

Passed: 7-0

ORDINANCE 94-16

TO GRANT RE/PUD DESIGNATION AND OUTLINE PLAN APPROVAL
Re: 4100 Moores Pike
(David N. Chaudion, Petitioner)

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, RE/PUD-4-94 and recommended that the petitioner, David Chaudion, be granted PUD designation and outline plan approval 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 and pursuant to Chapter 20.13 of the Bloomington Municipal Code, the property be designated a Planned Unit Development and be approved for an outline plan. The property is located at 4100 Moores Pike and is further described as follows:

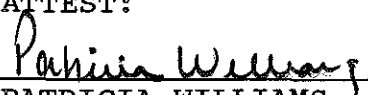
A part of the northwest quarter of Section 12, Township 8 North, Range 1 West, Monroe County, Indiana, being more particularly described as follows: BEGINNING at an iron pin at the northwest corner of said Section 12; thence NORTH 88 degrees 53 minutes 40 seconds EAST along the north line of said Section 12, a distance of 990.00 feet to a 5/8 inch rebar; thence SOUTH 00 degrees 07 minutes 51 seconds WEST parallel with the west line of said Section 12 (basis of bearings) 544.50 feet to a 5/8 inch rebar, thence SOUTH 88 degrees 53 minutes 40 seconds WEST parallel with the north line of said Section 12 a distance of 654.75 feet to a 5/8 inch rebar in a fence line; thence NORTH 00 degrees 02 minutes 19 seconds EAST along said fence line 263.99 feet to a 5/8" rebar; thence SOUTH 88 degrees 53 minutes 40 seconds WEST parallel with said north line of Section 12, a distance of 334.83 feet to a P.K. nail on the west line of said Section 12; thence NORTH 00 degrees 07 minutes 51 seconds EAST along said west line 280.50 feet to the point of beginning, containing 10.34 acres, more or less.

SECTION II. The Outline Plan 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 23 day of March, 1994.


JIM SHERMAN, 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 24 day of March, 1994.

Patricia Williams
PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this 24th day of March,
1994.

Tomilea Allison
TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

This ordinance grants the approval of PUD designation to an existing RE zone and outline plan approval for an 18 lot residential development on a 10.3 acre parcel located at 4100 Moores Pike.

Signed copies to
Retention
Planning

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 94-16 is a true and complete copy of Plan Commission Case Number RE/PUD-4-94 which was given a recommendation of approval by a vote of 9 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on February 21, 1994.

Timothy A. Mueller

Date: February 22, 1994

Tim Mueller, Secretary
Plan Commission

Received by the Common Council Office this 22nd day of February,

Patricia Williams
Patricia Williams, City 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 _____

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.)

MEMO

TO: Common Council
FROM: Planning Department
SUBJECT: RE/PUD-4-94
PETITIONER: Dave Chaudion
LOCATION: 4100 Moores Pike

On February 21, 1994 the Bloomington Plan Commission approved RE/PUD-4-94, a requesting PUD designation to existing RE zoning (RE/PUD), and outline plan approval for an 18-lot residential development on 10.3 acres.

The land is located on the south east corner of Moores Pike and Smith Rd. and totals 10.3 acres. The land is currently vacant. The topography is gently rolling terrain with several second growth trees. Toward the south edge of the property there is an area which has not been disturbed. There are several large trees in this area and the petitioner proposes to leave this natural area undisturbed.

Proposed for this 10.3 acre parcel are 18 building sites for single family homes. After dedication of right-of-way, the parcel totals 9 acres giving a density of two units per acre.

The petitioner is proposing an exclusive upscale residential subdivision. Particular attention will be given to the design of the street construction, street lamps, and home design. Mr. Chaudion intends to build each of the homes.

