

FINAL 10/17  
G-2 (HH, JR)

ORDINANCE 90 - 46

To Amend the Zoning Maps from RS to RL and Designate PUD  
Re: Property located in the 1800 block of South Covey Lane  
(Tim Henke)

WHEREAS, the Common Council passed a Zoning Ordinance 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, RL/PUD-65-90, and recommended that the petitioner, Tim Henke, 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 RS to RL for property located in the 1800 block of South Covey Lane, and more particularly described as follows:

A part of lots 85 and 86 in Huntington Park, Plat Book 3, Page 80 in the office of the recorder of Monroe County, and a part of the Northeast Quarter of Section 9 and part of the Northwest Quarter of Section 10 all in Township 8 North, Range 1 West, more particularly described as follows:

Beginning at the Southeast corner of Lot 85 and the West right-of-way of a twelve (12) foot alley in said Huntington Park, thence South 89 degrees 09 minutes 32 seconds West along south line of said Lot 85 130.00 feet; thence leaving said south line North 01 degrees 16 minutes 17 seconds West 160.00 feet; thence South 89 degrees 09 minutes 32 seconds West 27.00 feet; thence North 01 degrees 16 minutes 17 seconds West 190.00 feet; thence North 89 degrees 09 minutes 32 seconds East 157.00 feet to the west right-of-way of a twelve (12) foot alley; thence South 01 degrees 16 minutes 17 seconds East along said west right-of-way line 350.00 feet to the point of beginning, containing 1.16 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 17 day of October, 1990.

*Irish Kiesling*  
IRIS KIESLING, President  
Bloomington Common Council

ATTEST:

*Patricia Williams*  
PATRICIA WILLIAMS, Clerk  
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 18 day of October, 1990.

Patricia Williams  
PATRICIA WILLIAMS, Clerk  
City of Bloomington

SIGNED and APPROVED by me upon this 19 day of October, 1990.

Tomilea Allison  
TOMILEA ALLISON, Mayor  
City of Bloomington

SYNOPSIS

This ordinance rezones 1.16 acres of land located in the 1800 block of South Covey Lane from RS to RL, designates the property as a Planned Unit Development, and approves an outline plan for six duplexes for a total of 12 dwelling units. The units are to be designated for affordable housing for lower income residents of Bloomington.

Signed copies to:  
Planning  
Petitions

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 90-46 is a true and complete copy of Plan Commission Case Number RL/PUD-65-90 which was given a recommendation of approval by a vote of 10 Ayes, 1 Nays, and \_\_\_ Abstentions by the Bloomington City Plan Commission at a public hearing held on September 17, 1990.

Date: September 24, 1990

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

Received by the Common Council Office this 24 day of September

*Patricia Williams*  
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 _____

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	\$ _____	\$ _____

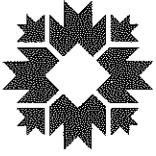
Signature of Controller \_\_\_\_\_

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)

City of  
Bloomington  
Indiana



Planning  
Department

Post Office Box 100  
Municipal Building  
Bloomington, Indiana 47402  
Telephone 812 ~~339-2261~~ 331-6423  
Extensions 65/69

September 26, 1990

To: City Council  
From: Planning Dept.  
Re: Ordinance 90-46 (Henke)

Attached is the staff report for RL/PUD-65-90 which lists conditions of approval. Also attached are two exhibits which show the proposed layout and street improvements.

The project consists of six duplexes (total of 12 units) on 1.16 acres of land. The units are to be designated for affordable housing for lower income residents of Bloomington.

BLOOMINGTON PLAN COMMISSION  
STAFF REPORT RL/PUD-65-90  
1800 BLOCK COVEY LANE  
TIM HENKE

September 17, 1990

Requested is rezoning to RL/PUD and outline plan approval for a proposed duplex development on 1.16 acres in the 1800 block of Covey Lane, south of its intersection with Miller Dr. Six duplexes for a total of 12 dwelling units are planned. The units are to be designated for affordable housing for lower income residents of Bloomington.

The plan calls for the units to be placed around two parking areas that would access to Covey Lane. Two of the buildings would be two-story with three bedrooms units, the other four would be one-story with two bedroom units.

The major issue in this petition is Covey Lane and the required improvements necessary to support this proposal. Covey is currently a substandard street. Its ROW is only 12ft. wide which allows for only one traffic lane. The street currently allows two-way traffic. This has not created any major problems due to the very limited use the road currently experiences. However a development such as the one proposed will add significantly to the use of the street. The petitioner would be required as a part of the PUD approval to grant ROW dedication across the frontage of the development site. This would allow for improvements to Covey to widen it to two lanes in front of this development. However the current ROW from Miller Dr. south to the petitioners site is not sufficient (12ft.) to allow for street improvements. The petitioner has been able to acquire the necessary ROW to improve Covey all the way to Miller Dr.

The proposed level of street improvements would include 18ft. of pavement with a small shoulder on each side of the street. Some form of barrier curb or guard rail would be used on the west side of the new street adjacent to the Developmental Learning center. This will protect cars from going off the road and down the embankment.\* A sidewalk will be provided for pedestrian accommodations. Since there is no space available for a walk adjacent to the improved Covey Lane the walk will be run from Covey through the development site and out to Highland Ave. The walk will be constructed within a public easement and serve both this development and the area in general.

