

CITY OF BLOOMINGTON



**APRIL 9 @ 5:30 p.m.
COUNCIL CHAMBERS #115
CITY HALL**

**CITY OF BLOOMINGTON
PLAN COMMISSION AGENDA
April 9, 2012 @ 5:30 p.m.**

❖ City Hall Council Chambers, #115

ROLL CALL

MINUTES TO BE APPROVED: Feb. 6, 2012 & March 5, 2012

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

- Introduction of new Plan Commissioner, Carven Thomas
- GPP Update status report

PETITION WITHDRAWN:

- **SP-06-12** Life Designs, Inc.
529 S. College Ave.
Site plan approval for a new multifamily building with 25 dwelling units.
(Case manager: Eric Greulich)

PETITIONS CONTINUED TO May 7, 2012:

DP-4-12 Loren Wood Builders
2110 E. Covenanter Dr.
Preliminary & final plat approval of a 2-lot subdivision *(Case manager: Katie Bannon)*

APPROVAL OF CONSENT AGENDA:

PUD-10-12 Renwick Village Center
1533 S. Piazza Dr.
Preliminary plan amendment to allow a fitness studio on the 2nd floor of the Village Center of the Renwick PUD *(Case manager: Patrick Shay)*

SP/DP-11-12 Cheddar's
126 S. Franklin Rd.
Site plan approval for an 8600 sq. ft. restaurant on a 2.42 acre parcel and preliminary plat approval to amend Lot #3 of Franklin Business Park S. *(Case manager: Eric Greulich)*

UV-13-12 Tim Mueller
910 & 908 E. 2nd St.
PC recommendation to the BZA re: Use variance to allow additions to an existing duplex structure within a residential core zoning district. *(Case manager: Katie Bannon)*

PETITIONS:

SP-12-12 Kenwood Lot 9 (Peter Donaghue)
703 N. Walnut St.
Site plan approval for a new multifamily building with 10 units Also, requested is a waiver from the void-to-solid ratio requirement. *(Case manager: Eric Greulich)*

PUD-14-12 Patterson Pointe LLC
420 S. Patterson Dr.
Final plan approval to allow a 60-unit senior housing project, final plat approval for a 4-lot subdivision and a revised infrastructure phasing plan for the Patterson Pointe PUD
(Case manager: James Roach)

End of Agenda

***Next Plan Commission hearing scheduled for May 7, 2012*

PETITIONER: **Renwick Village Center
1128 S. College Mall Road, Bloomington**

REQUEST: The petitioner is requesting a Preliminary Plan and District Ordinance amendment to the Renwick Planned Unit Development to allow a fitness center/gym use on the second floor of building C5 of the Renwick Village Center.

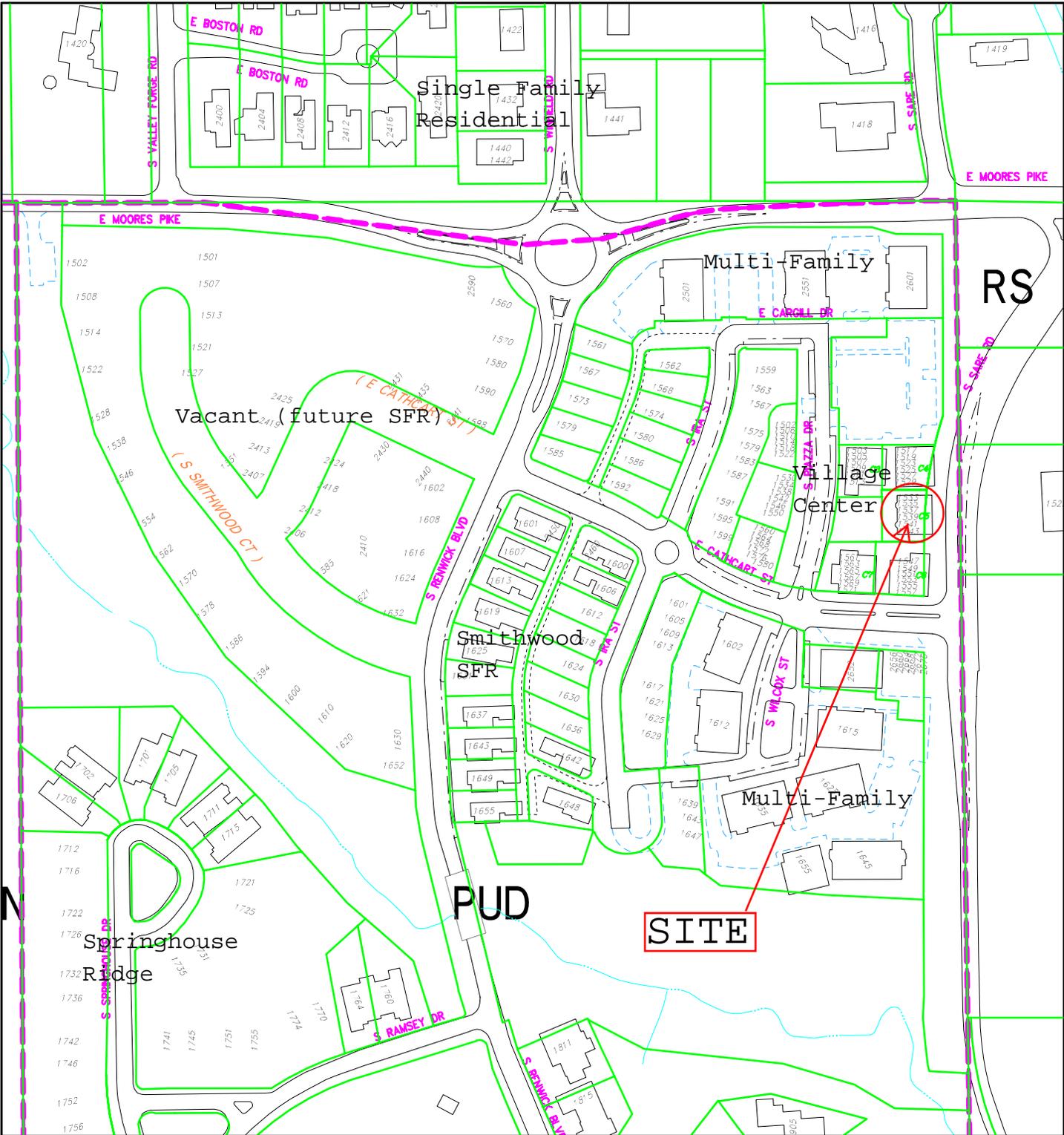
REPORT: This property is part of the Renwick Planned Unit Development (PUD) that received approval in 2004. The PUD was broken into several development areas. The southern 2/3 of the property, located south of an existing creek, was approved and has been developed with attached and detached single family subdivisions. A large private park was also included with that portion of the site. The northern 1/3 of the property included several development types including single family, multi-family, townhomes, and mixed-use commercial. The multi-family and townhomes are nearly completed while much of the single family east of S. Renwick Boulevard has been constructed. None of the single family homes permitted west of Renwick Blvd. have been constructed. The approved mixed-use Village Center has been mostly constructed near the intersection of S. Sare Road and E. Cathcart Street. The Village Center is surrounded by apartment and townhome structures.

The petitioners are seeking an amendment to the Preliminary Plan and District Ordinance of this PUD to allow a fitness studio (pilates and yoga) on the second floor of Building C-5. This is the middle building north of Cathcart St. located along Sare Rd. The existing Preliminary Plan and District Ordinance had a very narrow list of uses for the lower level commercial uses and restricted the second floor space to a maximum of 10, 000 square feet of office space and also for a limited number of residential units. This request would only add this one use to this building. No other changes are being proposed with this request.

GROWTH POLICIES PLAN COMPLIANCE: The original rezoning petition specifically outlined compliance with the Growth Policies Plan (GPP) for this PUD. Staff finds no change to the overall GPP compliance as a result of the proposal to add a fitness studio to the approved list of uses. Staff finds that the inclusion of a fitness studio at this location will not change compliance with the GPP.

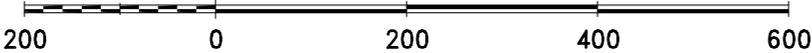
CONCLUSIONS: Staff finds this to be a very minor change to the PUD with negligible impacts to the development and the surrounding area. Staff has not received any negative comments from the surrounding property owners.

RECOMMENDATION: Staff recommends forwarding this petition to the Common Council with a positive recommendation.

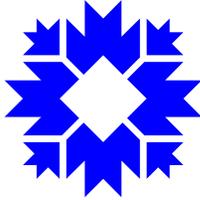


V-5-11 JC Hart Company, Inc.
 Location Zoning Map

By: shapp
 3 Feb 12



City of Bloomington
 Planning



Scale: 1" = 200'

For reference only; map information NOT warranted.



RENWICK

March 5, 2012

Plan Commission
City of Bloomington Planning Department
401 N. Morton Street
Bloomington, IN. 47402

RE: Renwick Village Center PUD Amendment

Dear Plan Commission,

Recently we have had a neighbor to the Renwick community request to expand their Pilates studio to the Renwick Village Center. They would like very much to utilize the second floor of 1533 S. Piazza Drive (C-5) for this use. After a review of the PUD with the planning department it was determined that a PUD amendment would be required to allow this use on the second floor of C-5.

We feel the use at this location would not adversely affect the other uses in the Village Center. We believe that the addition of this use adds to the diversity of the neighborhood services and promotes the concept of "live-work" and integration of neighborhoods that the Renwick Village Center was founded on.

We respectfully request to be placed on the April 9th 2012 Plan Commission Agenda for this PUD Amendment to Amend the Renwick PUD to include Pilates & Yoga Studio with waiver of second Plan Commission Hearing and Final Plan approval to be delegated to staff review.

Respectfully,

Renwick Village Center Holdings 5, LLC

Timothy A. Hanson
Cc: Eric Stolberg

PUD-10-12
Petitioner's
Statement

Another WingerStolberg Homes community designed around your life.





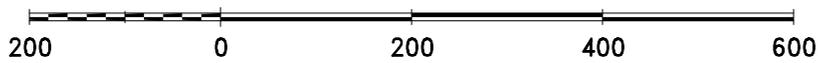
Sare Road

Building
In Question

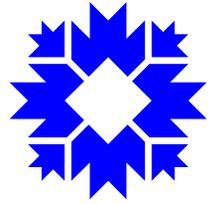


PUD-10-12 RENWICK VILLAGE CENTER
 1533 S. PIAZZA DRIVE
 Aerial Photo

By: shayp
 3 Feb 12



City of Bloomington
 Planning



Scale: 1" = 200'

For reference only; map information NOT warranted.

APR - 3 2012

March 21, 2012

Planning Commission
C/O Tom Micuda
401 N. Morton Street
Bloomington, IN 47404

RE: Bloomington Body Bar

I am writing in support of Bloomington Body Bar. As tenant of Renwick I believe a Yoga studio would fit nicely in the Village Center. Our clientele are appreciative of unique local business and would welcome the opportunity to utilize two services in the same visit. They can simply participate in a class here at Happy Paper Pusher then walk over and have a personalized yoga class.

