

1ST: 3/21
CONF: 3/26 D.P. 8-0-1
FINAL: 4/4 8-0-1 (JK)

ORDINANCE 90 - 12
To Amend the Zoning Maps from RE to RS
and To Grant Outline Plan Approval and Designate PUD
Re: Property located East of Sare Road and North of Rogers Road
(Ken Blackwell)

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-14-90, and recommended that the petitioner, Ken Blackwell, be granted an amendment to the Bloomington zoning maps and outline plan approval and PUD designation and request that the Common Council consider the petition for change of zoning, 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-36-7-4 that the zoning be changed from RE to RS for property located East of Sare Road and North of Rogers Road, and more particularly described as follows:

A part of the Southwest quarter of Section 11, Township 8 North, Range 1 West, Monroe County, Indiana, more particularly described as follows:

COMMENCING at the northwest corner of said southwest quarter; thence SOUTH 00 degrees 07 minutes 24 seconds WEST along the west line of said southwest quarter 38.59 feet; thence SOUTH 89 degrees 52 minutes 36 seconds EAST 661.10 feet, said point being in the center line of Sare Road; thence SOUTH 00 degrees 08 minutes 19 seconds WEST 390.68 feet to a railroad spike in the center line of Sare Road; thence SOUTH 00 degrees 09 minutes 29 seconds EAST 257.30 feet to a railroad spike; thence SOUTH 01 degree 10 minutes 21 seconds WEST 161.80 feet to a railroad spike; thence SOUTH 00 degrees 02 minutes 41 seconds EAST 79.60 feet to a railroad spike, being the point of beginning of this parcel; thence continuing south along the center line of said Sare Road 890.00 feet to a point 75.00 feet north of an existing fence line; thence leaving said center line SOUTH 88 degrees 24 minutes 42 seconds EAST along a line 75.00 feet north of and parallel to said existing fence line, 1189.86 feet to an existing fence line; thence north along said fence line 890.00 feet to a point on the south line of Hyde Park Subdivision, Section Eight and on the east right-of-way line of Forrester Street; thence NORTH 88 degrees 24 minutes 42 seconds WEST along said south line 176.00 feet to the southwest corner of said Section Eight of Hyde Park; thence continuing NORTH 88 degrees 24 minutes 42 seconds WEST 1013.86 feet to the point of beginning, containing 24.31 acres, more or less.

SECTION II. 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 that the property including the parcel described above be designated a Planned Unit Development.

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

SECTION IV. 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 4 day of April, 1990.

Iris Kiesling
Iris Kiesling, 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 5 day of April,
1990.

Patricia Williams
Patricia Williams, City Clerk

April SIGNED and APPROVED by me upon this 5th day of
, 1990

Tomilea Allison
Tomilea Allison, Mayor
City of Bloomington

SYNOPSIS

This ordinance rezones 24.31 acres from RE to RS/PUD and grants outline
plan approval. This development will consist of a maximum of 55 lots
with a maximum density of 2.26 lots per acre.

Signed copies to
Planning
Petitioner

ORDINANCE CERTIFICATION

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 90-12 is a true and complete copy of Plan Commission Case Number RS/PUD-14-90 which was given a recommendation of approval by a vote of 10 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on March 5, 1990.

Date: March 8, 1990

Timothy A. Mueller
Tim Mueller, Secretary
Plan Commission

Received by the Common Council Office this 9 day of MARCH

James McManis
Patricia Williams, City Clerk
JAMES McMANIS, DEPUTY 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 _____

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.

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)



BLOOMINGTON PLAN COMMISSION
STAFF REPORT RS/PUD-14-90
Ken Blackwell
24 acres on Sare Road south of Hyde Park

MARCH 5, 1990

Requested is rezoning from RE to RS/PUD and outline plan approval for a single family residential development on 24 acres south of Hyde Park Subdivision. A maximum density of 2.26 units/acre is proposed for the subdivision.

