Passed: 9-0

ORDINANCE 98-44

TO AMEND THE BLOOMINGTON ZONING MAPS FROM RS2 TO PLANNED UNIT DEVELOPMENT AND TO APPROVE THE PRELIMINARY PLAN
Re: 500 South Clarizz Boulevard
(Clarizz Partners c/o Smith Neubecker and Associates, Inc., Petitioners)

WHEREAS, on May 1, 1995 the Common Council adopted Ordinance 95-21 which repealed and replaced Title 20 of the Bloomington Municipal Code entitled "Zoning," including the incorporated zoning maps, and Title 21 entitled "Land Use and Development;" and

WHEREAS, the Plan Commission has considered this case, PUD-47-98, and recommended that the petitioners, Clarizz Partners c/o Smith Neubecker and Associates, Inc., be granted a rezone of the property located at 500 South Clarizz Boulevard from RS2 to PUD and also receive preliminary plan approval;

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 20.05.09 of the Bloomington Municipal Code, the preliminary plan be approved and the property be rezoned from RS2 to PUD. The property is located at 500 South Clarizz Boulevard and is further described as follows:

A part of Section 2, Township 8 North, Range 1 West, Monroe County, Indiana, and being more particularly described as follows:

COMMENCING at the northeast corner of the Northwest Quarter of said Section 2; thence running WEST 165 feet on the north line of said Section 2; thence SOUTH 520.00 feet parallel to the east line of the Northwest Quarter of said section to the POINT OF BEGINNING; thence SOUTH 89 degrees 28 minutes 10 seconds West 164.84 feet; thence SOUTH 00 degrees 00 minutes 14 seconds West 1245.07 feet to the north line of land of Latimer (D.R. 189, PG. 242); thence on the north line of said land of Latimer NORTH 87 degrees 32 minutes 29 seconds East 164.98 feet; thence leaving said north line of land of Latimer NORTH 00 degrees 00 minutes 14 seconds East 1239.52 feet to the Point of Beginning, containing 4.70 acres, more or less.

SECTION II. The Preliminary Plan shall be attached hereto and made a part thereof.

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 28th day of October, 1998.

TIMOTHY MAYER, President
Bloomington Common Council

ATTEST:

Patricia Williams
PATRICIA WILLIAMS, Clerk
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this 28th day of October, 1998.

Patricia Williams
PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this 28th day of October, 1998.

JOHN FERNANDEZ, Mayor
City of Bloomington

SYNOPSIS

This ordinance approves the rezone of approximately 4.70 acres of property located at 500 South Clarizz Boulevard from RS2 to PUD and approves the accompanying preliminary plan. The preliminary plan provides for the development of professional office and financial institution uses on specific parcels within the PUD.

Signed copies to:
Petitioner
Planning

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 98-44 is a true and complete copy of Plan Commission Case Number PUD-47-98 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 October 5, 1998.

Date: October 12, 1998

Donald F. Hastings, Secretary
Plan Commission

Received by the Common Council Office this 12th day of October, 1998.

Patricia Williams, City Clerk

Appropriation Ordinance #_____ Fiscal Impact Statement # Ordinance _____ Resolution #_____

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_____ 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	$_____	$_____

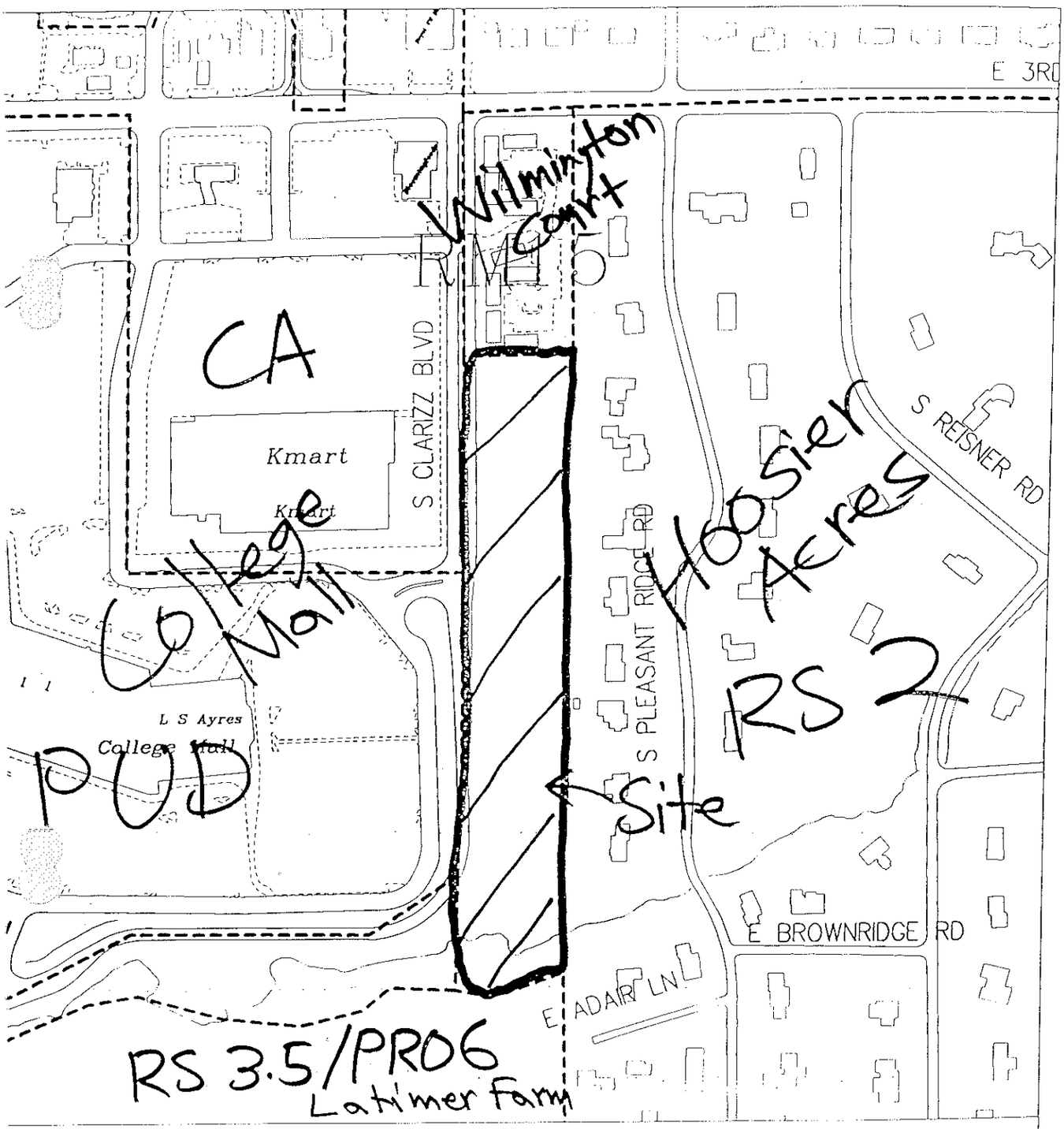
Signature of Controller_____

Will the legislation have a major impact on existing City appropriations, fiscal liability or revenues? Yes_____ No_____

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.)

FILENAME: ORD-CERT.MRG



Location/Zoning Map

PUD-47-98

City of Bloomington

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Mar 98

300 0 300 600 900

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Scale: 1" = 300'

Interdepartmental Memo

To: Members of the Common Council

From: Tom Micuda, Planning Department TM

Subject: Case # PUD-47-98

Date: October 6, 1998

Attached are the staff reports, petitioner's statements, location maps, and site plan exhibits which pertain to Plan Commission Case # PUD-47-98. The Plan Commission voted 9-0 to send the petition to the Council with a favorable recommendation.

BACKGROUND

Request: The petitioners are requesting to rezone a 4.7 acre parcel from single family residential (RS2) to a commercial/office Planned Unit Development (PUD). Also requested is delegation of all final plans (with the exception of the first phase) to the Planning staff as well as subdivision review by the Plat Committee.

Zoning Context: The property in question is located on the east side of Clarizz Boulevard. Surrounding land uses and zoning include:

1. **North** - Wilmington Court Condominiums (zoned RM 15)
2. **East** - Hoosier Acres Subdivision (zoned RS 2)
3. **South** - The Latimer Farm (zoned RS 3.5/PRO 6)
4. **West** - College Mall (zoned PUD) and K-Mart (zoned CA)

Proposal Summary: The parcel in question is oddly shaped, with 1,247 feet of frontage along Clarizz Boulevard and only 165 feet of depth backing up to single family homes along Pleasant Ridge Road (Hoosier Acres). Given the commercial context on the west side of Clarizz Boulevard, the petitioners have not opted to propose a low density, single family housing project. Rather, the petitioners are seeking a small PUD designed to provide office/banking opportunities between the high intensity commercial development of the mall area and the low density residential land use of Hoosier Acres. More specifically, the petitioner's preliminary plan divides the 4.7 acres into three site planning tracts. These tracts are as follows:

1. **Site A** - This northern tract is 1.74 acres in size and would be limited to 15,750 square feet of building coverage (21% of the site). Approved land uses for this site include offices (professional and medical), a day care center, and shared parking. The petitioner's schematic plan for Site A depicts two, one-story professional buildings which frame approximately 70 parking spaces.