The concept of people strolling in the plaza between classes or to and from home is very inviting and will only help our businesses here in Renwick.

Thank you for your time. If I can offer any further support or you would like to discuss this with me please feel free to call me 812-822-1938

Sincerely,



Lesley Seyer
The Happy Paper Pusher
1555 S. Piazza Drive
Bloomington, IN 47401
happypaperpusher.COM

APR - 3 2012

March 21, 2012

Planning Commission
Mr. Micuda
401 N. Morton Street
Bloomington, IN 47404

RE: Bloomington Body Bar & Suzy Yeagley

We want to let you know what we totally support Bloomington Body Bar and Suzy Yeagley as a new business here in Renwick Village Center. We have a small salon in Renwick and have enjoyed being a part of the village center and believe a Yoga studio would add to the unique services already being offered here.

Sincerely,
Oasis Hair Salon

Cynthia DiPrimio
Michelle D. Keller

Michelle Keller, Owner 765-346-3222
Cynthia DiPrimio, Owner 812-325-6398

Michelle Keller, Owner.

OASIS HAIR
1563 S. Piazza Drive
Bloomington, IN 47401

Cynthia DiPrimio, Owner

APR - 3 2012

March 28, 2012

Planning Commission
C/O Tom Micuda
401 N. Morton Street
Bloomington, IN 47404

RE: Suzy Yeagley

As a business owner and building owner in Renwick Village Center and a homeowner in Renwick, I wanted to write in support of Suzy Yeagley and her efforts to open a yoga studio in the Village Center.

The PUD already allows this use in the Village Center, however, only on the first floor. Our office is located on the second floor by choice as our use requires a quieter atmosphere and customers are by appointment only. Yoga requires not only quiet but privacy both of which are available on the second floor. It makes sense that private uses are on the second floor.

We also feel this use is complementary to the other business in Renwick and consistent with the character being created in Renwick.

In order for her to proceed the city is being asked to amend the PUD to allow a yoga studio on the second floor. As a business owner and resident of Renwick I ask that you grant her petition.

If I can offer any further support or you would like to discuss this with me please feel free to call me.

Sincerely,



Wayne Johnson
First Appraisal Group
1569 S. Piazza Drive
Bloomington, IN 47401
(812) 337-0772

FIRST
APPRAISAL GROUP

Real Estate Valuation and Consulting



APR - 3 2012

March 29, 2012

*Planning Commission
C/O Tom Micuda
401 N. Morton Street
Bloomington, IN 47404*

RE: Yoga Studio in Renwick Village Center

My name is Dana Goode and I have just opened DD Décor in Renwick Village Center. I was just informed that a yoga studio is trying to open in Renwick Village in the suite above my shop. I wanted to express my appreciation of this and support this effort 110%.

This will be a huge benefit to my business and my clientele will love it. Please allow them to locate their studio in the Village Center.

Sincerely,

*Dana Goode, Owner
DD Décor*

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 126 S. Franklin Rd.**

**CASE #: SP-11-12
DATE: April 9, 2012**

PETITIONER: Thomson Thrift (Cheddars Restaurant)
126 S. Franklin Rd., Bloomington

CONSULTANT: Smith Neubecker & Associates, Inc.
453 S. Clarizz Blvd, Bloomington

REQUEST: The petitioner is requesting site plan approval for a new 8,600 sq. ft. restaurant.

SITE DESCRIPTION: This property is located at 126 S. Franklin and is zoned Commercial Arterial (CA). The petition site involves two properties; the Scottish Inn Suites property and a portion of the detention pond lot to the north. Surrounding land uses are all commercial and include a detention pond lot to the north along with several restaurants further north, several hotels to the east, and a McDonalds and surface parking lot to the south.

The Board of Zoning Appeals heard this case in February of 2012 (V-48-11) and approved a variance from the maximum number of parking spaces to allow 172 parking spaces. Also approved was a variance from parking setback standards to allow Franklin Rd. to be treated as the front of the property for setback purposes rather than State Road 37.

The petitioner is proposing to remove the existing hotel to construct an 8,600 sq. ft. Cheddars Restaurant and 172 parking spaces. With this petition there would also be new landscaping installed, bike parking, and grading improvements to the detention pond to the north. The new building will be facing Franklin Road and will be finished with predominantly stone and brick veneer, along with EIFS. Elevations of the new building have been included in the packet.

As part of this development site the petitioner will need to acquire a portion of the lot to the north to acquire enough land necessary for the project. The lot to the north is Lot #3 of the Franklin Business Park and is used to provide stormwater detention. To compensate for the loss of storage area to the existing detention pond, the petitioner will be re-grading the pond to provide additional stormwater detention area.

SITE PLAN ISSUES:

Architecture/Design: The petitioner has submitted elevations for all four sides of the building and these have been included in the packet. The building will be finished with limestone and brick veneer. Portions of the exterior will also include EIFS. The roof will be standing seam metal with tiles. The elevations and architecture meets the UDO requirements.

Access: The property would be accessed by two drivecuts along Franklin Rd. The

location of the two drivecuts meets the setback requirements of the UDO.

Landscaping: With the new construction of the building and parking area, the property would be required to meet all landscaping requirements. The petitioner has submitted a landscape plan that meets UDO requirements. The petitioner is proposing to utilize permeable pavers for 68 parking spaces and will also be installing paver blocks through some of the aisles and around the building to improve stormwater quality and meet impervious surface coverage requirements. There are several trees scattered along the property that are being shown to be preserved to meet landscape requirements.

Street trees are required not more than 40' from center and have been shown on the proposed landscape plan. The new street trees are proposed to be Red Maple, however the City Urban Forester would prefer to see another species proposed to help diversify the City's street tree species. A condition of approval has been proposed to alter the proposed street tree species.

Parking: The UDO allows for a maximum of one parking space per 100 sq. ft. of gross floor area for a restaurant over 5,000 sq. ft. Based on the size of the restaurant (8,600 sq. ft.) the property would be allowed a maximum of 86 parking spaces. The Board of Zoning Appeals approved a parking variance to allow 172 parking spaces based on analysis of similar Cheddars restaurants.

Pedestrian Facilities: There is a sidewalk along the detention pond lot, but not a sidewalk in place along the remaining Franklin Rd. frontage. As a result a complete 5' wide sidewalk system would be required along the entire frontage. The required sidewalk has been shown on the proposed site plan.

Signage: There is an existing pole sign along State Road 37 that the petitioner could reface or replace with a new ground sign. No increase in the sign area or size would be allowed. A sign permit is required prior to any change in signage or new signage that is added.

Utilities: There is adequate water and sewer service along Franklin Rd. To compensate for the loss of storage area in the existing detention pond, the petitioner will be re-grading the detention pond to increase storage capacity to meet current stormwater detention requirements. The disturbed areas will be replanted with a wetland seed mixture to provide stormwater quality improvements as well.

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The Bloomington Environmental Commission (EC) has made 4 recommendations concerning this development.

1. The petitioner should salvage useable old or leftover material from the deconstruction and construction activities and make these materials available for reuse or recycling.

Staff response: Although not required, staff encourages the petitioner to salvage useable old or leftover material from the deconstruction and construction activities as possible.

2. The petitioner should provide space for recycle-destined material to be stored for pick up.

Staff response: Although not required, staff encourages the petitioner to provide space for recycle-destine material to be stored for pick up.

3. The petitioner should include as many green building features as possible.

Staff response: Although not required, staff encourages the petitioner to incorporate as many green building practices as possible.

4. The petitioner should modify the Landscape Plan

Staff response: A complete landscape plan showing the revised species for the street trees is required prior to issuance of a grading permit.

RECOMMENDATION: Staff recommends approval of the proposed site plan with the following conditions of approval:

1. A grading permit is required prior to any site disturbance.
2. All trees shown to be preserved must be protected at the drip line.
3. The Red Maple street trees shall be replaced with another species that is approved by the City Urban Forester.
4. This site plan approval is contingent upon a recorded plat amending the existing drainage easement and rearranged lot configuration to accommodate the proposed site plan.

MEMORANDUM

Date: April 3, 2012
To: Bloomington Plan Commission
From: Bloomington Environmental Commission
Through: Linda Thompson, Senior Environmental Planner
Subject: SP/DP-11-12, Cheddar's Restaurant
126 S. Franklin Road

This memorandum contains the Environmental Commission's (EC) input and recommendations regarding the request for a Site Plan approval for an 8600 sq. ft. restaurant on a 2.2 acre parcel and a Preliminary Plat Amendment to Lot # 3 of the Franklin Business Park South.

ISSUES OF SOUND ENVIRONMENTAL CONSIDERATION:

SALVAGE MATERIALS:

The EC recommends that unused scraps from the demolition of the existing structure and construction of the new building should be collected for reuse or recycling, which is recommended in the UDO (20.05.049 GD-01 (a) (1) (D)). This material could be sold to local salvage businesses, given to a resale store for future re-use, or recycled.

RECYCLING:

The EC recommends that the petitioner allocate space within the site design to accommodate recycling. The area planned to accommodate the dumpster should be enlarged to include recycling containers. Recycling pick-up service is readily available in Bloomington if space is planned in advance at the site. The EC feels that recycling is an important contributor to Bloomington's environmental quality and sustainability.

GREEN BUILDING:

The EC recommends the petitioner use green building and site design measures. Green building can provide substantial savings in energy costs to a building over its life cycle and is thus an especially prudent investment in this time of rising energy prices. Green building features are consistent with the spirit of the UDO and supported by Bloomington's overall commitment to sustainability and its green building initiative (<http://Bloomington.in.gov/greenbuild>). Sustainable building practices are explicitly called for by the Mayors' Climate Protection

