### ORDINANCE 88 - 9

Defeater. 3/23/88

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Absent: 1

To Amend the Comprehensive Plan as it Relates to Land Use in the Area Bounded by North Dunn Street and Old Highway 37 on the West; the City Planning Jurisdiction on the East and North; and Griffy Lake on the South. (Griffy Lake Neighborhood)

WHEREAS, the Bloomington Plan Commission has considered and recommended that the Bloomington Master Plan be changed;

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

SECTION I. The comprehensive plan for the City of Bloomington and its extraterritorial jurisdiction is hereby amended to recommend the land use as shown on Exhibit A, which is attached hereto and made a part of this ordinance.

SECTION II. 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 \_\_\_\_\_

> PAM SERVICE, President Bloomington Common Council

ATTEST:

1988.

PATRICIA WILLIAMS, City Clerk

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

PATRICIA WILLIAMS, City Clerk

SIGNED and ADOPTED by me upon this \_\_\_\_\_ day of \_\_\_\_,

TOMILEA ALLISON, Mayor City of Bloomington

# SYNOPSIS

The comprehensive plan advises a pattern of land use among its elements. This amendment to the plan addresses land use for the vacant land in the area bounded by North Dunn Street and Old Highway 37 on the west; the City Planning Jurisdiction on the east and north and Griffy Land on the south. This area is located in Bloomington Township, Sections 15, 22, the east half of 21 and a portion of 16 lying southeast of Old Highway 37 (Griffy Lake Neighborhood). Growth trends, current conditions, land use and street characteristics were taken into account in updating the plans recommending land use for this area.

* .	****ORDINANCE CERTIFICATION****		
	In accordance with IC 36-7-4-508 I hereby certify that the attached		
	Ordinance Number , is a true and complete copy of Plan Commission		
	Case Number MP-78-87 which was given a recommendation of approval		
	by a vote of 8 Ayes, 2 Nays, and $0$ Abstentions by the Bloomington $\cdot$		
	City Plan Commission at a public hearing field on February 15, 1988 Monthly Q. Mullice Planning Director		
	Date: February 22, 1988 , Tim Mueller, Secretary Plan Commission		
,	Received by the Common Council Office this 24 day of Lebuan, 1988,		
	Patricia Williams, City Clerk		
	Appropriation Ordinance #Fiscal Impact Ordinance #Ordinance		
	Type of Legislation:		
· · · · ·	AppropriationEnd of ProgramPenal OrdinanceBudget TransferNew ProgramGrant ApprovalSalary ChangeBondingAdministrative ChangeZoning ChangeInvestmentsShort-Term BorrowingNew FeesAnnexationOther		
	Comprehensive Plan Amendment		
	If the legislation directly affects City funds, the following must be completed by the City Controller: <u>Cause of Request</u> : Planned Expenditure Unforseen Need <u>Emergency</u> Other		
	Funds Affected         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 NoX		
	If the legislation will not have a major fiscal impact, explain briefly the reason for your conclusion. Most of the site is not within 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

By\_

Planning Department

Timothy Mueller

February 22, 1988 Date

## Exhibit A - GRIFFY LAKE AREA NEIGHBORHOOD PLAN

This report summarizes the Plan Commission's recommendation for the Griffy Lake Area Neighborhood Plan. This neighborhood plan is the fifth in a series of plan updates, and involves the area shown on the attached exhibits.

The plan Commission discussed the plan on December 7, 1987 and in public hearings on January 11 and February 15. In addition, it was a topic at a meeting of December 9, 1988 to which the memberships of the Board of Zoning Appeals, Environmental Commission, Utility Services Board, and the Parks Board and it's Environmental Resources Advisory Council were invited. The plan was discussed as well at meetings of the Environmental REsources Advisory Council.

Key issues considered included the limitations of the streets serving the area, Dunn St., Hinkle Rd., and BEthel Lane; the impact of population density of the surrounding land upon the Griffy Lake Plan's objectives; the potential for damage to the Lake from on site septic systems within the Lake's immediate watershed.

In the course of it's deliberations the Plan Commission identified a number of alternatives for consideration. These are described in the following staff report to the Commission, included herein for reference.

