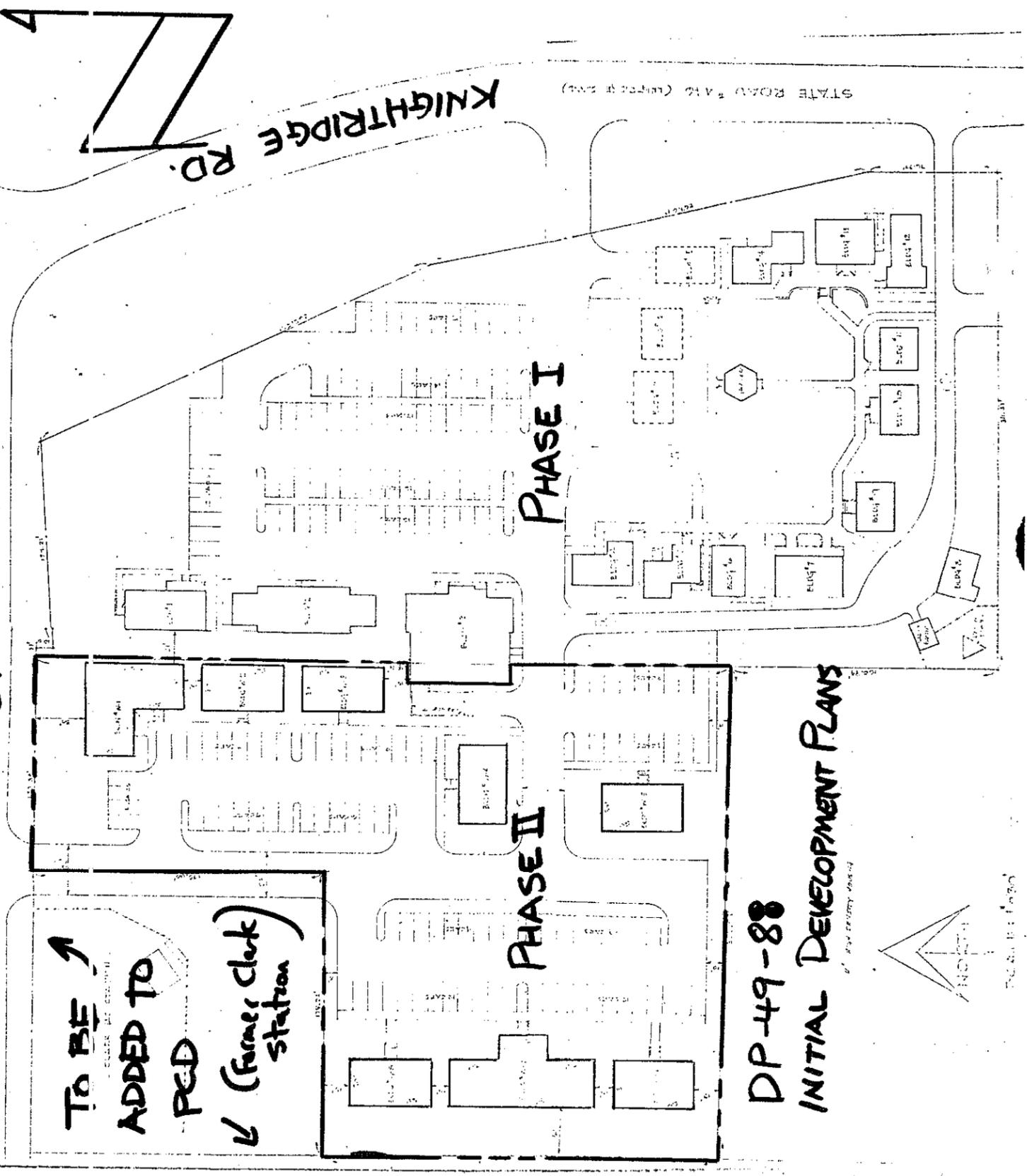
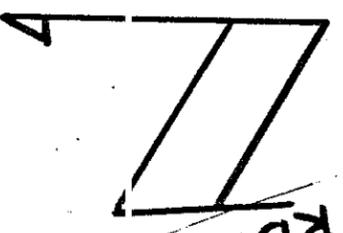
PHASE I

