

ORDINANCE 87-12

To approve an outline plan for a Planned Unit  
Development

RE: Rogers Street and Ladd Avenue  
(Ron Rubeck)

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-81-86, and recommended that the petitioner, Ron Rubeck, 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 Rogers Street and Ladd Avenue be designated a Planned Unit Development. The property is further described as follows:


A part of the Southeast Quarter of the Northwest Quarter and part of the South half of the Northeast Quarter of Section 17, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, and more particularly found and described as follows:

Beginning East 1109.76 feet and South 893.75 feet from the Northwest corner of the Southeast Quarter of the Northwest Quarter of Section 17, Township 8 North, Range 1 West and at the Southwest corner of Country Club Manors Third Addition as recorded in Plat Book 4, page 68, Office of the Recorder, Monroe County, Indiana, thence North 90 degrees 00 minutes 00 seconds East (assumed bearing) along the South line of said Country Club Manors Third Addition and the South line of Country Club Manors Second Addition as recorded in Plat Book 4, page 57, Office of the Recorder, Monroe County, Indiana, 1237.00 feet to the Southeast corner of Country Club Manors Second Addition; thence North 00 degrees 05 minutes 45 seconds West along the East line of Country Club Manors Second Addition 290.00 feet to the Northeast corner of Country Club Manors Second Addition and the South line on Country Club Manors as recorded in Plat Book 4, page 42, Office of the Recorder, Monroe County, Indiana; thence North 90 degrees 00 minutes 00 seconds East along the South line of Country Club Manors 539.00 feet to the North line of the Parker Addition as recorded in Plat Book 4, page 45, Office of the Recorder, Monroe County, Indiana; thence North 88 degrees 58 minutes 39 seconds West along the North line of the Parker Addition 360.50 feet to the Northwest corner of the Parker Addition; thence South 03 degrees 19 minutes 43 seconds West along the West line of the Parker Addition 336.00 feet to the Southwest corner of the Parker Addition; thence North 98 degrees 57 minutes 23 seconds West 38.00 feet; thence South 00 degrees 02 minutes 37 seconds West 131.00 feet to the South line of the South half of the Northeast Quarter of said Section 17; thence North 89 degrees 57 minutes 23 seconds West along the half section line and the South line of the Southeast Quarter of the Northwest Quarter of said Section 1392.02 feet; thence North 00 degrees 05 minutes 45 seconds West 433.57 feet to the point of beginning, containing 17.68 acres, more or less.

SECTION II. The Outline Plan, 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 1 day of April, 1987.

  
TIMOTHY MAYER, 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 2 day of April, 1987.

Patricia Williams  
PATRICIA WILLIAMS, City Clerk

SIGNED and APPROVED by me upon this 3 day of April  
      , 1987.

Tomilea Allison  
Tomilea Allison, Mayor  
City of Bloomington

SYNOPSIS

This ordinance approves an outline plan for a residential development  
of single family lots and attached units and designates the 17.68 acres  
site a Planned Unit Development.

*Approved Copies Made  
per  
Kerr*

COUNTRY CLUB HILLS PUD

(PUD-81-86)

List of Uses approved by Plan Commission on March 2, 1987:

