

CA/CA

(Passed 8-0)
Subarea absent

RESOLUTION 05-05


TO AMEND THE CITY'S COMPREHENSIVE PLAN TO INCLUDE A CRITICAL SUBAREA FOR THE AREA KNOWN AS "THE GOAT FARM"

- WHEREAS, pursuant to I.C. 36-7-4-501, the Plan Commission is responsible for preparing comprehensive plans and amendments thereto and forwarding them to the Common Council; and
- WHEREAS, with the passage of Resolution 02-19 on November 6, 2002, the Common Council adopted the comprehensive plan, also known as the Growth Policies Plan, which contained provisions for the preparation of future sub-area plans; and
- WHEREAS, the Goat Farm Property located south of the Winslow/ Rogers Road and High Street roundabout is a unique area which requires environmental protection and allowances for the Jackson Creek Trail; and
- WHEREAS, the Plan Commission has directed the Planning Department to develop a critical sub-area for the future development of the Goat Farm Property; and
- WHEREAS, the Planning Department and the Plan Commission has completed in this process, a public workshop and public hearings to develop this subarea; and
- WHEREAS, the Goat Farm Subarea has been passed by the Plan Commission with a positive recommendation and forwarded to the Common Council for adoption;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

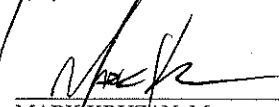
SECTION 1. The City's Comprehensive Plan shall be amended by the addition of the Goat Farm Subarea, which is attached to and made a part of this resolution.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 18th day of MAY, 2005.

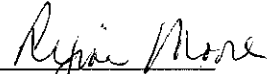


 ANDY RUFF, President
 Bloomington Common Council

SIGNED and APPROVED by me upon this 19th day of MAY, 2005.



 MARK KRUZAN, Mayor
 City of Bloomington

ATTEST:


 REGINA MOORE, Clerk
 City of Bloomington

SYNOPSIS

This resolution amends the City's Growth Policies Plan to add the Goat Farm Subarea. The purpose of this subarea will provide guidance for a portion of the Jackson Creek Trail system, environmental protections, and future residential development.

Signed copies to:
 legal(s) clerk
 controller A/E
 planning CA/CA (3)
 plan commission



PART 3: Critical Subareas

Goat Farm Subarea

Intent

This site is located south of Winslow Road, bordered on the west by the Bentley Court and Sherwood Oaks subdivisions, and on the east by Jackson Creek and The Stands subdivision. This is a unique parcel of greenspace, which is characterized by several important traits including: environmentally sensitive areas, rural-like qualities in an urban context, and opportunities for innovative public and private development. The Subarea should foster environmental preservation, ensure neighborhood compatibility and showcase high-quality residential development, without compromising the sensitive and unique traits of this site.

Land Use Policies

- *The use of conservation easements and public land dedication is strongly recommended to protect existing wildlife habitats and environmentally sensitive features such as the Jackson Creek floodplain and its associated riparian buffer areas.*
- *The central location of the Subarea and its close proximity to Childs Elementary, Jackson Creek Middle School, Sherwood Oaks Park and Olcott Park, make this site an important linkage between nearby public facilities. As a result, public access and use are anticipated for floodplain portions of this site.*
- *Urban Residential densities consistent with existing zoning are appropriate for the non-floodplain portions of the Subarea. Density calculations should be based on areas located exclusively outside the Floodplain Study Area.*

Urban Services

- *Land dedication along Jackson Creek is strongly recommended to enable future construction of a multi-use trail facility. This site provides a pedestrian and bicyclist linkage between surrounding neighborhoods, schools and parks as outlined in the Jackson Creek Trail Master Plan. The Jackson Creek Trail corridor is an integral part of the Alternative Transportation and Greenways System Plan and as such, this connection through the Goat Farm Subarea is critical.*
- *Additional connector paths to the multi-use trail and Sherwood Oaks Park from any future residential uses should be considered in the development approval process.*
- *Stormwater drainage issues are a significant concern given the present flooding conditions along Jackson Creek. Development of this Subarea should incorporate stringent stormwater requirements and water quality standards to accommodate on-site and off-site water flows from the north and west.*

