ORDINANCE 81-104

TO AMEND THE BLOOMINGTON ZONING MAPS, DATED JUNE 7, 1978

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, PUD-61-81 and recommended that the petitioner, Bloomington Development Corporation, be granted an amendment to the Bloomington Zoning Maps and request that the Common Council consider their petition for rezoning of certain property:

NOW, THEREFORE, be it 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 the site be designated a planned unit development, for property located at the northwest corner of Sare and E. Rogers Road, more particularly described as follows:

A part of the Southeast Quarter of Section 10 and a part of the Southwest Quarter of Section 11 all in Township 8 North, Range 1 West in Monroe County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of the said Southwest Quarter; thence along the West line of said Southwest Quarter South 00 degrees 06 minutes, 30 seconds West 1974.60 feet to the Place of Beginning (said place of beginning being the Southwest corner of "Spicewood II - Section Two" recorded April 5, 1977 in Plat Book 6 page 116 as Instrument #84817 in the Office of the Recorder of Monroe County, Indiana, and the Northeast corner of "Spicewood II-Section Three" recorded 7-12, 1978 in Plat Book 6, pages 154 thru 156, as Instrument #99919 in the said Recorder's Office); (the next three courses being along the East line of said "Spicewood II-Section Three) thence South 00 degrees 06 minutes 30 seconds West 200.00 feet; thence South 40 degrees 44 minutes 00 seconds West 249.99 feet; thence South 19 degrees 00 minutes 00 seconds East 288.36 feet to the South line of said Southeast Quarter; thence along the said South line South 89 degrees 11 minutes 16 seconds East 68.38 feet to the Southeast corner of said Southeast Quarter (which Southeast corner bears South 00 degrees 06 minutes 30 seconds West 2637.65 feet from the Northeast corner of said Southeast Quarter; thence along the South line of said Southwest Quarter South 87 degrees 46 minutes 42 seconds East 678.92 feet; thence along the centerline of Sare Road North 2 degrees 13 minutes 30 seconds West 481.89 feet; thence continuing along the center line of Sare Road North 00 degrees 16 minutes 30 seconds East 160.00 feet to the Southeast corner of said Spicewood II -Section Two; (the next three courses being along the South line of said Spicewood II - Section Two, thence North 89 degrees 53 minutes 30 seconds West 469.30 feet; thence North 00 degrees 06 minutes 30 seconds East 45.00 feet; thence North 89 degrees 11 minutes 16 seconds West 190.01 feet to the Place of Beginning, containing 10.893, acres, more or less.

SECTION II. 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 6 day of January, 1982.

Patrick J. Murphy
Bloomington Common Council

ATTEST:

Patricia Williams
Patricia Williams
City Clerk

PRESENTED by me to the Mayor, the City of Bloomington, Monroe County, Indiana, upon this 8 day of January, 1982.

SIGNED and APPROVED by me upon this 8 day of January, 1982.

Francis X. McCloskey
FRANCIS X. McCLOSKEY, Mayor
City of Bloomington, Indiana

SYNOPSIS

This Ordinance will approve an outline plan for a 54 unit condominium development consisting of two and four-family buildings and designate the site at the northwest corner of Sare and E. Rogers Road a Planned Unit Development as petitioned by Bloomington Development Corporation and approved by the Bloomington Plan Commission.

****ORDINANCE CERTIFICATION****

In accordance with IC 18-7-4-508, I hereby certify that the attached Ordinance Number 81- 104, is a true and complete copy of Plan Commission Case Number PUD-61-81, which was given a recommendation of approval by a vote of Ayes: 9, Nays: 1, Abstentions: 0, by the Bloomington City Plan Commission on November 9, 1981.

Date: November 20, 1981

Timothy A. Mueller
Planning Director
Tim Mueller, Director
Planning Department

Received by the Common Council Office on this 20 day of November, 1981.

Nora M. Connors
Nora M. Connors, City Clerk

FISCAL IMPACT STATEMENT

Appropriation Ordinance # _____ Ordinance # 81-104 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	PUD designation

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 X No _____

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) Development as proposed will result in more property value and populaiton based revenues than the present single-family zoning would generate, and the private drives proposed will result in lower service costs than typical single-family development.

Agency Submitting legislation: Plan Commission

BY: Tim Mueller DATE: November 20, 1981

ORD. 81-104

THE BLOOMINGTON DEVELOPMENT CORPORATION

BLOOMINGTON, INDIANA

January 7, 1981

City of Bloomington
P.O. Box 100
Bloomington, Indiana 47402

Attention: Bloomington Common Council
Bloomington Plan Department

Ladies and Gentlemen:

The undersigned, as President of Bloomington Development Corporation and on behalf of said corporation, consents to the Common Council's amendment on January 6, 1982, of the approval of the Plan Commission for a Planned Unit Development at the Northwest corner of Sare Road and Rogers Road. If further written affirmation of the Amendment by Bloomington Development Corporation is required, please advise.

Very truly yours,

The Bloomington Development Corporation

Robert E. Snoddy, President

RES/hd

Developer of PARK RIDGE ADDITIONS and SYCAMORE KNOLLS
"Bloomington's Largest East-side Residential Developer"