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\*With approval, the Commission required a guardrail with specifications and details left to development plan stage.

6

Staff has been working with the petitioner to resolve the access concern. We feel that the proposed solution will provide safe and adequate access to this development for both vehicles and pedestrians. Staff recommends approval of this RL/PUD and outline plan. Conditions of approval are as follows:

Covey Lane will be widened to 18ft. of pavement (2 nine ft. traffic lanes) from this sites southernmost access drive north to Miller Dr. Actual cross-sections and engineering of the street will be required with development plan approval.

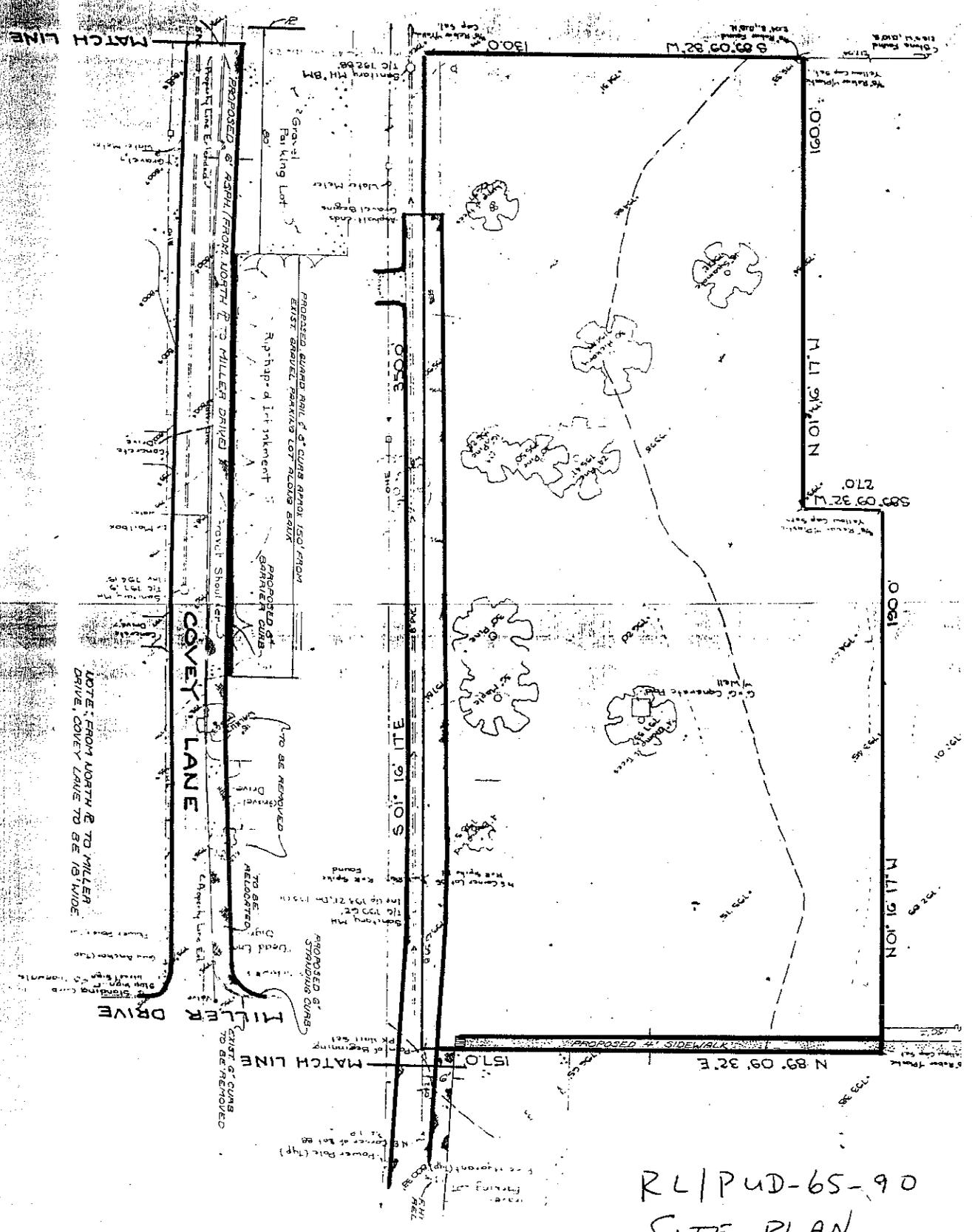
A public pedestrian sidewalk will be constructed through this development site and out to Highland Ave. The walk will be a minimum of 4ft. in width. The actual location of the public easement for the walk will be determined with development plan approval.

The PUD will include six duplex buildings for a total of 12 dwelling units. Full engineering of the site (grading, drainage, landscaping) will be required with development plan submission. Dimensional requirements for the RL zone will apply to this site.

Additional requirement:

Guardrail with specifications and details left to development plan stage.





RL/PUD-65-90  
SITE PLAN