Issues raised at the preliminary hearing including density, traffic, and compliance with the Bloomington Thoroughfare Plan, are addressed as follows.

Density: The petitioner has requested a change of zone from RE to RS/PUD instead of RE to RS as was originally requested. The RS/PUD designation will allow the developer to construct single family residences on a maximum of 2.26 lots per acre. This density is consistent with the adjacent Hyde Park subdivision.

Traffic: Traffic counts on Sare Road, both north and south of the entrance to Spicewood subdivision, are currently being undertaken by the engineering department. A turning movement survey is also being conducted at this intersection. Both will be reported at the commission meeting. The exact entrance location to the proposed development, as well as the level of entrance improvements will be determined at the development plan stage.

Traffic demand on Sare Road is expected to increase due to already approved, but undeveloped lots in Hyde Park, Hunters Glen, and an approved section of the existing Hyde Park Subdivision southeast of the current development. Committed undeveloped lots in this area total approximately 180. The proposed development in question would add to this a maximum of 55 lots. Based on a factor of 10.1 trips per day per single family residence (ITE Trip Generation Manual), the total increase due to 235 single family dwellings is 2,374 trips per day. Some of this traffic will be directed north of Hyde Park Subdivision to Moores Pike. Staff will determine the north/south directional components of this increased traffic demand after turning movements on Sare Road are analyzed. This information will be reported at the Commission meeting.

Thoroughfare Plan: The Bloomington Thoroughfare Plan calls for an east/west connector between Sare Road and Rogers Road. This proposed subdivision would comply with the City's plan by providing this link to an already approved and committed connector within the proposed southeast section of Hyde Park Subdivision (see Exhibit). An additional north/south connector will be constructed at Forrester Street in Hyde Park.

Staff recommends approval of this rezoning to RS/PUD and outline plan approval. Subsequent subdivision approval of the 24 acres is also requested.

BLOOMINGTON PLAN COMMISSION
PRELIMINARY STAFF REPORT SUBDIVISION
Location: East of Sare Road and North of Rogers Road
Case No: RS/PUD-14-90
Date: 3/5/90

PETITIONER: Name : Ken Blackwell
Address: 1599 East Rhorer Road

COUNSEL: Name : Smith Quillman and Associates
Address:

PRELIMINARY HEARING DATE: February 12, 1990
FINAL HEARING DATE: March 5, 1990

REQUEST: Final Plat

PROPOSAL SUMMARY: See other report

EXISTING LAND USE ANALYSIS: See other report

EXISTING ZONING ANALYSIS: See other report

IMPACTS AND ISSUES:

- a. Subdivision Code compliance
- b. Access
- c. R.O.W. dedication
- d. Sidewalks
- e. Grades
- f. Sewer/water availability
- g. Storm water drainage
- h. Tree preservation/landscaping

3. Meets all subdivision requirements.

b. Adequate access is available on Sare Road, however specific entrance improvements will be deferred to the development plan stage.

2. Petitioner is required to dedicate 50 ft. ROW along Sare Rd.

The thoroughfare plan shows an east/west connecting street in the general location of the proposed south property line of the 23 acre tract. The proposed development will incorporate this connector as well as a north/south connector adjoining Forrester Street in Hyde Park.

1. A sidewalk along Sare Road is required, but can be deferred to development plan approval.

a. No grades are required to be shown at this time, but will be required for development plan approval.

b. Sewer and water are available and will be subject to approval by City Utilities for development plan approval.

- g. Storm water drainage plans will be required as part of development plan approval.
- h. Tree preservation and landscaping requirements must be met as part of the development plan approval.

RECOMMENDATIONS AND COMMENTS: Staff recommends approval with the issues noted above to be addressed prior to development plan approval.



