

ORDINANCE 87-19

To approve a PUD for a Planned Mobile Home Park.

RE: Cory Lane
(Shady Acres)

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, PMPH-66-86, and recommended that the petitioner, Shady Acres Development Corporation, 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 Cory Lane be designated a Planned Unit Development. The property is further described as follows:

A part of the Northeast quarter of Section 6, Township 8 North, Range 1 West, Monroe County, Indiana, bounded and described as follows: Beginning at a point that is 280.00 feet North of the Southwest corner of the said quarter section, thence running North 703.00 feet, thence South 87 degrees 56 minutes 18 seconds East for 592.20 feet, thence North 02 degrees 07 minutes 16 seconds West for 66.00 feet, thence South 87 degrees 56 minutes 18 seconds East for 660.00 feet and to a point on the West right-of-way of Cory Lane, thence running with said right-of-way South 02 degrees 07 minutes 09 seconds East for 769.00 feet, thence leaving said right-of-way and running North 88 degrees West for 1278.17 feet and to the point of beginning. Containing in all 21.38 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 6 day of MAY, 1987.

Timothy Mayer
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 7 day of May, 1987.

Patricia Williams
PATRICIA WILLIAMS, City Clerk

SIGNED and APPROVED by me upon this 8 day of MAY, 1987.

Tomilea Allison

TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

This ordinance approves an outline plan for a mobile home park on a 21 acre tract on the west side of Cory Lane, and designates the site a Planned Mobile Home Park. This is intended as the first phase of a larger development.

****ORDINANCE CERTIFICATION****

In accordance with IC 18-7-4-508, I hereby certify that the attached Ordinance Number 87-19, is a true and complete copy of Plan Commission Case Number PMPH-66-86 which was given a recommendation of approval by a vote of 9 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on March 23, 1987 .

Date: _____,

Tim Mueller, Secretary
Plan Commission

Received by the Common Council Office this 26 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 _____

To approve a PUD for a Planned Mobile Home Park.

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.

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 March 27, 1987

MARCH 23, 1987

Requested is Planned Mobile Home Park (PMPH) designation and outline plan approval for the first phase of a proposed trailer park to be developed on Cory Lane north of its intersection with Bloomfield Rd.

This request involves 25 lots on approx. 6.5 acres of the 21 acre site. The 6.5 acres in question was part of an old trailer court that previously occupied the property. Some of the old road beds and trailer pads are still in place on the site. The proposed street layout for this phase follows the old road beds. The rear portion of the site which has been deferred from this outline plan request was never developed as a trailer court and remains currently undeveloped.

Access will be provided to the park from two existing street cuts to Cory Ln. The northernmost access street will be constructed to County specifications at a 24ft. width for later dedication to the public. A 60ft. ROW will be provided for this future public street. Sidewalk will be provided on one side of all streets within the development. Future improvements to the intersection of Cory and the new public street (accel decel lanes) may be required with future phases of construction. ROW dedication of 30ft. from centerline of Cory Ln. will also be required.

City utilities are available and adequate to serve this development. The petitioners have been working with the Utilities Dept. on provision of service, full engineered plans will be required with development plan submission.

