Passed Ayes: 7
Nays: 0

ORDINANCE 91 - 36
To Amend the Zoning Maps from MQ and RS to RS
and To Grant Outline Plan Approval and Designate PUD
Re: Property located in the 2400 block of Rockport Road
(Walter Lentz and Steve Lankford)

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-27-91, and recommended that the petitioners, Walter Lentz and Steve Lankford, be granted an amendment to the Bloomington zoning maps and outline plan approval and PUD designation and request that the Commmon 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 MQ and RS to RS for property located in the 2400 block of Rockport Road, and more particularly described as follows:

A part of the Northwest quarter of the Southeast quarter and a part of the Southwest quarter of the Northeast quarter in Section 8, Township 8 North, Range 1 West, Monroe County, Indiana, described as follows:

Beginning at a stone marking the Northwest corner of said Northwest quarter of the Southeast quarter, thence South 87 degrees 29 minutes East 881.45 feet; thence North 02 Degrees 31 minutes East 125.00 feet; thence South 87 degrees 29 minutes East 242.28 feet to the centerline of Rockport Road; thence on and along said centerline South 38 degrees 57 minutes West 155.37 feet; thence Southwesterly on and along said centerline to a point that is 536.89 feet South and 637.20 feet East of the aforesaid Northwest corner of the Northwest quarter of the Southeast quarter; thence North 87 degrees 25 minutes West 638.32 feet; thence North 00 degrees 03 minutes 15 seconds East 508.12 feet to the point of beginning, containing 0.56 acres, more or less, in the Southwest quarter of the Northeast quarter, and 10.20 acres, more or less, in the Northwest quarter of the Southeast quarter.

Also, a part of the Northeast quarter of the Southwest quarter of Section 8, Township 8 North, Range 1 West, Monroe County, Indiana, described as follows:

Beginning at a stone marking the Northeast corner of said quarter quarter section, thence South 00 degrees 03 minutes 15 seconds West 660.00 feet; thence North 87 degrees 28 minutes 27 seconds West 653.78 feet; thence North 00 degrees 06 minutes West 659.97 feet; thence South 87 degrees 29 minutes East 655.56 feet to the point of beginning, containing 9.91 acres, more or less.

Also, a part of the Northeast quarter of the Southwest quarter of Section 8, Township 8 North, Range 1 West, Monroe County, Indiana, described as follows:

Beginning at a point on the North line of said quarter quarter section, said point being North 87 degrees 29 minutes West 655.56 feet distant from a stone marking the Northeast corner of said quarter quarter section; thence South 00 degrees 06 minutes East 659.97 feet; thence North 87 degrees 28 minutes 27 seconds West 653.78 feet; thence North 00 degrees 15 minutes 30 seconds West 660.00 feet to the Northwest corner of said quarter quarter section; thence South 87 degrees 29 minutes East 655.56 feet to the point of beginning, containing 9.91 acres, more or less.

Containing in all 30.6 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 parcels 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 19 day of June, 1991.

JOHN FERNANDEZ, 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 20 day of June, 1991.

PATRICIA WILLIAMS, City Clerk

SIGNED and APPROVED by me upon this 20 day of June, 1991.

TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

This ordinance rezones 30.6 acres from MQ and RS to RS/PUD and grants outline plan approval. Proposed is a 150-lot single-family subdivision.

Signed copies to:
Petitioner
Planning

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-508 I hereby certify that the attached Ordinance Number 91-36, is a true and complete copy of Plan Commission Case Number RS/PUD-27-91 which was given a recommendation of approval by a vote of 9 Ayes, 0 Nays, and 1 Abstentions by the Bloomington City Plan Commission at a public hearing held on May 13, 1991.

Date: May 24, 1991,

Timothy A. Mueller
Tim Mueller, Secretary
Plan Commission

Received by the Common Council Office this 24th day of May, 1990.

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	____

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.

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_____

By_____ Date_____

May 24, 1991

To: Common Council

From: Planning Dept.