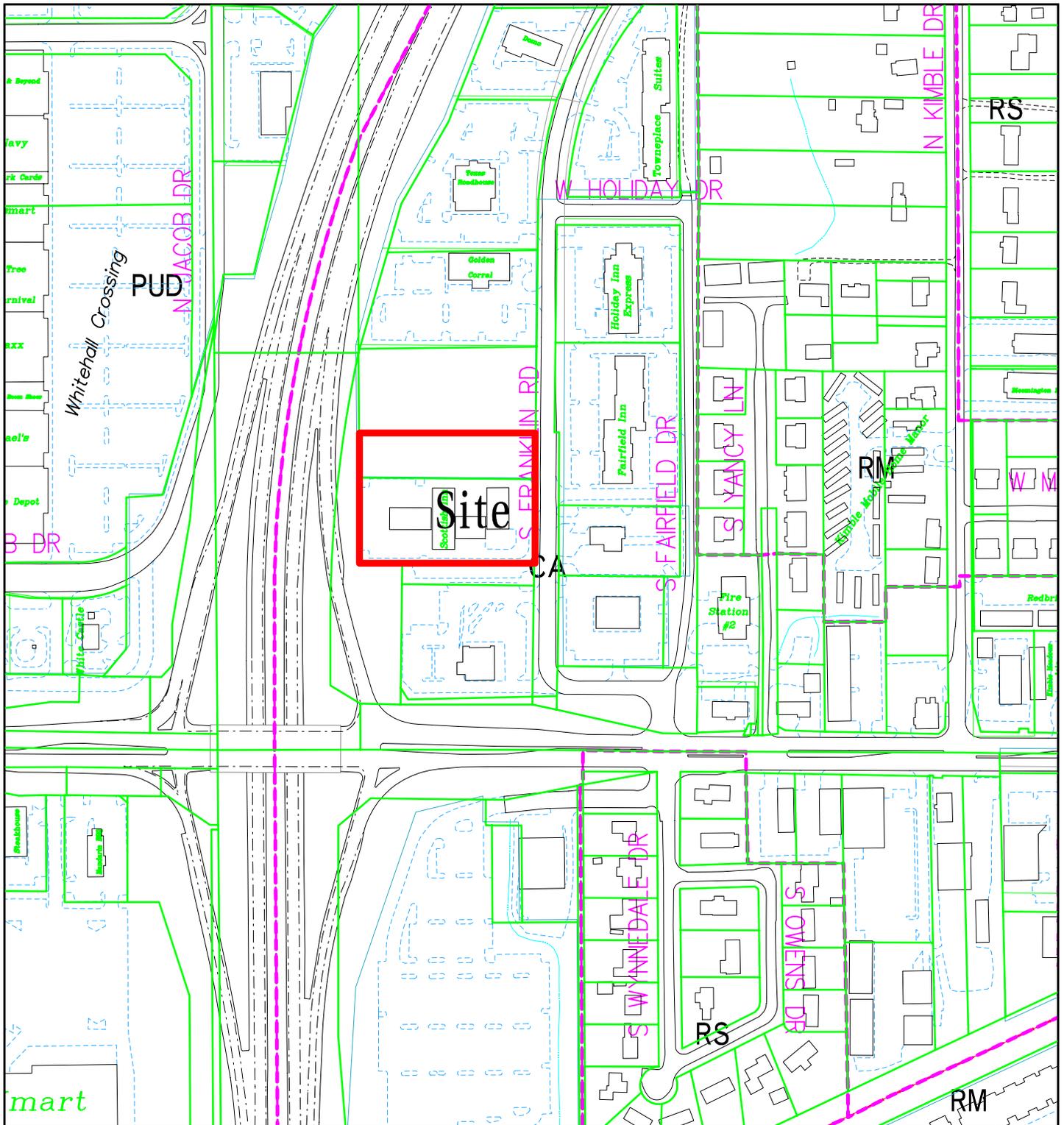
Agreement signed by Mayor Kruzan, by City Council resolution 06-05 supporting the Kyoto Protocol and reduction of our community's greenhouse gas emissions, and by City Council resolution 06-07, which recognizes and calls for planning for peak oil.

LANDSCAPE PLAN:

The Landscape Plan needs some modifications. EC believes that some of the trees to remain should not be counted toward the tree count, and that some species should be replaced with others.

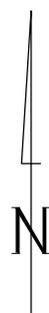
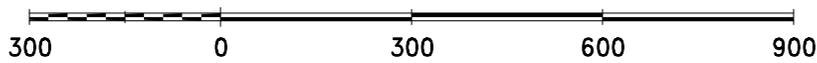
EC RECOMMENDATIONS:

1. The petitioner should salvage useable old or leftover material from the deconstruction and construction activities and make these materials available for reuse or recycling.
2. The petitioner should provide space for recycle-destined material to be stored for pick up.
3. The petitioner should include as many green building features as possible.
4. The petitioner should modify the Landscape Plan.

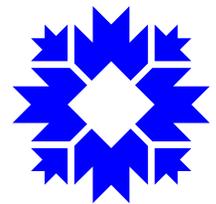


SP-11-12 Cheddars
 126 S Franklin Rd
 Plan Commission
 Site Location, Zoning, Land Use, Parcels

By: greulice
 4 Apr 12



City of Bloomington
 Planning



Scale: 1" = 300'

For reference only; map information NOT warranted.



Stephen L. Smith, P.E., L.S.
Daniel Neubecker, LA
Steven A. Brehob, BS.CNT.

Petitioner's Statement

Location

The site is located within the Franklin Business Park and is comprised of the Scottish Inn site and a portion of Lot 3 which is the existing detention area. Access to the site will be provided by 2 new drive cuts onto Franklin Road.

Existing Topography

The Scottish Inn site is almost 100% covered with building or pavement and generally slopes from west to east. The detention area bottom is nearly flat with minimal slope from west to east. There are no known karst features, floodplains, springs or other environmental features on either property.

General Project Description

The Scottish Inn site will be used for the majority of the development. That site totals 1.56 acres in size. Lot 3 of Franklin Business Park totals 2.48 acres in size and contains a stormwater detention area for the business park. The shape of detention area will be modified and portions filled to create 0.86 acres of land for the Cheddars site development. A lot line adjustment will be completed to shift the common lot line and create a 2.42 acre parcel for Cheddars and a 1.60 acre parcel (Lot 3) for the detention area.

The proposed site contains 172 parking spaces and will utilize 14,899 SF of precast concrete permeable pavers. Maximum impervious surface coverage is 56%. Parking is setback behind the front wall line of the building so that the entry and outdoor dining area is the prominent feature.

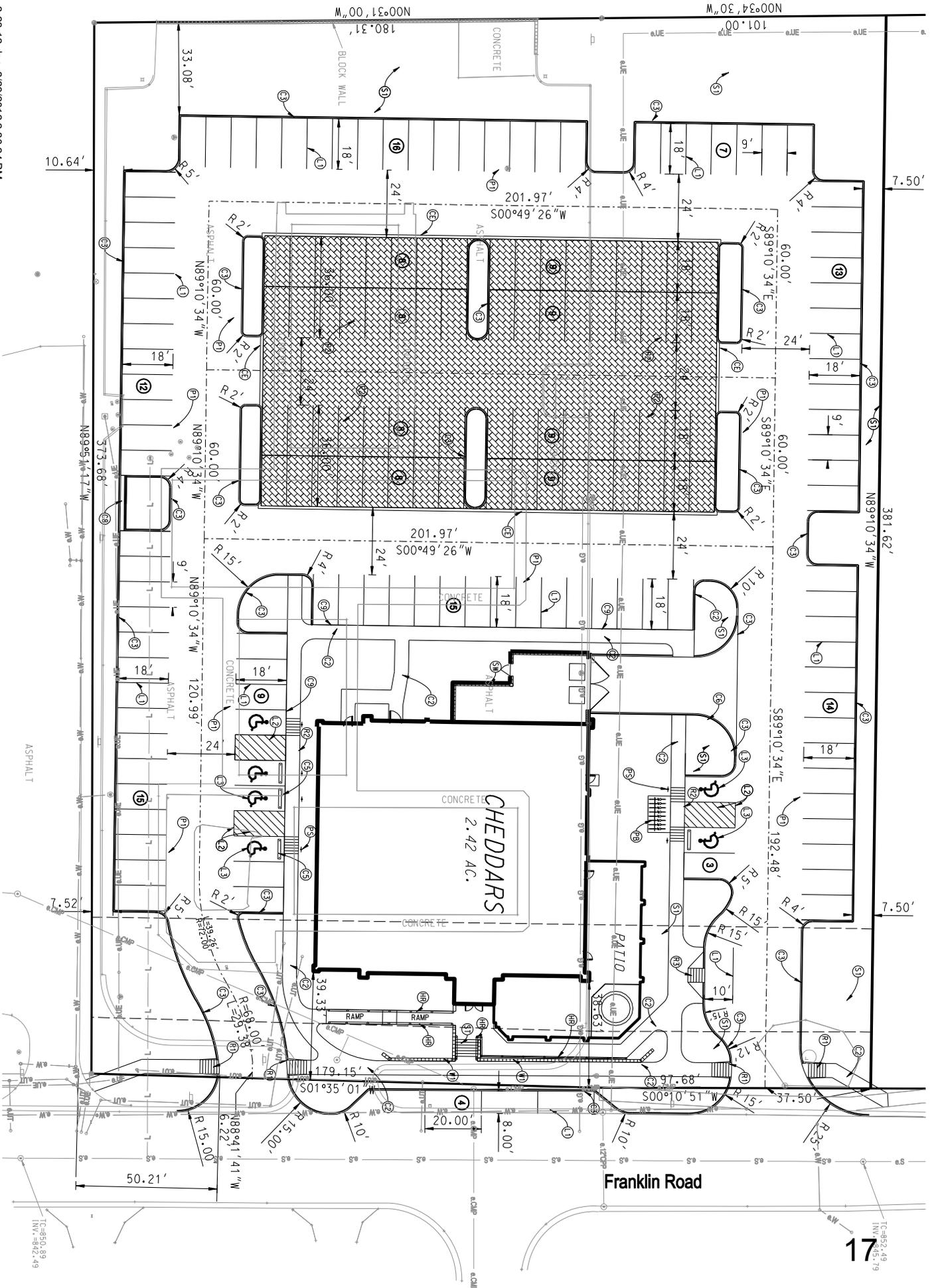
Building

The Cheddars restaurant is 8742 SF in size and has seating indoors for 389 patrons. The building also includes an 1800 SF outdoor dining patio area. The primary architectural materials used are brick, stone and stucco. The building has a pitched shingled roof and 360 degree architecture. The service area is entirely screened.

Utilities

Sanitary sewer, water and stormwater facilities are on site. No new main extensions are required to serve the building. Private utilities are available in the area to meet the building needs. Modifications to the existing detention area can be made without reducing the storage volume or functionality of the basin.