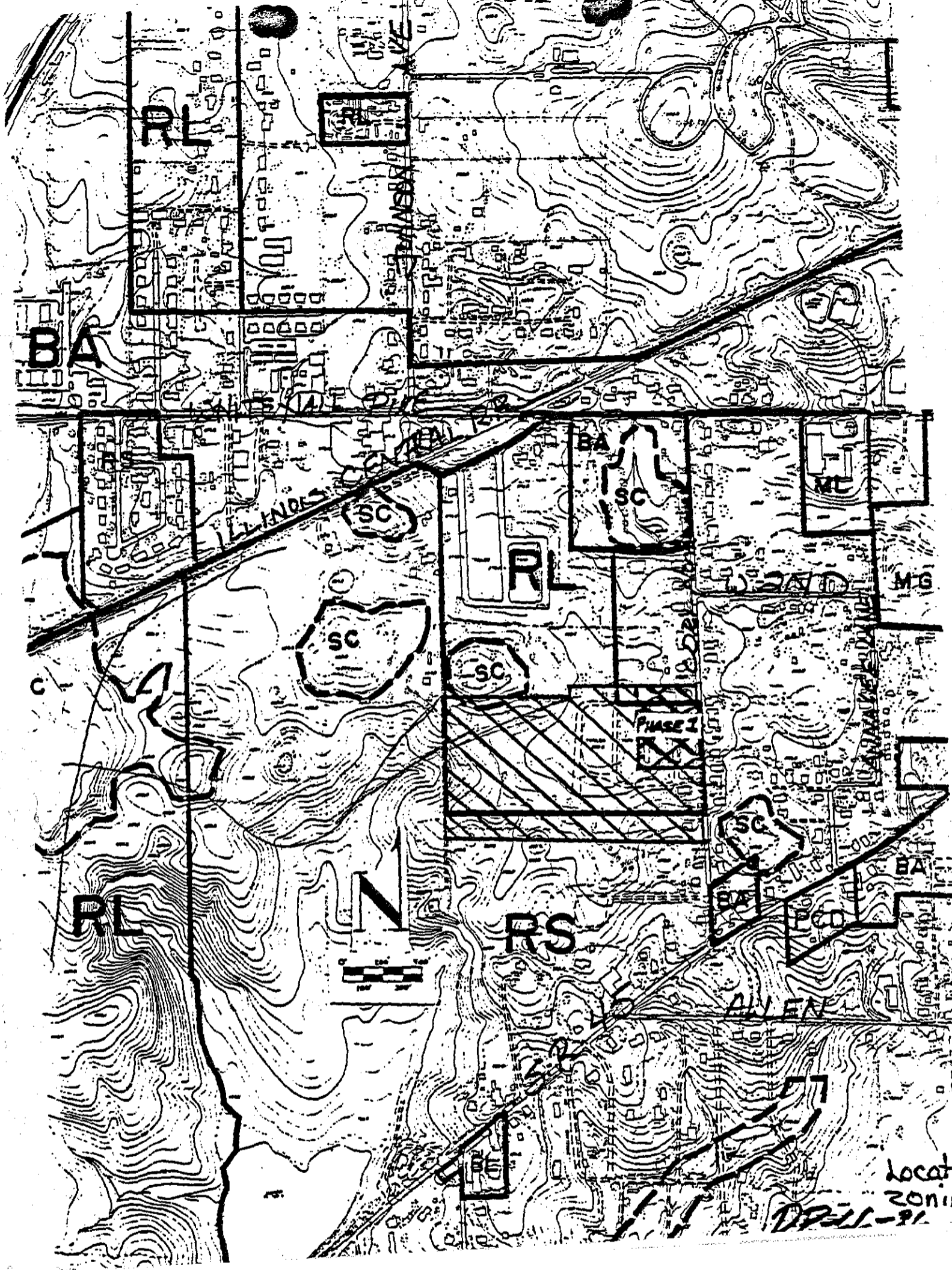
Building setbacks within the park shall be a minimum of 10ft. from the internal access roads except for the future public street. Building setback for lots fronting the public street will be no less than 40ft. from the center of the ROW. Minimum sideyards of 8ft. will be required on all lots.

The site exhibit included with this packet is undergoing some final revisions to meet the terms of the Staff's recommendations for approval. A new submission is expected before the hearing and will be presented then.

Staff recommends approval of PMPH designation and outline plan approval for the first 6.5 acre phase of this mobile home park with the following conditions.

ROW dedication of 30ft. from centerline on Cory Lane.
Reservation of a 60ft. ROW for future dedication to the public along the northernmost access road.
Construction of the future public road to County specifications.
Other internal roads to be constructed to standards acceptable to the City Engineer. Details of these standards will be deferred to development plan stage.

40ft. from centerline building setback along future public road, 10ft. building setback along all internal private roads.
Minimum 20ft rearyards and 8ft. sideyards on all lots.
Fully engineered plans (utilities, storm drainage, grading, road specifications, etc.) will be required with development plan submission.



