

ORDINANCE 97-21

TO AMEND THE PRELIMINARY PLAN

Re: 1421 W. Sixth St.

(Renaissance Rentals, LLC, Petitioner)

WHEREAS, the Common Council adopted Ordinance 95-21 which repealed and replaced Title 20 of the Bloomington Municipal Code entitled "Zoning", including the incorporated zoning maps, and repealed Title 21, entitled "Land Use and Development" on May 1, 1995; and

WHEREAS, the Plan Commission has considered this case, PUD-21-97, and recommended that the petitioner, Renaissance Rentals, LLC, be granted an amendment to the preliminary plan and request that the Common Council consider his petition;

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

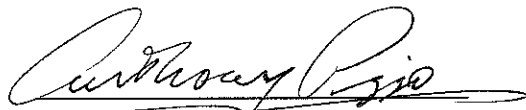
SECTION I. Through the authority of IC 36-7-4 that a preliminary plan amendment be approved for 1421 W. Sixth Street, Bloomington, Indiana. That property is further described as follows:

Lot Numbered Three (3) in HOPEWELL RENEWAL PLAT as shown on the plat thereof recorded in Plat Cabinet C, Envelope 187, in the Office of the Recorder of Monroe County, Indiana.

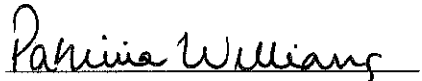
SECTION II. The Preliminary Plan Amendment, as recommended by the Plan Commission, shall be attached and made a part of this ordinance.

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.

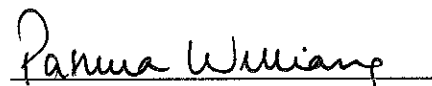
PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 6th day of August, 1997.


ANTHONY PIZZO, President
Bloomington Common Council

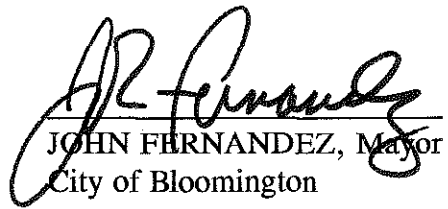
ATTEST:


PATRICIA WILLIAMS, Clerk
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this 7th day of August, 1997.


PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this 8 day of August, 1997.


JOHN FERNANDEZ, Mayor
City of Bloomington

SYNOPSIS

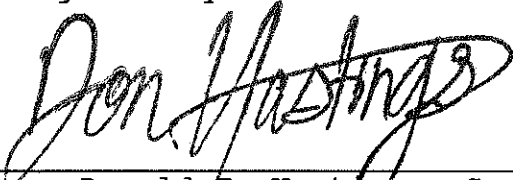
This ordinance amends the preliminary plan for Lot 3 of the Hopewell Renewal PUD to allow a configuration of six duplexes instead of the three or four buildings holding the 12 townhouse units permitted under the original approval.

Signed copies to:
Planning
Petitioner

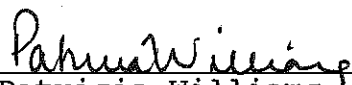
****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 97-21 is a true and complete copy of Plan Commission Case Number PUD-21-97 which was given a recommendation of approval by a vote of 7 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on June 30, 1997.

Date: July 7, 1997


Donald F. Hastings, Secretary
Plan Commission

Received by the Common Council Office this 1st day of July, 1997.


Patricia Williams, City Clerk

Appropriation Fiscal Impact
Ordinance # _____ 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 _____

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.)

Bledsoe Tapp & Riggert, Inc.

-Quality Land Surveying and Civil Engineering Services-

Res 97-21
BEN E. BLEDSOE, L.S.
PHILIP O. TAPP, L.S.
WILLIAM S. RIGGERT, P.E.
359 Landmark Avenue
Bloomington, IN 47404
(812)336-8277
(812)384-1114
FAX: (812)336-0817

April 29 1997

Lynne Friedmeyer
City of Bloomington Planning
401 N. Morton Street
P.O. Box 100
Bloomington, IN 47402-0100

RE: Phase II, Hopewell Duplexes - 12 Unit Housing Project

Dear Lynne:

On behalf of the petitioner, Renaissance Rentals, L.L.C., we are respectfully requesting preliminary plan amendment, final plan, and preliminary and final subdivision approval for Lot 3 of the Hopewell Renewal Project at 6th and Hopewell Streets.

