First Rd. 1 2 3
Comm: 5 - 0 - 1
2nd Rd. 0 - 8 (denied)

ORDINANCE 91 - 15
To Amend the Zoning Maps to Designate PUD
and to Grant Outline Plan Approval
Re: Property Located in the 3300 block of Leonard Springs Road
(Midwest Development Corp.)

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-1-91, and recommended that the petitioner, Midwest Development Corporation, 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 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 and pursuant to Chapter 20.13 of the Bloomington Municipal Code, that an outline plan be approved and Planned Unit Designation be granted for property located in the 3300 block of Leonard Springs Road, and more particularly described as follows:

The south half of the south half of the northwest quarter of section 13, township 8 north, range 2 west, in Monroe County, Indiana, EXCEPTING THEREFROM the following: A part of the south half of the south half of the northwest quarter of section 13, township 8 north, range 2 west, bounded and described as follows, to wit: beginning at the northeast corner of said half of the south half of said northwest quarter, thence running south along the east line of said northwest quarter for a distance of 100 feet, thence running west parallel to the north line of the south half of the south half of said northwest quarter for a distance of 435.6 feet, thence running north parallel to the east line of said northwest quarter for a distance of 100 feet to the north line of the south half of the south half of said northwest quarter, thence running east along the north line of the south half of the south half of said northwest quarter 435.6 feet to the point of beginning, containing 1 acre, more or less. Also, EXCEPTING THEREFROM a part of the south half of the south half of the northwest quarter of section 13, township 8 north, range 2 west, bounded and described as follows: beginning at a point on the east line of said northwest quarter that stands 100 feet south of the northeast corner of the south half of the south half of said northwest quarter, thence running south along the east line of said northwest quarter for a distance of 100 feet, thence west parallel to the north line of the south half of the south half of said northwest quarter for a distance of 435.6 feet, thence running north parallel to the east line of said northwest quarter for a distance of 100 feet, thence running east parallel to the north line of the south half of the south half of said northwest quarter for a distance of 435.6 feet to the point of beginning, containing 1 acre, more or less. Containing in the tract herein above described 38 acres, more or less.

SECTION II. The Outline Plan, as recommended by the Plan Commission, shall be attached hereto and made a part hereof.

DENIED

SECTION III. 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 _____ day of _____, 1991.

_____
JOHN FERNANDEZ, President
Bloomington Common Council

ATTEST:

_____
PATRICIA WILLIAMS, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 1991.

_____
PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this _____ day of _____, 1991.

_____
TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

This ordinance grants outline plan approval and PUD (planned unit development) designation for a 38-acre RS (residential single-family) site. Proposed is a 114-lot subdivision with a density of 3 units/acre.

DENIED

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 91-15 is a true and complete copy of Plan Commission Case Number RS/PUD-1-91 which was given a recommendation of approval by a vote of 10 Ayes, 0 Nays, and ____ Abstentions by the Bloomington City Plan Commission at a public hearing held on February 18, 1991.

Date: February 25, 1991,

Timothy A. Mueller
Tim Mueller, Secretary
Plan Commission Director

Received by the Common Council Office this ____ day of _____,

Patricia Williams
Patricia Williams, City Clerk

Appropriation Ordinance #_____ Fiscal Impact Statement Ordinance #_____ 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_____	

If the legislation directly affects City funds, the following must be completed by the City Controller:

Cause of Request:

Planned Expenditure ____ Emergency ____
Unforseen 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)

DENIED

February 25, 1991

To: Clerk/Council Office

From: Planning Dept.

Re: Midwest Development Ordinance

This ordinance grants PUD designation for 38 acres of RS-zoned land in the 3300 block of Leonard Springs Road. Plan Commission Case # RS/PUD-1-91 received outline plan approval by the Plan Commission on February 18, 1991 with the following conditions:

1. Detention will be refined at development plan stage. Detention areas and sinkholes receiving drainage will be common space instead of easements on individual lots.

2. Topographic survey and field inspection at development plan stage will determine extent to which streets and home sites may approach sinkholes. Sinkhole side slopes and areas showing evidence of subsidence should be avoided. This will reduce number of lots so that the RE max of 3 units/acre is appropriate.

3. Sinkholes will be individually engineered to suit each circumstance, on the model of the Woodhaven subdivision.

4. Final lot, street, and home site layout will be orientated to maximum tree preservation.

5. Due to drainage to immediately proximate sinkholes, very thorough siltation and erosion controls will be required with development plan submission.

6. Staff will address responsibility for sinkhole management at development plan stage.

7. Development will be subject to all forthcoming Master Plan conditions (to the extent that the conditions are adopted prior to the buildout of the various phases).

DENIED