

To Amend the Zoning Maps from RE to RS and Designate PUD
 Re: Property located at the southeast corner of Bayles Road
 and Kinser Pike
 (Russell and Ann Carpenter)

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, RS/PUD-67-90, and recommended that the petitioners, Russell and Ann Carpenter, 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 at the southeast corner of Bayles Road and Kinser Pike, and more particularly described as follows:

A part of the Southeast quarter of Section 17, Township 9 North, Range 1 West, Monroe County, Indiana, described as follows: Beginning at a point that is 2008.33 feet North of the Southwest corner of the said Southeast quarter, said point also being in the centerline of Kinser Pike Road, thence with the said road centerline North for 631.75 feet; thence leaving the said Kinser Pike centerline and running thence upon the centerline of Bayles Road East for 992.00 feet; thence leaving the said Bayles Road centerline and running South for 631.75 feet; thence West for 992.00 feet and to the point of beginning. Containing in all 14.39 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 17th day of October, 1990.

Iris 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 19 day of October, 1990.

Patricia Williams
PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this 27 day of October, 1990.

Tomilea Allison
TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

This ordinance rezones 14.39 acres located at the southeast corner of Bayles Road and Kinser Pike from RE to RS, designates the property as a Planned Unit Development, and approves an outline plan for 11 single-family lots.

Signed copies to
Planning
Petitioner

ORDINANCE CERTIFICATION

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 90-47 is a true and complete copy of Plan Commission Case Number RS/PUD-67-90 which was given a recommendation of approval by a vote of 8 Ayes, 2 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

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 \$ _____ \$ _____

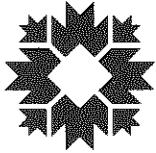
Signature of Controller _____

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 90-47 (Carpenter)

Attached is the staff report for RS/PUD-67-90. The project is an eleven-lot single-family planned unit development on 14.39 acres at the southeast corner of Bayles Road and Kinser Pike. Also attached are site plan and location/zoning map.

BLOOMINGTON PLAN COMMISSION
STAFF REPORT
PUD-67-90
S.E. Corner of Bayles Rd. & Kinser Pike

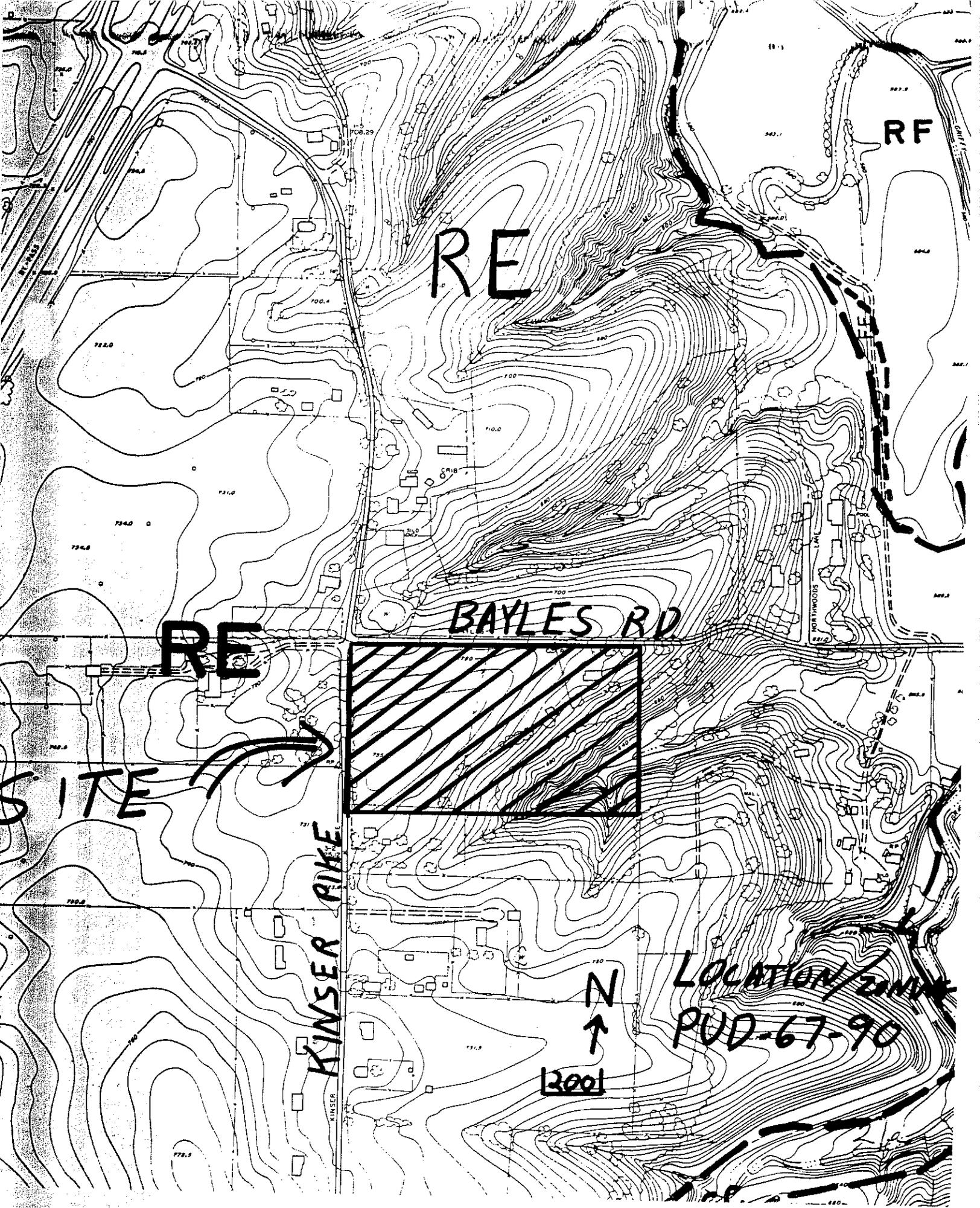
September 17, 1990

Requested is PUD designation and outline plan approval for a 11 lot planned unit development on 14.39 acres at the S.E. corner of Bayles Rd. and Kinser Pike. Plat approval of individual lots will be in conjunction of development plan approval.