2. **Site B** - This central tract is 0.87 acres in size and would be limited to either a 2,500 square foot branch bank or a 4,500 office building. Approved land uses for this site are branch bank and professional office.

3. **Site C** - This southern tract is 1.74 acres in size and is once again proposed for 15,750 square feet of building area (23% building coverage). Proposed land uses are the same as those in Site A. Within Site C, the petitioner's illustrative site plan depicts two individual professional buildings framing a 68 space parking lot.

PUD REVIEW ISSUES

Growth Policies Plan Recommendations: The parcel in question is a transitional parcel located between two very dissimilar land use nodes identified in Subarea 8 of the GPP - the College Mall Shopping District to the west and a Neighborhood Conservation District to the east (Hoosier Acres). Complicating the land use decision on this site is the property's location adjacent to a primary collector thoroughfare, the very dense commercial development of the K-Mart/College Mall area, and the high density multifamily development at Wilmington Court Apartments. In staff's view, this existing land use context dictates an upzoning of the parcel beyond its RS 2 zoning designation. The GPP text for this subarea supports this upzoning by noting the following:

> "With respect to undeveloped tracts south and east of College Mall shopping Center, residential development is recommended. Master planned residential communities are strongly encouraged. Dwelling unit density and dwelling type should be mixed. Generally, higher density elements of the planned developments will be acceptable toward Moores Pike and toward the College Mall Road/commercial tract sector."

Subarea 8 identifies two major planning guidelines as well as some design considerations which can be applied to this parcel. The two major planning considerations are, "commercial containment" and "confine future retail commercial to existing tracts." Site design considerations include the following:

1. Control and limit access
2. Improve streetscaping with common district signage, improve roadway landscaping
3. Improve parking area landscaping and buffering

4. Improve pedestrian/cyclist amenities
5. Add pedestrian-scale lighting

In terms of GPP site design considerations, staff has no question regarding compliance. The petitioners have proposed the most restrictive lighting plan that the staff has ever evaluated. Three foot high bollard lights will be utilized. The petitioner has also greatly restricted the proposed signage package. No pole signs are being sought, and ground signage will be reduced far below code requirements. The proposed landscaping plan meets and exceeds code requirements, with an emphasis on dense residential buffering, berming, and Clarizz Drive streetscaping. Pedestrian/cyclist amenities have been addressed through a proposal for an 8 foot wide multiuse path along Clarizz Drive. Finally, considering the lengthy road frontage of the parcel (1,247 feet) as well as its shallow nature (only 165 feet of depth), access to Clarizz Drive is well-controlled.

The much more critical GPP compliance issue deals with the petitioner's proposed land use mix. Staff is supportive of the petitioner's proposal for a professional office land use allowance. Professional offices are largely daytime operations, are characterized by lower trip generation rates in comparison to retail uses, and typically allow for higher architectural quality than retail establishments. Staff finds that this proposed land use is not inconsistent with the GPP's goal of confining retail commercial uses. Based on its experience, staff also believes that professional office land uses located along a tier of single family lots should be less intrusive than would a multifamily PUD of medium to high density.

In terms of the proposed bank and medical office land uses, staff has evaluated the petitioner's request based on whether these two land uses will cause both off-site impacts to adjacent properties (noise, lighting, etc.) as well as traffic impacts at the intersection of East 3rd Street. Staff believes this type of analysis framework is an appropriate methodology to evaluate the proposal's compliance with The GPP's "confine future retail commercial" recommendation. In terms of the first criteria, off-site impacts to adjacent properties, staff cannot find fault with the petitioner's site design approach. Lighting impacts are clearly minimized with the petitioner's bollard lighting design. Car lights entering and exiting the proposed site will also be screened through a variety of measures - a 5 foot tall mound, multiple rows of evergreen landscaping, and lower parking lot grades. The combination of continuous mounding, three rows of evergreen plant material, as well as a large rear setback should also help mitigate noise impacts from the proposed higher intensity bank and medical office uses.

PUD COMPATIBILITY ISSUES

At the preliminary Plan Commission hearing for this rezoning petition, a number of issues were raised concerning building and site elevations, setbacks and buffering,

land use controls, building coverage and parking coverage, stormwater detention, aesthetic controls, and traffic mitigation. Resolution of these key issues is described in the narrative below.

1. Elevation of property in relation to Hoosier Acres - At the August 24 hearing, concern was expressed about the proposed mass of the nonresidential buildings in relation to the single family homes along Pleasant Ridge Road. In response, the petitioner has lowered the proposed grades of the site. More specifically, the petitioner has committed to both finished floor building elevations and parking lot elevations that are lower than the original site plan. For example, the finished floor elevation of the proposed branch bank has been dropped from its original grade of 824 feet to 819 feet.

2. Height of the proposed buildings - The petitioner's original preliminary plan specified no controls over building height other than single story construction. In response to neighborhood concerns over the lack of tighter controls, the petitioner first committed to a 26 foot building height maximum. Since that time, the proposed building heights have been reduced to a 22 foot maximum. This commitment works in concert with the proposed buffering plan and site grading plan (see text below) to reduce the overall visibility of the developed site from the homes along Pleasant Ridge Road.

3. Buffering Plan - The petitioner's buffering plan has been greatly improved since the August 24 Plan Commission hearing. The finished berm height along Hoosier Acres has been increased from two feet to five feet. Building and parking setbacks have also increased: from 30 feet in the original plan to 35-40 feet in the revised plan (Site A), from 40 feet to 40-50 feet on Site B, and from 30 feet to 35-50 feet on Site C. On top of these increases, setbacks will be further increased an additional 4-5 feet due to staff's proposed reduction in building square footage (please the discussion in Item #5). In addition to the increased berm height and setbacks, the density of vegetation along the berm has also been increased. The spacing of spruce trees has been tightened from 25 feet to 20 feet. Pfitzer juniper spacing has decreased from 8 feet to 5 feet. In addition, the petitioners have agreed to stimulate the growth of new tree canopy along the berm area by planting 13 new 3 ½ inch caliper hardwood trees. City code only requires new hardwood plantings to be 2 inches in caliper. Most importantly, the petitioners have agreed to install the entirety of the landscaped berm (over 1,100 lineal feet) with the first phase of the development.

4. Land Use Controls - At the August 24 hearing, there was a good deal of discussion concerning the compatibility of the branch bank land use request. In addition, staff raised an additional concern regarding land use and traffic impacts associated with the proposed allowance for medical offices. The petitioner has attempted to address this issue by reducing the proposed bank square footage from 3,500 s.f. to 2,500 s.f. In addition, the branch bank site plan has been redesigned

to eliminate the proposed drive-through lane at the rear of the building, alongside the landscaped buffer. Bank users on Site B are now proposed to exit the site using the entry/exit drive on Site C. With regard to the proposed medical offices, the petitioner has agreed to an 15,750 square foot gross floor area limitation (essentially a maximum of 50 percent of the total proposed office development).

5. Site Intensity/Greenspace - At the August 24 hearing, there were numerous comments concerning the proposed intensity of site development, outside of the proposed rearyard landscaped buffer. In response, the petitioner has agreed to the following site intensity reduction strategies: 1) a reduction of overall office building square footage from 36,000 square feet (assuming branch bank construction) to 31,500 square feet (a 12.5 percent total reduction), 2) a reduction in surface parking of up to 16 spaces (approximately 2,600 feet of lost asphalt), and, where feasible, 3) a reduction in drive width from 24 feet to 20 feet on Site A and from 24 feet to 18 feet (one-way configuration) on Site C. The impacts of the above site plan modifications are important. Building square footage reductions will allow building setbacks to be increased even further along the Hoosier Acres border. **Overall greenspace in this PUD is also projected to increase to approximately 55 percent of the site (required greenspace for office park PUDs is 25 percent). In addition, overall building coverage on the site would fall to approximately 16 percent (the normal maximum building coverage for this type of development is 50 percent).**

6. Drainage - At the time of first hearing, drainage calculations had not yet been reviewed and approved by the City Engineering Department. Since that time, the petitioner's stormwater detention proposal has been approved by Engineering without conditions. Nevertheless, the petitioners have increased the holding capacity of the proposed basin in response to neighborhood concerns that more area of the site needed to be devoted to stormwater management. Specifically, the petitioners have agreed to increase the proposed detention volume by at least 50 percent over that required by code.

7. Design Issues - Since the August 24 hearing, the petitioner has committed to the following design restrictions: 1) shingled, hip roofs with 6:12 pitches, 2) brick, masonry, and/or dry vit siding materials for all buildings, 3) 36" free-standing ballard lighting instead of taller lighting fixtures, 4) trash dumpster enclosures of compatible building materials (no enclosures located on the eastern half/neighborhood side of the PUD site). In addition, the petitioner has agreed to have both final lighting plans and trash enclosure/mechanical location plans to be reviewed and approved prior to any construction.

8. Covenants - To address concerns related to changes in the preliminary plan, the petitioner has committed to a 30 year subdivision covenant which will govern land use, architecture, lighting, signage, landscaped buffering, berm maintenance, detention facility maintenance, and the site plan layout within this PUD.