J:\4723_Cheddars\approval processing\Petitioner's Statement_3-6-12.docx



“Old Chicago Brick”
Veneer w/ Brick
Rowlock



Natural Stone
Veneer



Sahara Sand EIFS
finish



Real Copper Standing
Seam



Cedar Shake Roof



Dark Bronze Standing
Seam Metal Roof



Aluminum Storefront
Windows and Doors



Black Canvas



East Elevation - Facing Franklin Road



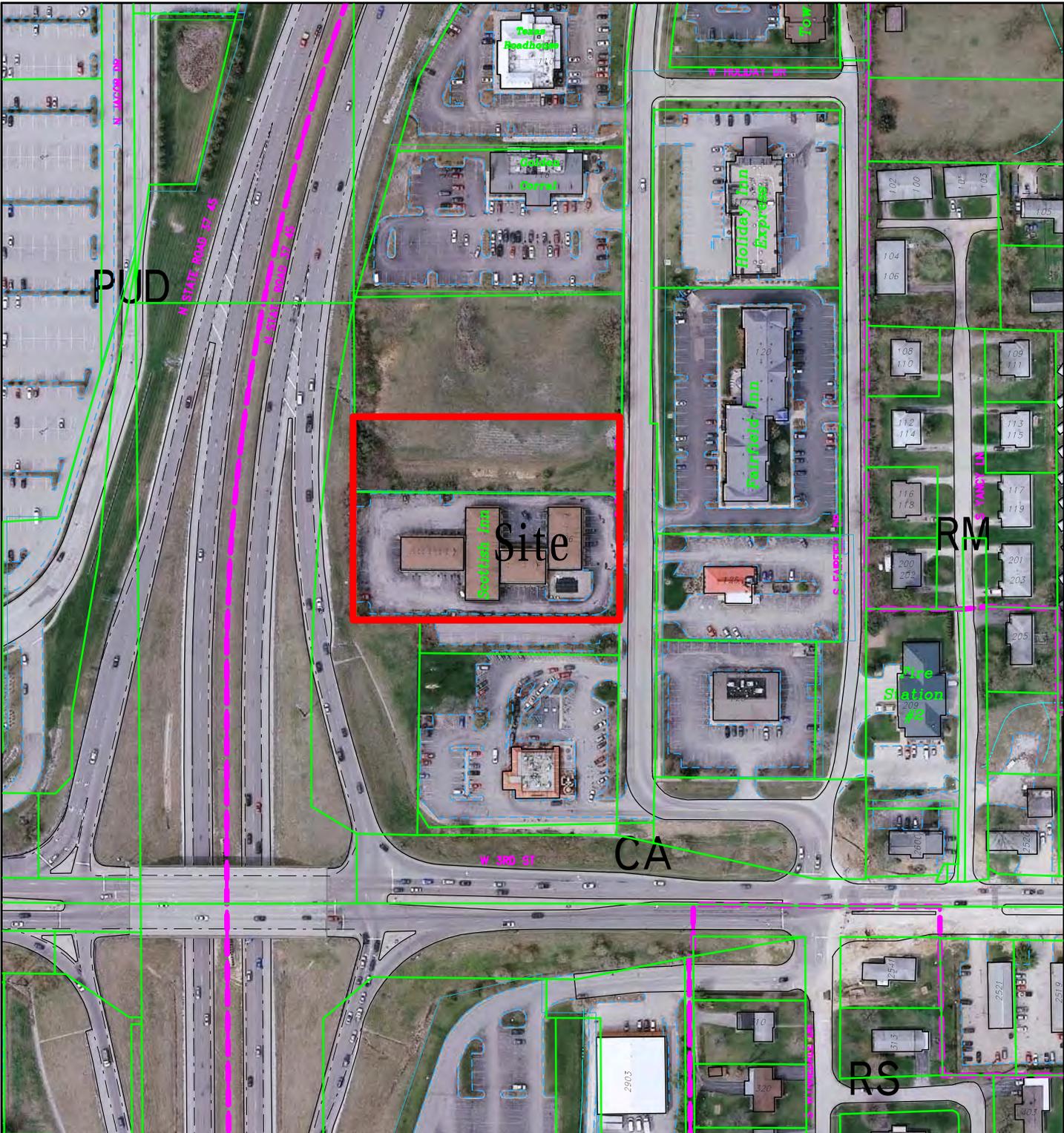
West Elevation - Facing State Road 37



North Elevation

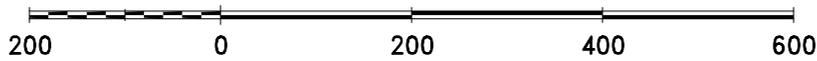


South Elevation

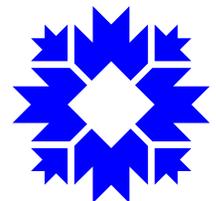


SP-11-12 Cheddars
 126 S Franklin Rd
 Plan Commission
 2010 Aerial Photograph

By: greulice
 4 Apr 12



City of Bloomington
 Planning



Scale: 1" = 200'

For reference only; map information NOT warranted.

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 703 N. Walnut Street**

**CASE #: SP-12-12
DATE: April 9, 2012**

PETITIONER: Peter Donaghue
1241 Maple Avenue, Wilmette, IL

CONSULTANT: Smith Neubecker & Assoc.
435 S. Clarizz Blvd., Bloomington

REQUEST: The petitioner is requesting site plan approval in order to build a 10-unit, multi-family residential building.

Area:	0.18 Acres
Zoning:	CD/Downtown Gateway Overlay (DGO)
GPP Designation:	Downtown
Existing Land Use:	Vacant, with building being demolished
Proposed Land Use:	Commercial/Multi-family Residences
Surrounding Uses:	North – Mixed-Use/Multi-family Residences
	East – Residential
	South – Office
	West – Office/Multi-family Residences

REPORT SUMMARY: The subject property is located on the west side of N. Walnut Street mid-block between W. 11th Street and E. 12th Street. This 0.18 acre property is zoned Commercial Downtown (CD) and is within the Downtown Gateway Overlay (DGO) District. The property was developed with a one-story office building and surface parking lot. The petitioner is proposing to remove the parking lot and building to construct a new three-story, multi-family residential building with 8, 2-bedroom units and 2, 1-bedroom units.

With this petition, the existing drivecut for the parking lot would be removed on Walnut Street. Improvements to the Walnut Street frontage include a sidewalk system, street trees, and a street light. Parking for the building will be provided by four parking spaces accessed from the alley to the west.

Plan Commission Site Plan Review: Three aspects of this project require that the petition be reviewed by the Plan Commission, per BMC 20.03.300. These aspects are as follows:

- The proposal is adjacent to a residential use (residential to the east)
- The proposal includes ground floor residential units.
- The petitioner is requesting a waiver to the standards in BMC 20.03.340. The following waiver is being requested:
 - Void-to-solid ratio.

SITE PLAN REVIEW

Residential Density: The petitioner is proposing 8, 2-bedroom units and 2, 1-bedroom units for a total of 10 units and 18 bedrooms with an overall density of 32 units per acre (including DUE's). The maximum allowed density in this zoning district is 33 units per acre.

Parking: The DGO does not require any residential parking spaces for the first 10 bedrooms and 0.5 spaces for each bedroom beyond 10. For this project, a total of 4 parking spaces are required. The petitioner is proposing to provide four parking spaces on the site, which are located off of the alley to the west.

Streetscape: The petitioner is required to remove the existing drivecut, install a continuous 5' wide concrete sidewalk along the Walnut Street frontage, and install one street tree along this frontage. These have been shown on the submitted landscape plan. In addition, a decorative street light is required along this property frontage and needs to be shown prior to issuance of a grading permit.

Bicycle Parking: An 18-bedroom development requires 4 bicycle parking spaces to be placed within 50' of the entrance of each building. These spaces are shown on the site plan adjacent to the vehicle parking spaces in the rear.

Architecture: The building will be finished with hardiplank siding and limestone veneer. The roof will be flat with all mechanical equipment on the roof. These mechanicals will be screened from public view per UDO requirements. Although several Plan Commissioners indicated an interest in having a pitched roof for this proposed building, the flat roof option is allowed by the UDO.

Void-to-solid Percentage: The DGO sets a minimum first floor void-to-solid architectural standard at 40%, with upper floors required to have a minimum of 20%. The petition contains approximately 25% void-to-solid for all floors. The 40% standard was developed with commercial first floor space in mind and is more appropriate for those buildings. Higher void-to-solid ratios are difficult to incorporate into residential style buildings.

Void-to-solid Waiver-20.03.130(b)(2)(A): A waiver from the architectural standard of the UDO is required to allow the first floor to have less than 40% void area. The need for this waiver is driven by the desired residential use of this type of building style. The amount of void-to-solid ratio shown, is appropriate for a building containing first floor residential space and Staff supports this waiver.

Access: The parking area is located to the rear of the building and will be accessed entirely from the alley. The existing drivecut on Walnut St. will be removed with this petition.

Landscaping: With this petition, there would be new landscaping installed around the building and parking area. The property will be landscaped to meet all UDO requirements.

Utilities: Water and sanitary sewer service are available along Walnut St. Stormwater and utility plans have been submitted to the City Utilities Department and are under review. Final approval from CBU is required prior to issuance of a grading permit.

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The Bloomington Environmental Commission (EC) has made 5 recommendations concerning this development.

1. The petitioner should salvage useable old or leftover material from the deconstruction and construction activities and make these materials available for reuse or recycling.

Staff response: Although not required, Staff encourages the petitioner to salvage useable old or leftover material from the deconstruction and construction activities as possible.

2. The petitioner should provide space for recycle-destined material to be stored for pick up.

Staff response: Although not required, Staff encourages the petitioner to provide space for recycle-destine material to be stored for pick up.

3. The petitioner should include as many green building features as possible.

Staff response: Although not required, Staff encourages the petitioner to incorporate as many green building practices as possible.

4. The petitioner should enhance the character and walkability of the site along Walnut Street with increased landscaping and other visual and ecological enhancements.

Staff Response: Although not required, Staff encourages the petitioner to enhance the character and walkability of the site along Walnut Street with increased landscaping and other visual and ecological enhancements.

5. The petitioner should change the street tree species along Walnut Street.

Staff response: A complete landscape plan showing the revised species for the street trees is required prior to issuance of a grading permit.

DEVELOPER TRACK RECORD: The developer owns and manages several rental units in the City, including the project currently under construction at the northeast corner of E. 10th Street and N. Walnut St. There are no known zoning violations that have been reported concerning these properties.

CONCLUSION: The Planning Department staff finds that the petition satisfies all but one of the requirements of the Unified Development Ordinance. While the void-to-solid ratio of the

building does not meet the standards of the DGO, the requested waiver is appropriate based on the proposed residential use on the first floor. Staff finds this redevelopment of an under utilized property to be in keeping with City policies and goals.

RECOMMENDATION: Staff recommends approval of this petition with the following conditions of approval:

1. A minimum of 4 bike parking spaces must be placed within 50' of the entrance to the building.
2. Construction of the proposed building must be consistent with the submitted elevations and materials.
3. A compliant landscape plan is required prior to issuance of a grading permit.

MEMORANDUM

Date: April 3, 2012
To: Bloomington Plan Commission
From: Bloomington Environmental Commission
Through: Linda Thompson, Senior Environmental Planner
Subject: SP-12-12, Kenwood Lot 9
703 N. Walnut Street

This memorandum contains the Environmental Commission's (EC) input and recommendations regarding the request for a Site Plan approval for a 10-unit, multifamily structure within the Commercial Downtown Zoning District and the Downtown Gateway Overlay District.

ISSUES OF SOUND ENVIRONMENTAL CONSIDERATION:

SALVAGE MATERIALS:

The EC recommends that unused scraps from the demolition of the existing structure and construction of the new building should be collected for reuse or recycling, which is recommended in the UDO (20.05.049 GD-01 (a) (1) (D)). This material could be sold to local salvage businesses, given to a resale store for future re-use, or recycled.

RECYCLING:

The EC recommends that the petitioner allocate space within the site design to accommodate recycling. The area planned to accommodate the dumpster should be enlarged to include recycling containers. Recycling pick-up service is readily available in Bloomington if space is planned in advance at the site. The EC feels that recycling is an important contributor to Bloomington's environmental quality and sustainability and that it will also increase the attractiveness of the apartments to prospective tenants.

GREEN BUILDING:

The EC recommends the petitioner use green building and site measures. Green building can provide substantial savings in energy costs to a building over its life cycle and is thus an especially prudent investment in this time of rising energy prices. Green building features are consistent with the spirit of the UDO and supported by Bloomington's overall commitment to sustainability and its green building initiative (<http://Bloomington.in.gov/greenbuild>).