1. 45 single family lots on 10.7 acres
2. 32 condo units on 3.5 acres

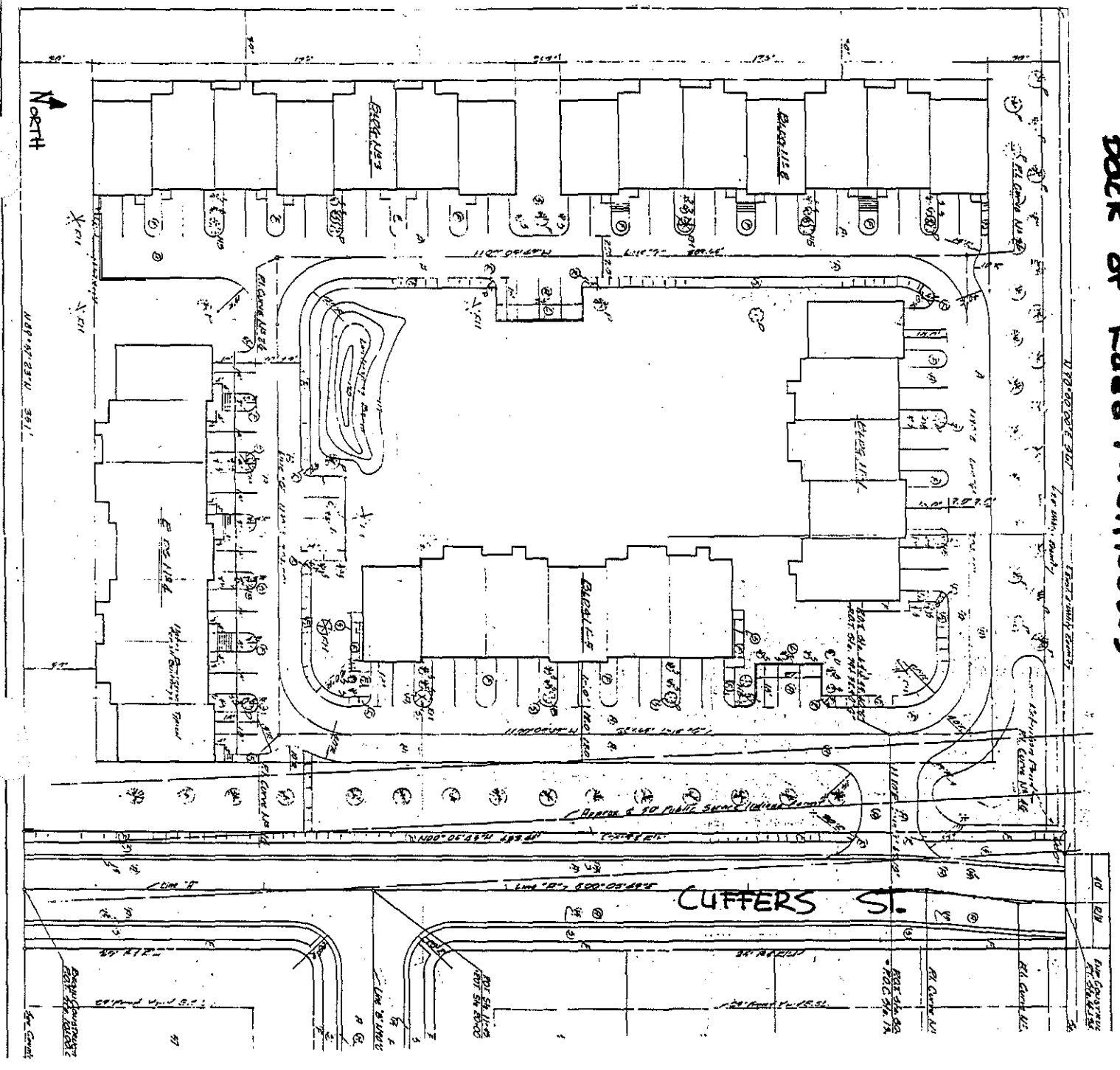
Conditions of approval imposed by Plan Commission on March 2, 1987:

1. Side yard setbacks reduced to 6' per side for single family portion
2. RS limit on dwelling unit occupancy for the entire development.

# Country Club fairway

Back of Ladd Ave. Houses

vacant land



North

CLIFFERS

TULIP AVE.

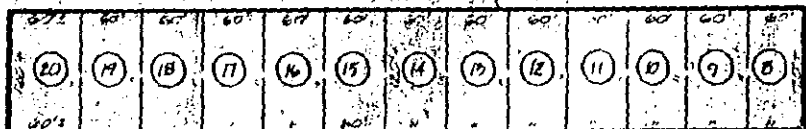
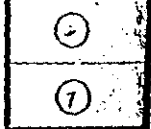
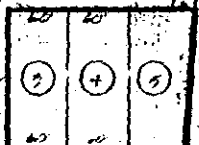
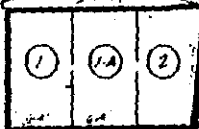
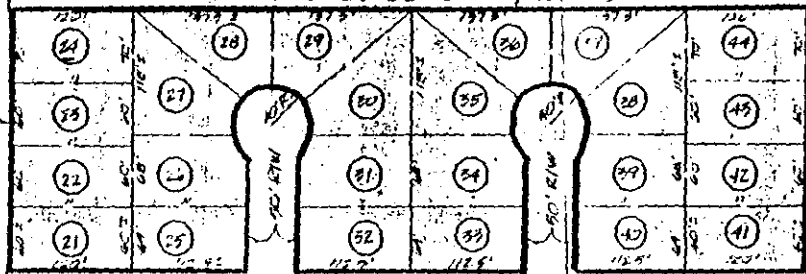
COUNTRY CLUB HILLS PHASE I

