

ORDINANCE OF THE CITY OF BLOOMINGTON  
COUNTY OF MONROE, STATE OF INDIANA

ORDINANCE NO. 74-50

AN ORDINANCE TO AMEND THE BLOOMINGTON  
ZONING MAPS, DATED JUNE 22, 1973

WHEREAS, the Common Council of the City of Bloomington, Indiana passed a zoning ordinance amendment and adopted new incorporated zoning maps on June 21, 1973, and

WHEREAS, said zoning ordinance and maps are now incorporated in the "Bloomington Municipal Code" as Title 20 of said Code, and

WHEREAS, the City Plan Commission has recommended said Bloomington Zoning Maps be amended by the rezoning of certain property.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, INDIANA, UNDER AUTHORITY OF CHAPTER 174 OF THE 1947 ACTS OF THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ALL ACTS SUPPLEMENTARY AND AMENDATORY THERETO:

SECTION 1. That the incorporated map number 12, of June 22, 1973, be amended to rezone the following described land in the City of Bloomington, Monroe County, Indiana, from its present RL-Residential Low Density zone to an RL/PMHP - Residential Low Density/Planned Mobile Home Park Classification, to-wit:

A part of the southeast quarter of the northeast quarter of Section 8, Township 8 North, Range 1 West, bounded as follows: Beginning at a point in the center of a County Road now or formerly known as the South Rogers Street Road, said point being 775.5 feet west and 698.16 feet north of the northeast corner of the southeast quarter of Section 8, Township 8 North, Range 1 West; thence North 1 degree 15 minutes west, on and along said center line of said road 366.5 feet to the intersection of old Rockport Road as same was located and travelled in 1866; thence north 35 degrees 30 minutes east over and along the center line of above described Rockport Road for a distance of 137.5 feet; thence north 87 degrees east 485.0 feet to the west right of way line of the Illinois Central Railroad; thence south 22 degrees 30 minutes East over and along the above described right of way line for a distance of 207.0 feet; thence continuing over and along said right of way line of said Railroad, south 16 degrees east, 471.5 feet to a point, thence south 86 degrees 30 minutes West 526.0 feet to a point; thence north 1 degree 15 minutes West 187.0 feet to a point thence south 86 degrees 30 minutes West 233.0 feet to the place of beginning. Containing in all 9.5 acres, more or less.

and

A part of the northeast quarter of Section 8, Township 8 North, Range 1 West, described as follows: Beginning in the center of the South Rogers Street Pike (West Wylie) at a point that is 1064.7 feet north and 775.5 feet west of the southeast corner of the northeast quarter of said Section 8; thence running north 35 degrees 30 minutes east for a distance of 137 1/2 feet; thence running north 87 degrees east for a distance of 485 feet; thence running north 28 degrees west for a distance of 219.6 feet; thence running north 28 degrees 30 minutes west for a distance of 107 feet; thence running north 31 degrees 30 minutes west for a distance of 144 1/2 feet; thence running west for a distance of 349.5 feet and to the center of the Wylie Pike (South Rogers Street Road); thence running south 1 degree east over and along the center line of said Wylie Pike for a distance of 555 feet and to the place of beginning. Containing in all 4.64 acres, more or less.

SECTION 2. That this ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

Passed and adopted by the Common Council of the City of Bloomington, Indiana on 5 day of AUGUST 19 74.

James S. Ackerman

President  
Common Council

ATTEST:

Grace Johnson  
Grace Johnson, City Clerk

ATTEST:

Presented by me to the Mayor of the City of Bloomington, Indiana on the 5 day of AUGUST, 1974.

Grace Johnson  
Grace Johnson, City Clerk

This ordinance approved and signed by me on the 13<sup>th</sup> day of Aug., 1974, at the hour of 4:30 o'clock p. m.

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

ATTEST:

Grace Johnson  
Grace Johnson, City Clerk

Wayne J. H.