Sustainable building practices are explicitly called for by the Mayors' Climate Protection Agreement signed by Mayor Kruzan, by City Council resolution 06-05 supporting the Kyoto Protocol and reduction of our community's greenhouse gas emissions, and by City Council resolution 06-07, which recognizes and calls for planning for peak oil.

GATEWAY CHARACTER:

The proposed development is on a major route from our downtown, and therefore the EC encourages the developer to choose local building materials (e.g. limestone), select street plantings that reflect our city's natural ecosystem, and encourage walkability. The EC notes that this area is an excellent candidate for a "Complete Streets" approach (<http://www.completestreets.org/>) to enhance its navigability for all users – pedestrians, bicyclists, handicapped people, and others, while simultaneously enhancing its character as a doorway to our downtown. While the EC recognizes that the developer is not responsible for the street way itself, we encourage the developer to promote a vision for the site that complements and anticipates the complete streets concept.

STREET TREES:

The EC recommends a different tree species for the street trees because Red Maple (*Acer rebrum*) are overused in Bloomington and that is problematic because the City Forester works diligently to balance the percentage of species within the urban boundaries in case of disease outbreak (e.g., American Chestnut).

EC RECOMMENDATIONS:

1. The petitioner should salvage useable old or leftover material from the deconstruction and construction activities and make these materials available for reuse or recycling.
2. The petitioner should provide space for recycle-destined material to be stored for pick up.
3. The petitioner should include as many green building features as possible.
4. The petitioner should enhance the character and walkability of the site along Walnut Street with increased landscaping and other visual and ecological enhancements.
5. The petitioner should change the street tree species along Walnut Street.



“Providing professional land planning, design, surveying and approval processing for a quality environment”

Stephen L. Smith, P.E., L.S.
Daniel Neubecker, LA
Steven A. Brehob, BS.CNT.

Petitioner's Statement

Location

The site is located at 703 North Walnut Street, one property north of the intersection of 11th Street and north Walnut Street.

Existing Topography

There is an existing house converted to business use and an outbuilding on the site. The east half of the site is a paved parking lot accessed off of Walnut. The site slopes approximately 12' from SW to NE.

General Project Description

The existing building and outbuilding will be removed. The existing parking lot will be removed. A new multifamily building will be constructed. Parking access will be provided off of the existing alley located on the west side of the site.

Building

The building will have a 4308 SF footprint and will be 3 stories in height along Walnut Street and 2 stories in height along the western Alley. The building height is 35'. The exterior materials on the Walnut Street elevation consist of limestone veneer and 6" lap cement board siding. The rear elevation will mimic the front elevation. Side elevations material will be 6" lap cement board siding. The building will include eight 2- bedroom units and two 1-bedroom units. Void to solids ratio is 24.8%.

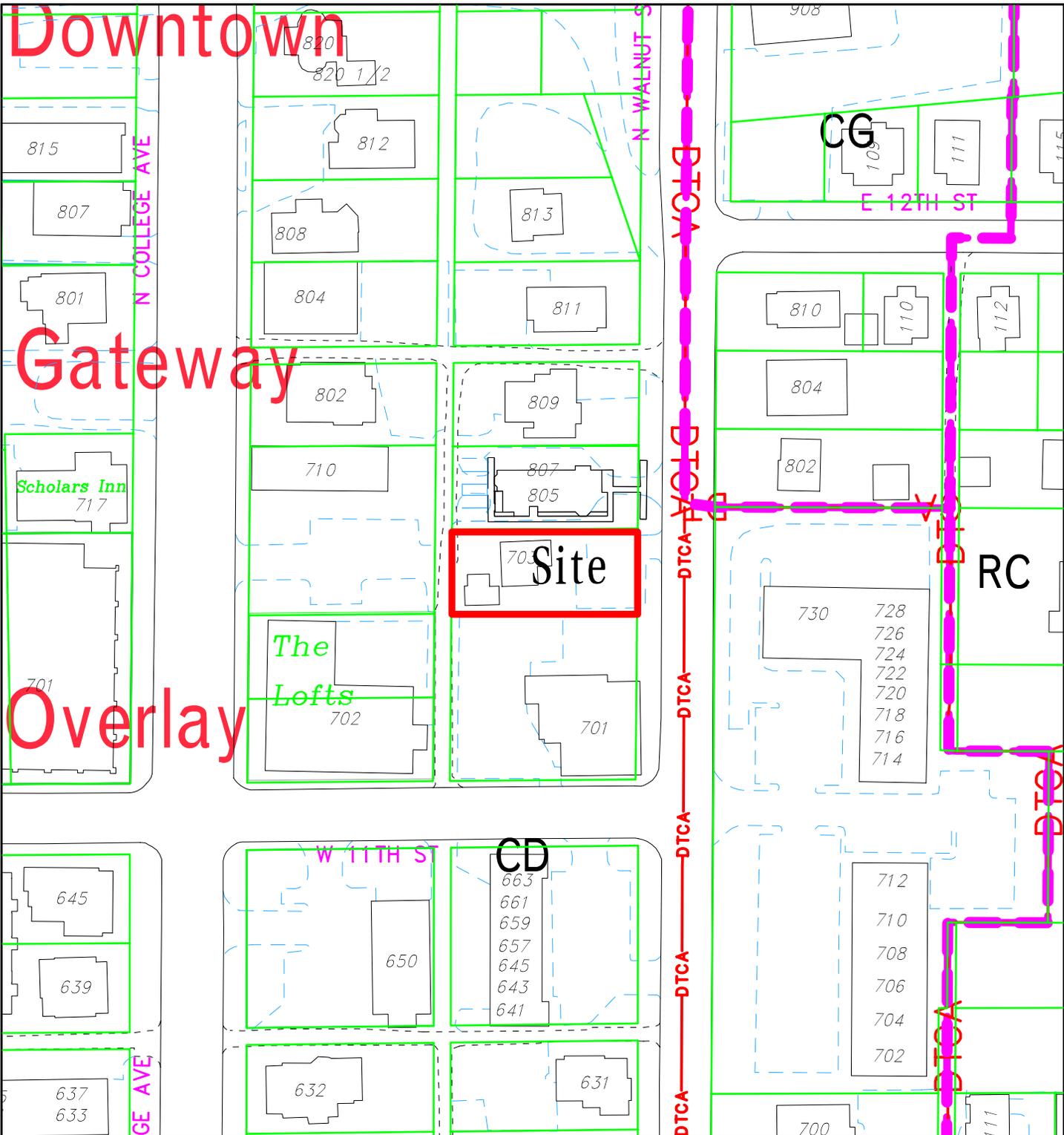
Utilities

Sanitary sewer and water facilities are available along North Walnut Street. Private utilities are available on site to meet the building needs.

Waivers

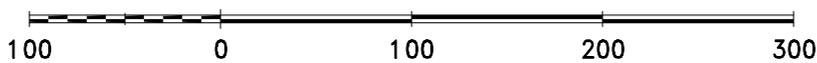
A waiver to void to solids ratio will be required.
A waiver to first floor commercial will be required.

J:\4723_Kenwood Lot 9\approval processing\Petitioner's Statement_3-7-12.docx



SP-12-12 Peter Donaghue
 703 N Walnut Street
 Plan Commission
 Site Location, Zoning, Parcels, Land Use

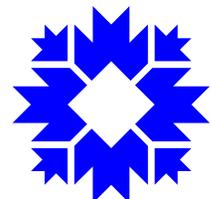
By: greulice
 4 Apr 12



For reference only; map information NOT warranted.



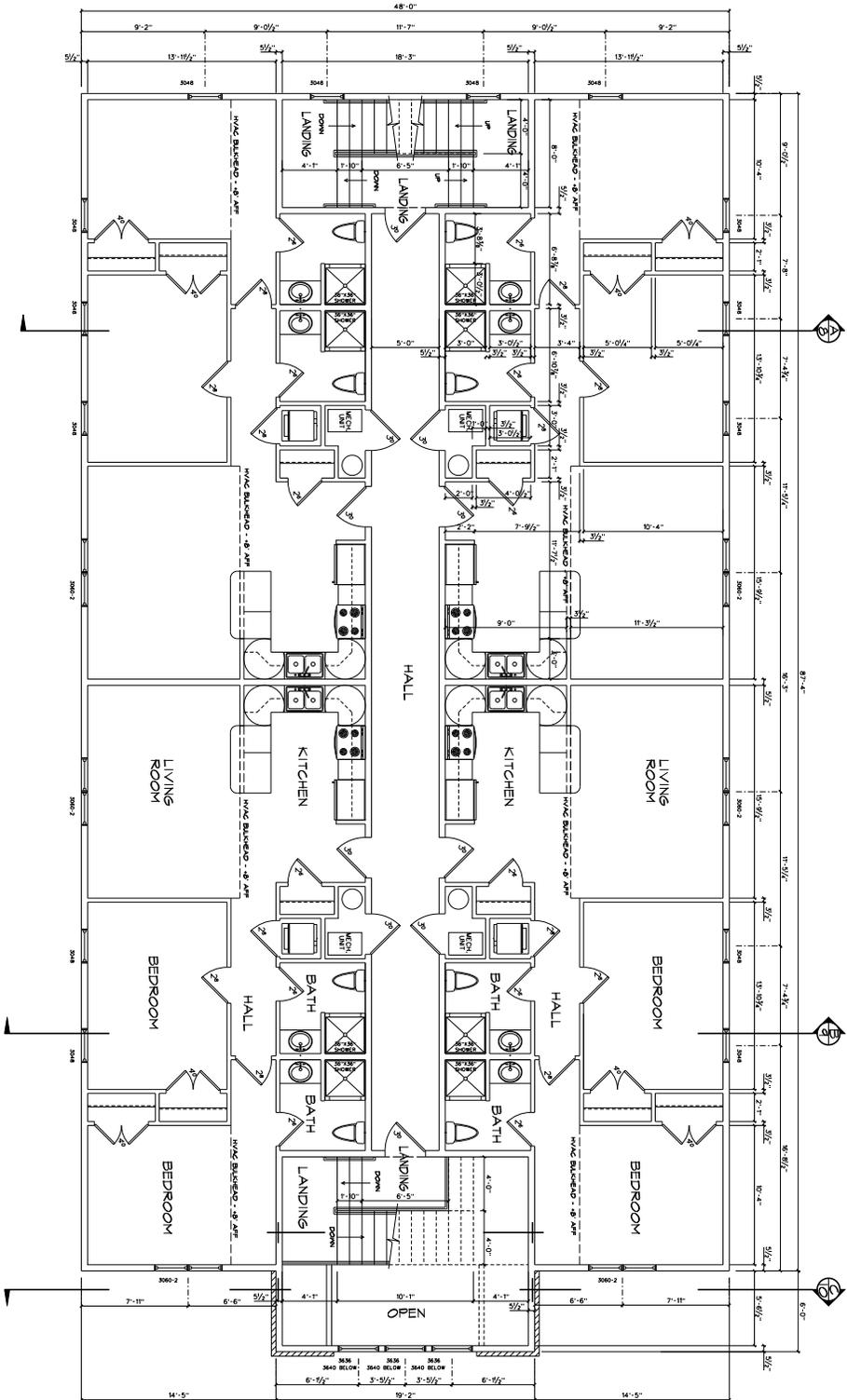
City of Bloomington
 Planning



Scale: 1" = 100'



EAST ELEVATION
 SCALE: 1/4" = 1'-0"



3rd FLOOR PLAN

5/1/13

5/1/13



DRAWN BY: D. FARRER
 CHECKED BY: S. VANDERKAM
 DATE: 5/1/13
 3RD FLOOR LEVEL

FILE NUMBER: 211202
 ARCHITECT: MILLER ARCHITECTS
 14 SOUTH WASHINGTON STREET
 BLOOMINGTON, IN 47403

NEW APARTMENT DESIGN FOR
FOX PROPERTY & DEVELOPMENT
 703 N. WALNUT ST., BLOOMINGTON, IN.