Re: RS/PUD-27-91

The Plan Commission approved RS/PCD-27-91 at its May 13, 1991 meeting. The approval was for rezoning of 30.8 acres from MQ and RS to RS, PCD designation, and outline plan approval. The outline plan consists of a conceptual layout showing an east-west collector street and a local street stub to the north property line, the petitioner's statement (May 7, 1991) outlining the proposed land use of up to 150 single-family lots, at a density of up to 5.0 units/acre, on lots of at least 6,000 sq. ft., and a lot layout concept showing typical dimensions.

Conditions of approval were:

1. That an easement along the creek being of sufficient width for walking or bicycle riding is dedicated on the plat.

2. That the plan is conceptual and does not approve exact locations of street cuts, accel/decel lanes, detention areas, individual lots, or other details to be finalized at development plan stage.

An issue of concern was insuring architectural diversity in the composition of the dwellings in this neighborhood. The petitioner submitted a packet of 20 typical homes which might be constructed in the subdivision and the petitioner/developer will be responsible for architectural diversity. This will be required by the Plan Commission in the development plan approval.

Smith Quillman Associates, Inc.

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

Terry Quillman
Vice President

Daniel Neubecker L.A.
Project Manager

[illegible] Bledsoe L.S.
Surveyor Manager

May 7, 1991

Chris Spick
City Planning Dept.
Post Office box 100
Bloomington, IN 47402-0100

Re: Rockport Road Subdivision

Dear Chris,

As per our meeting on May 5, 1991 we are forwarding this information. This information concerns the criteria which will be used to control the type land development on RSPUD zoning.

Outline Plan Criteria Statements

1. Our proposal is to develop this property for a maximum of 150 single family lots that will not exceed a density of 5.0 units/acre .

2. We are requesting a reduction in minimum lots as part of the RSPUD request. This lot size is 6000 square feet, approximately 1200 square feet less than the standard lot size.

3. In order to save useable yard space for individual lot owners we request that internal loop streets and cul-de-sacs be 28' B-B streets with a 50' R/W. This request represents regular standards.

4. To increase potential unit flexibility we request slight reduction in side yard set back from 8' and 12' each to 8' and 8', a total reduction of 4' in total side yard setback.

5. Minimum lot width as requested is 60' wide for square lots and 60' wide at the setback line for cul-de-sac lots. This request is the minimum, therefore increasing lot size will be at the discretion of the owner.

6. The landowner will provide for a greenway easement through this site along a designated location.

7. Storm water retention and erosion control will be detailed in the Design Development Phase of this project.

4625 Morningside Drive
Post Office Box 155
Bloomington, Indiana 47402
Telephone 812 336 6536
FAX 812 336 0513

7801 E. 90th Street
Suite 103
Indianapolis, Indiana 46256
Telephone 317 841-9102
FAX 317 841-9120

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Smith Quillman Associates, Inc.

8. Petitioner will dedicate approximately 3.0 acres for a R/W, will provide approximately 1.0 acres for greenway and will provide approximately 2.0 acres to open space in difficult terrain for passive recreation.

9. Architectural diversity will be achieved by the petitioners through control of the unit types and the fabrication techniques. The petitioners will sell lots in conjunction with building plans. The buyers will have approximately 20-30 floor plans and architect elevations to select from. The building plans represent different construction techniques that range from stick-built, modular-built, and panel-built systems. To further diversify the units, different colors and surface materials can be selected. Diversity will be achieved through direct control but also be enhanced with the random process of unit select by buyers.

The petitioners will provide 25-30 basic building plans with this Outline Criteria Statement for approval. The Owner/ Developer will be responsible in controlling unit dispersion so that no two buildings are identical, so Architectural diversity is achieved.