### STAFF REPORT

1P-78-8

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## PLAN COMMISSION FEBRUARY 1, 1988

The study area for the plan update has been fully described in previous bearings, so this report will summarize the existing conditions and alternatives.

For the sake of this summary, the study area is divided into four areas:

The city-owned Griffy site;

Area A, the portion of the ridge morth of Griffy which drains to the Lake;

Area B, the portion of the ridge which drains to Griffy creek downstream from the lake;

Area G, the area along both sides of Bethel Lane, separated from area B by a steep ravine.

<u>City Owned Area</u> the <u>Griffy Lake Long-Range Use and Management Plan</u> adopted by the Parks Apard should be included by reference in this area plan.

Areas A and B- existing conditions Areas A and B include about 130 acres with grade of less than 12%, the maximum for septic fields, as well as a practical limit for street access. In addition, there are 79 acres of luss than 12% to the east of Hinkle Anad. These ridgetop areas are characterized by potential septic system limitations, such as sinkholes, high seasonal water table, and shallow depth to bedrock.

ot sizes under a septic system alternative would depend upon specific valuations for each lot. Fresent RE zoning sets 40,000 square feet 92 acre) as the minimum, but septic system suitability could double rtriple that. Pending a development proposal and lot-by-lot testing. will assume 1 unit per acre to be possible.

If development on sanitary sever were to occur, lots could extend into areas steeper than 121, so that we could consider about 180 acres about the lake and 80 acres east of Hinkle to be developable. There are several tracts of sufficient size for sublivision development. If the proposed North Point development were to bring road access and utility service to the ridge, potential for development of the other tracts would be greater.

The ridge's traffic would access via Dunn at Old 37 and Hinkle Road the The ridge's traific would access via Dunn at Old 37 and Hinkle Road the marginal nature of these strents should be considered in establishing proposed densities; staff advises against anything higher than the 1.6 units/acre proposed for North Point. Access to Bethel could be desirable to relieve Hinkle at the cast end of the ridge and to afford access to Marlin School, however staff believes a local street crossing of the ravine and stream separating areas C and B to be unfeasible for the parcel size and densities involved. So, access to the ridgetop would be a local street between Dunn and Hinkle.

<u>Area C - Existing Conditions</u> As in areas A and B, developable terraine is limited to ridgetops defined be steep slopes. Fairwood Terrace, a subdivision with lot sizes smaller than current septic regulations would permit, occupies the northeast corner of the study area. The areas west of Mariin School are occupied by of the study area. The areas west of Mariin School are occupied by scattered houses along the frontages and the new North Ridge Estates, a mine lot subdivision on septic systems with lots of a little over 1 acre. The remaining developable area is similar in its characteristics to areas A and B. None of it drains to the lake. Monroe County officials have expressed concern that keep densities to a minimum in view of Bethel Lane's limitations.

<u>Area C - Pian</u> Only one alternative is recommended for Area C: Single family development pursuant to existing RE zoning (1 unit per acre or less) on septic systems. The area is more remote from sever than areas A and R, lacks subdividable parcels of sufficient size to warrant off-site utility extensions, and does not drain to the lake. Approximately 64 acres of less than 122 would yield 64 or fewer lots. <u>Area C - Plan</u> Only one alter

### AreasA and B - Alternative Plans

Alternative 1 - RE zoning - septic systems. This alternative assumes eventual development under present regulations. Only area of less than 12% would be developed. One lot per acre is the maximum, with less probable.

above lake east of Hinkle	
Area A 60 acres, 60 lots 40 acres, 40 lots	
Area B 70 acres, 70 lots 39 acres, 39 lots	
Total 130 acres, 130 lots 79 acres, 79 lots	_

Alternative 2 - RE zoning, sanitary sever. This alternative envisions the extensions of sever service to the ridge without zoning incentive. It is uncertain whether the density afforded would result in anyone bearing the off-site sever costs. Mandated sever would require a code amendment. If this were done, the code should continue to parmit septic system lots of a few acres minimum so as to avoid rendering the land totally undevelopable. As mentioned under existing conditions, sever would allow lots to extend into 12% or greater slopes, increasing developable area. In addition, RE zoning's 40,000 square foot would be an attainable lot size rather than an improbable minimum.

