

1st READING 9/6/89
COMMITTEE 9/13/89
06 PASS: 6-0-1
2ND READING: 9/20/89
PASS 7-0

ORDINANCE 89 - 37
To Grant Outline Plan Approval
RE: 2273 West 2nd Street (Michael Pauly)

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, PUD-56-89, and recommended that the petitioner, Michael Pauly, be granted outline plan approval and PUD designation and request that the Common Council consider their 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 that the property located at 2273 West 2nd Street be designated a Planned Unit Development. The property is further described as follows:

A part of Seminary Lot 191 in the City of Bloomington, Monroe County, Indiana and described as follows: Beginning at a point on the South line of said Seminary Lot 191, said point being North 87 degrees 08 minutes 09 seconds East, along said South line, for 209.50 feet from the Southwest corner of said Seminary Lot 191; thence leaving the said South line and running North 07 degrees West for 342.16 feet and to the centerline of State Highway #45; thence with the said road centerline North 45 degrees 09 minutes 47 seconds East for 275.58 feet; thence leaving the said road centerline and running South 07 degrees 10 minutes East, parallel with the West line of said Seminary Lot 191, for 527.06 feet and to a point on the South line of said Seminary Lot 191; thence with the said South line South 87 degrees 08 minutes 09 seconds West for 219.75 feet and to the point of beginning. Containing 2.18 acres, more or less.

Subject to an easement from the centerline of State Highway #45 for State Highway right-of-way.

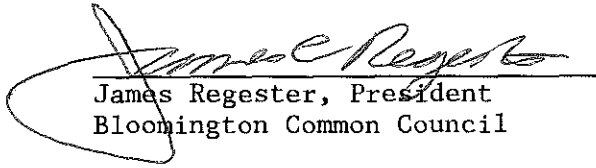
ALSO, a part of Seminary Lot 198 in the City of Bloomington, Monroe County, Indiana, and described as follows: Beginning at a point on the North line of said Seminary Lot 198, said point being North 87 degrees 08 minutes 09 seconds East, along said North line, for 218.00 feet from the Northwest corner of said Seminary Lot 198; thence continuing on said North line North 87 degrees 08 minutes 09 seconds East for 436.68 feet and to the Northeast corner of said Seminary Lot 198; thence running along the East line of said Seminary Lot 198 South 08 degrees 25 minutes 11 seconds East for 389.32 feet; thence leaving the said East line and running South 87 degrees 08 minutes 09 seconds West, parallel with the North line of said Seminary Lot 198, for 325.54 feet; thence North 07 degrees 10 minutes West, parallel with the West line of said Seminary Lot 198, for 129.53 feet; thence South 87 degrees 08 minutes 09 seconds West, parallel with the said North line of said Seminary Lot 198, for 119.67 feet; thence North 07 degrees 10 minutes West, parallel with the said West line of said Seminary Lot 198, for 259.06 feet and to the point of beginning. Containing 3.57 acres, more or less.

Containing in all, 5.75 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.

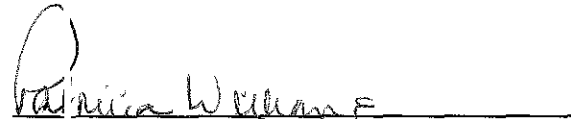
PASSED and ADOPTED by the Common Council of the City of
Bloomington, Monroe County, Indiana, upon this 20TH day of SEPTEMBER,
1989.


James Regester, President
Bloomington Common Council

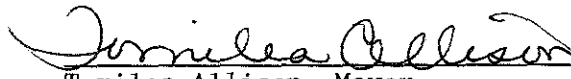
ATTEST:


Patricia Williams, City Clerk
James McNamara, Deputy Clerk

PRESENTED by me to the Mayor of the City of Bloomington,
Monroe County, Indiana, upon this 21 day of September,
1989.


Patricia Williams, City Clerk
James McNamara, Deputy Clerk

SIGNED and APPROVED by me upon this 22 day of
September, 1989.


Tomilea Allison, Mayor
City of Bloomington

SYNOPSIS

This ordinance designates a 6.7 acre parcel of RS zoned land at 2273 W. 2nd St.
as a Planned Unit Development and approves an outline plan for 40 units.

Copies to:
Planning
Petitioner MICHAEL PAULY

ORDINANCE CERTIFICATION

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 89-37, is a true and complete copy of Plan Commission Case Number PUD-56-89 which was given a recommendation of approval by a vote of 8 Ayes, 1 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on August 21, 1989.

Date: August 28, 1989

Timothy A. Mueller
Planning Director
Tim Mueller, Secretary
Plan Commission

Received by the Common Council Office this 28 day of August, 1989.

