

1ST: 3/21
COMM: 3/28 OP. 9-0
FINAL: 4/4 9-0

ORDINANCE 90 - 11
To Amend the Zoning Maps from RE to RS
and To Grant Outline Plan Approval and Designate PUD
Re: Property located north of Gentry Estates and west of S.R. 446
(Gentry Estates Development)

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-13-90, and recommended that the petitioner, Gentry Estates Development, 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 north of Gentry Estates and west of S.R. 446, and more particularly described as follows:

A part of the Southeast quarter of the Northwest quarter of Section 1, Township 8 North, Range 1 West, Monroe County, Indiana, more particularly described as follows: Commencing at the Southeast corner of said quarter section; thence North 0 degrees 33 minutes 41 seconds West along the East line of said quarter section 710.00 feet; thence South 89 degrees 04 minutes 55 seconds West 42.80 feet to the point of beginning, said point being on the West right-of-way of State Road 446; thence South 0 degrees 13 minutes 55 seconds East along said right-of-way 300.34 feet; thence leaving said right-of-way South 89 degrees 04 minutes 54 seconds west 1248.04 feet to the West line of the Southeast quarter of said Northwest quarter; thence North 0 degrees 46 minutes 16 seconds West along said West line 403.99 feet; thence leaving said line North 89 degrees 04 minutes 55 seconds East 1014.10 feet; thence South 0 degrees 33 minutes 41 seconds East 100.00 feet; thence North 89 degrees 04 minutes 55 seconds East 237.18 feet to the point of beginning, containing 10.99 acres, more or less.

and

A part of the Southeast quarter of the Northwest quarter of Section 1, Township 8 North, Range 1 West, Monroe County, Indiana, more particularly described as follows: Commencing at the Southeast corner of said quarter section; thence South 0 degrees 33 minutes 41 seconds East 6.16 feet; thence South 89 degrees 04 minutes 54 seconds West parallel with the South line of said quarter section and along an existing fence 444.00 feet to the point of beginning; thence South 89 degrees 04 minutes 54 seconds West over and along said fence line 847.04 feet to the West line of the Southeast quarter of said Northwest quarter; thence leaving said fence line North 0 degrees 46 minutes 16 seconds West along said West line 411.14 feet; thence leaving said West line North 89 degrees 04 minutes 54 seconds East 1248.04 feet to the West right-of-way of State Road 446; thence South 0 degrees 13 minutes 55 seconds East along said right-of-way 188.05 feet to the beginning of a tangent curve concave to the East having a radius of 191035.93 feet and a chord bearing of South 0 degrees 13 minutes 35 seconds East; thence Southerly along said curve 36.98 feet; thence leaving said right-of-way South 89 degrees 04 minutes 54 seconds West 398.16 feet; thence South 0 degrees 33 minutes 41 seconds East 186.16 feet to the place of beginning, containing 10.06 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 4th day of April, 1990.

Iris Kiesling
Iris Kiesling, 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 5 day of April, 1990.

Patricia Williams
Patricia Williams, City Clerk

April SIGNED and APPROVED by me upon this 5th day of _____, 1990.

Tomilea Allison
Tomilea Allison, Mayor
City of Bloomington

SYNOPSIS

This ordinance rezones 21.05 acres from RE to RS/PUD and grants outline plan approval. This development will consist of a maximum of 58 lots with a maximum density of 2.76 lots per acre. Density will match existing Gentry Estates.

Signed copies to
Planning
Records

ORDINANCE CERTIFICATION

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 90-11 is a true and complete copy of Plan Commission Case Number RS/PUD-13-90 which was given a recommendation of approval by a vote of 10 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on March 5, 1990.

Date: March 8, 1990

Timothy A. Mueller
Tim Mueller, Secretary
Plan Commission

Received by the Common Council Office this 9 day of MARCH

James McNamara
Patricia Williams, City Clerk
JAMES McNAMARA, DEPUTY 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)

BLOOMINGTON PLAN COMMISSION
STAFF REPORT
RS/PUD-13-90
Gentry Estates Outline Plan Approval

March 5, 1990

Requested is outline plan approval for Gentry Estates. Requested also is a zoning of RS/PUD. Density proposed is a maximum of 58 lots on the 21.05 acre site. Density would be limited to a maximum of 2.76 lots per acre density. Density would match existing Gentry Estates. A schematic plan of the development has been submitted.