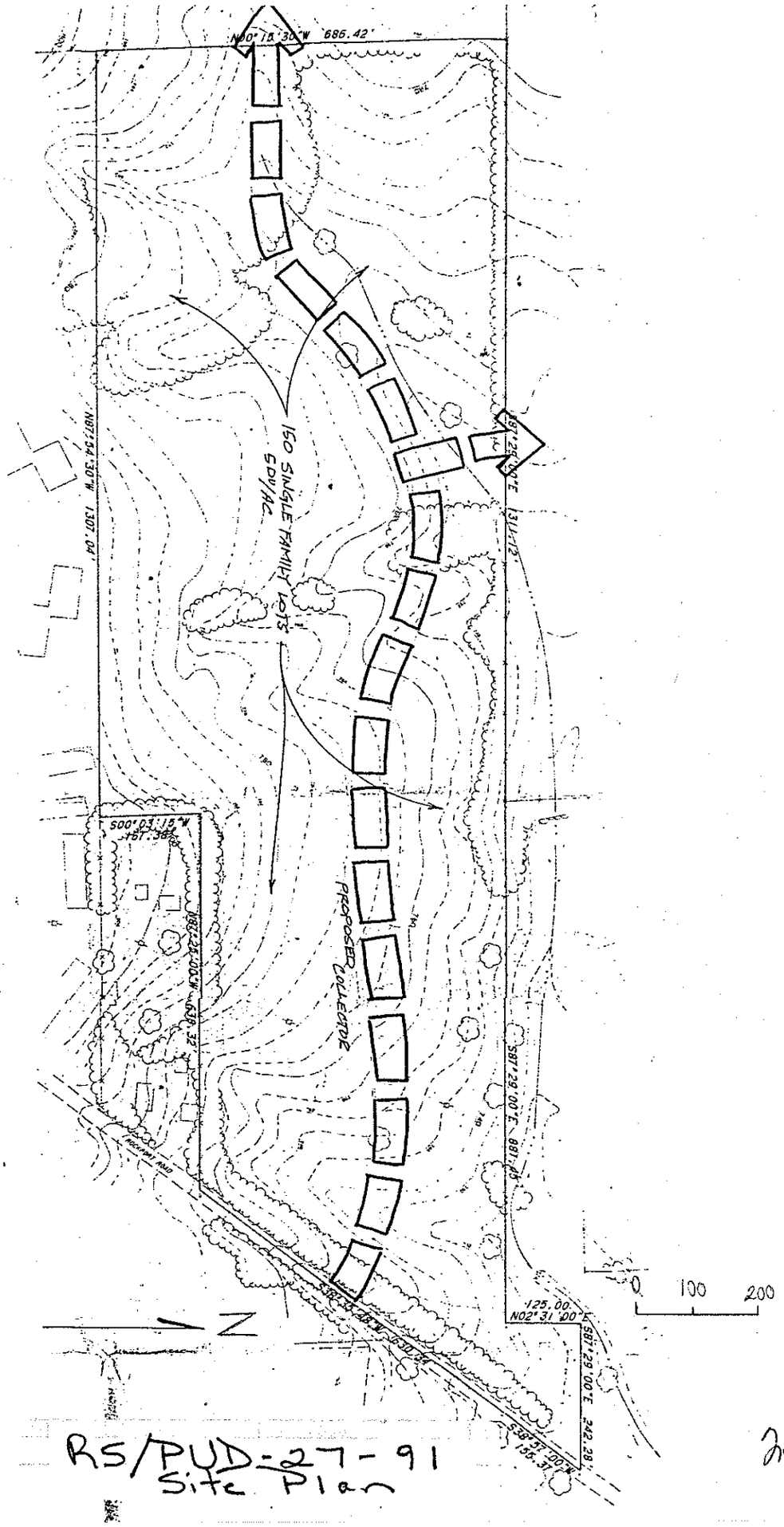
Sincerely,

Michael J. Probst, L.A.

