

First Ad. 1-2-3  
Comm: 5-0-1  
2nd Ad. 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.

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.

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, 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 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)

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).