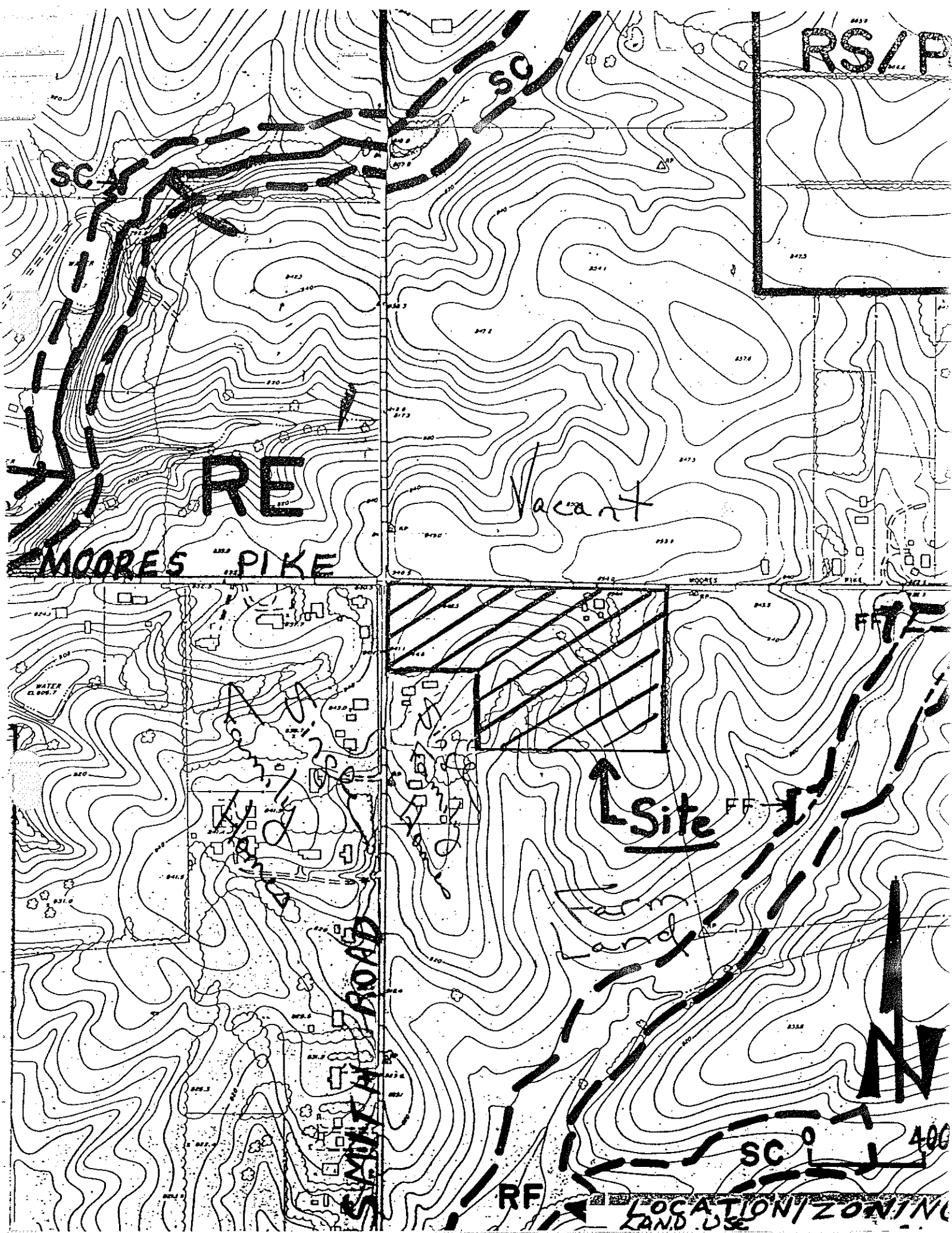
Proposed is one access from Moores Pike. The street will end in two cul-de-sacs.

The Growth Policies Plan designates this area "low density residential". The plan calls for these areas to range from three units per acre to increase over time to average densities between five and six units per acre.

The Growth Policies Plan calls for a higher overall density than that proposed. Should this petition be approved, it should be made clear that the surrounding developments might be higher densities to balance the low density on this parcel.

The thoroughfare plan calls for a road network to originate at Moores Pike and run south through the Huntington Farm to the east. The petitioner does not own the land where the plan shows a road, but recognizes that a road will be built near this subdivision at some time in the future.