10 single family residential lots are proposed on 10.26 acres. The 10 lots range from .70 to 1.03 acres. The existing house on the property will be retained on the balance of the site (4.13 acres). The area is zoned RE, residential estate. Density in the RE zone is limited to one dwelling unit per 40,000 sq. ft. PUD designation is requested to allow lots of less size than 40,000 sq. ft., and to allow the petitioner to amortize the cost of extending sanitary sewer and water service. The Utilities Dept. has indicated that capacity is available and service can be provided. Water is available on both Kinser Pike and Bales Rd. and can be extended to the development. Sewer can be extended from Northwoods Avenue along Bayles Road. Full detailing of service will be required with development plan submission.

PUD designation does not currently exist for planned developments in the RE zone. Staff has prepared a code amendment that proposes RE/PUD designation. With Plan Commission approval, the code amendment will go to the City Council in ordinance form.

Staff recommends approval.



RE

RF

RE

BAYLES RD

SITE

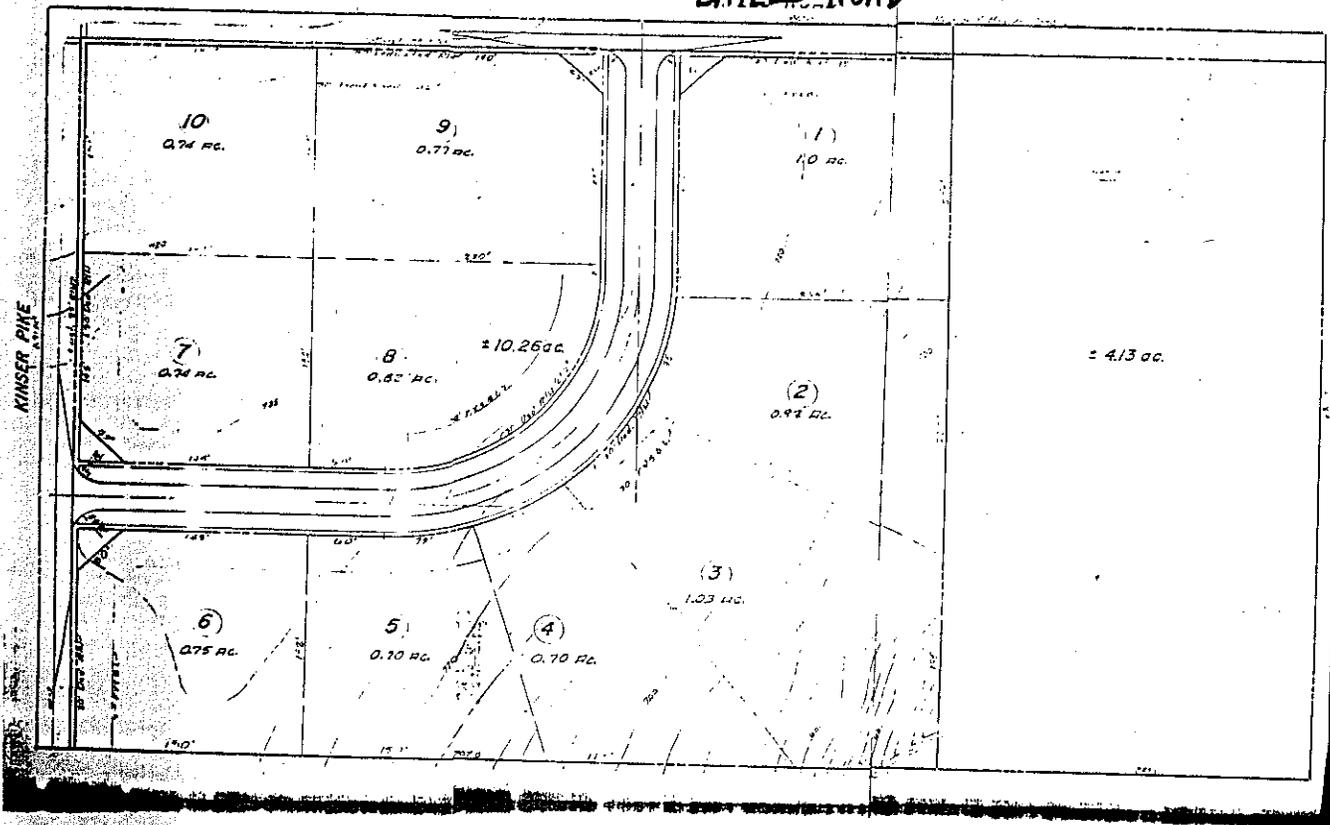
KINSEY AVE

N
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Reol

LOCATION/ZONE
PUD-67-90

BAYLES ROAD



SITE PLAN
PUD-67-90