Enclosures

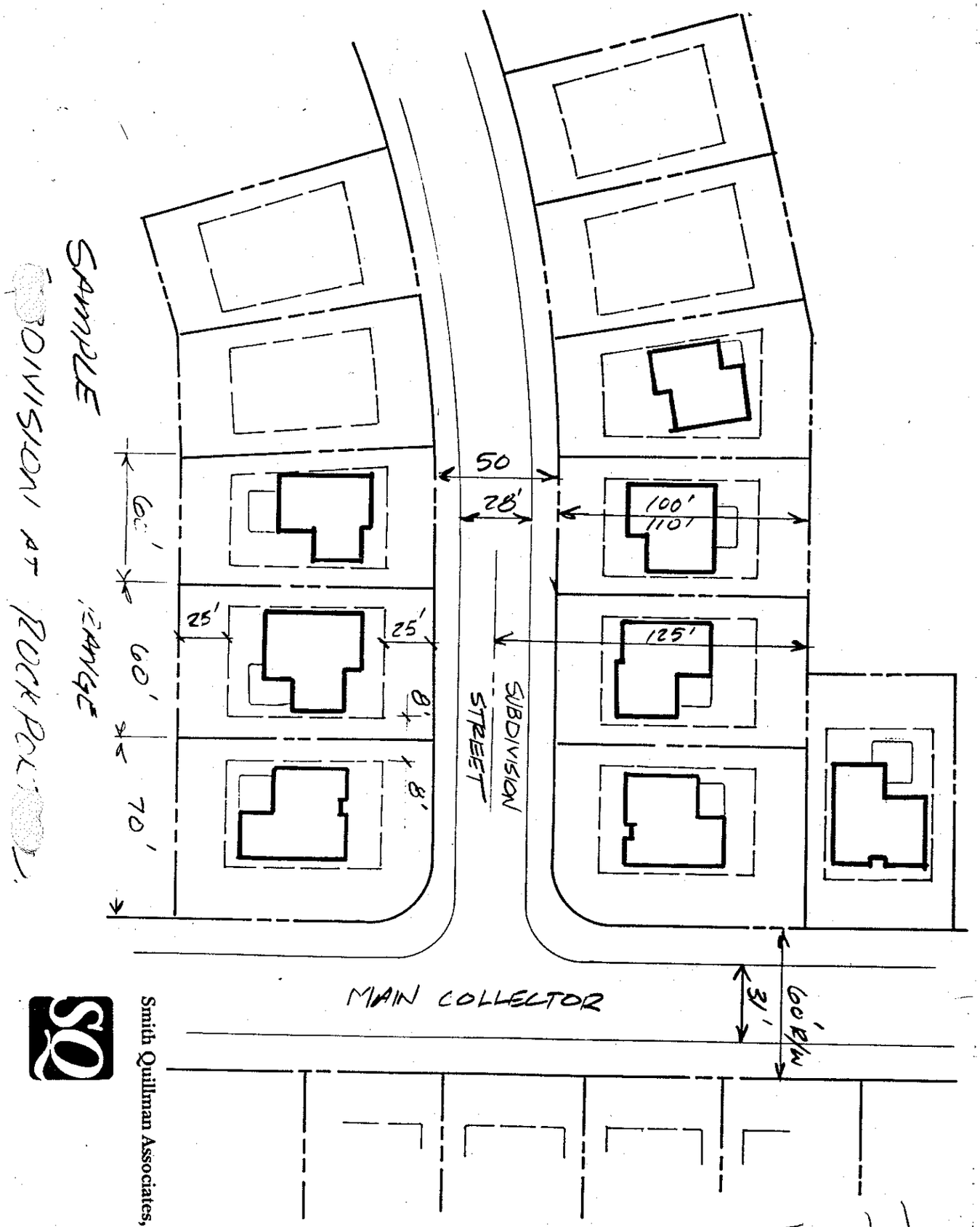
cc: Walter Lentz
Steve Lankford

MJP/djb



RS/PUD-27-91
Site Plan

25



Smith Quillman Associates, Inc.

Sample Layout
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