February 13, 1990

THE PLANNING DEPARTMENT

1981 FEB 6 1990

RECEIVED

Stephen L. Smith, P.E., S.
President
Terry Quillman
Vice President
Daniel Neuberger, L.A.
Project Manager
Ben Rickover, S.
Surveyor Member

City of Bloomington Plan Commission
c/o Tim Mueller, Director
P.O. Box 100
Bloomington, IN 47402-0100

RE: Schmalz Farm Rezone

Dear Tim:

The first public hearing held on our petition on February 12, 1990 indicated an interest on the part of the Plan Commissioners to provide guarantees that the density of development would be compatible with surrounding subdivisions. A recommendation was made that we change our petition to an RS/PUD. Ken Blackwell is willing to commit to the densities that he has proposed. We are therefore, via this letter, formally requesting that our petition be amended to request an RS/PUD rather than an RS zone. The following statements are intended to serve as the outline plan statement. The outline plan drawing is also being submitted with this letter.

THOROUGHFARE PLAN

The subdivision will comply with the City's master thoroughfare plan. That plan calls for an east/west and a north/south connection in this vicinity. We intend to provide a connection from Sare Road to our east property line and from Hyde Park on the north to our south property line. The exact alignment of these streets will be determined at development plan stage.

RESIDENTIAL DENSITY

We are proposing to construct a maximum of 55 lots on the 24.31 acre site. This RS/PUD will therefore be limited to a maximum of 2.26 lots per acre density.

CONCEPTUAL LOT LAYOUT

Preliminary planning is currently underway to determine the best subdivision layout for this parcel. The evaluation includes reviewing the features and constraints of the land, the concerns of the City, grading and earthwork costs, and utility connections just to name a few. The enclosed plan is intended to show how the subdivision might develop.

4033 Meridian Drive
Post Office Box 155
Bloomington, Indiana 47402
Telephone 317 336-6536
FAX 317 336-6533
2441 Nash Street
Suite 102
Indianapolis, Indiana 46220
Telephone 317 841-9102
FAX 317 841-9120



City of Bloomington Plan Commission
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UTILITIES

Public water supply lines will be extended in accordance with utility policy and will more than likely connect Hyde Park and Spicewood water mains. Sanitary sewer will flow gravity to the southeast corner of the Schmalz property and then be pumped into gravity lines leading to the Jackson Creek Interceptor. Both water and sewer plans are conceptual in nature with details currently being discussed with the Utilities department. Final details will be completed prior to development plan approval. A sanitary sewer easement will be provided across the Schmalz remainder at a location to be determined by the applicant and Utilities Department prior to development plan approval. Storm water detention is proposed to be provided in the southeast corner of the parcel.

