

ORDINANCE 88 - 8
To Amend the Zoning Ordinance and
Grant Outline Plan Approval
RE: 3950 N. Kinser Pike (Wayne Johnson)

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-5-88, and recommended that the petitioner, Wayne Johnson, be granted an amendment to the Bloomington zoning maps and request that the Common Council consider their petition for rezoning of 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 that the zoning be changed from RE to RE/PUD for property located at 3950 N. Kinser Pike, and more particularly described as follows:

The South half of a part of the northeast quarter of Section twenty (20), Township nine (9) North, Range One (1) West, being the south half of the following described tract of land, to-wit: Beginning at a point eighty-three and two fifths (83 2/5) rods south of the half mile post of the north line of said Section twenty (20); thence east one hundred and four (104) rods to a stone monument; thence North forty-one and seven-thirteenths (41 7/13) rods; thence west one hundred and four (104) rods to the center of the Kinser Pike; thence south forty-one and seven-thirteenths (41 7/13) rods to the place of beginning, containing twenty-seven acres, said south half containing thirteen and one-half (13 1/2) acres more or less.

The north half of the following described real estate, to-wit: Part of the Northeast quarter of Section Twenty (20), Township Nine (9) North, Range One (1) West, beginning at a point Eighty-three and Two-fifths (83 2/5) rods South of the Half Mile post of the North line of Section Twenty (20), thence East One Hundred Four (104) rods to stone monument; thence North Forty-one and Seven-Thirteenths (41 7/13) rods, thence West One Hundred Four (104) rods to the center of Kinser Pike, thence South Forty-one and Seven-thirteenths (41 7/13) rods to the place of beginning; EXCEPTING THEREFROM a strip of ground Ninety (90) feet of even width off of the entire East end thereof.

SECTION II. 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 above designated property be designated a Planned Unit Development.

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

SECTION IV. 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, 1988.


PAM SERVICE, PRESIDENT
Bloomington Common Council

ATTEST:

Patricia Williams
PATRICIA WILLIAMS, City Clerk

PRESENTED by me to the Mayor of the City of Bloomington,
Monroe County, Indiana, upon this 24 day of March, 1988.

Patricia Williams
PATRICIA WILLIAMS, City Clerk

SIGNED and APPROVED by me upon this 25 day of March,
1988.

Tomilea Allison
TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

The petitioner (Wayne Johnson) proposes a 100 unit development on 26
acres at 3950 N. Kinser Pike, north of Cascades Golf Course. The layout
of the development would be mostly single family detached condo units
with some duplex units mixed in.

Signed Copies 3/24/88:
Petitioner
Planning

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number _____, is a true and complete copy of Plan Commission Case Number PUD-5-88 which was given a recommendation of approval by a vote of 9 Ayes, 0 Nays, and 1 Abstentions by the Bloomington City Plan Commission at a public hearing held on February 18, 1988

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

Date: February 18, 1988

Received by the Common Council Office this 26 day of February, 1988

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 <u>XX</u>	Investments _____	Short-Term Borrowing _____
New Fees _____	Annexation _____	Other _____

Change of zone from RE to RS/PUD with outline plan approval.

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.

The site is not in the city's incorporated limits.

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 2/18/88