The plan shows six duplex units (12 living units) for the previously approved and platted Lot 3. The original schematic plan shows three four-plex units. The developer has changed to duplex units in order to provide a better living unit with windows on three exterior walls. The plat for Lot 3 will be amended to replat the common areas as previously depicted.

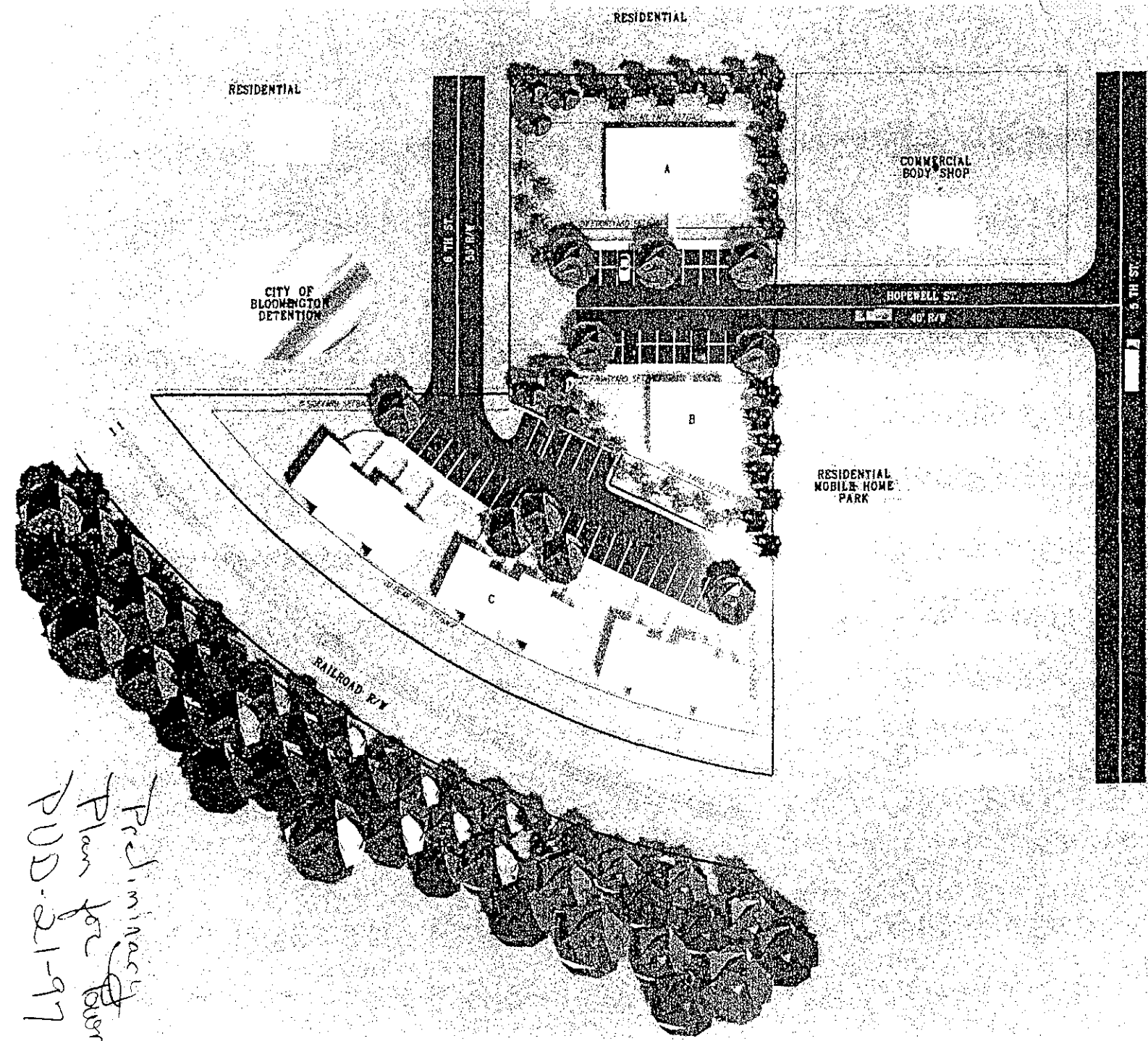
Plans for this lot have been prepared per the criteria that was developed per the Outline Plan approval for this project August 5, 1996, Case #PUD-60-96. A part of the criteria was the commitment for affordability. The units on Lot 3 will be sold at or less than the committed price of \$65,000.00.