CITY OF BLOOMINGTON UTILITIES

Interdepartmental Memo

74-50

*Gary R. Kent*

TO: Common Council FROM: Gary R. Kent TELEPHONE \_\_\_\_\_

DEPT. \_\_\_\_\_ DEPT. Director of Utilities

SUBJ. Hinkle/South Rogers Street DATE: 6-27-74

Trailer Park

The enclosed memo from Ray Long is an analysis of the available capacity in the vicinity of the proposed Hinkle/South Rogers Street trailer park. The calculations are based on standard practice throughout the industry and as such are also utilized in Bloomington. These calculations would indicate an approximate 25% leeway at peak capacity. The proposed development would add between 2 1/2% and 7% to the number of customers served and therefore there should, theoretically, be sufficient capacity and then some. Our position as indicated in our memo to the Planning Department was as follows:

- (1.) The calculations made, while standard practice and generally accurate, are theoretical and practice may vary somewhat from theory when separate sections of the City are considered --- this applying to peak useage as it is the limiting factor;
- (2.) therefore, we would suggest that the development be completed in 10 unit increments after the initial installation of 25 units --- apparently this agrees with the planned staging of development --- so that any detrimental effects can be averted.

CITY OF BLOOMINGTON UTILITIES

Interdepartmental Memo

TO: Common Council FROM: Gary R. Kent TELEPHONE \_\_\_\_\_  
DEPT. \_\_\_\_\_ DEPT. \_\_\_\_\_  
SUBJ. \_\_\_\_\_ DATE: 6-27-74

Our request that we have the right to approve each 10 unit addition results from the fact that the Water Utility will, at some future date, replace the current 6 inch main with a 12 inch main but this could not be accomplished prior to mid 1975 and would probably not occur until 1976 or 1977. If the developer would contribute to the construction of the line from the existing 12 inch main on Rogers Street to his property (approximately 2400 feet) the City would attempt the installation of this segment of the line at what would be an earlier period than normally planned. In other words, the customer contribution would enable the planned development to be completed and would help the City bolster this portion of the system at an earlier date than would otherwise be possible given the economic considerations and priority rankings. I must point out, however, that the calculations tend to indicate sufficient water capacity for the entire 70 units planned.

GRK/ses

cc: Hinkle/South Rogers Street Trailer Park  
Ray Long, Utilities Engineer

enclosure

CITY OF BLOOMINGTON UTILITIES

Interdepartmental Memo

*RL*  
**RECEIVED BY**  
TELEPHONE

TO: Gary Kent

FROM: Ray Long

JUN 27 1974

DEPT. \_\_\_\_\_

DEPT. \_\_\_\_\_

SUBJ. Hinkle Mobile Home Park

DATE: 6-27-74

**UTILITIES DEPARTMENT**

The detailed report regarding adequacy of water for the proposed project is:

Total occupancy of the existing residences @ 3.7 per unit	=	1561
Total occupancy of apartments and trailers @ 2.5 per unit	=	<u>825</u>
		2386
Total usage @ 100 Gal/day	=	238600 Gal.
Total usage gal/min	=	166
Peak usage - est. @ 3X	=	498
Tests made by rating bureau at Rogers & Graham	=	630

CITY OF BLOOMINGTON

Interdepartmental Memo

TO: Gary Kent, Director of Utilities    SUBJ: Re: PUD-19-74 Hinkle Mobile Home Park  
FROM: Kay Organ, Planning Staff      DATE: 6/25/74

The outline plan for the proposed Hinkle Mobile Home Park on South Rogers Street was reviewed and given approval by the Plan Commission at its regular June 24, 1974 meeting. According to procedures for approval of planned unit developments as outlined in the Zoning Ordinance, a record of Plan Commission recommendations, Plan Department staff reports and other relevant documents should be forwarded to the City Council within seven days. In this case, that would be by July 1, 1974. The Plan Commission has requested that you prepare a more detailed report concerning the availability and adequacy of sewer and water for the Hinkle project and forward it directly to the Council Aide, Maggie Schaeffer. The Plan Department would also like a copy of the report to place in our files. Thank you for your help in this matter.

RECEIVED BY

JUN 26 1974

UTILITIES DEPARTMENT.

CITY OF BLOOMINGTON

Interdepartmental Memo

TO: Maggie Schaeffer, Council Aide      SUBJ: PUD-19-74 Hinkle Planned Mobile  
Home Park

FROM: Kay Organ, Planning Staff      DATE: 6/26/74

The Plan Commission voted to approve the outline plan for the Hinkle PMHP subject to satisfactory reports from the utilities director and traffic engineering. Those reports should be forwarded directly to you within the seven days required by the Zoning Ordinance. I have attached the Plan Department's Staff Reports, a copy of the utility director's initial report, a statement by the petitioner, a petition presented by residents of the area involved, and a summary of the Plan Commission's recommendations.

