1st Reading 11/6/91
Committee 11/13/91 6-0-1
Final Vote 11/20/91

ORDINANCE 91-58
To Amend the Outline Plan and Grant PUD Designation
Re: Property located at 2300 West Second Street
(Bruce Furr, Petitioner)

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-62-91, and recommended that Bruce Furr be granted outline plan approval and PUD designation and request that the Common Council consider their petition for outline plan approval and PUD designation of 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 be approved and that the property described below be designated a Planned Unit Development.

A part of the Southeast quarter of Section Six (6), Township Eight (8) North, Range One (1) West, Beginning at a point that is 533.28 feet South and 205.26 feet East of the Northwest corner of the Southeast quarter of Section Six (6), thence East for a distance of 266.64 feet, thence South 18 degrees 28 minutes East for a distance of 211.10 feet, thence West for a distance of 266.64 feet, thence North 18 degrees 28 minutes West for a distance of 211.10 feet, and to the place of beginning, containing 1.29 acres, more or less.

ALSO, part of the Southeast quarter of Section Six (6), Township Eight (8) North, Range One (1) West, in Monroe County, Indiana, described as follows: Commencing at a point in the center of the Dinsmore Pike, said point is North Fifty-two (52) degrees East Twenty-four (24) poles and Nineteen (19) links distance from an iron pin in the center of the Dinsmore Pike on the West line of Seminary Lot No. One Hundred Ninety-one (191), thence North Forty-seven and one-half (47½) degrees East Three Hundred Sixty-one and one-half (36½) feet, thence North Three Hundred Sixty-eight and one-sixth (368 1/6) feet, thence West Two Hundred Sixty-six and five hundred thirty-three thousandths (266.533) feet, thence South Six Hundred Twelve and four tenths (612.4) feet to the center of the Dinsmore Pike Road, the starting point, being the Southeast corner of a two acre lot heretofore deeded to Ebb Poole; containing Three (3) acres, more or less.

ALSO, a part of the Southeast quarter of Section 6, Township 8 North, Range 1 West, Monroe County, Indiana, described as follows: Beginning at a point on the West line of said Southeast quarter that is 529.69 feet South of the Northwest corner of said quarter; thence South 85° 06' 42" East for 212.06 feet; thence South 13° 06' 40" East for 221.10 feet and to the East line of an existing driveway easement; thence South 06° 06' 45" East on and along said East line for 597.75 feet and to the centerline of State Road #45; thence South 52° 53' 11" West on and along said centerline for 226.54 feet; thence North 00° 01' 10" West for 220.00 feet; thence South 86° 32' 45" West for 145.00 feet and to said West line of said Southeast quarter; thence North on and along said West line for 753.61 feet and to the point of beginning. Containing in all 5.24 acres, more or less.

Subject to an existing right-of-way along the centerline of State Road #45. Subject to all road rights-of-way.

ALSO, a part of the Southeast quarter of Section 6, Township 8 North, Range 1 West, Monroe County, Indiana, bounded and described as follows: Beginning at a set rebar that is 548.13 feet South and 483.77 feet East of the Northwest corner of said Southeast quarter; thence from said point of beginning and running South 87 degrees 53 minutes 45 seconds East for 241.17 feet and to a found iron pipe; thence South 01 degree 33 minutes 12 seconds West for 480.05 feet and to the centerline of State Road 45, passing a found iron pipe at 436.05 feet; thence with the centerline of State Road 45 and running South 49 degrees 23 minutes 08 seconds West for 101.57 feet; thence leaving the centerline of State Road 45 and running North 15 degrees 12 minutes 52 seconds West for 575.00 feet and to the point of beginning, passing a set rebar at 33.24 feet. Containing 1.93 acres, more or less.

SECTION II. The Outline Plan shall be 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 20th day of November, 1991.

JOHN FERNANDEZ, 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 21 day of November, 1991.

Patricia Williams
PATRICIA WILLIAMS, City Clerk

SIGNED and APPROVED by me upon this 26 day of November, 1991.

Tomilea Allison
TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

This ordinance requests PUD designation and outline plan approval for approximately 11½ acres east of Twin Lakes Park to allow 75 total dwelling units.

Signed copies to:
Planning Dept
Petitioner

October 7, 1991

BLOOMINGTON PLAN COMMISSION STAFF REPORT

CASE NO: RL/PUD-62-91

LOCATION: 2300 West Second Street

PETITIONER: Bruce Furr

REQUEST: Request for change of zone from RS to RL/PUD and outline plan approval

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This plan for condominiums east of Twin Lakes Park has been modified to incorporate the adjacent property to the east. The site now extends east to the former Plumbers and Pipefitters Union property, and is up to about 12 acres from the original 10 acres. The added two acres will accommodate 13 new units in addition to an existing duplex.

The proposed drive has been shifted east, opposite Shadeland Drive in order to serve the expanded site.