9. **Traffic Impacts:** In terms of traffic impacts, the staff's primary concern centered around whether the petitioner's proposed higher intensity land uses (the bank and medical offices) would cause level of service problems for vehicles making left-turning movements at the Clarizz Boulevard/East 3rd Street intersection. These are turning movements of concern due to the lack of present signalization as well as the lack of left-turning lane. With this issue in mind, the Planning staff commissioned the petitioner to do a traffic study of this intersection. The methodology of this study assumed the following five different land use scenarios for this site:

1. **Professional offices plus branch bank**
2. **Professional Offices - all**
3. **Professional/medical office/branch bank mix - the petitioner's proposal**
4. **Medical offices - all**
5. **Apartments**

Trip generation rates from these scenarios were then added to both the traffic generated from existing development plus future development (i.e. development of the remainder of the Latimer Farm and other nearby parcels). In the table below, staff has evaluated the five different development scenarios in terms of percentage increases to total future left turns from Clarizz Boulevard onto East 3rd Street. These percentages address both total left turns and PM traffic peak left turns.

	% Increase in Total Daily # Left Turns	% Increase PM Peak
Scenario 1	3.6 % increase	7.1 % increase
Scenario 2	3.2 % increase	6.5 % increase
Scenario 3	5.3 % increase	8.7 % increase
Scenario 4	7.5 % increase	10.3 % increase
Scenario 5	2.0 % increase	1.3 % increase

The results of this study indicate that multifamily development on this site (Scenario 5) would have the lowest impacts on the left-turning movements at Clarizz Boulevard. A purely professional office (Scenario 2) has the next lowest congestion impact. From that point, intersection impacts increase as the branch bank use and medical office buildings are factored into the equation. Interestingly enough, a dominantly medical office complex has the highest impact on the Clarizz/3rd Street intersection.

Based on the petitioner's traffic study and the staff's analysis thereof, staff concludes that the proposed branch bank and medical office uses would have a measurable impact on turning movements at the Clarizz/3rd Street intersection. As a result, the Plan Commission adopted the following staff recommendations:

1) that the percentage of medical office building square footage be limited on this site. Staff recommends limiting medical office building square footage to no more than 50 percent of total office square footage (15,750 s.f.)

2) that the petitioner contribute a pro-rata share for both a future traffic signal and left-turn lane at the East 3rd Street/Clarizz Boulevard intersection. This contribution shall be in the form of a letter of credit, the amount based on the site's contribution to increases in PM Peak traffic. While the Plan Commission approved that the details of this financial guarantee be resolved with the first final plan approval for this PUD, staff anticipates that the petitioner's contribution for both future improvements would be at most $25,000.

CONCLUSION

As stated above, this project received unanimous Plan Commission approval on October 5, 1998. Approval was subject to 12 conditions, which are attached with this memo.

CONDITIONS OF APPROVAL FOR PLAN COMMISSION CASE #PUD-47-98

1. The medical office land use on this site is restricted to no more than 50 percent of the total office square footage (15, 750 sq. feet). Total office square footage within this PUD shall be limited to 31,500 sq. feet (assuming bank construction).

2. To mitigate traffic impacts at the Clarizz Boulevard/East 3rd Street intersection, the petitioner shall contribute a pro-rata share for a future traffic signal and left turn lane at this location. Final agreement for this pro-rata contribution would be worked out as a condition of the first final plan approval for this PUD. However, said contribution shall not be required to exceed $25,000.

3. The first final plan approval for this PUD shall be considered by the Plan Commission. All future final plan approvals shall be delegated to the Planning staff. Platting for this PUD shall be heard by the City of Bloomington Plat Committee.

4. All berming/landscaping improvements along the east property line shall be installed by the petitioner with the first phase of this PUD, as described in this staff report. All of the above improvements shall be inspected by the Planning staff, upon consultation with the City Forester and a representative of the Hoosier Acres Neighborhood Association, as a condition of the first final occupancy permit.

5. All setbacks, floor elevation, and parking lot elevations within this PUD shall be as proposed by the petitioners in the revised statement dated September 25, 1998. All buildings constructed within this PUD shall be limited to 22 feet in height. Finished floor elevations shall be no greater than two feet above the adjacent elevation of Clarizz Boulevard. With the exception of the southernmost building, all top window heights on east-facing buildings shall be no more than two feet above berm height. The southernmost building shall have maximum window heights at least one foot below the top height of the berm. In no case, shall any windows on the east side of the southernmost building be visible from the second floor of any adjacent house located along Pleasant Ridge Road.

6. PUD architecture, lighting, and signage for this PUD shall be in conformance with the standards outlined in the revised petitioner's statement dated September 25, 1998.

7. Drainage/detention design shall be approved with the first final plan phase of this PUD. The petitioner's detention volumes shall be at least 50 percent greater than code capacity.

8. If, through evidence presented by the Hoosier Acres Neighborhood Association or through staff inspection, staff determines that any substantial problems with plant health or berm maintenance are found to exist, the next final plan approval in this PUD will be heard by the Plan Commission. Plant health/berm maintenance will be considered in the approval of the final plan.

9. Lighting and trash enclosure/mechanical location plans shall be as described in this staff report, and shall be submitted by the petitioner and approved by the Plan Commission as part of the first final plan approval.

10. Reductions in parking spaces and driveway widths within this PUD shall be as described in this staff report.

11. The conditions of this preliminary plan regarding land use, architecture, lighting, signage, buffering, berm maintenance, detention facility maintenance, and site plan design shall be incorporated into subdivision covenants and shall be recorded with all plats and deeds for this PUD. The length of this covenant period must run for at least 30 years.

12. If a bank is not constructed on Site B, the petitioner is limited to the construction of 4500 square feet of professional office space.

Clarizz Planned Unit Development
Outline Plan Statement

The Clarizz Planned Unit Development is proposed to be quality professional space on the east side of Bloomington. The project will provide a transition of land use from the intense commercial of K-mart, College Mall, and Clarizz Boulevard on the west to the low density Hoosier Acres Single-Family Residential on the east. The plan provides for an integrated cluster of professional space and a branch bank that will enhance the Clarizz Boulevard streetscape.

The illustrative site plan shows how each site could develop meeting these outline plan guidelines. This is one possible configuration of the site that meets these criteria. There are many others. It is the intent of this outline plan to establish criteria to control site development during the final plan stage of the Planned Unit Development. The following paragraphs describe the various elements of the outline plan statement.

Land Use

Land use for this Planned Unit Development shall enhance the professional nature of the Center and be limited to;

- Office (medical offices limited to a maximum of 18,000 s.f.)
- Branch Bank (site B only, 2,500 s.f. maximum with drive-through facilities)
- Day Care Center
- Shared Parking

Site Plan

The site plan shall be a mixture of buildings and parking along the street frontage and along the east property line such that there is neither a long row of parking or a long row of buildings. The clusters shown on sites A B, and C are illustrative of how this feature will be implemented.

Site A and Site C shall each be limited to 18,000 s.f. of main floor building footprint. Attic and basement space may be utilized (and not counted in the maximum building footprint) as long as parking requirements are met. Site B shall be limited to a maximum of 2,500 s.f. for the branch bank or 9,000 s.f. if the other allowed uses are utilized.

The site development shall meet the criteria of the CL zone including landscaping and street trees with the exceptions noted here and at other locations within this outline plan statement. These exceptions include;

PUD-47-98
Final Petitioner's

- The front setback for parking and building shall be 10' from the right-of-way.
- An 8' wide multi-use path shall be constructed along the Clarizz frontage.

Site Development Criteria

Additional and tighter controls are proposed for each of the three sites as follows:

SiteA

Rear Parking Setback 35'
Rear Building Setback 40'
Side Yard Setbacks 10'
Maximum Building Floor Elevation on north half of site 822.00
Maximum Building Floor Elevation on south half of site 820.00
Parking Lot Grades shall be equal to or lower than 822.00

Site B

Rear Parking Setback 35' except if Branch Bank, then 40'
Rear Building Setback 40' except if Branch Bank, then 50'
Side Yard Setbacks 10'
Maximum Building Floor Elevation 819.00
Parking Lot Grades shall be equal to or lower than $819.00

If a branch bank is developed on Site B, there shall be no driving lane around the rear of the building adjacent to the landscaped buffer. The dividing line between Site B and Site C will be determined at final plan based on final building, parking, and drive layout.

Site C

Rear Parking Setback 35'
Rear Building Setback on north half of site 40'
Rear Building Setback on south half of site 50'
Side Yard Setbacks 10'
Maximum Building Elevation on north half of site 816.00 or the elevation of the existing grade at the property line directly east of the building, whichever is less.
Maximum Building Elevation on south half of site 811.00
Parking lot grades shall be lower than the building at the north end of the site.

Site Development Notes

- Elevations are based on the datum as indicated on the site survey.
- Side yard setbacks apply to each site, i.e. Site A, Site B, and Site C. these sites may be additionally subdivided with internal lot lines. Setbacks would not apply to the internal lot lines.

- If bedrock is encountered in building excavation, then the building finished floor may be raised, but mound heights shall be increased by the same amount.

Architecture and Lighting

An integrated architectural package shall be presented at development plan stage that includes single-story buildings with pitched roofs. The attic space within the pitched roof and basement space can be utilized but is not included in the s.f. limitation of the buildings noted under "site plan" above. It is anticipated that the building at the south end will have a walk-out basement to fit existing land grades.