Utilities are in place at the site. Sewer and water will be provided by City of Bloomington Utilities.

Please place this item on your May 19, 1997 agenda for consideration. Due to the completeness of the packet and recent approval of the Outline Plan, we are requesting a waiver of second hearing.

Petitioner's Statement
PUD-21-97

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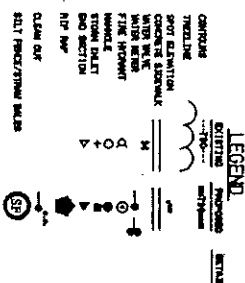


SITE DATA

Parcel	Area	Units	Parking	Open Space
Parcel A	0.32 AC	5 UNITS (EFFICIENCIES)	5.0 PARKING REQ'D 8.0 PARKING SHOWN	0.11 AC • OPEN SPACE 35%
Parcel B	0.17 AC	8 UNITS (EFFICIENCIES)	8 PARKING REQ'D 8 PARKING SHOWN	0.06 AC • OPEN SPACE 35%
Parcel C	0.77 AC	12 UNITS 8 3BR 4 2BR	32 PARKING REQ'D 28 PARKING SHOWN	0.25 AC • OPEN SPACE 35%

*Preliminary
Plan for Purchase
PUD-21-97 9*

Res 97-21



Shading Plan
PUD-2-1-97

NOTE:

- 1.) STRONG CONSTRUCTION, ENTRY IS
SO WIDE AT 120' LONG, STRIP AREA
ON TOPGOLF, LAY DOWN AN EXISTING
CONCRETE PAVEMENT, A COVER WITH 6" OR
2" TO 3" ASPHALT.
- 2.) THE SITE IS CURRENTLY A GRAVEL FIELD.
WALDGET PROPOSITS AND ESTIMATED AS
NECESSARY. RETURNED TO COUNCIL.
- 3.) PROJECT ALL EXISTING TREES MAINTAINED FOR
PRESERVATION WITH 2000 FORCE PRIOR TO
CONSTRUCTION.

- 1.) SILT FENCE & SEDIMENT CONTROL DAMS ARE TO BE INSTALLED PRIOR TO EARTH MOVING ACTIVITIES FOR ROADS.
- 2.) ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 60 DAYS OF COMPLETION OF CONSTRUCTION. SEDIMENT CONTROL MEASURES ARE LISTED IN THE SPECIFICATIONS FOR THIS PROJECT.
- 3.) PROPOSED ROADWAY & PARKING SHALL BE STOKED WITHIN 7 DAYS OF COMPLETION OF GRADING.
- 4.) CULVERTS & STORM STRUCTURES SHALL BE PERMITTED DURING CONSTRUCTION TO KEEP THEM CLEAN & MAINTAINED & CLEARED PRIOR TO FINAL ACCEPTANCE OF PROJECT.
- 5.) WORK SHALL COMMENCE IN THE SUMMER OF 1987 WITH UTILITY & ROADWAY CONSTRUCTION COMPLETED IN THE 1994 CONSTRUCTION SEASON. BUILDING CONSTRUCTION WILL PROGRESS AS PER MARKET DEMANDS WITH TOTAL BUILD OUT EXPECTED BY END OF 1994.
- 6.) A STOKED CONSTRUCTION ENTRY WILL BE INSTALLED IMMEDIATELY AT START OF CONSTRUCTION.
- 7.) ANY DISTURBED AREAS TO REMAIN TOE FOR 18 DAYS SHALL BE TEMPORARILY STABILIZED.

