

To Amend the Outline Plan

RE: Moores Pike/Hyde Park (Howard Young)

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-63-88, and recommended that the petitioner, Howard Young, be granted an amendment to the outline plan and request that the Common Council consider their petition for outline plan amendment 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 amendment be approved for property located on Moores Pike. The property is further described as follows:

A part of the Northeast Quarter of Section 11, Township 8 North, Range 1 West, Monroe County, Indiana, more particularly described as follows:
COMMENCING at an iron pipe marking the northeast corner of said northeast quarter; thence NORTH 88 degrees 08 minutes 51 seconds WEST along the north line of said quarter section 671.14 feet to the point of beginning; thence continuing NORTH 88 degrees 08 minutes 51 seconds WEST along said north line, 310.00 feet; thence leaving said north line SOUTH 00 degrees 28 minutes 19 seconds WEST 1059.44 feet; thence SOUTH 38 degrees 24 minutes 43 seconds WEST 503.05 feet; thence SOUTH 88 degrees 08 minutes 51 seconds EAST parallel with the north line of said northeast quarter 631.45 feet; thence NORTH 00 degrees 00 minutes 00 seconds WEST 1463.97 feet to the point of beginning, containing 12.05 acres, more or less.

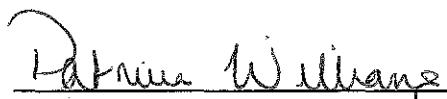
SECTION II. The Outline Plan Amendment, as recommended by the Plan Commission, shall be as attached hereto and made a part hereof.

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.

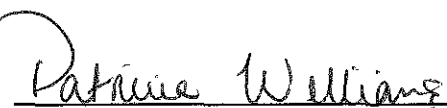
PASSED and ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 17 day of August, 1988.


Pam Service, President
Bloomington Common Council


ATTEST:


PATRICIA WILLIAMS, City Clerk

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 18 day of August, 1988.


PATRICIA WILLIAMS, City Clerk

SIGNED and APPROVED by me upon this 18 day of August, 1988.


TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

The petitioner (Howard Young) proposes an addition of a 12 acre tract to the original Hyde Park Project to be used for single family residential development.

****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-63-88 which was given a recommendation of _____ by a vote of 6 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on _____

Timothy A. Mueller
Planning Director

Date: July 29, 1988

Tim Mueller, Secretary
Plan Commission

Received by the Common Council Office this 28 day of July, 1988.

Patricia Williams (No Plan Commission recommendation as of this date)
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 _____

Outline Plan Amendment

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.

This property 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 July 29, 1988

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 88-38, is a true and complete copy of Plan Commission Case Number PUD-63-88 which was given a recommendation of approval by a vote of 6 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on 8/3/88

Date: 8/3/88

Tim Mueller
Tim Mueller, Secretary
Plan Commission

Received by the Common Council Office this 3 day of August, 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 _____	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 _____
Unforeseen Need _____

Emergency _____
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)

Agency submitting legislation Planning Dept.

By T Mueller

Date Aug 3 1988

BLOOMINGTON PLAN COMMISSION
STAFF REPORT PUD-63-88
HOWARD YOUNG
HYDE PARK (MOORES PIKE SECTION)