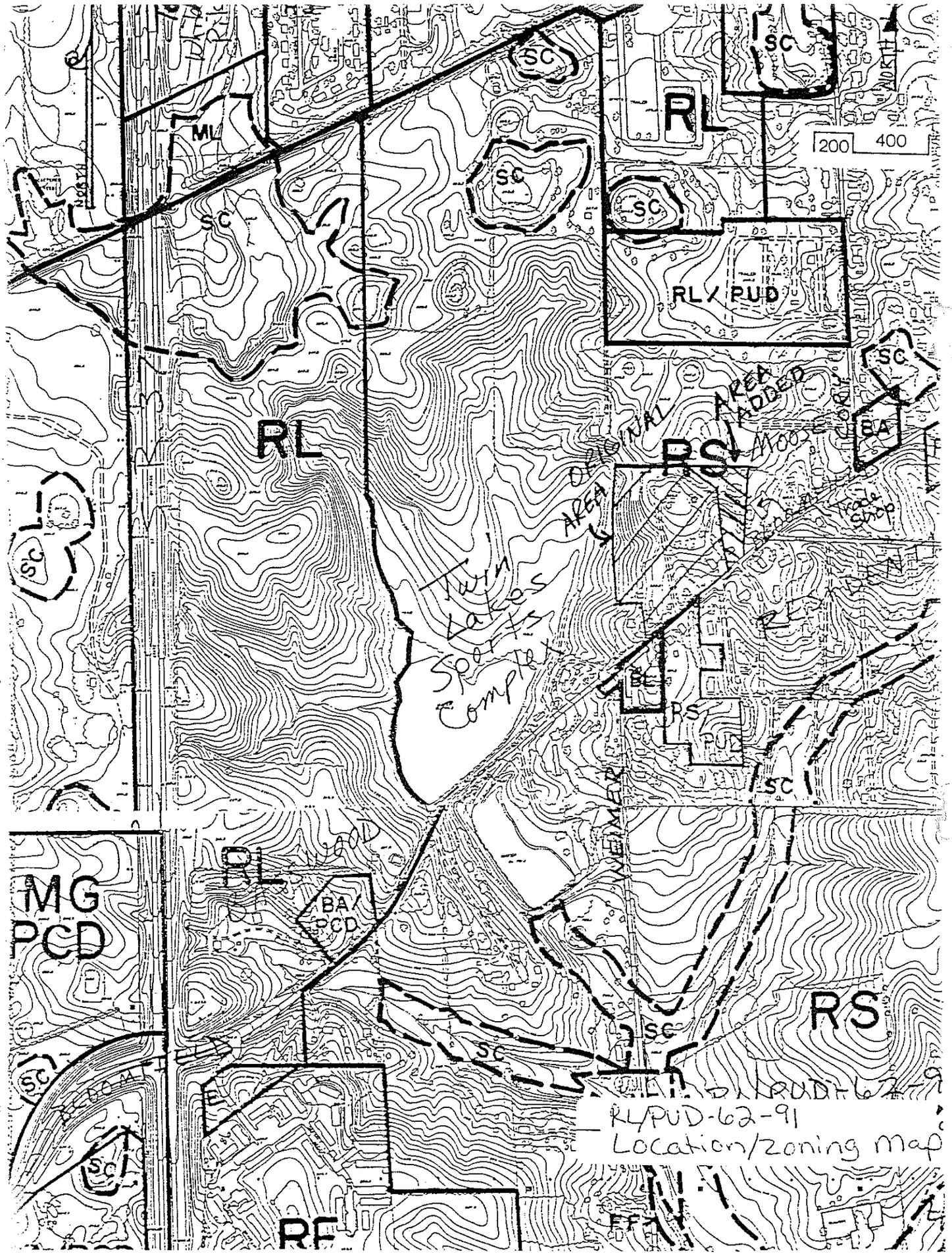
The two properties will remain in separate ownership, with easement for the common access.

Staff review continues and recommendation of approval is anticipated at the hearing. Some issues of concern are:

1) Units at the northwest corner of the site extend into steep wooded slopes. Staff will advise revision to pull back from the steeper slopes unless persuaded to the current proposal by additional design.

2) Density on the added two acres is rather high at 15 units and 7 1/2 units/acre. The Policy Plan suggests average densities for the area (not the development site) of 4 to 6 units per acre. The higher density toward the east might be viewed as an appropriate transition to the non-residential uses east and north.

3) Bruce Furr's proposal involves retaining the existing non-conforming business (coupon sorting in existing house). Proposal should include limits on use, expansion, and transfer to other uses/owners.



SC
RL
200
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RL/PUD
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BA
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ORIGINAL AREA
AREA ADDED
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Moose Cory
Trade Shop
Twin Lakes Sports Complex
RESIDENT
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SC
RL/PUD-62-91
Location/Zoning Map
RF

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-508 I hereby certify that the attached Ordinance Number 91-58 is a true and complete copy of Plan Commission Case Number RL/PUD-62-91

by a vote of 8 Ayes, 1 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on October 7, 1991,

Date: October 23, 1991,

Timothy A. Mueller

Tim Mueller, Secretary
Plan Commission

Received by the Common Council Office this 25 day of October,

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_____