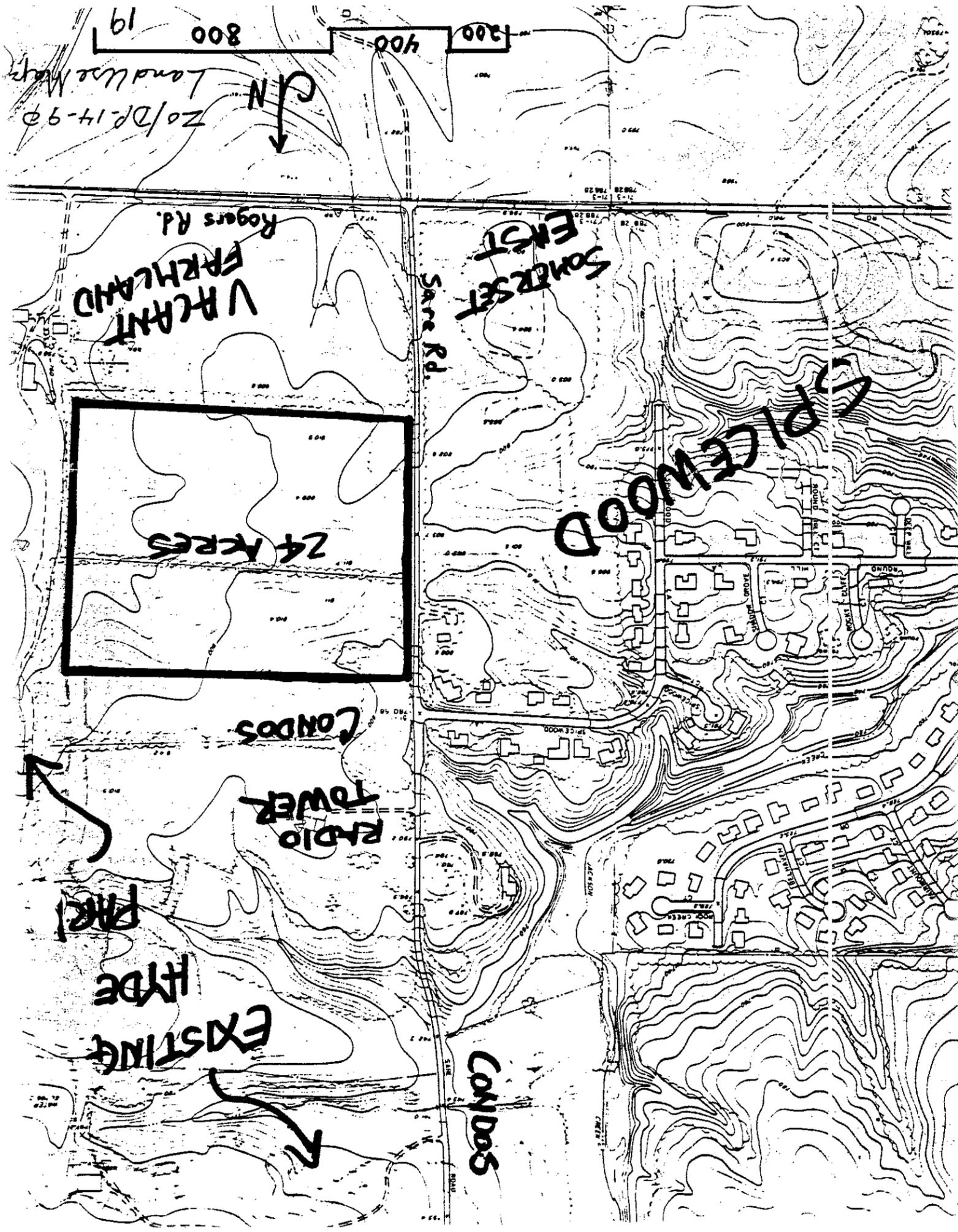
These statements and commitments are intended to provide the security that the Plan Commission seeks as it considers rezoning of this property from Residential Estate to Residential Single Family.