CITY OF BLOOMINGTON

Interdepartmental Memo

TO: Gary Kent, Director of Utilities    SUBJ: Re: PUD-19-74 Hinkle Mobile Home Park

FROM: Kay Organ, Planning Staff        DATE: 6/25/74

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*Copy*



STAFF REPORT  
PLAN COMMISSION  
FINAL HEARING  
June 24, 1974

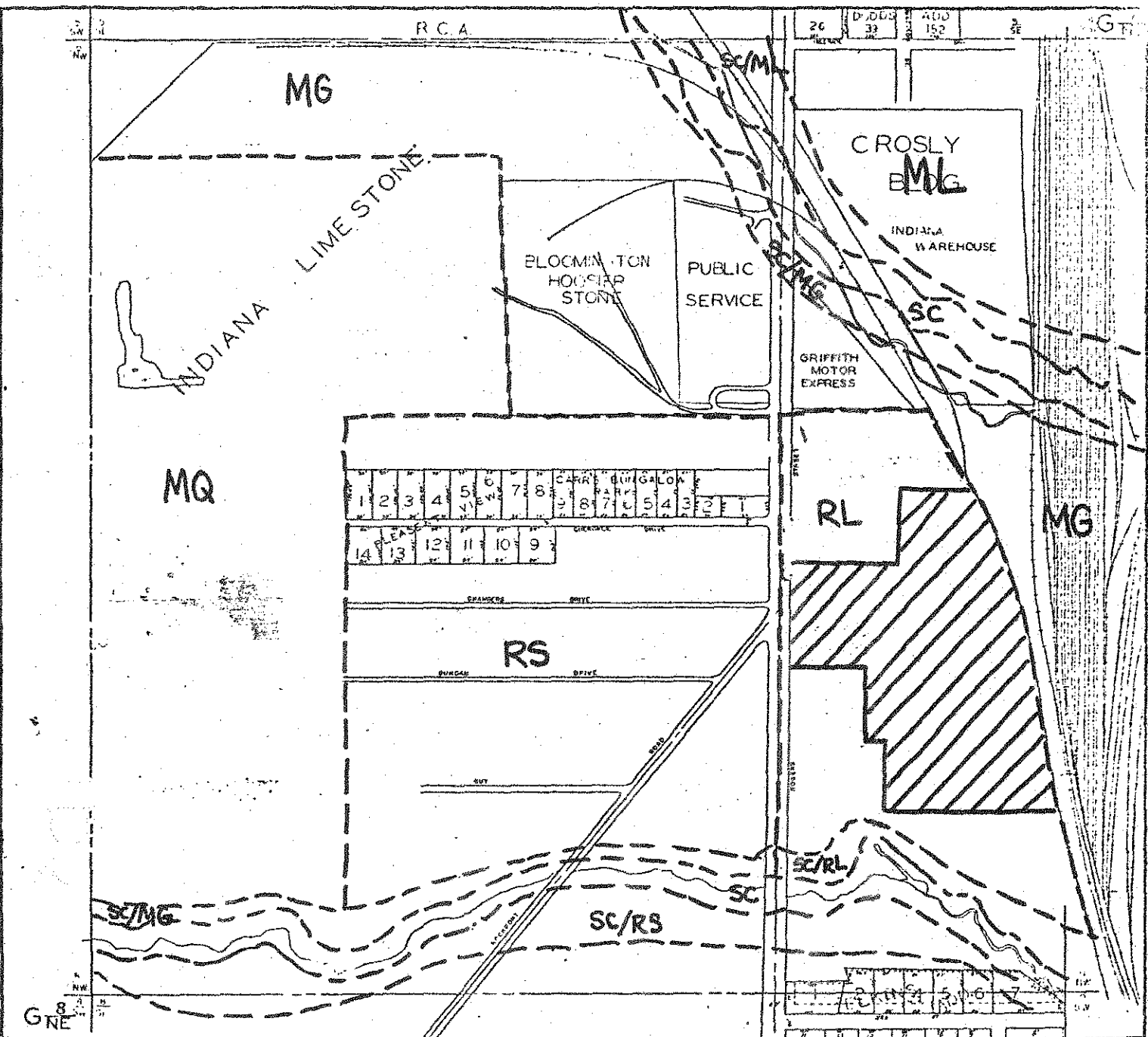
PUD-19-74. DAVE HINKLE MOBILE HOME PARK

Please refer to the attached reports: Staff Review of Standards for Mobile Home Parks and the T.A.C. Findings.