2.49 AC  
Condominiums

10.71 AC

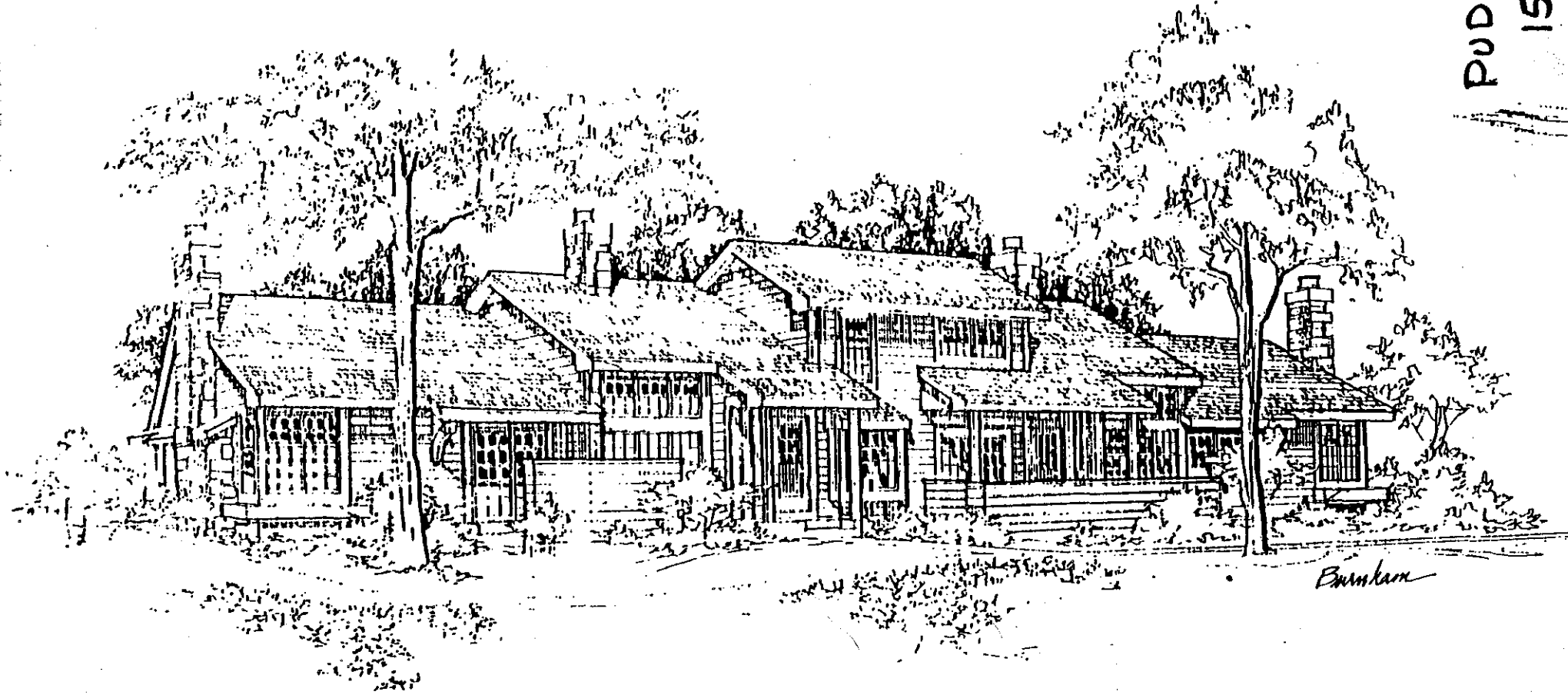
LOIS LANE

60 DU  
10:6 U/A



PUD-81-86  
Site 01

PUD-91-86  
15C



*Evankam*

610

610

\*\*\*ORDINANCE CERTIFICATION\*\*\*

In accordance with IC 18-7-4-508, I hereby certify that the attached Ordinance Number 87-12 is a true and complete copy of Plan Commission Case Number PUD-81-86 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 27, 1987

Date: \_\_\_\_\_,

Tim Mueller, Secretary  
Plan Commission

Received by the Common Council Office this 17 day of March,

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 _____                 |

Approve an outline plan for a Planned Unit Development

If the legislation directly affects City funds, the following must be completed by the City Controller:

Cause of Request:

Planned Expenditure \_\_\_\_\_ Emergency \_\_\_\_\_  
Unforseen 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)

Agency submitting legislation \_\_\_\_\_ Planning Department \_\_\_\_\_

By Tim Mueller/Director Date 3-11-87