There was discussion concerning the possible need to stub the street to the south, so that it may connect to the road to be constructed in the future. The planning policy prefers through streets so that there is a neighborhood connection, and are not sure what the future street patterns will be. However, in this particular case, staff finds no compelling argument for a street stub in this location. There appears to be ample opportunity for the future traffic to enter and exit the Huntington property both on Smith Rd. and Moores Pike.



RS/P

SC

SC

RE

Vacant

MOORES PIKE

Site

Land

SWEETWATER ROAD

SC

RF

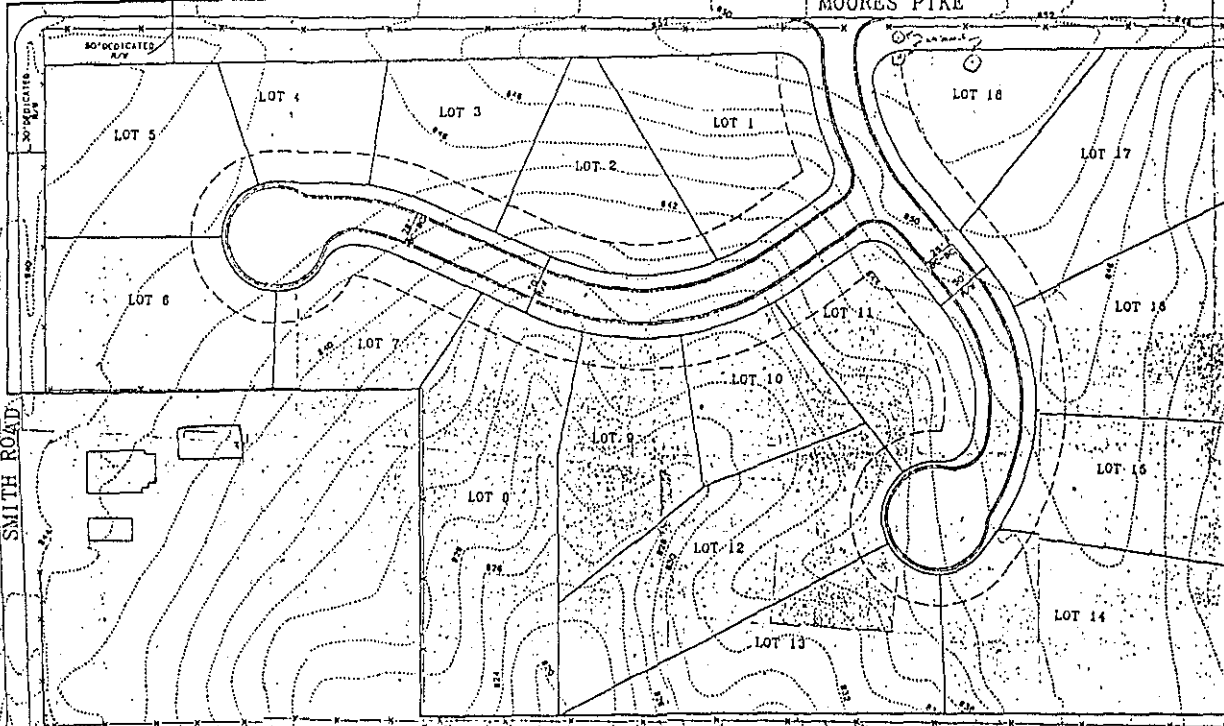