AUGUST 1, 1988

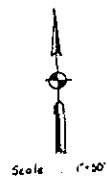
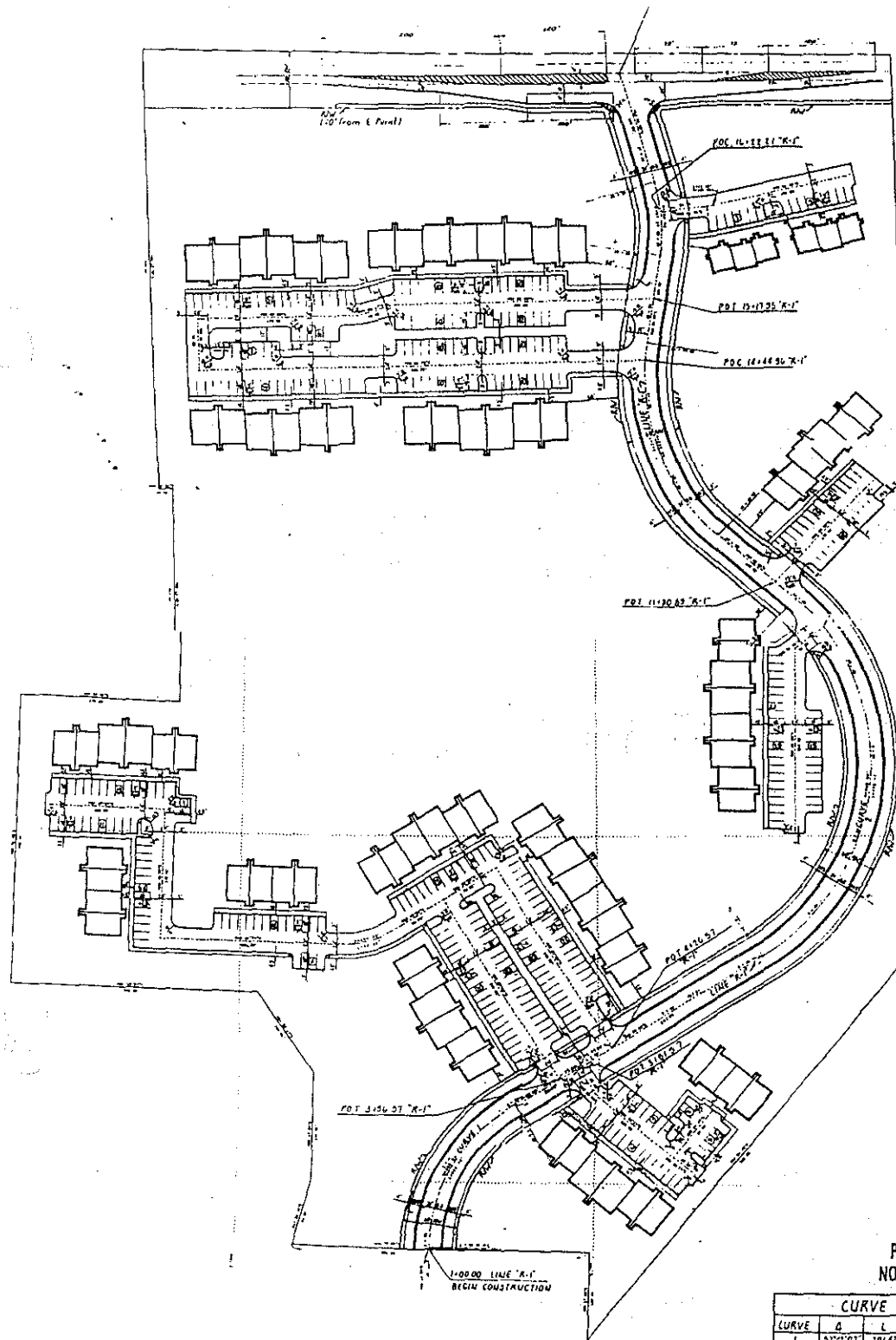
Requested is an ammendment to the Hyde Park PUD that would add 12 acres of land to the development and change the land use from multi-family to single family for 26 acres already approved for multi-family construction. The entire 38 acres would then be developed with single family homes.

The property in question has frontage along Moores Pike and includes the land recently given development plan approval for multi-family construction. (PUD-40-88) Twelve acres of land currently zoned RE and directly adjacent to the east is proposed to be added to the PUD.

A schematic subdivision layout is included in this packet. Plat approval is not a part of this request it will come with development plan. The addition of the 12 acre tract also creates a parcel of 17 acres with its access via a stub from a previous phase of development in Hyde Park as well as access to Smith Rd. through lots 56 and 25 in Rolling Hills Addition. This tract will also require subdivision approval. The plan is intended to demonstrate the concept of how the property will be developed. The main north-south street is in essentially the same location as with the multi-family plan and the entrance improvements are proposed to be the same as with the previous plan. Cul-de-sacs will provide access to interior lots. Utility plans are generally the same as with the previous request. Sanitary sewer for the southern portion of the site will gravity flow into the existing Hyde Park system. The remaining lots will be on a lift station also pumping into the Hyde Park system. The water service will be extended to Moores Pike as was required with the multi-family plan.