- REVISIONS
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MILLER ARCHITECTS
 ARCHITECTURE
 DESIGN
 PLANNING

PO BOX 699
 14 SOUTH WASHINGTON STREET
 BLOOMINGTON, IN 47403

NO.	DATE	BY	REVISIONS

DATE	
DESIGNED	
CHECKED	
SCALE	

4800
 SHEET
 3 of 7

SAE
 SITE/
 GRADING
 PLAN

GENERAL NOTES

1. SEE PLAN FOR EXISTING AND PROPOSED UTILITIES.
2. ALL UTILITIES SHALL BE DEEPENED TO THE PROPOSED GRADE.
3. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM 18" SAND BED.
4. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM 18" SAND BED.
5. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM 18" SAND BED.

SITE PLAN NOTES

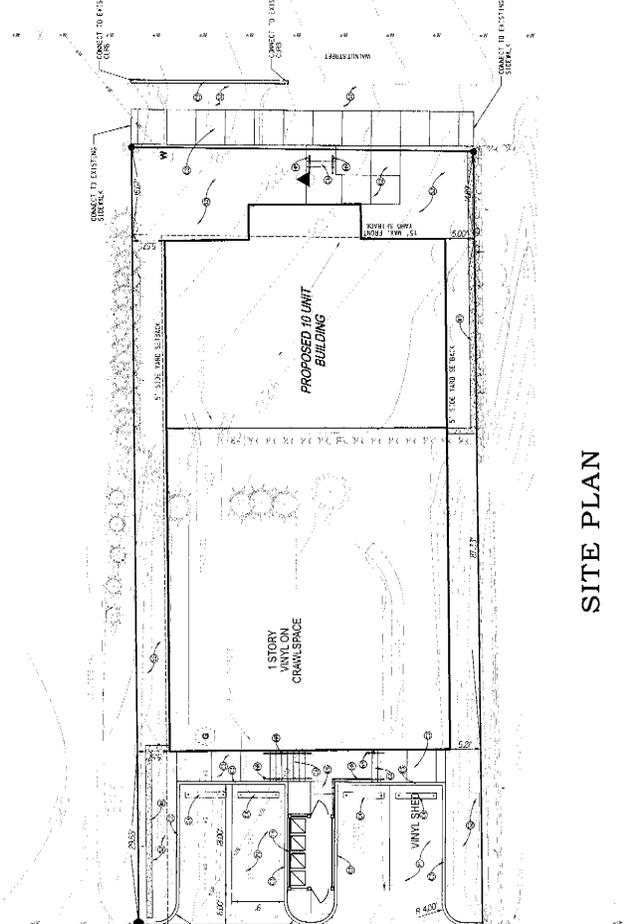
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5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DES MOINES ORDINANCES.

MATERIALS LEGEND

- 1. 1/2" FIBERGLASS REINFORCED POLYESTER CONCRETE
- 2. 1/2" FIBERGLASS REINFORCED POLYESTER CONCRETE
- 3. 1/2" FIBERGLASS REINFORCED POLYESTER CONCRETE
- 4. 1/2" FIBERGLASS REINFORCED POLYESTER CONCRETE
- 5. 1/2" FIBERGLASS REINFORCED POLYESTER CONCRETE

DEVELOPMENT DATA

- 1. TOTAL AREA: 1.2 ACRES
- 2. TOTAL AREA: 1.2 ACRES
- 3. TOTAL AREA: 1.2 ACRES
- 4. TOTAL AREA: 1.2 ACRES
- 5. TOTAL AREA: 1.2 ACRES



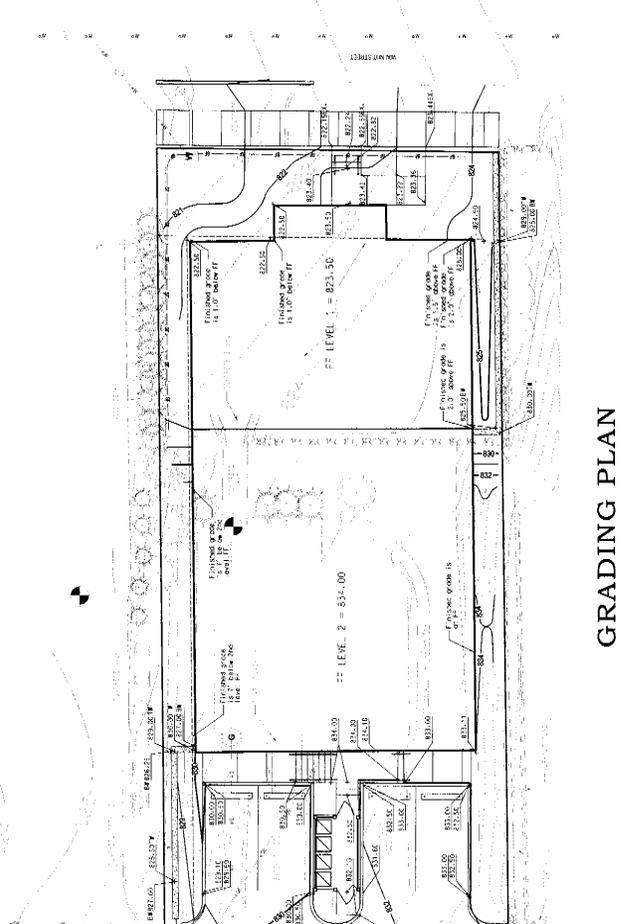
SITE PLAN

GENERAL NOTES

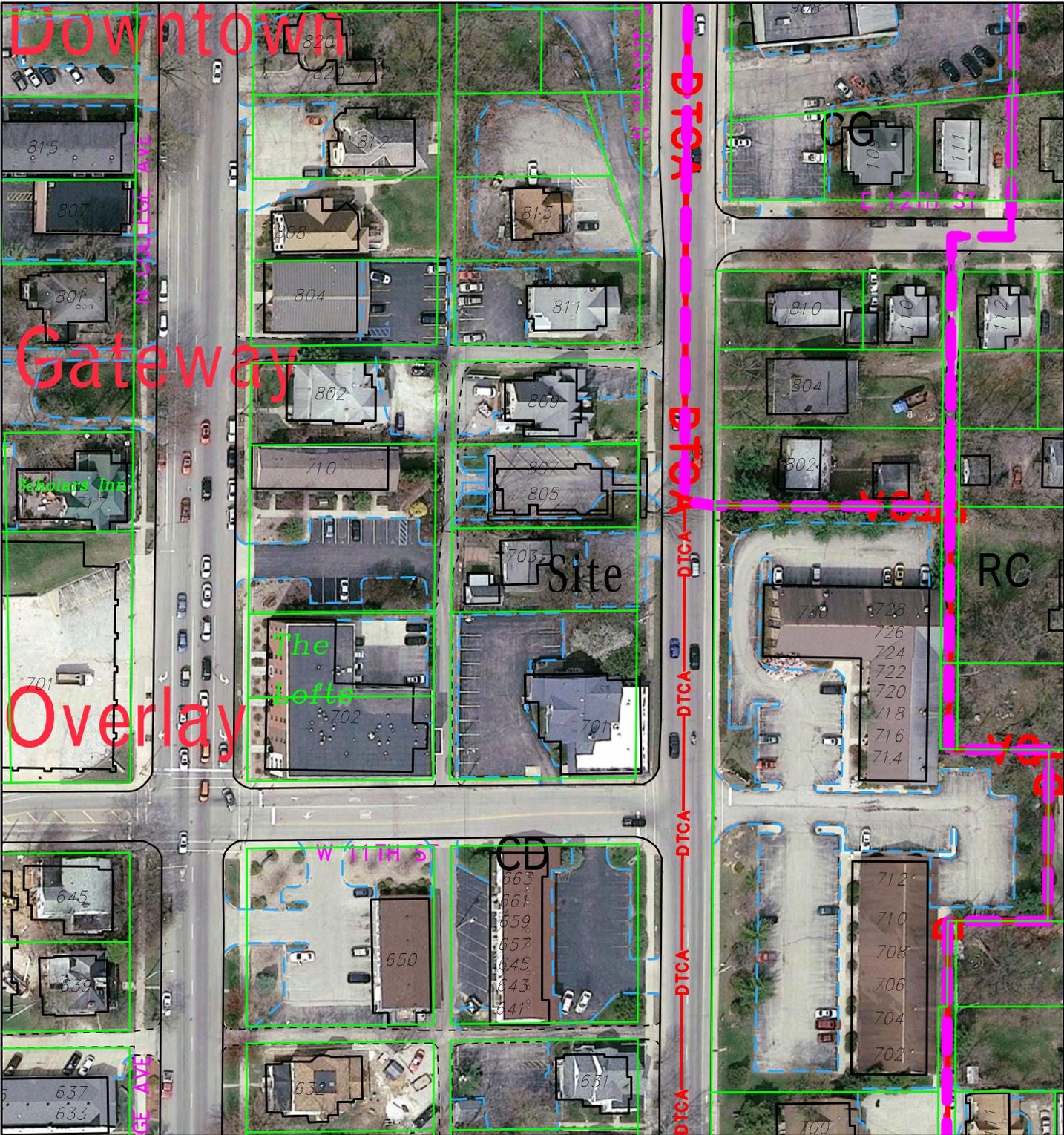
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GRADING NOTES

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GRADING PLAN



SP-12-12 Peter Donaghue

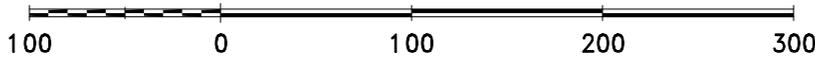
703 N Walnut St

Plan Commission

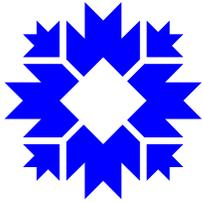
2010 Aerial Photograph

By: greulice

4 Apr 12



City of Bloomington
Planning



Scale: 1" = 100'

For reference only; map information NOT warranted.

PETITIONER: Tim Mueller
910 E. 2nd St.

REQUEST: The petitioner is requesting a use variance to allow additions to an existing duplex structure within a Residential Core (RC) zoning district. This use variance request requires Plan Commission review and recommendation to the Board of Zoning Appeals.

SUMMARY: The property is located on the south side of E. 2nd Street between S. Woodlawn Avenue and S. Hawthorne Drive and is zoned Residential Core (RC). It has been developed with a one-story duplex with a walkout basement and detached garage. Surrounding uses are Harmony School to the north and primarily single family houses to the west, south, and east. The duplex is located within the Interim Elm Heights Historic District. The additions will require a Certificate of Appropriateness from the Historic Preservation Commission prior to building permit issuance.