FOIR

Quality Land Surveying and Civil Engineering Services

309 Lombard Avenue
Bloomington, IN 47404
(317) 334-8277

1134 "K" Street, Room 139
Bloomington, IN 47401
(317) 375-0001

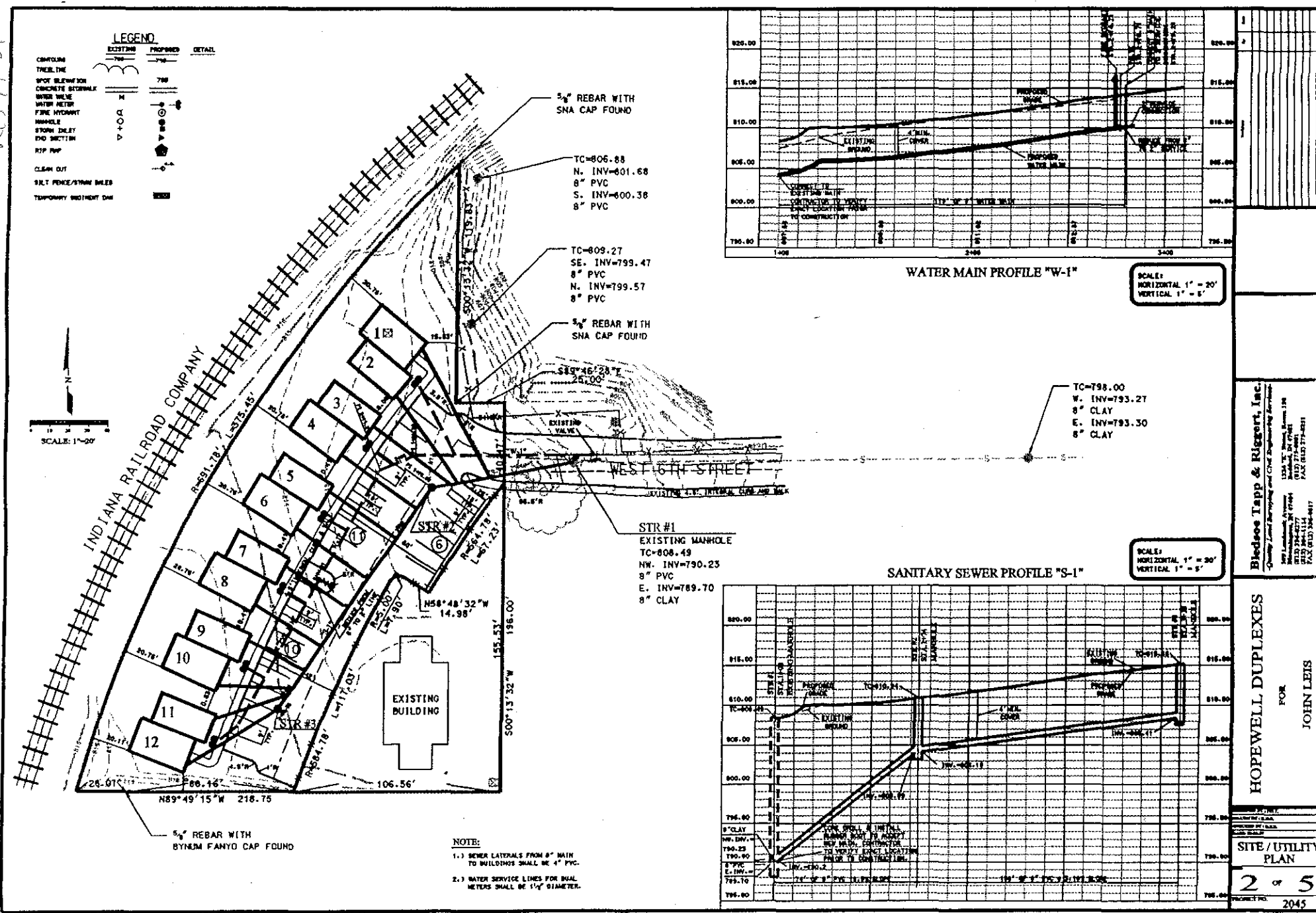
GRADING / ERO
CONTROL FL

3 of 204

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Res 97-21

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Blodgett Tapp & Riggert, Inc.
Quality Land Surveying and Civil Engineering Services
1324 N. 1st Street, Suite 100
Indianapolis, IN 46204
TEL 317-644-1114
FAX 317-644-1115
CELL 317-577-8881

HOPEWELL DUPLEXES
FOR
JOHN LEIS

SITE / UTILITY PLAN
2 of 5
PROJECT NO. 2045

PLAN #DP12-02

ELEVATION 'A'



91

res 97-21

Hand-drawn floor plan of a two-story house. The plan shows a central hallway (MBR) with a staircase (DN) on the left. There are two bedrooms (BR) at the top, a bathroom (B) on the right, and a living area (L) at the bottom. Dimensions are provided for various rooms and hallways. The overall dimensions are 18'-0" wide by 21'-0" deep.