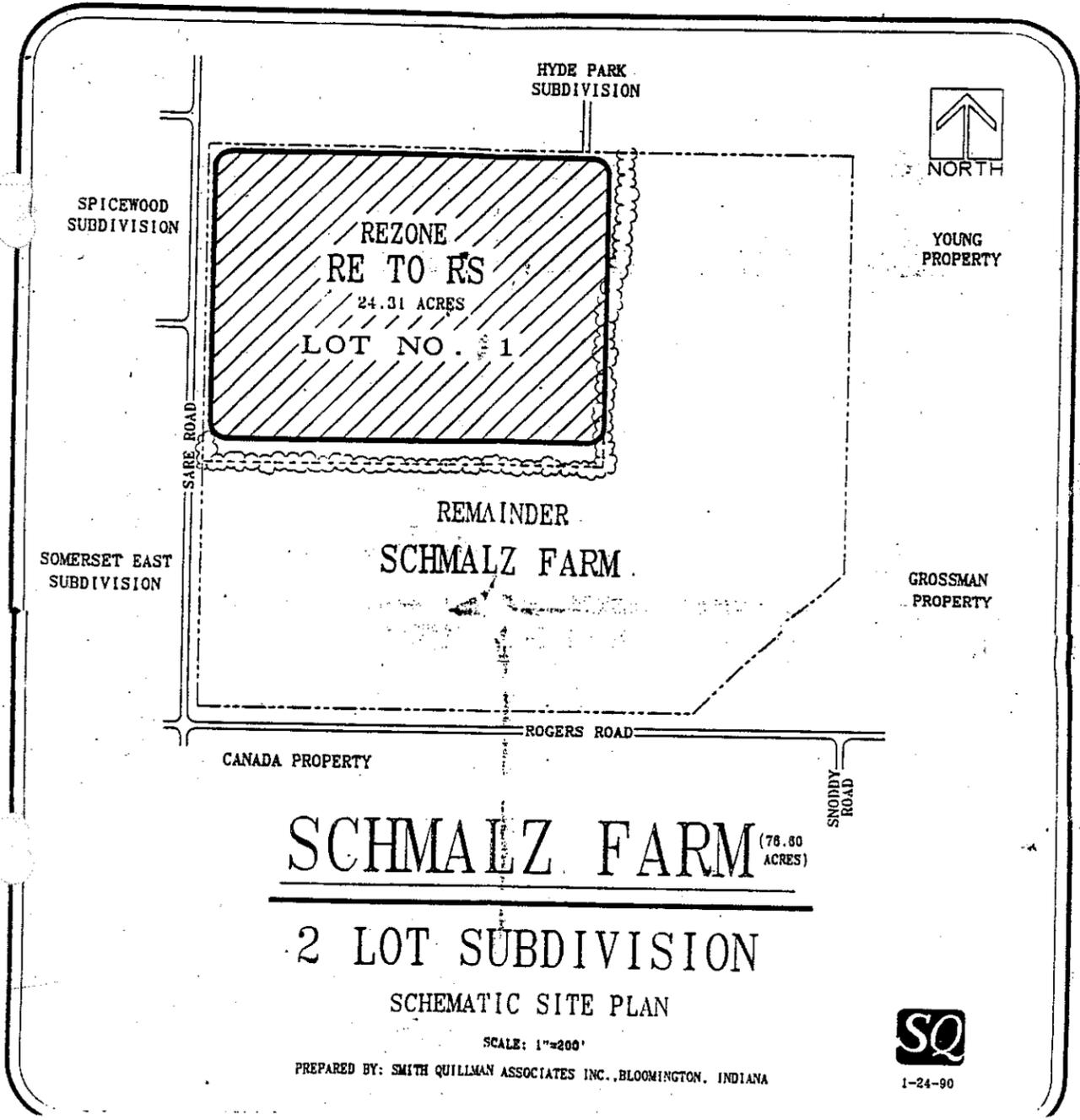
Very truly yours,

SL
Stephen L. Smith
Smith Quillman Associates, Inc.