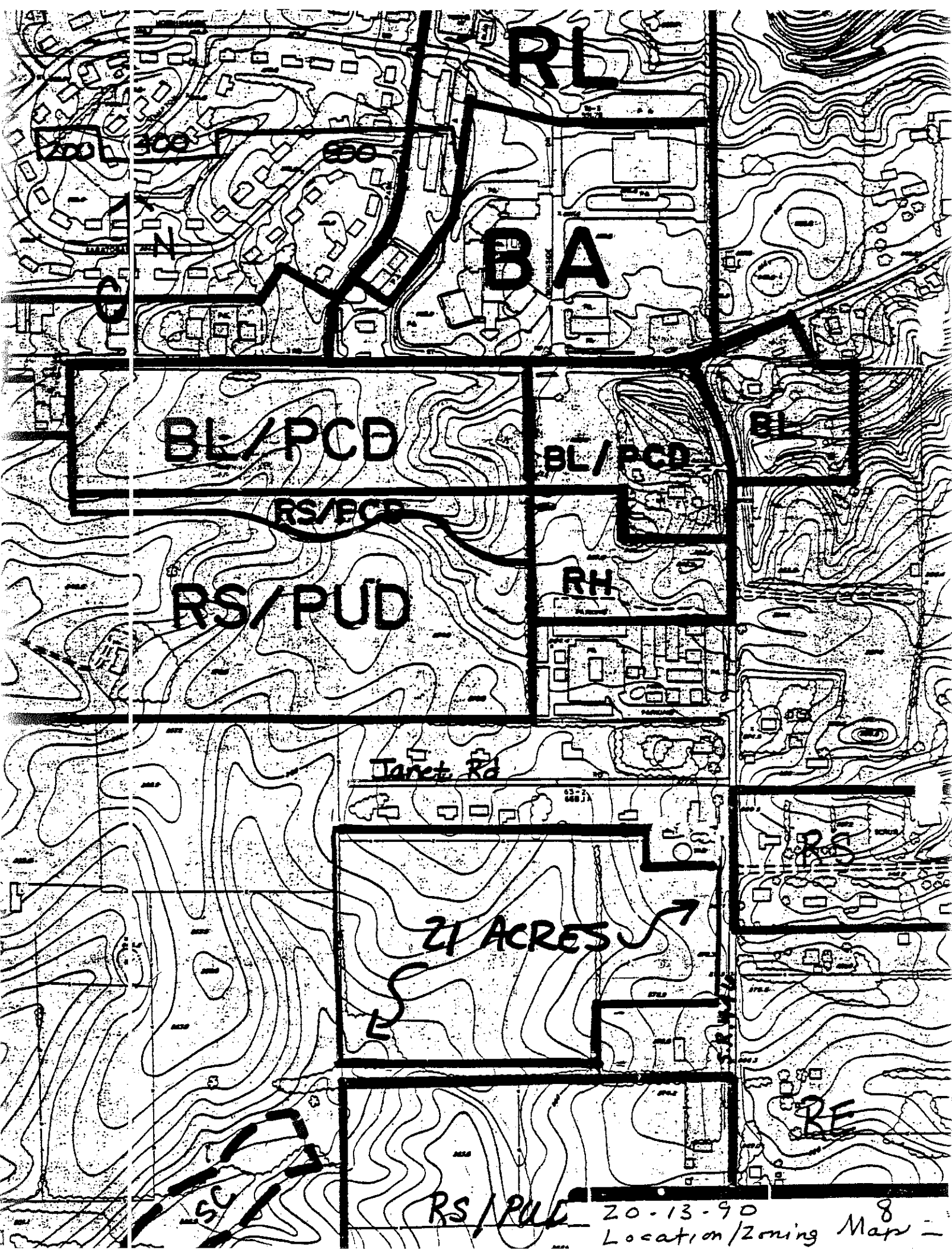
Right of Way of 50 feet on State Road 446 must be dedicated. The subdivision will comply with the City's master thoroughfare plan in providing for a north/south connection in this area. A connection will be made from the existing street stubbed to the north in current Gentry Estates and extended north and west. Exact alignment of this street will be determined at development plan stage.