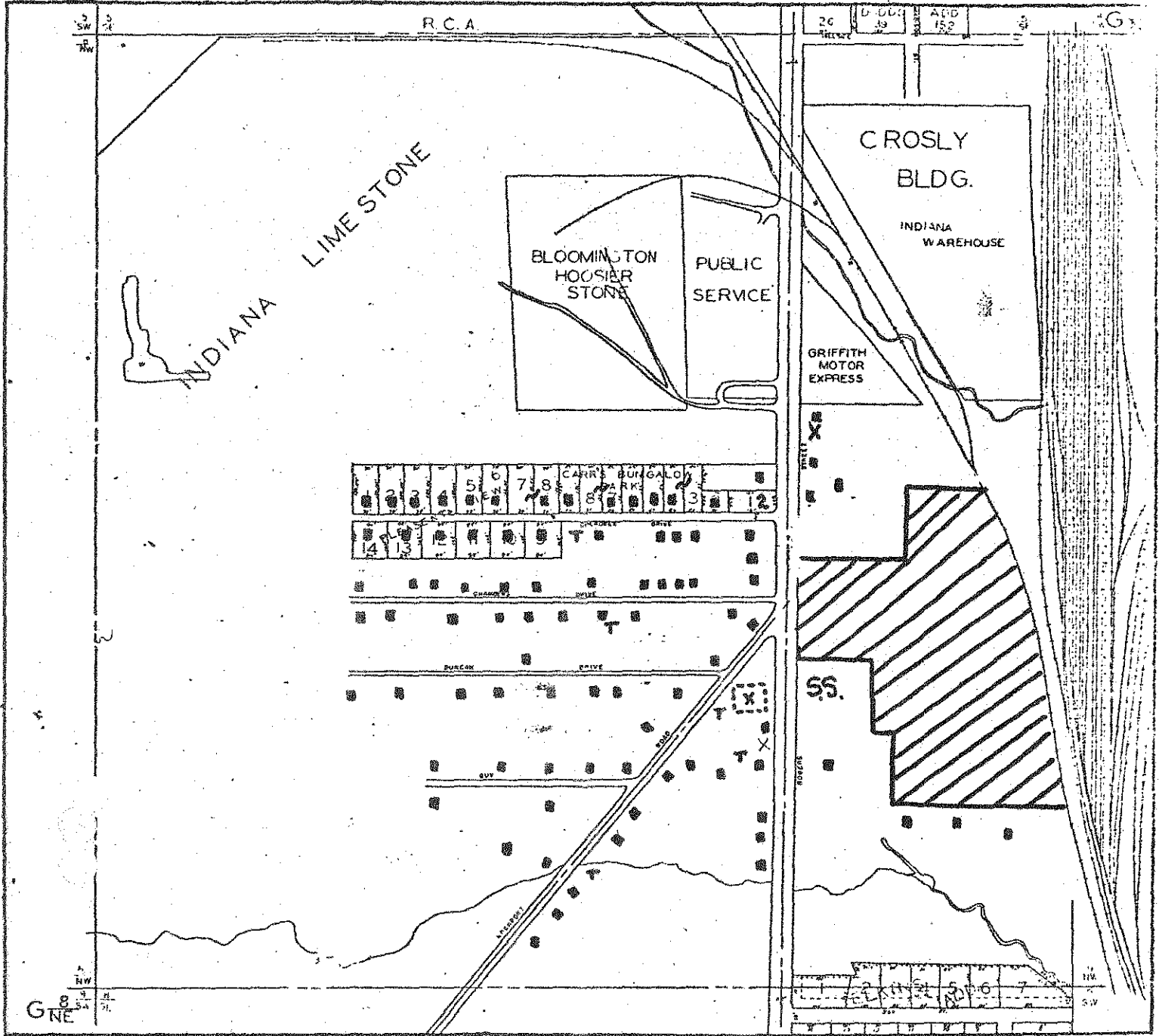
The principal considerations that need to be resolved for this development in addition to those indicated by T.A.C. are: 1) The provision of sidewalks within the mobile home development. The attorney for the developer has indicated that the sidewalks will be clearly shown on the final development plans, however, it should be noted that the roadway indicated on the preliminary plans is 32 feet wide, which is not sufficient to provide both the sidewalks required, and 24 feet of pavement, for moving of vehicles and mobile homes. If the sidewalks are to be provided, on property beyond this right-of-way, the site plan would have no difficulty in this regard. This problem should be clearly resolved at the Plan Commission meeting.