	above lake	east of Hinkle
Area A	80 acres, 80 lots	45 acres, 45 lots
Area B	100 acres, 100 lots	44 acres, 44 lots
Total	180 acres, 180 lots	89 acres, 89 lots
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Alternative 3 - Watershed based densities. This alternative considers a density of 1.8 units/acre for area B, as an incentive to sanitary severs, while retaining RE standards for area A, which abuts the lake site. As in alternative 2, severs would enlarge the developable acreage. The North Point development, 64 lots on 34 acres, averages 1.6 units/acre. With the developable area assumption used throughout this comparison (area of less than 12% expanded by 300), North Point's developable area is 35 acres for a density of 1.8 units/acre.

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	above lake	east of Hinkle
Area A	80 acres, 80 lots	45 acres, 45 lots
Area B	100 acres, 180 lots	44 acres, 79 lots
Total	180 acres, 260 lots	B9 acres, 124 lots

Alternative 4 - Higher density throughout. This alternative would expand the density incentive for sever to all of the ridge, areas A and B.

	above lake	east of Hinkle
Area X	80 acres, 144 lots	45 acres, 81 lots
Ares B	100 acres, 180 lots	44 acres, 79 lots
Total	180 acres, 324 lots	89 acres, 160 lots

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Alternative 5 - Higher density - first development only. This alternative considers higher density as an initial incentive for sanitary sever extension to the ridgetop. Thereafter, RE density would set lot sizes for severed development. There are two sub-alternatives: Once sever is available on the ridge, properties not adjacent to the first development could still develop on septic systems. Alternative 5-A relies on the incentive of RE as an actual severed lot minimum vs. the <u>probable</u> larger lots needed for septic. 5-B would mandate sever as described in Alternative 2, at the same time as advocating a density incentive for he first development only.

		abova lake	east of Hinkle
Area A	lst tract	5 acres, 5 lots	
	other	75 acres, 75 lots	45 acres. 45 lots
Area B	lst tract	30 acres, 59 lots	-
	other	70 acres, 70 lots	44 acres, 44 lots
Total		180 acres, 209 lots	49 acres, 49 lots

Alternative 6 - Larger Septic Lots. This alternative envisions larger than RE lot size minimum via a code amendment and rezoning.

The Commission recommendation, made at the hearing on February 15, is as follows:

- 1. The <u>Griffy Area Long-Range Use and Management Plan</u> for the Cityowned Griffy site is adopted by reference.
- 2. Area C on the attached exhibit (Bethel Lane frontages) should retain the existing RE zoning for single family residential development served by septic systems.
- 3. Sanitary sewer service should be required for development of Areas A & B on the attached exhibit at RE density (40,000 sq. ft. minimum lot size). Development on septic systems should be at lesser densities. This would require a code amendment to create a new zone imposing this requirement. The Commission has not recommended specific densities for septic system-served development. This would be determined as part of the process of amending the code.
- 4. A local street is proposed along the ridge north of Griffy Lake between Dunn Street and Hinkle Road.
- 5. The Common Council should consider means of assisting in the provision of sanitary sever service to areas A and B.

This neighborhood plan, if adopted, would become an expression of the City's land use objectives for the area, serving as a guide to future zoning and development decisions.

Adoption of the plan would not change the regulations governing development of the lands governing development of the lands involved in the plan. Implementation of this plan would require these additional steps:

1. Amendment to the text of the Zoning Ordinance to create a new zone permitting 40,000 sq. ft. lots on sanitary sewer and some to-be-determined larger lot size on septic systems. Such a code amendment should be carefully considered with ample technical research and documentation to determine the appropriate septic-served densities and to justify the need for such regulation.

2. Rezoning of land from RE to the new zone. This too, should be carefully considered. It should be noted that the Friffy Lake watershed extends beyond the boundaries of this neighborhhod plan into County planning jurisdiction and other area of City jurisdiction along Russell Road.