The roof of the buildings shall be hip with asphalt shingles and 6:12 maximum pitch. Siding will be brick, masonry or dry vit or some combination of these materials. Window treatment will probably have a bronzed effect. The intent is to have a common theme but to allow each building to be an individual design. The maximum building height from the main floor shall be 26 feet. Lighting shall be limited to down lighting on the sides of the buildings and under the bank drive through and 36" ballard pedestrian scale lighting. Trash dumpster enclosures shall be constructed of the same materials and appearance as the buildings and be located in the western one-half of the site.

Windows on the east side of any building that are located within 30' of the landscape buffer shall be limited in their maximum elevation such that the top of the window shall be no higher than 2' above the top of the adjacent landscaped mound.

Landscape Buffer

An intensely mounded and landscaped buffer is provided along the east border of the site varying in width from 35' to 50'. The buffer includes a 5' tall earth mound with landscape screening. On Sites A, B, and the north half of Site C, the mound shall be a minimum of 5' tall as measured from the existing grade of the east property line. The south end of Site C will be graded and filled above the existing grade. The mound in this area shall extend a minimum of 5' above adjacent parking and/or building floor elevations. Typical cross sections are included with This Outline Plan Statement.

A detailed landscape plan is included with this outline plan that includes 122 pfitzer junipers at 6' on center along the entire length of the mound to serve as the "screen" These are complimented by 47 norway spruce and 13, 3 1/2" caliper red maples. The total D value of 3340 significantly exceeds the code requirement of 1868.

Existing vegetation along the eastern property line will be left in place and protected by beginning fill for the mound a minimum of 12' from the property line. The Code allows credit to be taken for saving existing trees and counted against required buffer landscaping. No credit is being taken for saving existing trees in the "D" computations for buffer landscaping.

While most of the vegetation along the east line are fence line growth, there are several quality maple and other trees. These trees will be inventoried at final plan stage with tree wells being placed within the mound to better protect the drip line of the higher quality specimens.

The entire mound along the east property line will be constructed and landscaped concurrent with the initial phase of construction.

Maintenance of the buffer mound and landscaping shall be provided by the owners association of all of the owners of properties within the 4.7 acre PUD

Signage

A sign package is being proposed to enhance the professional image of the office center. The proposal is significantly below Code maximums. The proposed criteria are;

- There shall be no pole signs on the site.
- One ground-mounted sign shall be allowed in each Parcel A, B, and C. These signs shall be limited to a maximum height of 6' and up to 40 s.f. per side. The style shall blend with the architecture of the buildings. Ground mounted signs shall be placed at least 5' back from the Clarizz Boulevard right-of-way and shall not obstruct line of sight for the driveways.
- Building signage for the branch bank shall be limited to 100 s.f.
- Building signage for office buildings shall be limited to .25 s.f. per foot of building width measured along the front of the building. This signage may be placed on the front of the building or the side or rear of the building facing Clarizz Boulevard.

Storm Water

Storm water from the site generally flows south to the intermittent stream and then west towards Jackson Creek. Land has been set aside within the Planned Unit Development at the south end to provide for storm water detention in accordance with City of Bloomington Drainage Codes.

The storm water detention will be provided by excavating a basin below existing grades rather than by berming or damming the existing low area. This is being done to insure that there is no negative affect on the conveyance capacity of the adjacent intermittent stream. The storm water analysis was submitted with the July 20 application. Subsequent grading design has shown that at least 15% extra detention volume can be accommodated in this location. A detail and calculations are being submitted with this statement.

Storm water flows toward this site from Hoosier Acres east of Site A. A storm water inlet will be provided near the eastern line of Site A to carry that storm water to the detention basin. A small swale will be constructed on the east side of the site at the base of the landscape mound and will carry water south to the detention basin. These features are shown on the Illustrative Site Plan and details.

Phasing

Parcels A, B, and C will be independent construction/development phases to the extent possible. Some grading work may need to be done in parcel(s) other than the developing parcel to balance and excavate earth. The storm water system will be started with the first phase. The detention basin will be utilized for detention and sediment control. The landscape buffer will be constructed concurrent with the first phase of development.

Parcel A or C will be the first phase and could begin in 1998 if the schedule of approvals and weather allow. Parcel B will be developed in 1999 or 2000. The last parcel will be developed when the market provides the opportunity.

Environmental Assessment

The site is primarily an open field that has been mowed on a regular basis in recent years. There are a few scattered trees on site, a fence line tree row on the east side of the property, and some vegetation along an intermittent stream at the south end of the property.

The east property line tree row will be retained and enhanced with 35' to 50' landscape buffer treatment. This landscape buffer is designed to retain and compliment the existing tree row.

Growth Policies Plan

The College Mall area was one of the most controversial in the update to the plan in the early 90's. Because of that interest, the Growth Policies Plan included some very specific policy recommendations (Page 70). The overriding theme was upgrading the quality of the area, buffering adjacent residential areas and confining retail commercial to existing sites.

This 4.7 acre parcel is an important transition and buffer parcel. Its long frontage on Clarizz Boulevard also makes it very critical for upgrading the quality of the east side of the Mall area. These concepts are apparent in the following excerpts from the Plan, Page 70.

- "Confine future retail commercial to existing commercial tracts".
- "Improve streetscaping with common district signage. Improve roadway landscaping."
- "Improve parking area landscaping."
- "Improve pedestrian cyclist amenities."
- "Add pedestrian scale lighting."
- "Improve landscaping on existing commercial tracts."
- "Encourage the use of natural features to separate various development phases or neighborhood sub areas."
- "Provide pedestrian pathways/cycle ways."

This PUD is intended to provide the key elements proposed in the Growth Policies Plan. The 1,240 feet of frontage along Clarizz with a high-quality professional office park, street trees, landscaping to Code, multi-use path, architectural controls, lighting controls, comprehensive and limited sign package, buffer to Hoosier Acres with existing and new vegetation and storm water controls all make this project consistent with the vision of the Growth Policies Plan.

Various interpretations have been made of the Growth Policies Plan regarding the use of this parcel. Certainly, interpretation of the GPP must be done with maps and text together. The GPP indicates that the overriding policy in this district is containment of retail commercial. The map for this area shows the northern half of this PUD included in the retail/commercial containment area. The southern half of this tract is not included in the commercial containment area, nor is it included in the "neighborhood conservation" area of Hoosier Acres, nor is it included in the "low density residential" area to the south.

The Growth Policies Plan also recommends that undeveloped tracts to the south and east of College Mall be developed residentially, mixed density, averaging six units per acre. It also indicates that the higher density elements of these should be towards the College Mall Road commercial tract sector. The areas referred to by this text are clearly shown on the map on the adjoining page to be the 40 acre Latimer Farm, the Rogers Farm, the Booze property, and land east of Smith Road. There is no tie on the map between this residential discussion and the subject PUD parcel.

The conclusion is that the GPP is not explicitly clear on the use of this site. Jim Sherman said it best at the first Plan Commission hearing when he said that we (Plan Commission, Council, Neighbors) need to determine what is appropriate for this site. An appropriate use needs to be found that meets community needs and serves and meets the overall policies and goals of the GPP and the specific site planning consideration for this area. It has been our intent to meet those goals with this PUD.

Subdivision Covenants

The conditions of this Outline Plan regarding land use, architecture, lighting, signage, landscape buffer and site plan shall be incorporated into subdivision covenants and shall be recorded with any subdivision and shall run for a minimum of 25 years. These subdivision covenants will be submitted at the time of the first final plat.

Smith Neubecker & Associates, Inc.

SN

tephen L. Smith P.E., L.S.
resident

aniel Neubecker L.A.
rojec ager

MEMORANDUM

TO: Tom Micuda

FROM: Steve Smith

DATE: September 9, 1998

SUBJECT: Clarizz PUD Traffic

This analysis of traffic impact on the Clarizz/Third Street Intersection has been prepared in accordance with your request last week. The analysis looks at existing traffic, background growth of traffic and a variety of scenarios for development of the Clarizz PUD and the resulting impacts on the Third Street/Clarizz Intersection.

The traffic study prepared by Pflum, Klausmeier & Gehrum for the Shagbark Square rezone request has been used here to represent the existing situation and also the future situation. Scenario G in that study included development of the Shagbark property in its current PR06 zoning and also included development of many of the zoned parcels on the east side of town. This Scenario G represents the existing traffic plus continuous background growth for the next 10-20 years. A copy of the intersection analysis for Scenario G from the PKG study is attached to this memorandum.

Projections were made for the volume of trips that would be generated from a variety of scenarios for development of the Clarizz PUD. The scenarios examined include:

Scenario 1 - General office building with branch bank:	606 ADT
Scenario 2 - General office building:	495 ADT
Scenario 3 - General office buildings, medical office buildings and branch bank:	1059 ADT
Scenario 4 - Medical office buildings:	1626 ADT
Scenario 5 - Low rise apartments:	310 ADT

Diagrams are attached showing the specific turning movements for a.m. peak, p.m. peak and ADT for the Third and Clarizz Intersection. The "future volume" noted on diagrams represents the scenario G volume from the PKG study. The ADT figures for "future volume" were arrived at by averaging the a.m. peak with the p.m. peak and multiplying by 11.