2) The 2nd problem which needs to be resolved is the manner in providing parking for individual mobile home pads. Regulations call for 1½ spaces per mobile home. The plan indicated that each mobile home park have a parking bay 10 feet wide, by 30 feet long. This is truly 1½ spaces. However, very few people drive ½ a car. As a consequence, the parking arrangement will need to be modified, so that 3 spaces be provided for each 2 mobile home park pads, or, the present arrangement of 30 feet depth on individual parking spaces for individual pads, be extended, so that 2 vehicles could clearly be parked in each parking bay. This preliminary plan may be approved subject to the modifications indicated above.

PUD-19-74 ZONING



PUD-19-74 LAND USE



- Single Family Home
- X Commercial
- T Trailer
- SS. Service Station

MEMBERS PRESENT

JESSE WILCOX  
RASOUL ISTRABADI  
SHERWIN MIZELL  
TOM CROSSMAN

MR. WILLIAMS  
MR. HINKLE  
MR. CLENDENING

PRESENT FOR THE DEVELOPER

1) SOILS-Generally, Crider series soils of excellent suitability for development. CONSIDERATION

2) DRAINAGE-Northeast corner is low and should be filled to avoid flooding or standing water.

A drain inlet and drain pipe needs to be added at Southeast corner of the interior loop road.

3) TRAFFIC-City will supply traffic counts on Rogers Street.

Developer is to provide information on sight distance at entrance on Rogers.

Traffic in area is a problem, but proposal will generate less traffic than allowed uses.

4) SEWERS-Available to site-developer will provide a letter from Utilities Department.

5) GENERAL-Site is generally suitable for proposal development, providing mobile home requirements in City regulations can be met. Details of plans and engineering are not required until development plan is submitted.

- G. Do mobile home spaces abut upon a driveway of at least 20 feet in width, which have unobstructed access to the access road within the mobile home park? Do dead-end driveways include adequate vehicular turning space or cul-de-sac?

The plan does not appear to have driveways. The cul-de-sac has a radius of 38 feet.

- H. Are walkways of at least 4 feet in width provided from mobile home spaces to service buildings?

Provisions for sidewalks are not clear. On the plan drawing, sidewalks do not appear in the mobile home spaces area, although they do appear in the drive section. Provisions for sidewalks should be more clearly specified.

- I. Has each mobile home space been provided with a connection to a sanitary sewer line?

Not specified.

Additional questions to consider:

1. Have adequate provisions been made to protect residents of the mobile home park from adverse environmental effects?

No provisions for landscaping have been specified. A double row of evergreen trees should be planted on the north side of the park to provide a noise buffer between the park and the trucking concern located on that side. Also, one tree should be planted in each mobile home space in order to provide a canopy for the mobile home park.

2. What impact will the development have on existing traffic patterns in the neighborhood?

See T.A.C. report.

G. Has a management office and service building been provided?

Yes.

H. Are there plans to use any mobile homes for commercial, industrial or other non-residential uses?

Not specified. This practice is prohibited.

SECTION 20.13.04.06

A. Is each mobile home space at least 4,000 square feet?

Yes.

B. Is each MH space at least 32 feet wide at front setback line and defined by permanent markers?

Yes.

C. Is there a front yard setback of at least 10 feet from all access roads within the MHP?

Yes.

D. Is there at least a 20 foot clearance between mobile homes, and between the mobile homes and any buildings within the park?

Yes

E. Have at least 1½ paved off-street parking spaces for each mobile home space been provided?

No; 3 usable spaces are needed for each 2 trailers.

F. Has each mobile home space been provided with a paved patio of at least 200 square feet and a storage locker of at least 100 cubic feet?