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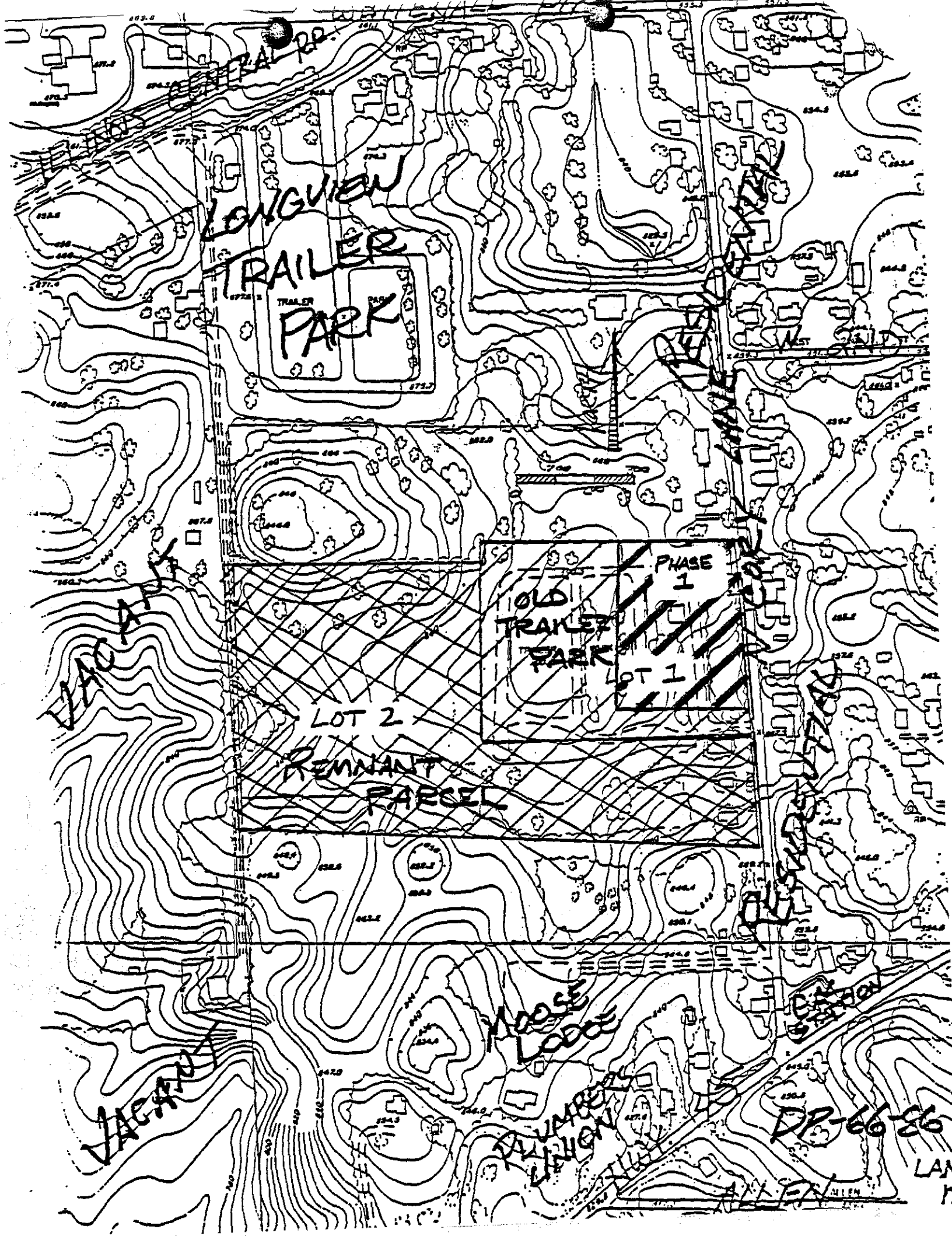
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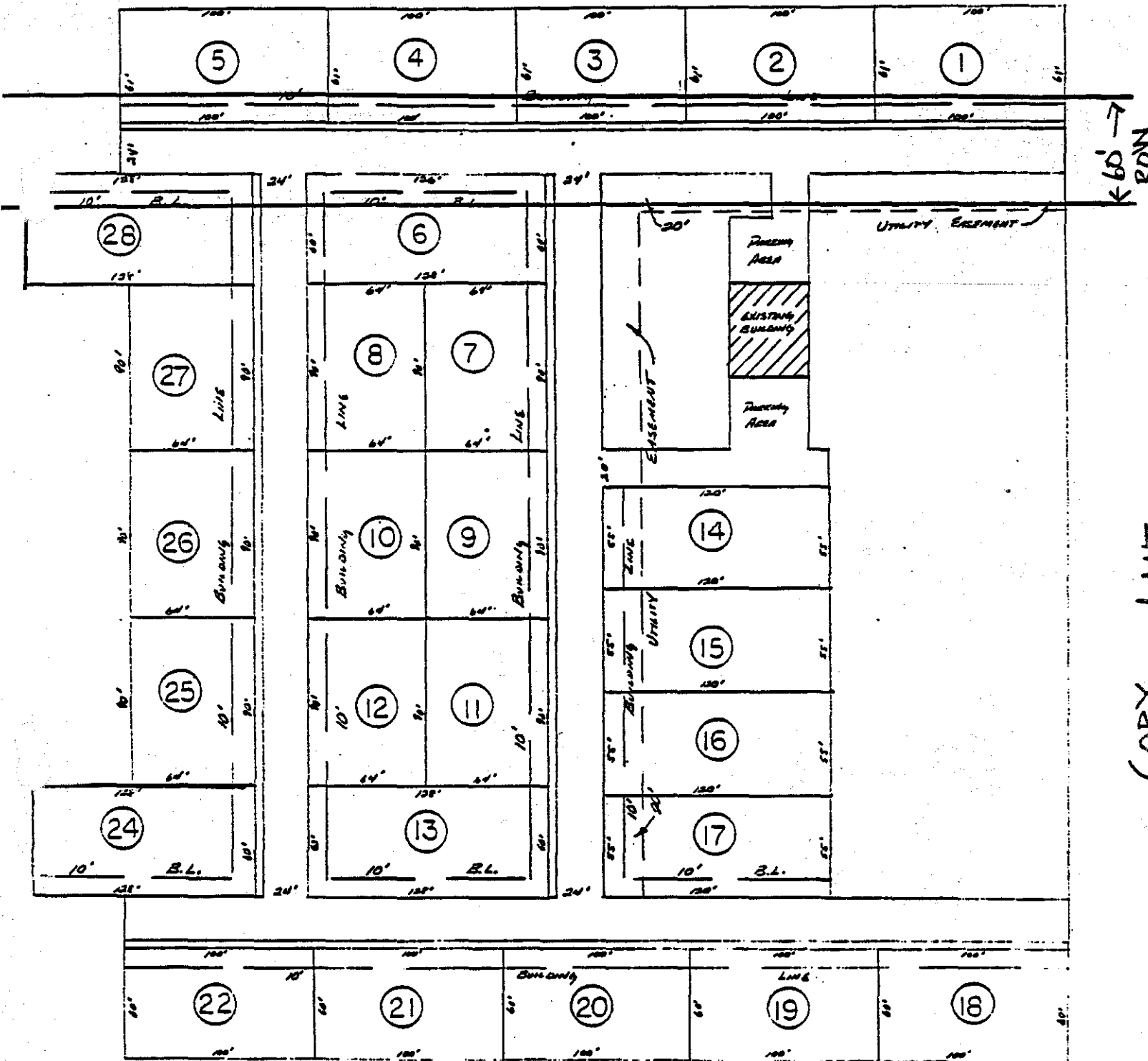
N