The petitioner requests waiver of second hearing on this ammendment to the approved Hyde Park outline plan. Required outline plan conditions have been met and the Commission is familiar with the site from the previous case. For those reasons Staff is supportive of a waiver of second hearing. Staff recommends approval of this outline plan ammendment. Only single family development will be authorized on the entire 38 acre tract with this approval. Subdivision plat approval is not included with this request it will come with development plan approval.

APPROVED MULTI-FAMILY PLAN



CURVE	A	L	T	R	C
1	110000'	14871'	185.74'	18000'	136.57'
2	125000'	8183'	41.34'	18000'	84.57'

Unit Building Summary (Total Developable)	
UNIT	DEVELOPABLE
17, 1 BR Flats	15.47 Unit - 146
18, 2 BR Flats	20.47 Unit - 197
19, 3 BR Townhouses	20.25 Unit - 111
199 Total Units	35.77 Units

Symbol	Description	Detail Ref. 1/2"
—	Site Boundary	1
—	Side Walkway	2
—	1' Roll Curb	3
—	2' Standing Curb	4
—	Continued Curve 1/2" R	5
—	Number of Perms Spaces	

NOTE: For Detail References see Specification (Detail) Packet see 310 Packet for Typical Street Cross Section

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

CURVE DATA					
CURVE	A	L	T	R	C
1	110000'	14871'	185.74'	18000'	136.57'
2	125000'	8183'	41.34'	18000'	84.57'

SITE PLAN
PUD-40-88

SINGLE FAMILY PROPOSAL



Smith Quillman Associates, Inc.



Stephen L. Smith P.E., L.S.
President

Terry Quillman
Vice President

Daniel Neubecker L.A.
Project Manager

Ben Bledsoe L.S.
Surveyor Manager

July 19, 1988

City of Bloomington Plan Commission
c/o Tim Mueller, Director
P.O. Box 100
Bloomington, IN 47402

RE: Hyde Park PUD Amendment

Dear Tim:

Hyde Park Development respectfully requests consideration by the Plan Commission for an amendment to a portion of the Hyde Park Planned Unit Development. We are asking that the 26 acre Multi-Family land, fronting on Moores Pike, and 12 acres to the east of that land have the use changed to allow single family development.

A schematic subdivision plan is being submitted with this application. The major elements for the development of this land, other than land use, remain the same. The roadway connection from existing Hyde Park to Moores Pike is in approximately the same alignment with the same entrance location and entrance improvements as were approved for the Multi-Family project. Utilities will also be substantially the same. The southern portion will be served via gravity through the existing Hyde Park sewers and the balance being served via a lift station in the low area on the western portion of the property that would pump into the existing gravity sewers in Hyde Park. The water line, in accordance with the previous plan, would be extended to Moores Pike.

Your standard application form, application fee, and legal description of the parcels are being submitted with this letter. Notice to adjacent property owners will be submitted later this week.

We would like consideration by the Commission for approval in one hearing with waiver of the second hearing. The land use being requested is a down zone for 26 acres and increase from RE to RS on 12 acres. The infrastructure improvements are basically the same as previously approved. The goal is to significantly get this project underway late this summer and make the connection to the Moores Pike to the benefit of not only Hyde Park, but also to this area of the community.

4625 Morningside Drive
Post Office Box 155
Bloomington, Indiana 47402
Telephone 812 336-6536
FAX 812 336-0513

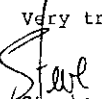
8541 Bash Street
Suite 102
Indianapolis, Indiana 46250
Telephone 317 841-9102
FAX 317 841-9120

Smith Quillman Associates, Inc.



I will be in contact with you over the next couple weeks to discuss any questions which may arise.

Very truly yours,


Stephen R. Smith
Smith Quillman Associates Inc.
Agent for the Petitioner

cc: file 1202S
Dean Behnke
Scott Dompke
Howard Young