LOCATION/ZONING
LAND USE

400

EAST WINGFIELD

MOORES PIKE

SMITH ROAD



34-

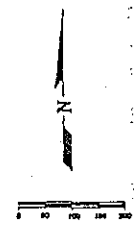
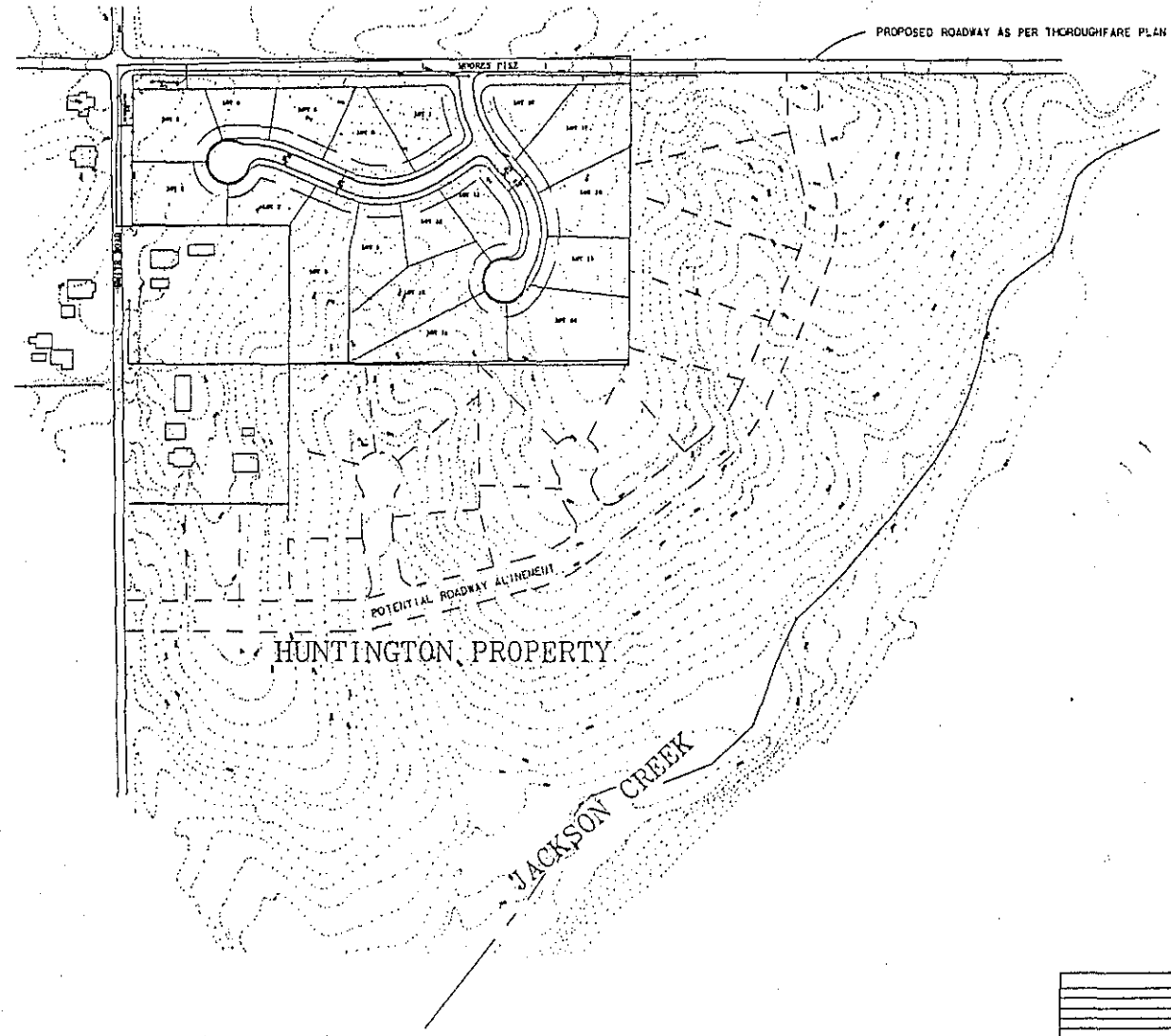
Site Plan - 1-94

Revisions	By	Date

Bladeson Tepp & Co., Inc.
 1000 N. 2nd St., Suite 10
 Arlington, VA 22201
 (703) 261-0000

OUTLINE PLAN EXHIBIT
 NEW TRACT

EAST WINGFIELD THOROUGHFARE PLAN EXHIBIT



RE/PUD-4-94
 Thoroughfare Plan
 2.1.1

REVISIONS	BY	DATE	Biedosz Tapp & Co., Inc.															
			1982 N. 2nd St., Suite 100 Portland, OR 97208															
			OUTLINE PLAN EXHIBIT															
			Scale: 1" = 100'															
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