Public water supply lines are proposed to be connected to existing water mains from current Gentry Estates.

Sewer and storm water drainage plans are schematic at this time. Storm water detention is proposed. Details of service plan can be deferred to development plan.

Development will have one designated common area which will be located in the general location of the storm water detention facility. An effort will be made to save as many trees as possible in this area as possible. Amenities being considered for common area are: playground and picnic facilities. Feasibility of amenities and details of common area will be detailed at development plan stage.

Staff recommends approval. Details to be addressed during development plan phase include: access location and level of improvements, specific alignment of thoroughfare link, storm drainage plan including detention, and utility service plans.



RS/PUD

20-13-90
Location/Zoning Map 8



February 22, 1990

Stephen L. Smith, P.E., President
Smith Quillman Associates, Inc.
Daniel Neubecker, P.E., Project Manager
Michael Hedrick, P.E., Survey Manager

City of Bloomington Plan Commission
c/o Tim Mueller, Director
P.O. Box 100
Bloomington, IN 47402-0100

RE: Gentry North Rezone

Dear Tim:

The first public hearing held on our petition on February 12, 1990 indicated an interest on the part of the Plan Commissioners to provide guarantees that the density of development would be compatible with surrounding subdivisions. A recommendation was made that we change our petition to an RS/PUD. Gentry Development is willing to commit to a density that matches existing Gentry Estates. We are therefore, via this letter, formally requesting that our petition be amended to request an RS/PUD rather than an RS zone. The following statements are intended to serve as the outline plan statement. The outline plan drawing is also being submitted with this letter.

THOROUGHFARE PLAN

The subdivision will comply with the City's master thoroughfare plan. That plan calls for a north/south connection in this vicinity. A connection will be made to the existing street stubbed to the North in Gentry Estates and extended north and west (see outline plan map). The exact alignment of this street will be determined at development plan stage. Only one road connection is proposed onto State Road 446.

RESIDENTIAL DENSITY

We are proposing to construct a maximum of 58 lots on the 21.05 acre site. This RS/PUD will therefore be limited to a maximum of 2.76 lots per acre density.

CONCEPTUAL LOT LAYOUT

Preliminary planning to be done prior to detailed design will determine the best subdivision layout for this parcel. This evaluation will include reviewing the features and constraints of the land, the concerns of the City, grading and earthwork costs, and utility connections just to name a few. The enclosed schematic plan is intended to show how the subdivision might develop.

5 Morningside Drive
Office Box 155
Bloomington, Indiana 47402
phone 317 336-4336
FAX 317 336-4313

1 Bush Street
Suite 102
Indianapolis, Indiana 46250
phone 317 841-9102
FAX 317 841-9120



City of Bloomington Plan Commission
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UTILITIES

Public water supply lines will be extended in accordance with utility policy and will more than likely connect to Gentry Estates existing water mains. Sanitary sewer will flow gravity to the southwest corner of the property and then be pumped into existing Gentry Estates sewers. Storm water detention is proposed to be provided in the southwest corner of the parcel.

COMMON AREA

The development will have one designated common area. It shall be located in the general location of the storm water detention facility. The schematic design indicates a potential location and size for this common area. Our hope is to utilize this location for storm water detention and common area and in this way save a substantial number of trees existing in the area. The final location and size of the detention facility will be determined at detailed development plan stage. The developer is willing to commit to a common area/detention area of equivalent size to that shown on the schematic plan, but not necessarily at this specific location. The feasibility of including amenities in this common area will be determined by the developers review of needs for the project and by the size of the required storm water detention facility which must share the common area with any amenities (as it does in the current Gentry Estates amenities area). Amenities under consideration but not committed to are: playground and picnic facilities.