Patios are provided, but storage lockers are not specified. They may be provided in the community building.

STAFF REVIEW OF STANDARDS  
FOR MOBILE HOME PARK APPROVAL

## SECTION 20.13.04.05

- A. Does parcel of land contain at least 10 acres and 25 mobile home spaces?

Yes, there are 10 acres and 70 spaces.

- B. Does the site have adequate drainage?

The site has Crider series soil which consists of deep, well drained soils. However, a drainage plan should be provided and this question should be referred to TAC.

- C. Does MHP have a minimum setback of 25 ft.?

Yes.

- D. What provisions have been made for signs?

For this site, one street sign of maximum size of 9 square feet would be permitted. Intentions are specified on the plan.

- E. Are access roads within the MHP paved to a width of at least 30 feet?

The width shown on the plan drawing is 32 Ft., but the drive section drawing shows a paved street width of 24 feet with 4 feet walks on both sides. This confusion must be resolved.

- F. Has park and recreation area having 500 square Ft. for each MH space been provided for?

Yes. With 70 spaces, 35,000 sq. Ft. of common open space is needed and 59,350 sq. ft. have been provided. Excluding the community building, there is 53,725 sq. ft.

CITY OF BLOOMINGTON UTILITIES

Interdepartmental Memo

*Gary R. Kent*

TO: Planning Department FROM: Gary R. Kent TELEPHONE \_\_\_\_\_

DEPT. \_\_\_\_\_ DEPT. Director of Utilities

SUBJ. David Hinkle Mobile Home Park DATE: 6-24-74

on South Rogers Street

Sewer capacity is no problem --- the line is at the East side of the property and of sufficient capacity.

The water line is in front of the property on Rogers St. This line is near full capacity. The future plans call for an additional 12" line to be installed. We cannot construct this line now but would like to permit Mr. Hinkle to start his development with 25 units served from the existing 6" line. If the 25 units are handled without serious difficulties, then permit Mr. Hinkle to add 10 additional sites and to continue with 10 unit increments until completed or stopped by the Utility Department because of lack of capacity.

GRK/ses



OUTLINE PLAN

Comes now your petitioner, Dave Hinkle, by his attorney, Gary J. Clendening, and requests that the Plan Commission and the Common Council approve his outline plan and designate that real estate described in Exhibits A and B of his petition as a mobil home park. In support of his petition he would show the Commission and Council as follows:

1. The subject property is generally located east of South Rogers Street at the intersection of Rockport Road.
2. The subject property is presently zoned RL.
3. The property south and immediately west of the subject property is presently zoned RS; the property east of the subject property is presently zoned MG; the property north of the subject property is presently zoned ML; and, the property northwest of the subject property is zoned MG.
4. Surrounding uses include a filling station, a Nite Owl supermarket, single family residences, warehousing and trucking.
5. The subject property is presently owned by Mr. and Mrs. Blaine Deckard and is subject to an option to purchase held by the petitioner, Dave Hinkle.
6. The petitioner proposes to build a mobil home park on the subject property in compliance with the provisions of paragraphs 20.13.04.05 and 20.13.04.06 of the Zoning Ordinance of the City of Bloomington.

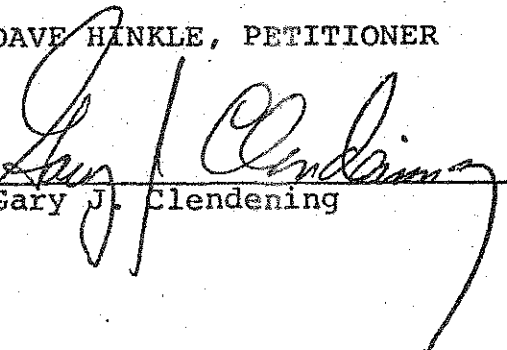
7. The proposed use for the subject property is compatible with the surrounding uses in that it would provide a reasonable buffer between the manufacturing uses to the north and east and single family uses to the south.

8. The proposed use for the subject property would help meet the need for low cost housing in Bloomington and Monroe County. It should be especially attractive as a home site for persons employed at RCA.

9. Paragraph 20.13.04.04 of the Zoning Ordinance specifically provides that mobil homes may be permitted in RL and RH zone provided they are located in a mobile home park approved by the Plan Commission.