Morningside Drive
Office Box 5355
ington, Indiana 47407-5355
2718 Corresp Traffic mem

PUD-47-98
Traffic Study

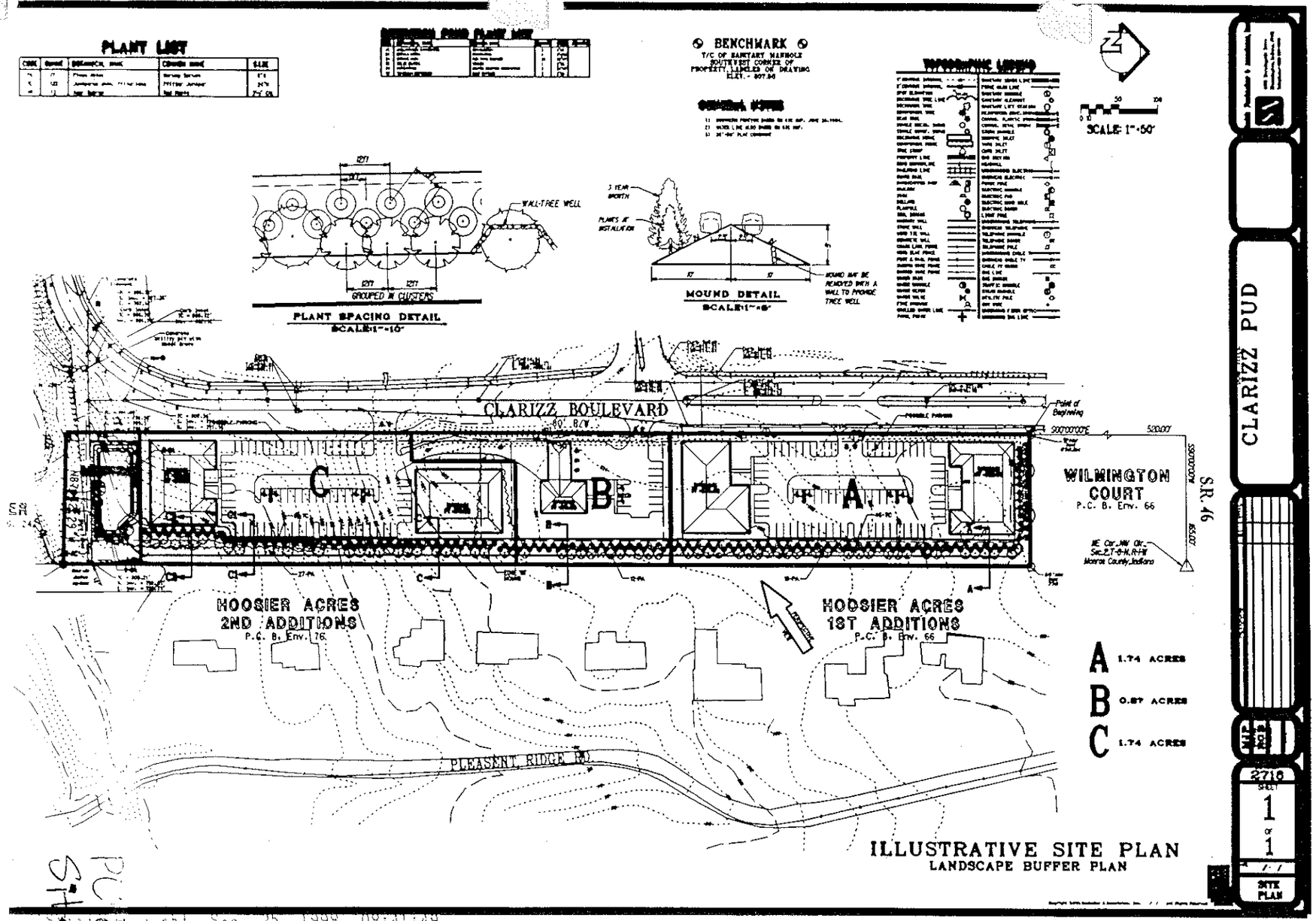
These scenarios represent the range of development opportunities that have been discussed for this project. Even though there is a wide range of ADT for these scenarios, it is important to remember that all of these are relatively low compared to retail commercial uses. For example, a 3,000 s.f. fast food restaurant with drive-thru that would take about one acre would generate about 1500 ADT. A 10,000 s.f. drug store that would take approximately one acre would generate 880 ADT. The site totals 4.7 acres.

Currently drivers experience a delay on Clarizz turning left onto Third Street. Future background development continues that delay as will the development of the Clarizz PUD for any use. Third Street, however, continues at a high level of service and has been and continues to be given priority over the Clarizz traffic. If left turn traffic onto Third Street from Clarizz becomes a problem, vehicles will have a tendency to follow the roads along the back or front of K-Mart that lead to the Kingston traffic signal at Third Street. At some point, the community and State will need to decide that it is appropriate to delay vehicles on Third Street to allow the left turn from Clarizz onto Third Street. The appropriate time for this, in addition to being based on traffic count on Clarizz, should be based on the ability to interconnect along Third Street and have a progression of signals and traffic flow.

SLS:vp

Enclosures

cc: File #2718



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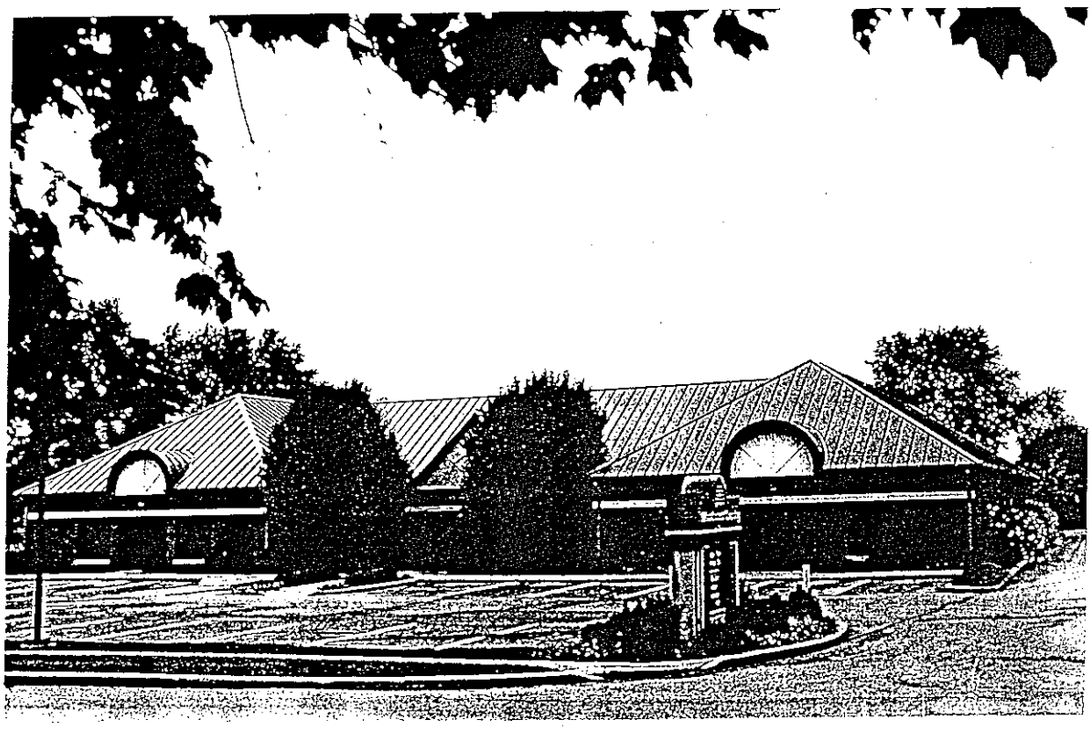
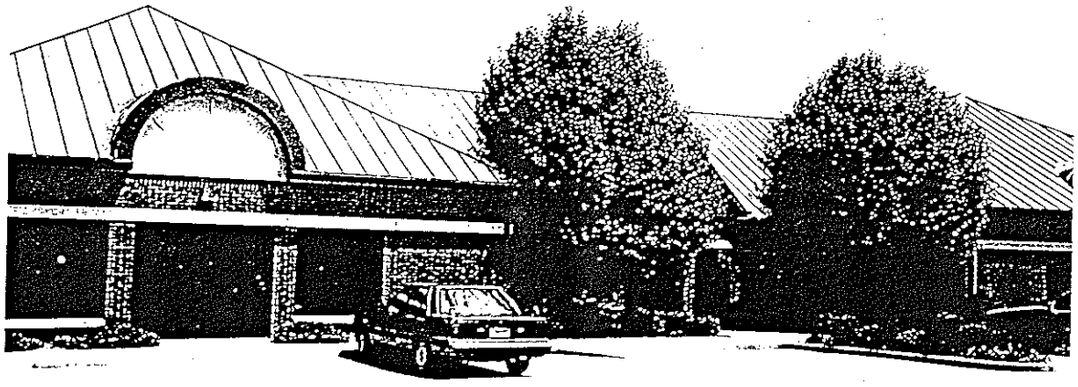
PUD-17-96
Site Plan