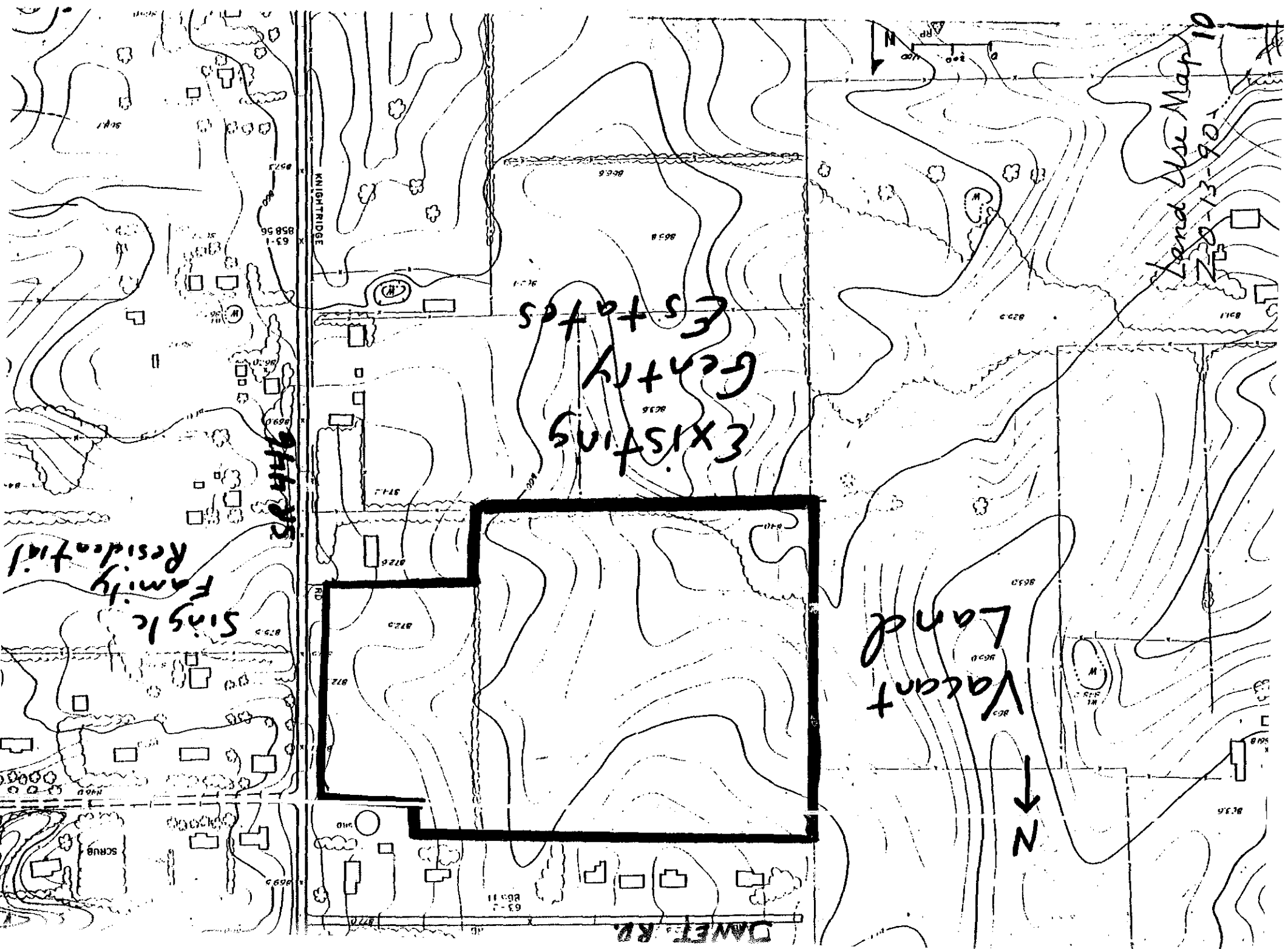
These statements and commitments are intended to provide the security that the Plan Commission seeks as it considers rezoning of this property from Residential Estate to Residential Single Family.

Very truly yours,

Dan Neubecker
Smith Quillman Associates, Inc.

cc: file 1525

Petitioner's Statement
20-13-90



EXISTING
Gentry
Estates

Vacant
Land

↓
N

Land Use Map 10
7-20-13-90

KNIGHTRIDGE

94475

Single
Family
Residential

DANIEL RD.