Rooms and Dimensions:

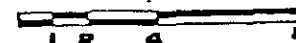
- Top Left Bedroom (BR): 8'-6" x 10'-2"
- Top Right Bedroom (BR): 8'-7 1/2" x 12'-6"
- Central Hallway (MBR): 14'-0 1/2" x 10'-0"
- Bathroom (B): 7'-0" x 5'-1"
- Living Area (L): 11'-0" x 11'-0"
- Staircase (DN): 5'-1" x 5'-2"

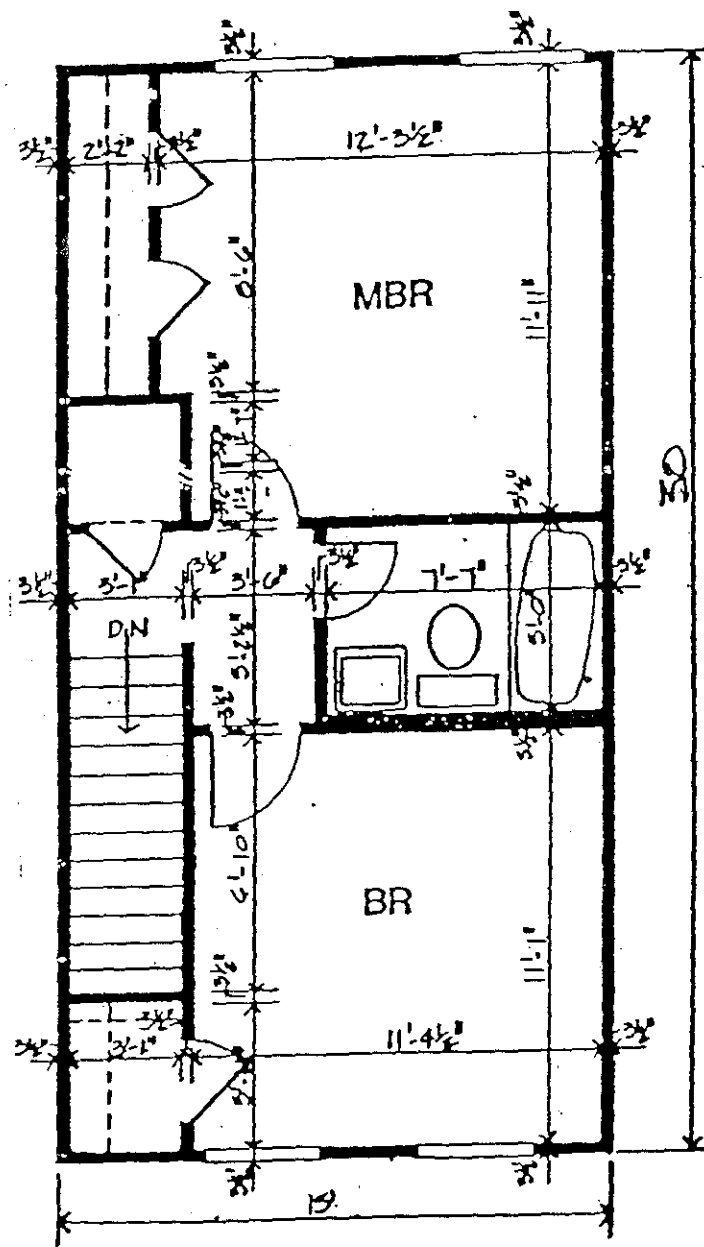
Overall Dimensions: 18'-0" (width) x 21'-0" (depth).