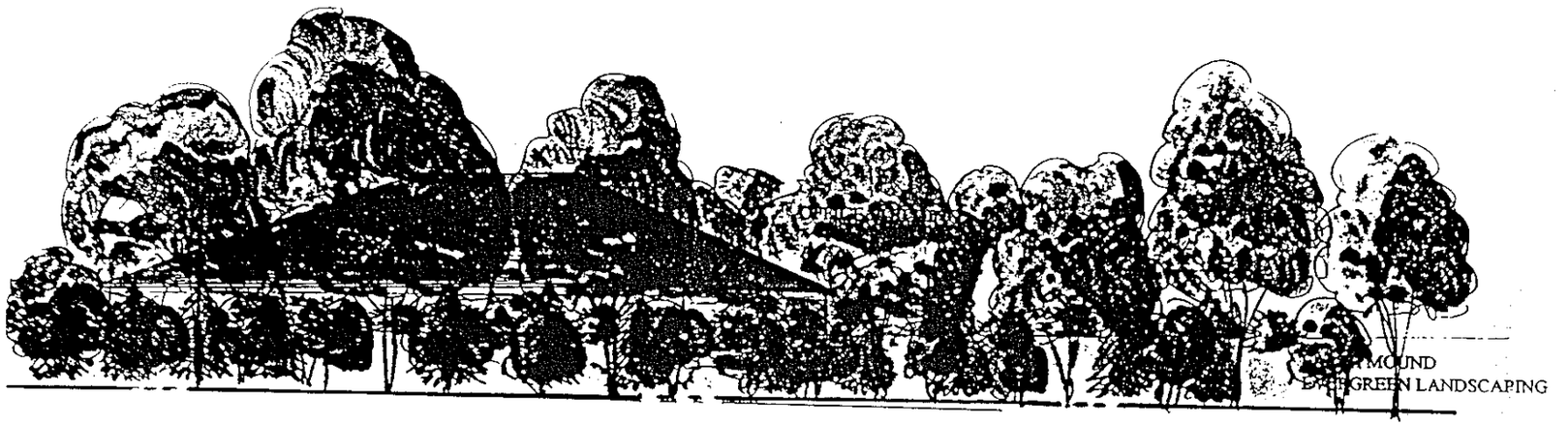


PUD-47-98
Architectural Renderings

Clarizz PUD, Illustrative Architecture

Mallor, Grodner and Bohrer Offices on Woodcrest

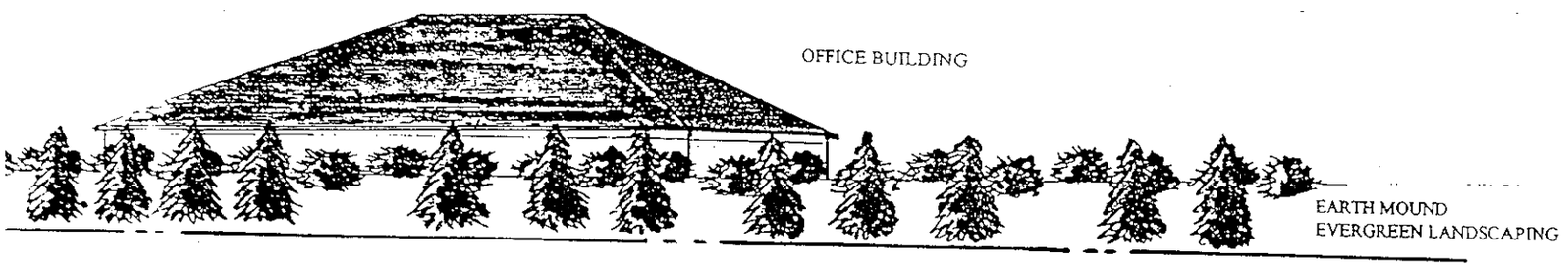
8/18/98



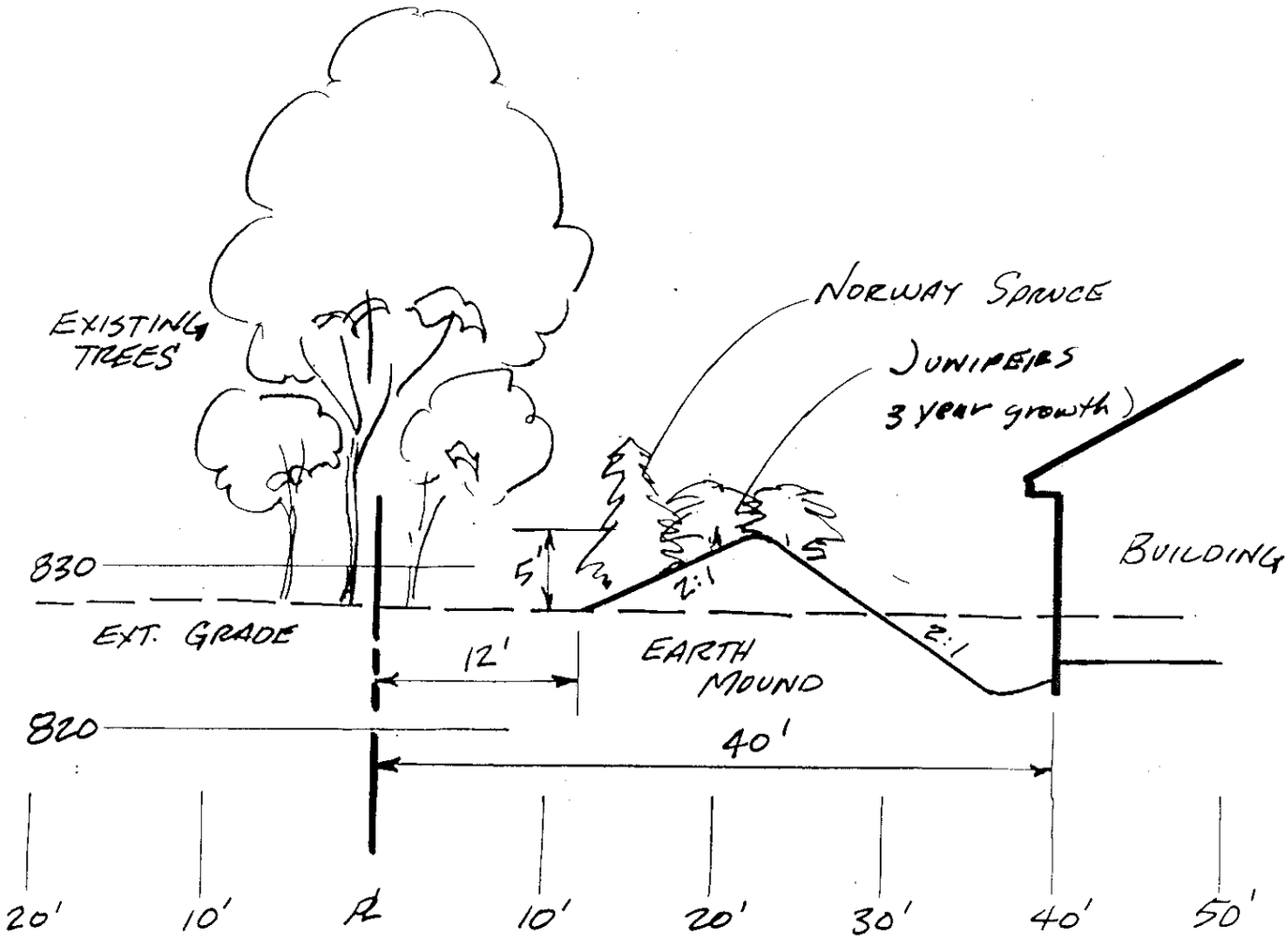
EXISTING VEGETATION

PERSPECTIVE VIEW FROM HOOSIER ACRES

86-47-PUD



PERSPECTIVE VIEW FROM HOOSIER ACRES

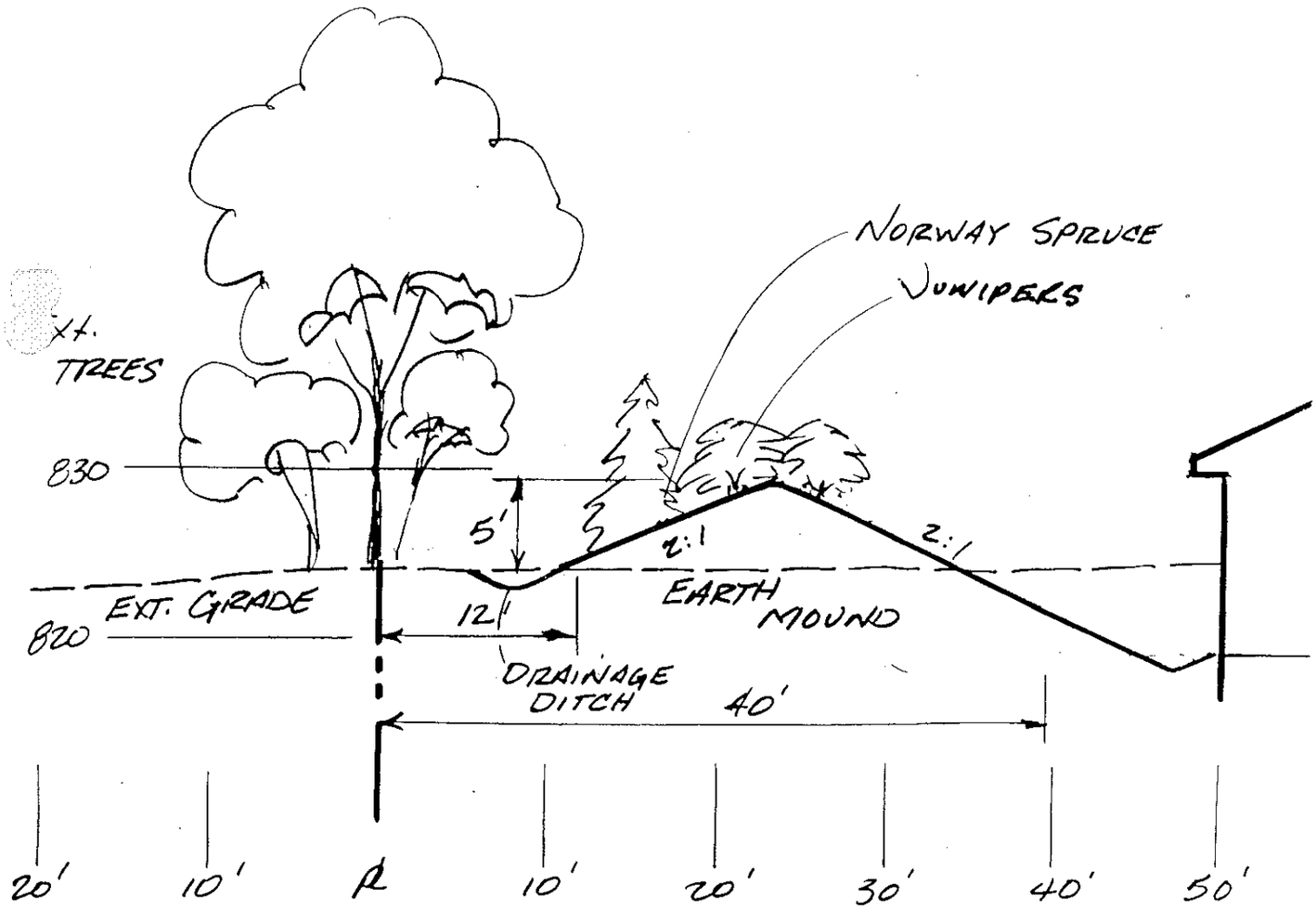


SITE A
SECTION A

9.8.98

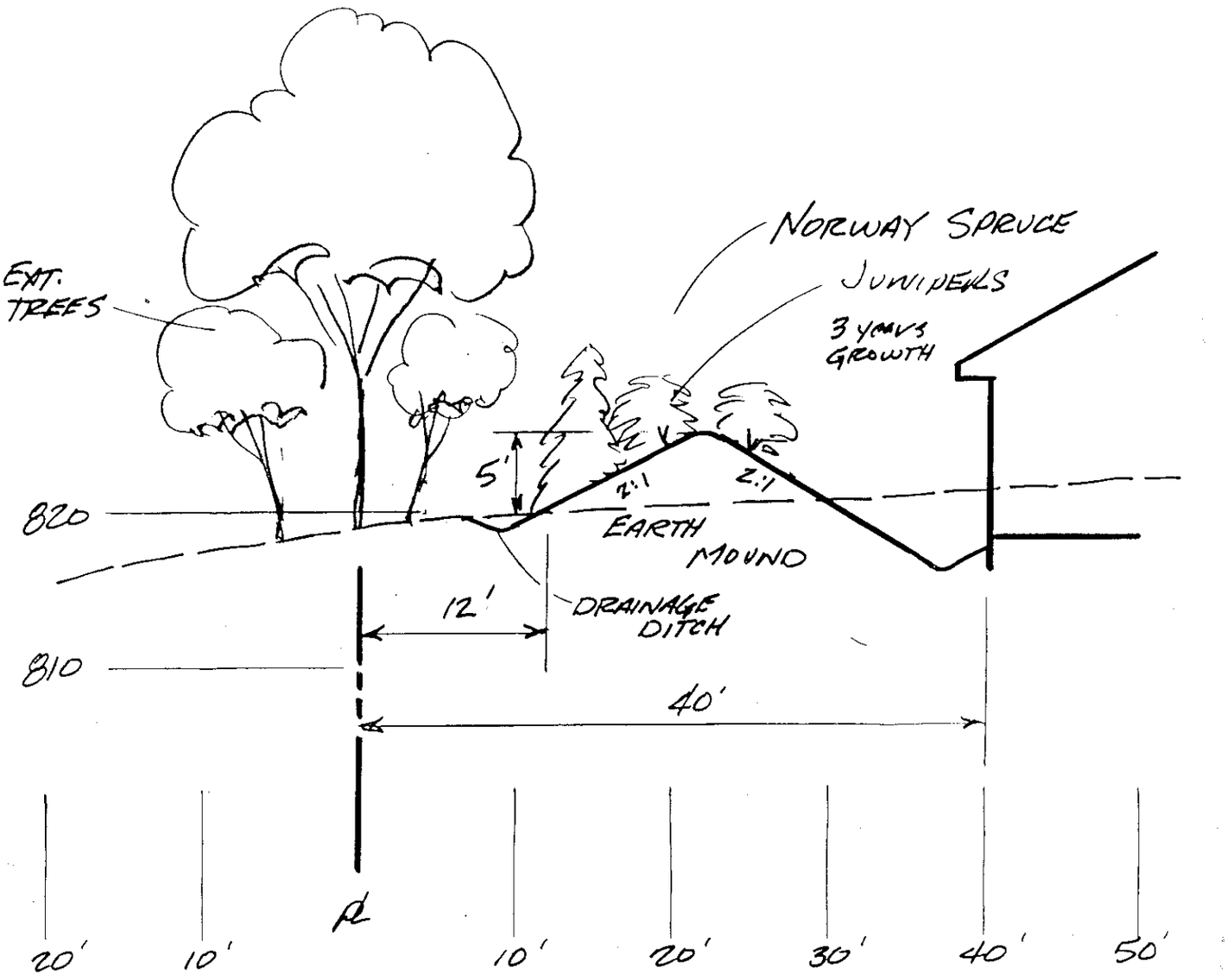
PUD-47-98
Buffer Cross-Sections