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Location
Zoning
DP-11-91



PHASE I



NORTH ↑

PMPH-66-86

NOTICE OF OFFICIAL ACTION
OF
INDIANA DEPARTMENT OF HIGHWAYS

157-87

WHEREAS, under and by virtue of the Statutes of the State of Indiana relative to traffic regulation, the Indiana Department of Highways has the authority and the duty to adopt and promulgate regulations in the interest of the safety and convenience of the traveling public using the highways, including streets in cities and towns, under the control of said Department, be it known that the following traffic regulation is hereby adopted:

Speed shall be temporarily regulated on SR 46 in the City of Bloomington, Monroe County, as follows:

All traffic on SR 46 east from the intersection of SR 46 Bypass & College Mall Road to a point 792 feet east of Reisner Drive, a distance of approximately 3696 feet. Existing Limit 40 and 45 MPH.

Temporary
35 M.P.H.

Note: This temporary speed regulation will be implemented for a period of 12 months after which time the District will restudy to determine the permanent zone.

NOTE: This action amends and/or supersedes previous official action at the above named location(s).

ADOPTED THIS 25 DAY OF June 19 87

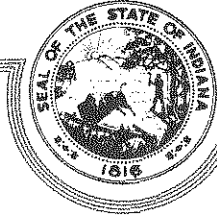
Approved: Clinton A. Venables Indiana Department of Highways
Chief, Division of Traffic

Approved: D.W. Quaco
Deputy Director, Operations

BY: John P. Hennessey
Director

ATTEST:

Wanda Hennessey
Chief Deputy Director



INDIANA DEPARTMENT OF HIGHWAYS
100 North Senate Avenue
Indianapolis, Indiana 46204-2249

Room 1101, State Office Building
317-232-5533

June 29, 1987

City Clerk
City Hall
Bloomington, Indiana 47401

RE: SR 46
City of Bloomington
Monroe County
Temporary Speed

Dear Sir/Madam:

Attached is a copy of a resolution establishing traffic controls at the above location as approved by the Department of Highways on June 25, 1987.

Very truly yours,

Clinton A. Venable

Clinton A. Venable
Chief, Division of Traffic

CAV/cmm

cc: Mayor Tomilea Allison
Clerk of Circuit Court
Seymour District