WHEREFORE, the petitioner respectfully requests that his petition be approved and that the subject property be designated a mobil home park.

DAVE HINKLE, PETITIONER

BY   
Gary J. Clendening

BUNGER, HARRELL & ROBERTSON  
110 South Washington Street  
P. O. Box 787  
Bloomington, Indiana 47401  
F (812) 332-9295

THIS PETITION IS AGAINST THE TRAILER COURT AT ROCKPORT ROAD &amp; ROGERS STREET.

Ernest Frye 2107 S. Rogers St;  
 Danny D. Jones 2103 S. Rogers  
 Charles Lucas 430 Jcd St.  
 Ben Edmanson  
 Robert K. Jeffers RR#5 Box 196  
 James R. Tate 2017 So Rogers  
 Randy Camacho 422 Jcd St.  
 Harold L. Tatrock  
 Robert B. Smith 1808 S. ROGERS ST  
 Eric & Elona M Burch 1812 S Rogers St  
 Nellie & Albert Groh 7904 So Rogers  
 Mr & Mrs. Paul Helton 600 Cherokee  
 Paul Helton 2500 ROCKPORT  
 Mrs & Mrs. Glen Mattson 602 Cherokee Dr  
 Ernie J. Price 612 W. Cherokee Dr.  
 Mrs & Mrs Robert L. Shields  
 704 Cherokee Drive  
 John Hastings 710 Cherokee Dr  
 Jean Hastings  
 Sara Hastings 710 Cherokee Dr.  
 Mr and Mrs. Elliott Hudson 716 Cherokee  
 Mr & Mrs Clyde Pennington 802 Cherokee Dr.  
 Mr. Bernard Hartner  
 Mr. & Mrs. William L. Clay  
 Mr & Mrs Larry E Haywood  
 Mrs Nellie Brummett.  
 Mr. & Mrs. Clifford C. Coan  
 Toby Strout 711 Cherokee Drive.

Benjamin Straet  
G. Eugene Deyum  
Suzanne Brook  
Audrey Stark  
Marion Stark  
Scott Witterholt  
Bruce Guy

711 Cherokee Dr  
617 Cherokee Dr.  
605 Cherokee Dr.  
605 Cherokee Dr.  
605 Cherokee Dr.  
1912 S. Rogers  
2000 Rockport Road

same lavender

To: Kunder  
Carolyn Ottmers  
Jerry D. Kader  
Mary K Wuninger  
Robert L. Wuninger  
Robert Elkins  
Norma Brooks  
Todd Cookman

2006 Rockport Rd  
2008 Rockport Rd.  
2102 Rockport Rd.  
2106 Rockport Rd  
2106 Rockport Rd  
2202 Rockport Rd.  
2206 Rockport Rd  
2206 Rockport Rd.

Pearl Elkins  
Gemma Meadows  
Grandie Holler

711 Rockport Rd.  
2012 S. Rogers.

Jan + E. Bruce A. ~~John~~

2020 S. Rogers

Annas Bruce  
Margie Bachmann  
John Bachmann

Same  
2018 S. Rogers  
2018 S. Rogers

Eloy Turner  
Michael W. French  
Alice M. Frisbie

2102 S. Rogers  
2108 S. Rogers  
2101 1/2 S. Rogers

Miss Yarncock  
Mary Mufford  
Marion Elkins.

615 Cherokee Dr.  
608 Cherokee Dr.  
2207 - Rockport Rd.

SUMMARY OF UNAPPROVED MINUTES PERTAINING TO PUD-19-74

PUD-19-74. Attorney Gary Clendening represented the petitioner. (Hinkle Mobile Home Park). People in the neighborhood have petitioned against the construction of the park. They fear water shortage, and bad roads. Mr. Clendening stated that Hinkle will fix the roads in accordance with the ordinance. Mr. Istrabadi wants more clarification from the Utilities Department, etc. Mr. Clen. protested "...because the petitioner has deadlines, so, therefore, should the Planning Commission. Mr. Mizell agreed with the petitioner. Mr. Mizell also suggested that PUD-19-74 should be approved subject to a clarification of the status of the utilities subject to approval of the Common Council. His motion was seconded by Mary Pryor. The vote was 9 to 1 for the motion, with Mr. Blume voting NO, because of possible traffic hazards.