21



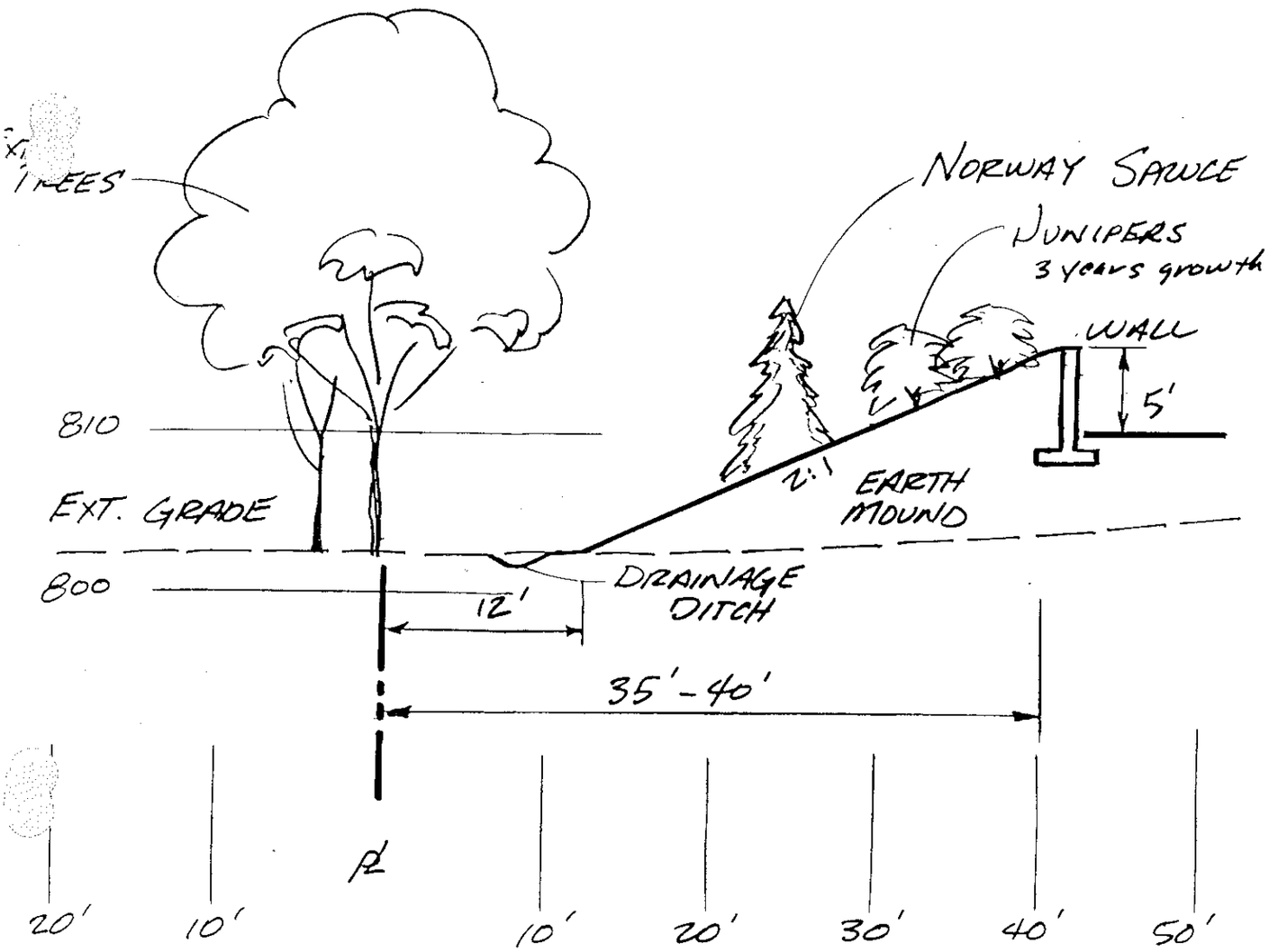
SITE B
SECTION B
BRANCH BANK OPTION

9.8.98
rev 9.24.98



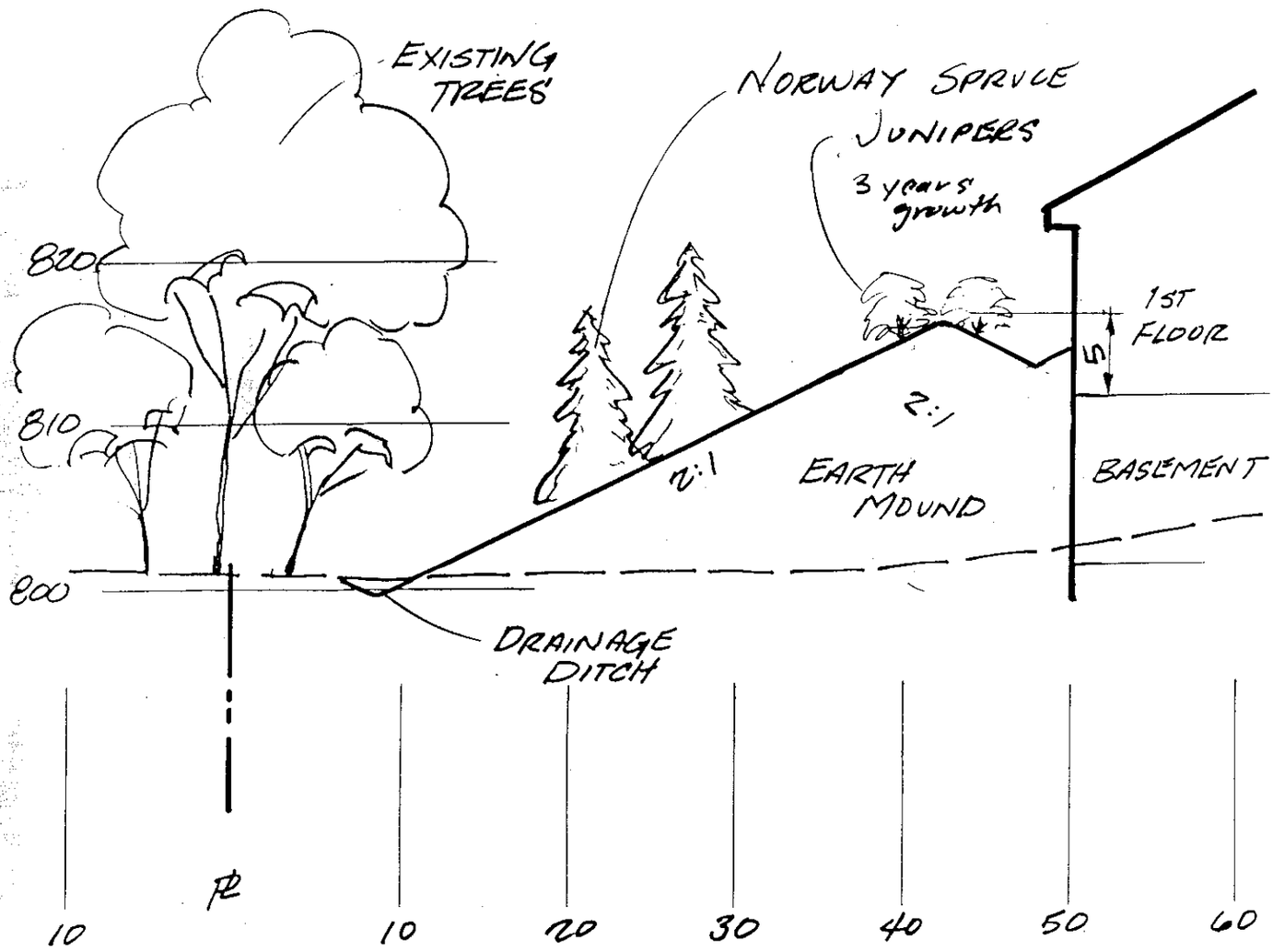
SITE C
NORTH END
SECTION C

9.8.98



SITE C
SECTION C-1
SOUTH END OF PARKING

9.8.98
rev. 9.24.98



SITE C
SECTION C2
SOUTH BUILDING

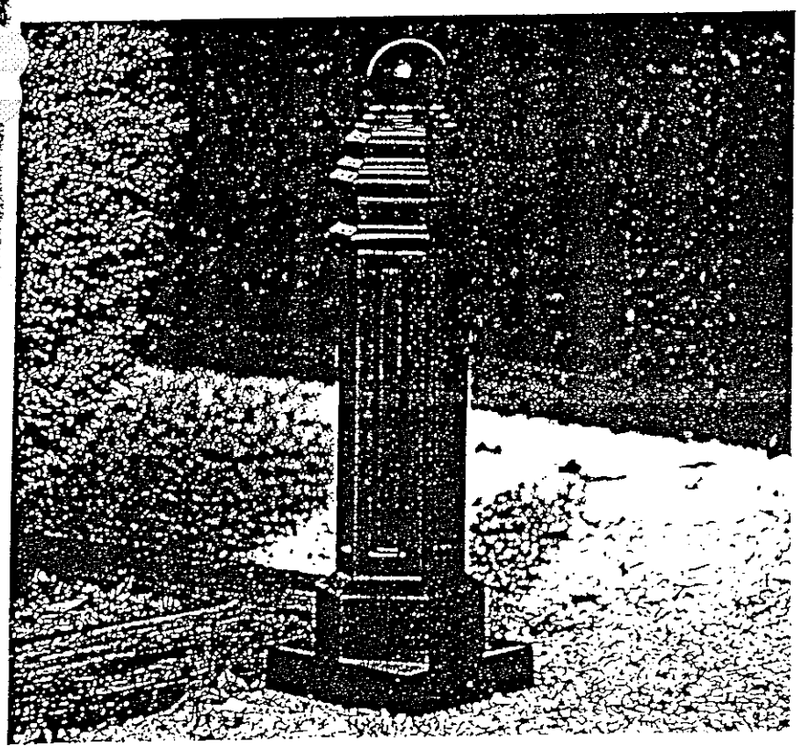
9.8.98

rev. 9.24.98

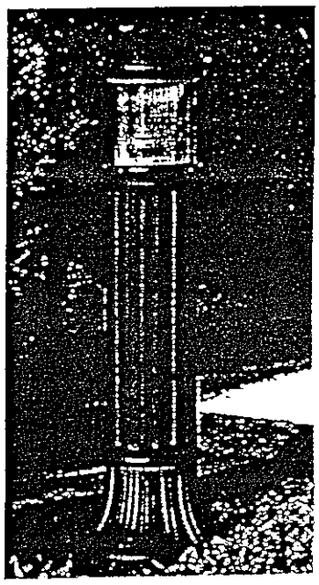
Unique Solutions

Cast Iron & Cast Aluminum Bollards

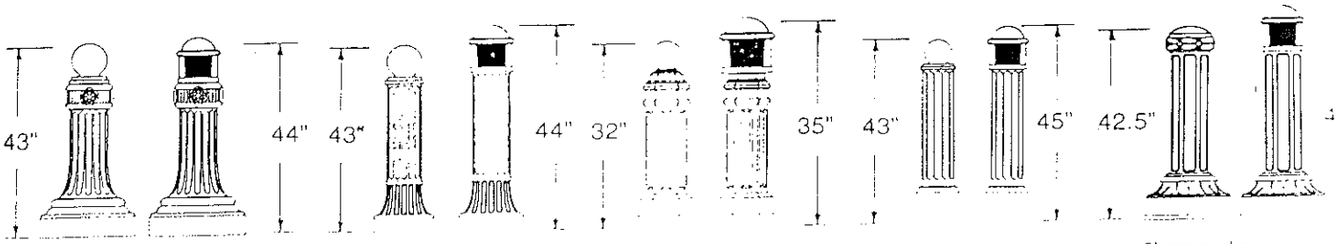
Designed to match a variety of cast iron and aluminum lighting posts, bollards are available both lighted and unlighted. The lighted units are available for high pressure sodium, metal halide, mercury vapor and incandescent lamps up to 100 watts.



Plymouth bollard (unlighted)



Columbia bollard (lighted)



North Yorkshire cast iron or cast aluminum

Columbia cast iron

Plymouth cast aluminum

Hamilton cast aluminum

Chesapeake cast iron

HOLOPHANE OUTDOOR ARCHITECTURAL LIGHTING

PUD-47-98
Lighting Design