Site Design

- *Installation of the multi-use trail and connector paths should avoid tree loss. Disturbance to the riparian buffer and environmentally sensitive areas adjacent to Jackson Creek should also be avoided. Land dedication for the multiuse trail should be sufficient to prevent degradation of the function of the riparian buffer.*
- *Prior to development activity, floodplain modeling should be performed by a qualified environmental consultant to ensure that the site plan adequately protects the Jackson Creek floodplain area.*
- *Access to the Goat Farm Subarea from the north should be limited to the existing street access at the High Street and Rogers/ Winslow Road roundabout.*
- *Extensive landscaping buffers shall be utilized to minimize potential impacts between existing and proposed residential uses.*

DRAFT

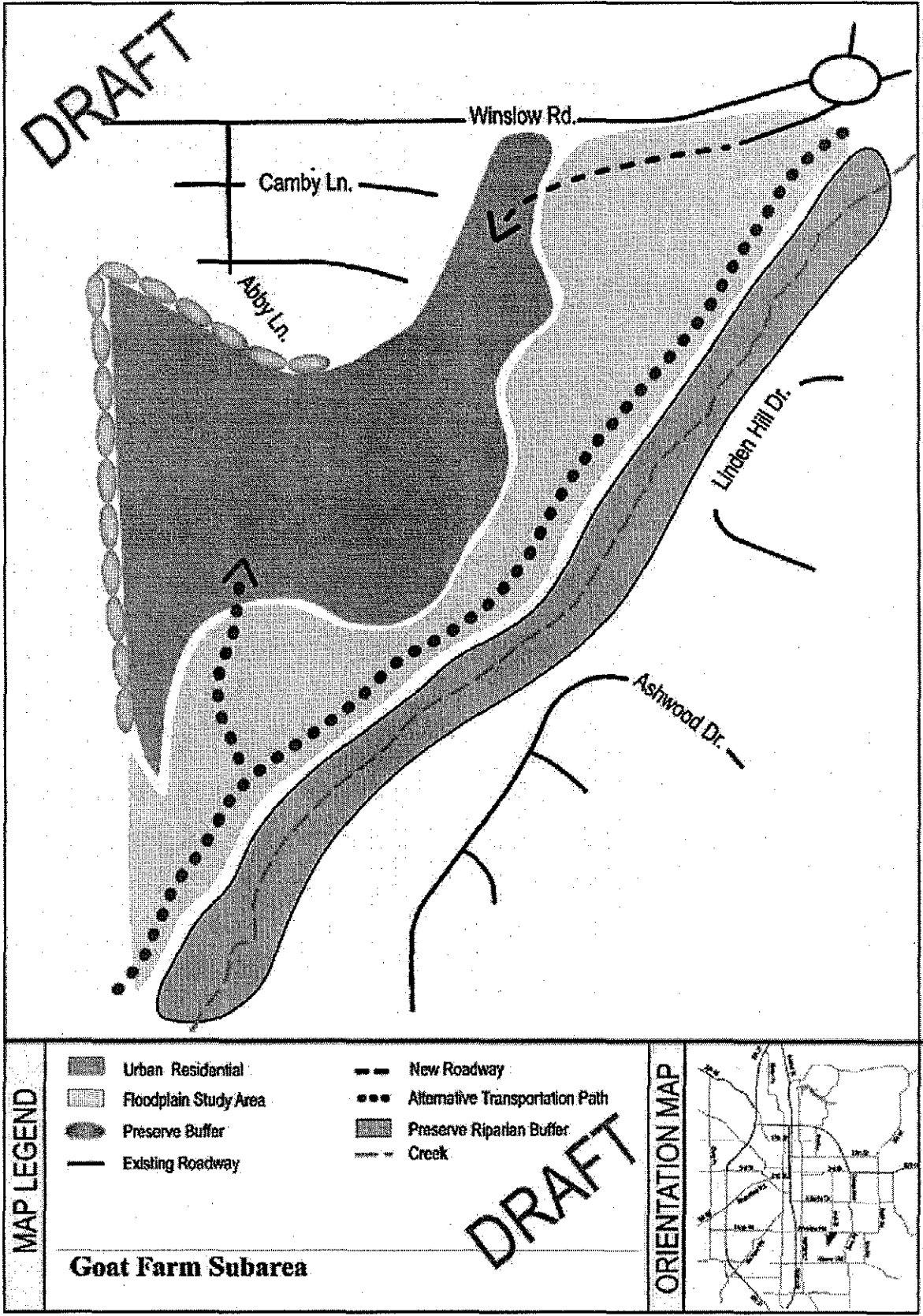


EXHIBIT A

Parcel I - Part of the Northwest Quarter of Section 8 and part of the Southeast Quarter and Southwest Quarter of Section 5, all in Township 8 North, Range 1 West, being Seminary Lots 169 through 172 and part of Lots 56, 167 and 168 as recorded in Deed Book A, Pages 54 & 55 in the Office of the Recorder of Monroe County, Indiana, described as follows:

Commencing at an 8 inch x 8 inch limestone monument at the Southwest corner of the Northwest quarter of said Section 8; thence on an assumed bearing of North 01 degrees 50 minutes 26 seconds West along the west line thereof a distance of 609.78 feet to a 5/8" rebar with a yellow cap marked "Schneider Engineering Corp." (hereinafter referred to as "capped rebar"), said point being on the south line of a 150 foot wide electric easement (Deed Record 120, Page 600); thence continuing North 01 degrees 50 minutes 26 seconds West along said West line a distance of 710.30 feet to an 8 inch x 8 inch limestone monument at the Northwest corner of the South half of said Northwest quarter; thence South 88 degrees 36 minutes 44 seconds East along the North line thereof a distance of 1163.07 feet to an 8 