63-1
85856

8720

872

8720

8742

8678

8636

8658

8666

8620

8611

8630

8628

8634

8636

63-1
85856

8699

8700

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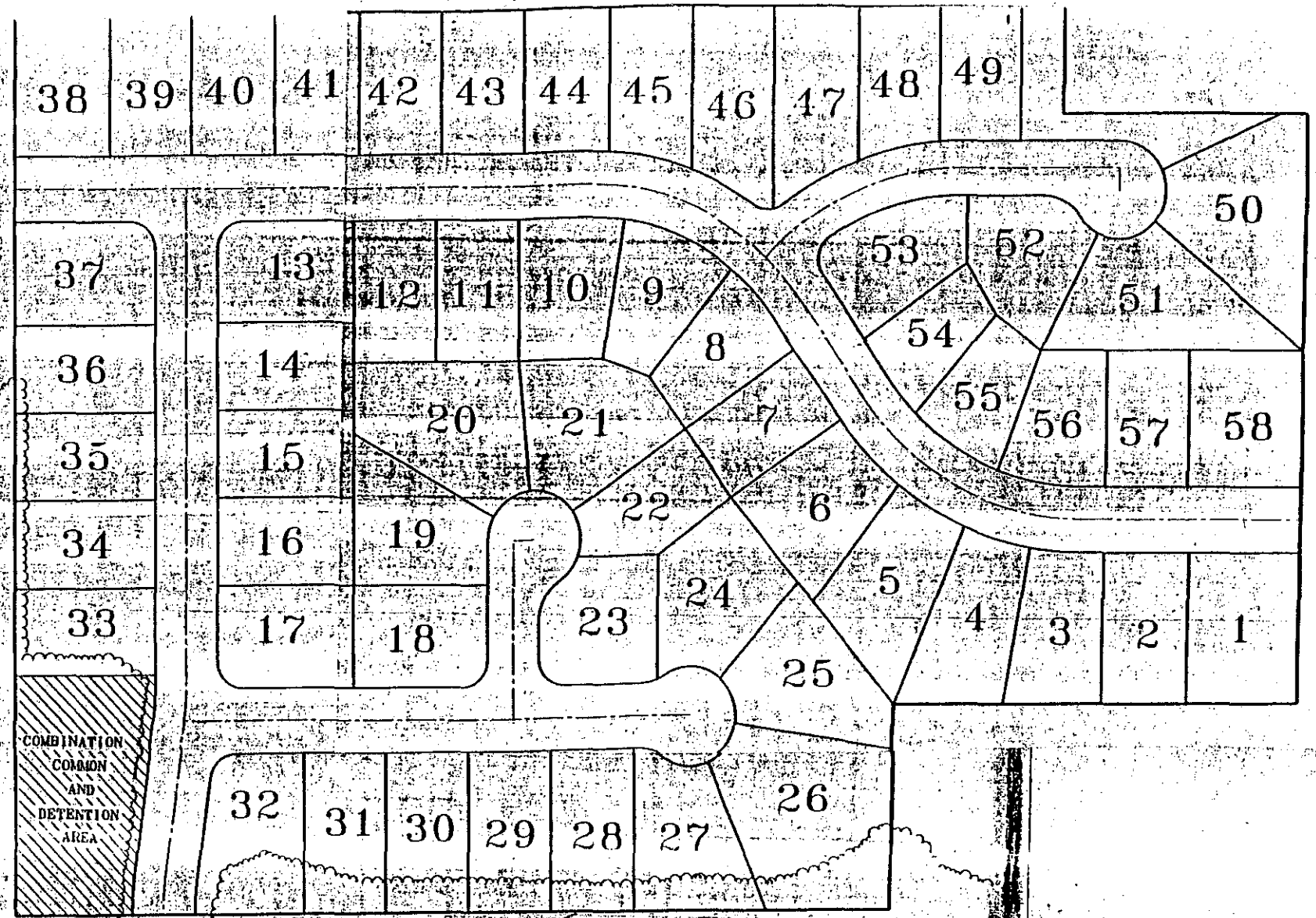
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20-13-90

11

SCHEMATIC PLAN

JANET DR. NEIGHBORHOOD

WATER TOWER

Scale: 1" = 100'



20-13-90

13

S.R. 446

VACANT

EYWELL RIVE

GENTRY ESTATES

ACRES 21.05
MAX. LOTS 58
MAX. DENSITY.

THOROUGHFARE LINK