A hand-drawn floor plan of a house with the following features and dimensions:

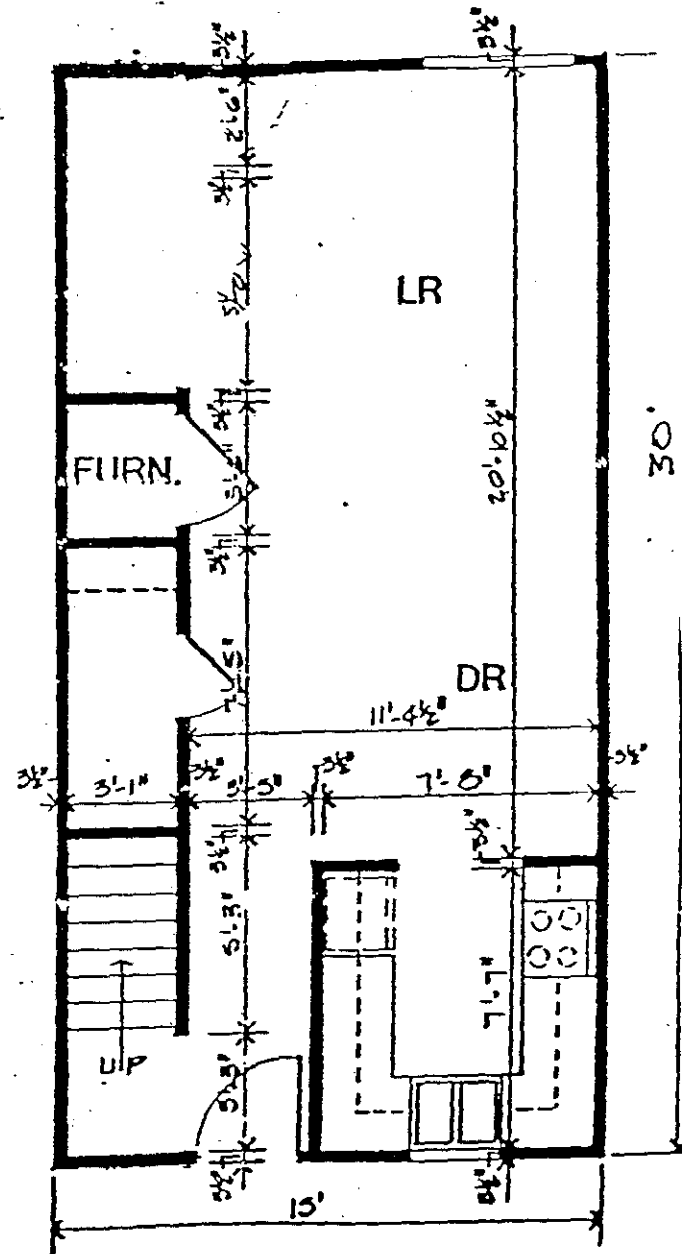
- Overall Dimensions:**
 - Left side: 31'-4"
 - Bottom: 10'-0"
 - Right side: 31'-4"
- Rooms and Dimensions:**
 - LR (Living Room):** 14'-0 1/2" wide, 21'-11 1/2" deep.
 - DR (Dining Room):** 5'-0" wide, 8'-0" deep.
 - Kitchen:** 10'-0" wide, 8'-0" deep, containing a sink and stove.
 - Bathroom:** 5'-0" wide, 6'-0" deep, containing a toilet and bathtub.
 - Bedroom:** 5'-0" wide, 6'-0" deep, containing a bed.
 - Staircase:** Located on the left, with an arrow pointing "UP".
 - Hallway:** 5'-1" wide, connecting the rooms.
- Other Features:**
 - Windows are indicated by double lines on the exterior walls.
 - Doors are shown as arcs indicating their swing.
 - Various smaller dimensions (e.g., 3'-6", 3'-0", 2'-0") define the placement of walls, windows, and fixtures.

LOWER FLOOR

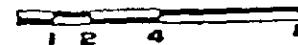




UPPER FLOOR



LOWER FLOOR



From: "Doris Sims" <CITY/SIMSD>
Organization: City of Bloomington, IN
To: "Dan Sherman" <CITY/SHERMAND>
Date sent: Tue, 10 Jun 1997 11:12:08 EST
Subject: Re: Hopewell Renewal
Copies to: HastingD, Mcnamarj, Freemanj

Dan-

thanks for the comment on the forum.

In relation to the hopewell renewal project, I think you need to be talking to John Freeman. John is in the process of working with the local neighborhood association through David Walter to obtain right of entries on the owner's property to clean out the open drainage ditches. It is my understanding that the project will be put out to bid. As part of the bid, improvements to the drainage pond will be included. The commitment I made was to make sure that the drainage pond started to hold water, the other commitments made by the city you need to talk to Freeman about.

Doris

Doris J. Sims
Housing & Neighborhood Development
349-3401 /e-mail: city/simsd