The existing building contains two dwelling units. One, two-bedroom owner-occupied unit is located on the first floor. The second one-bedroom unit is in the walkout basement on the rear of the house. The petitioner proposes to build two additions to the first floor unit, one 66 square foot addition to the bathroom and one 84 square foot addition to the kitchen. The kitchen addition would replace an existing covered porch located generally in the same area. No bedrooms will be added or expanded.

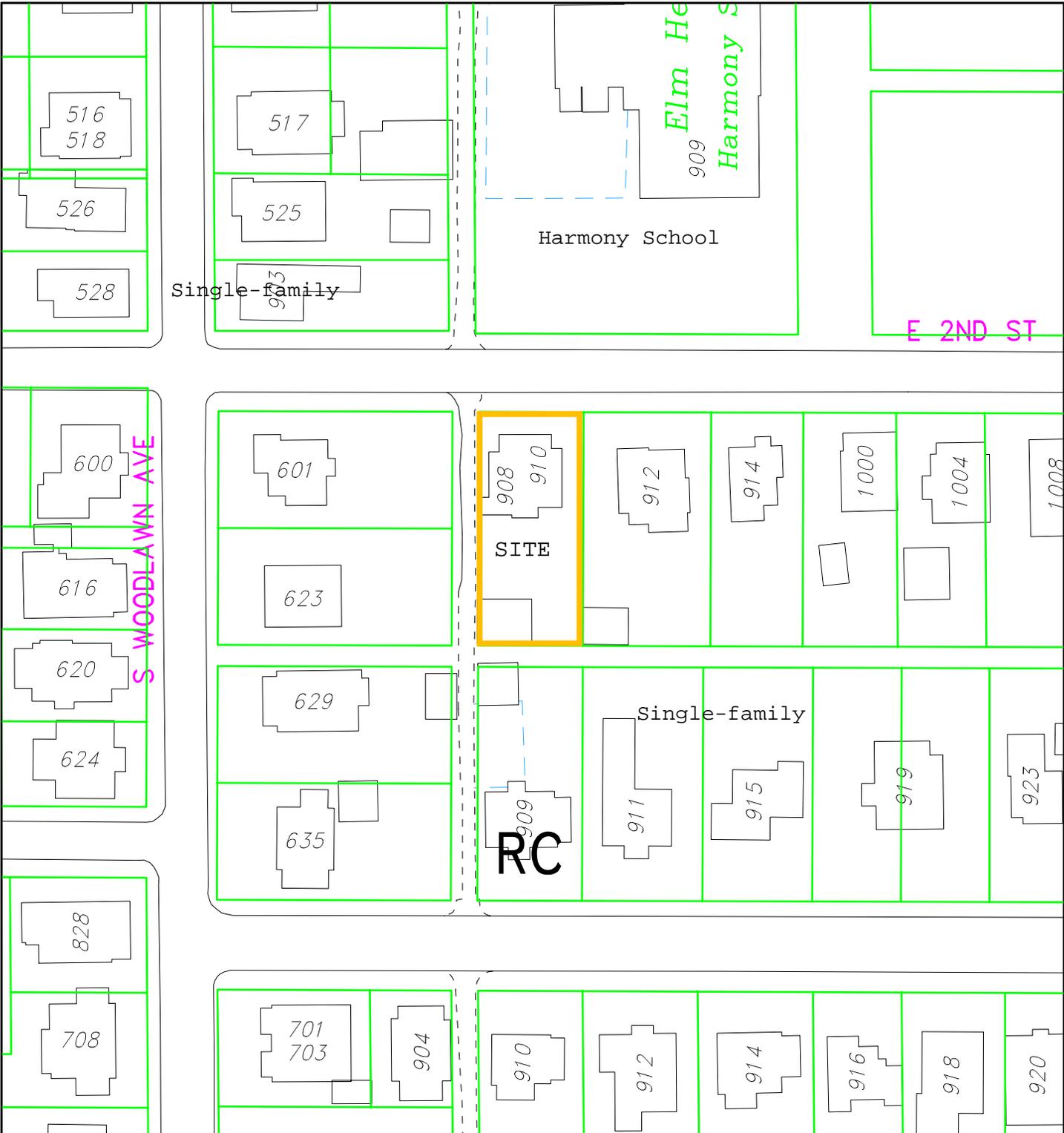
The Unified Development Ordinance (UDO) only allows single family residential uses within the RC district. The petitioner is requesting a use variance to allow an expansion to this lawful nonconforming use. This use variance request requires Plan Commission review for compliance with the Growth Policies Plan and recommendation to the Board of Zoning Appeals.

GROWTH POLICIES PLAN: The Plan Commission must make a recommendation to the BZA regarding the appropriateness of the use and its consistency with the Growth Policies Plan (GPP). More specifically, the Plan Commission must rule that the proposed use will not substantially interfere with the GPP.

The GPP designates this property as “Core Residential (CR)”. The fundamental goal of these areas is to protect and enhance “the unique character, urban form, and land use pattern of the near-downtown residential areas.” With respect to multi-family in the CR, the GPP states “Multi-family (medium and high-density) residential ... may be appropriate for this district when compatibly designed and properly located to respect and compliment single family dwellings.” Staff finds that the proposed expansion to this legal nonconforming duplex will not substantially interfere with the goals of the GPP as the number and size of bedrooms will not be increased and the design of the additions respect and compliment the surrounding single family dwellings.

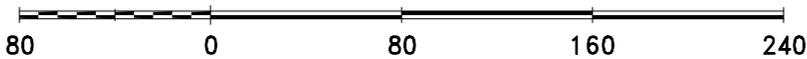
CONCLUSION: Staff finds that this is an appropriate variance for an existing legal nonconforming use. No additional bedrooms will be added, and the additions will be a minor expansion of an existing legal nonconforming use.

RECOMMENDATION: Staff recommends that the Plan Commission forward UV-13-12 to the Board of Zoning Appeals with a positive recommendation.



UV-13-12
 908-910 E. 2nd St.
 Tim Mueller
 Surrounding Land Use and Zoning Map

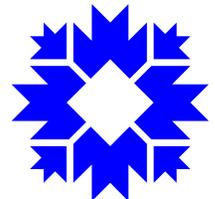
By: bannok
 30 Mar 12



For reference only; map information NOT warranted.



City of Bloomington
 Planning



Scale: 1" = 80'

PETITIONERS STATEMENT

We request a use variance to allow modest expansion of a non-conforming two-unit house at 910/908 E 2nd St. Zoning is RC with a proposed Historic District under interim regulation. The house has accommodated an apartment in a semi-exposed basement since the 60's or earlier. We have occupied the main floor since we purchased the house as a run-down student rental in 1983, gradually renovating everything. The main floor has about 1030 sq. ft. of floor area excluding unheated front porch. The lower level apartment is under 600 sq. ft. excluding its unheated entry porch. The house is on a 59' x 132' platted lot abutting a 15', platted alley to the west, which serves as access to the 600 sq. ft. garage and surface parking adjacent to the garage. Half of the garage is finished space used as our storage and workshop. Before our purchase, it apparently was used as an illicit rental.

Surrounding land uses are varied, with rentals predominating west of Woodlawn and north of 2nd. Harmony School, serving grades k-12, is across 2nd St. There are two non-conforming multi-family buildings at Woodlawn and University, and several two-unit houses within a block in either direction on Woodlawn. Owner occupied houses predominate to the east and south.

The proposed expansion consists of three components: a bathroom addition of about 60 sq. ft. on the east side of the house; reconstruction of a rickety room at the back of the house with slight modification of its footprint; and a new back porch. There will be no alteration of drainage patterns, with all roof discharges directed to the street or to the alley, which drains to the street. Nothing flows to the south or east.

The rickety but fully finished room started as a porch that was enclosed long ago and has been used an adjunct to the kitchen, with kitchen storage and a counter/desk. It sits on loose-laid rock piers with no foundation and has a low ceiling. A pantry is cantilvered out from the wall. The staff takes the position that, once demolished, replacement would constitute expansion of a non-conforming use, requiring a use variance. In addition, we want to replace the cantilvered pantry and the rest of the wall from which it projects with a straight wall and roofline. That element would balance floor area eliminated with area gained, with no net gain.

The back door opens directly onto steps down to the yard. The building code will require a landing at the door for any reconstruction. We want this to be big enough to accommodate the door's swing with room for a wheelchair or walker and a place to set packages down while opening the door. To this end we propose a porch 7' deep across the 12.5' width of the reconstructed room, covered with an extension of the roof gable. The new porch would occupy area presently covered by a vine roofed pergola structure slightly larger than the proposed porch.

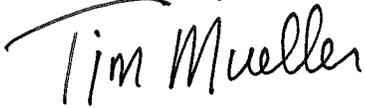
Both the back porch and the bathroom addition are motivated by improved handicapped accessibility. We became acutely aware of our home's deficiencies when our aged mother spent several months with us a couple of years ago. The bathroom is very tight with only 18" at one point between a closet corner and the sink. It is not possible to access the facilities using a walker. The addition would accommodate a walk or wheel-in shower area and a tub, freeing up the existing area so that the facilities can be

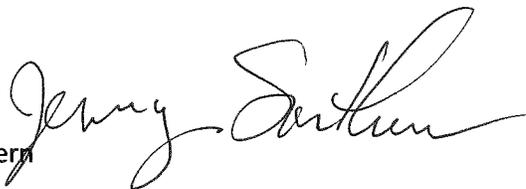
rearranged for ease of access. It is possible that we may again have to have our mother live with us, and we plan to “age in place” here.

Both additions will be compatible in design and materials with the existing bungalow architecture, with gable rooflines echoing the trim features of the front gable. A Certificate of Appropriateness from the Historic Preservation Commission will be required and will be considered by the HPC on April 12.

In summary, the proposed expansion consists of a 6’ x 11’ bathroom addition on the east side, reconstruction of the approximately 8 ½ x 12’ room at the back with elimination of the jog in its east wall, and construction of an open, roofed back porch of 7’ x 12’. These new features will not create potential for any increase in the occupancy of the premises and will not increase the propensity to cause disturbance to neighbors. They will improve livability and the property’s appeal to owner occupants, particularly those who might want to grow old here.