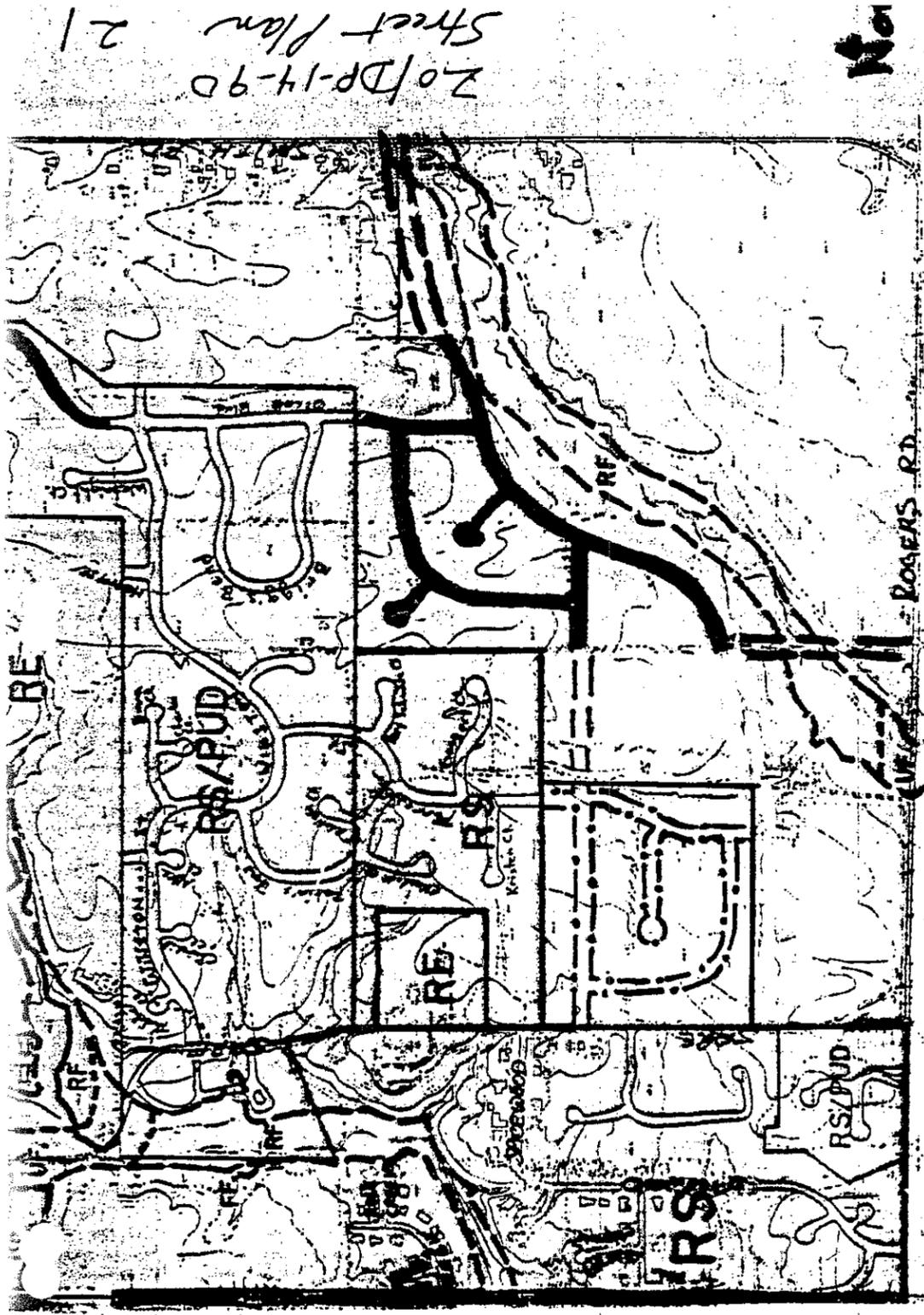
cc: file 1525

Petitioner's Statement
20/DP-14-90





20/DP14-90
SITE PLAN 20



- Proposed Streets
- == Exist Street
- - - Thoroughfare Plan Link
- · · Development Plan Streets

CITY OF BLOOMINGTON

Interdepartmental Memo

TO: City Councilmembers SUBJ: Park Tour of Capital Improvements
FROM: Norman Merrifield DATE: March 13, 1990

This memo is to invite councilmembers to join the Mayor and Board of Park Commissioners on a parks tour scheduled for Tuesday, March 27, 1:00 p.m. - 4:00 p.m.

The bus will be present for councilmembers' convenience promptly between 12:50 p.m. and 1:00 p.m. The bus will be parked behind the municipal building by the south door.

Please confirm your availability by calling Susan or Petra at the parks office by Friday, March 23, 332-9668.

We hope to have a full bus to view and discuss our numerous parks and facility improvements. The "weatherperson" has guaranteed sunshine and 75 degrees!

cc: L. Franklin Ragan
Mayor Tomilea Allison