inch x 8 inch limestone monument; thence North 0 degrees 59 minutes 12 seconds West a distance of 840.00 feet to the Point of Beginning; thence continuing North 00 degrees 59 minutes 12 seconds West a distance of 482.84 feet to an 8 inch x 8 inch limestone monument on the North line of said Northwest quarter; thence South 88 degrees 21 minutes 18 seconds East along the North line thereof a distance of 12.75 feet to a capped rebar distant 127.00 feet West of the Southeast corner of Seminary Lot 177; thence North 02 degrees 45 minutes 14 seconds West parallel with the East line of said Seminary Lot 177 a distance of 876.65 feet to a capped rebar on the North line of Lot 177; thence South 88 degrees 21 minutes 18 seconds East along said North line and the projection thereof a distance of 135.25 feet to a capped rebar in the centerline of a vacated 16.5 foot alley; thence North 02 degrees 45 minutes 14 seconds West along the alley centerline a distance of 110.93 feet to a capped rebar distant 94.38 feet North of the South line of Seminary Lot 167; thence South 87 degrees 58 minutes 37 seconds East parallel with the South line of Seminary Lots 167 and 168 a distance of 1326.41 feet to railroad spike on the West line of Seminary Lot 57, said point being on the East line of the vacated 33 foot right of way of Walker Street; thence South 02 degrees 45 minutes 14 seconds East along said East line a distance of 174.34 feet; thence South 89 degrees 53 minutes 32 seconds East a distance of 80.32 feet; thence South 01 degrees 33 minutes 58 seconds West a distance of 1225.92 feet; thence South 89 degrees 17 minutes 06 seconds West a distance of 1473.07 feet to the Point of Beginning, containing 48.86 acres, more or less.

Parcel II - Easement for ingress and egress as shown in Grant of Easement dated December 30, 1998 and recorded January 4, 1999, in Deed Record 480, page 745 as Instrument Number 900096.

Chicago Title Insurance Company

This Commitment is valid only if Schedule B is attached.
Schedule A consists of 2 page(s)