PHASE II

DP-49-88 INITIAL DEVELOPMENT PLANS



Site Plan



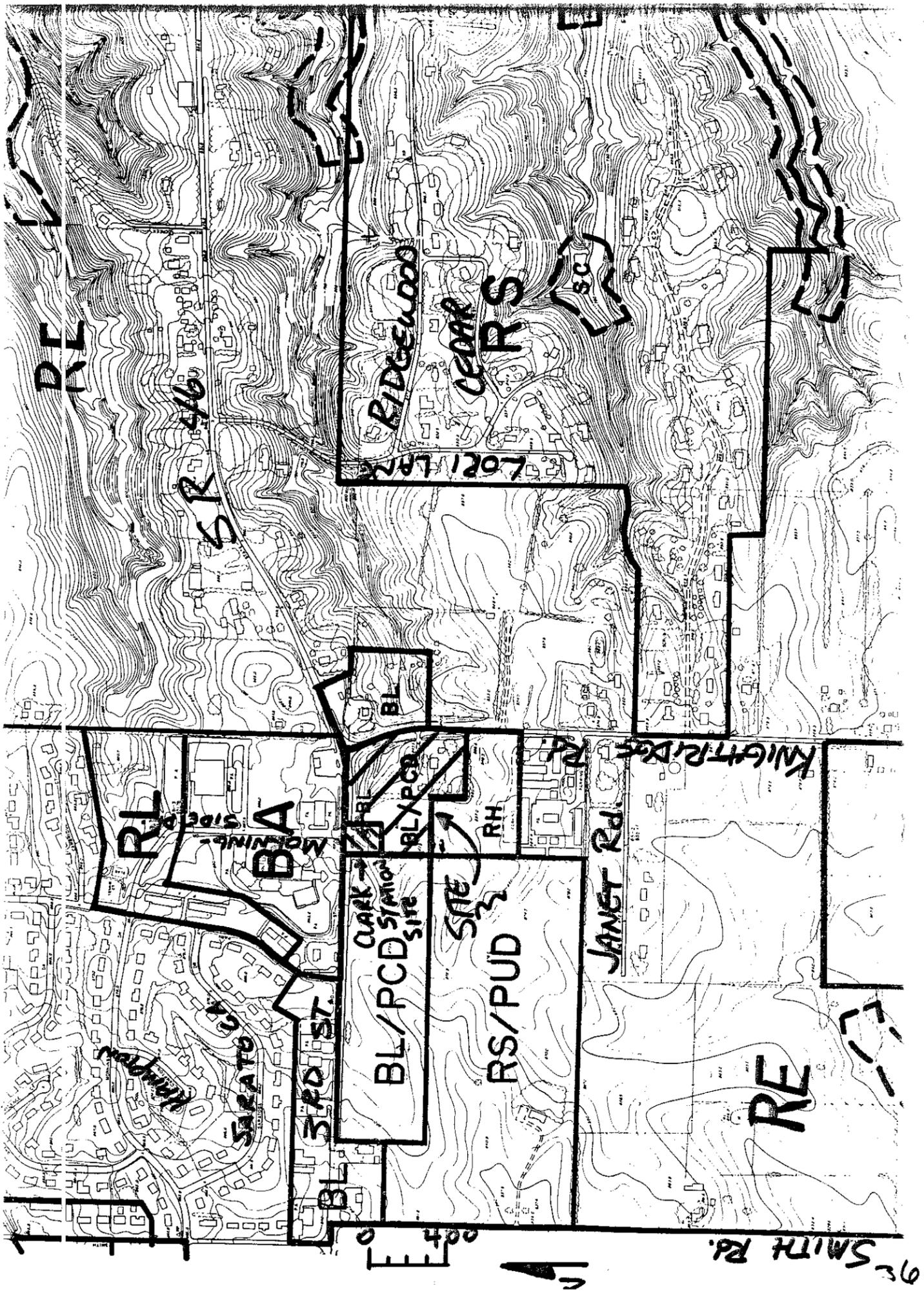
BLOOMINGTON PLAN COMMISSION
STAFF REPORT PCD-49-88
BILL BROWN
CENTURY VILLAGE

JULY 11, 1988

Requested is ammendment to the approved outline plan for the Century Village retail complex at St. Rd. 446 and 46. Proposed is adding a hotel/motel in the list of approved uses for this development. Also requested is the addition of 2.86 acres of land to the PCD. The property adjoins on the westside with the existing development and formerly was the Clark gas station on E. 46.

This is a preliminary hearing on this request, items for Commission consideration include:
Access to E. St. Rd. 46 and level of improvements?
Storm water detention?
Utilities?
Motel/hotel as an appropriate addition to this PCD?

Staff recommends this request be forwarded for final hearing to the August 1st. meeting.



RL

SR

RIDGEWOOD

CEAR
R S

LORETTA

RL

BA

BL/PCD
CLARK STATION
SITE

SITE

RS/PUD

JANET RD.

RE

9th SMITH RD.

0 20 40 feet