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 XX 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 XX

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)

Agency submitting legislation _____ Planning Department

By Timothy Mueller Date August 28, 1989

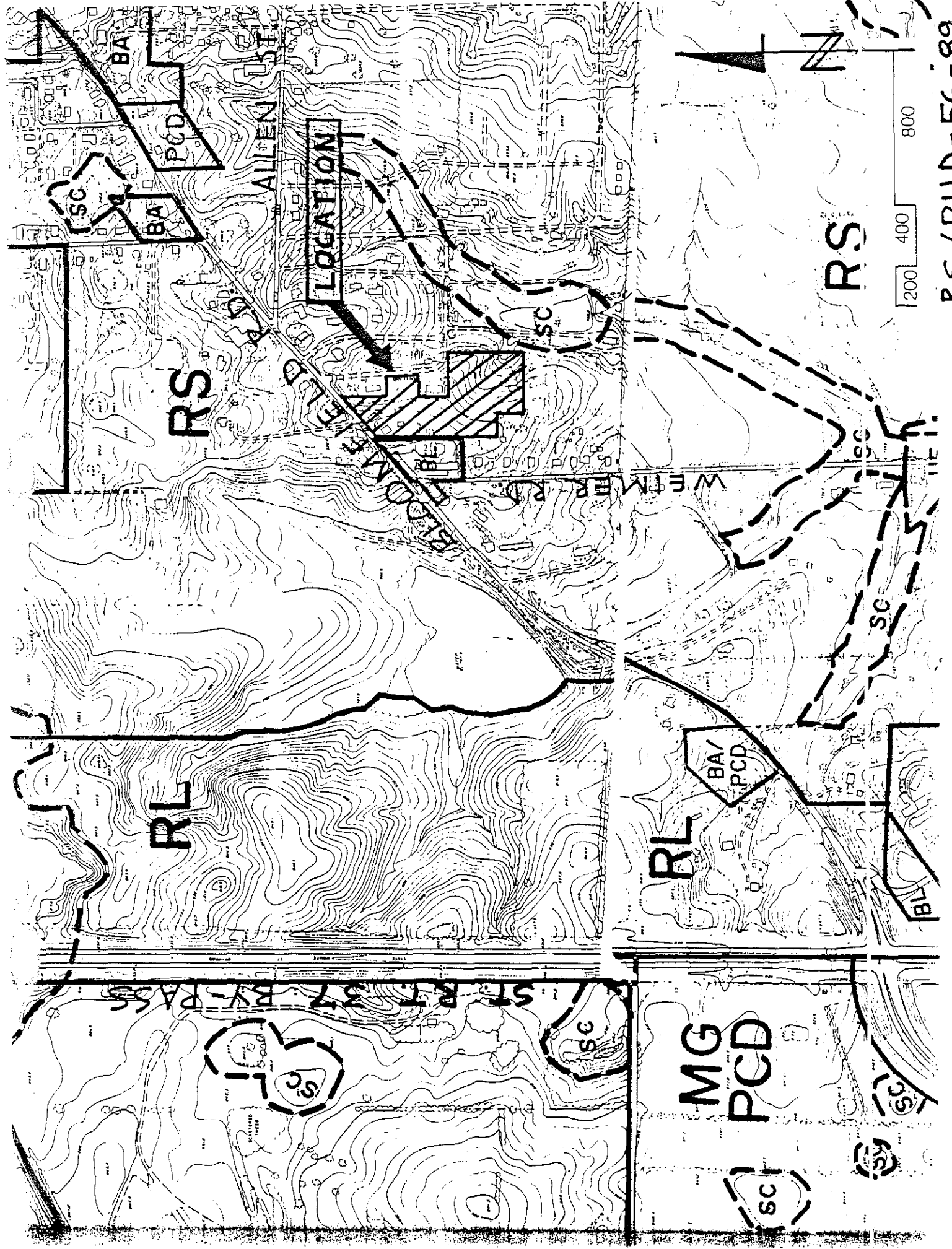
BLOOMINGTON PLAN COMMISSION
FINAL STAFF REPORT
RS/PUD-56-89 MICHAEL PAULY
2273 W. BLOOMFIELD RD.

AUGUST 21, 1989

Requested is outline plan approval for a proposed 40 unit condominium project on 6.75 acres located at 2273 W. Bloomfield Rd. The site currently contains two single family residences. One will be demolished, the other will be moved to a different location on this site and be remodeled for single family use. The current zoning on the site and surrounding areas is RS and the request is for an RS/PUD at a density just under six units/acre. The property is bordered on the westside by the Ray of Love rehab facility, there are scattered single family residences to the east, and Blands Wrecker Service is located to the southeast.

Access is proposed from Bloomfield Rd. A new private drive would be brought into the site. The original proposal for a public street has been abandoned in favor of the current proposal. Accel and decel lanes are proposed on Bloomfield at the entrance to the development. The building arrangement has also been modified since preliminary hearing in response to Commission input. The buildings are more spaced out than with the earlier submission and parking areas are provided in lots between buildings. In addition a seperate parking lot will be provided for extra on-site parking. Total parking will exceed code minimums. The southeast end of the site which is a wooded area will not be developed with buildings or roads and will remain as open space for the project. The remodeled single family residence is proposed to be located along Shadeland Dr. and would access from that existing street.

A multi-family project at six units/acre is proposed. The area plan generally recommended single family use in this area. However this sites proximity to existing non-residential land uses warrants deviation from this general recommendation. Staff has expressed a willingness to support an attractive low-density attached housing project. Storm water drainage will be required on-site. The plan does not identify any area specifically for drainage retention. Development plan approval will require fully engineered storm water detention. The PUD requirements call for a 30ft. buffer around the perimeter of projects that abut lower density residential areas. This petition has been modified to meet the 30ft. requirement around the entire site. Sidewalk is proposed one side of the internal drive and on Bloomfield Rd. Staff finds the arrangement acceptable. Petitioner has been working with Utilities Dept. on sewer and water service. The property can be served and specific details on service plan should be engineered with development plans.



RS/PUD-56-89
 LOCATION ZONING M