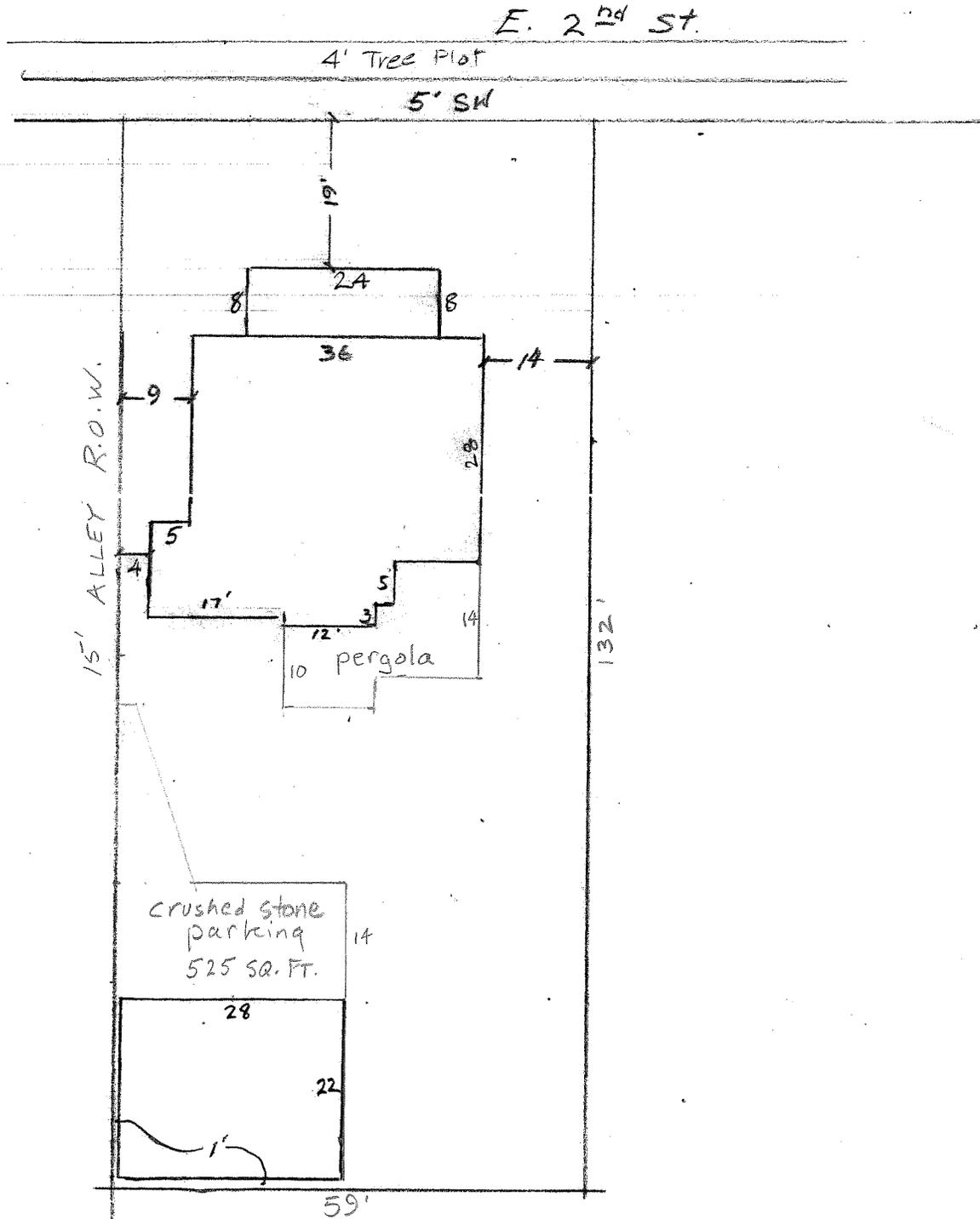
Thank you for your consideration.


Tim Mueller


Jenny Southern

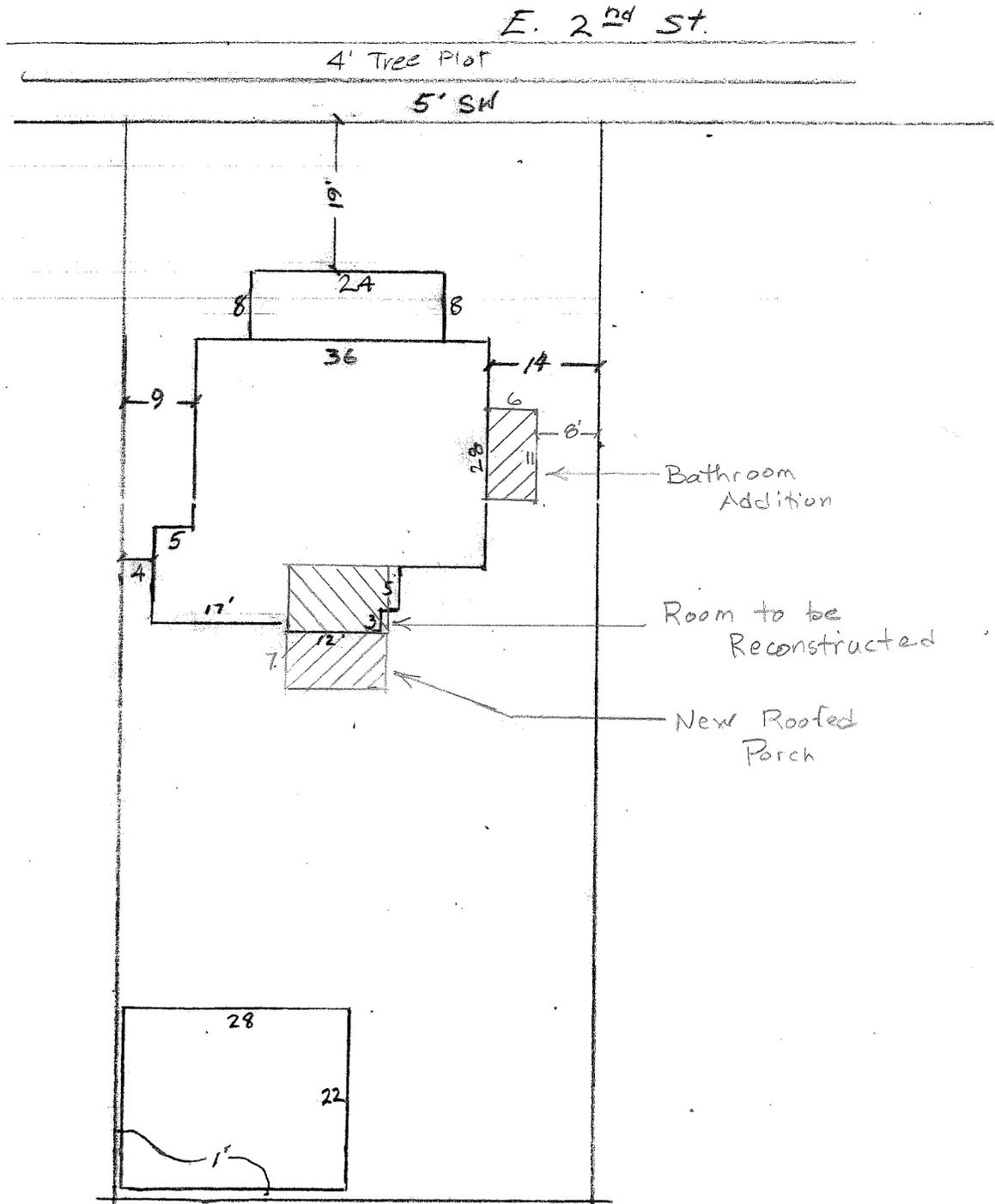
EXISTING

1" = 20'



PROPOSED

1" = 20'



Bathroom Addition

Room to be Reconstructed

New Roofed Porch

Tentative Design

South View

Back
Porch

1/2" = 1'

UV-13-12

Bracket

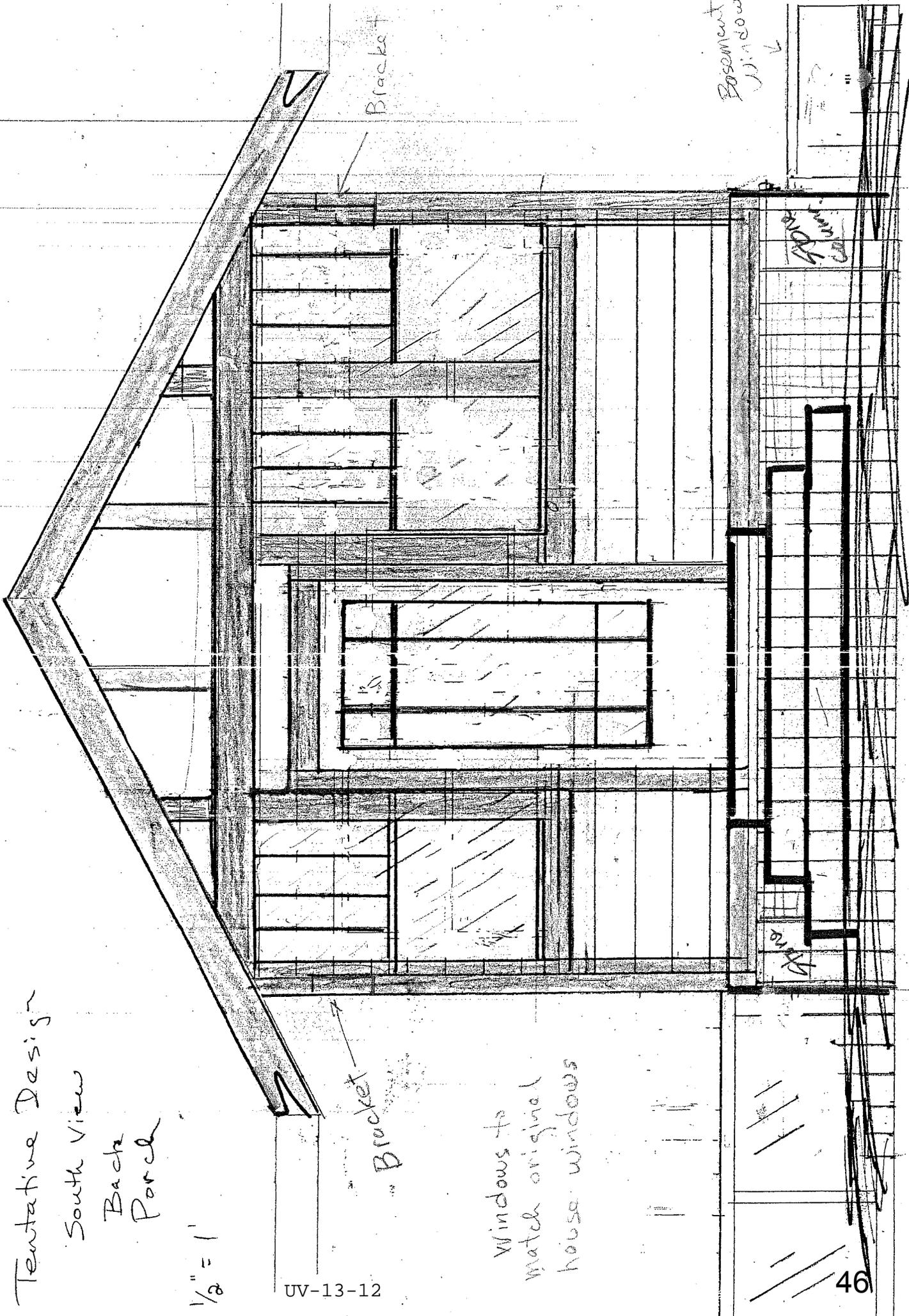
Windows to
match original
house windows

Bracket

Basement
Window

Stone

Stone



1/2" = 1'

East Side
View

Back Porch

(West side View
is
similar)

exposed toe rafters

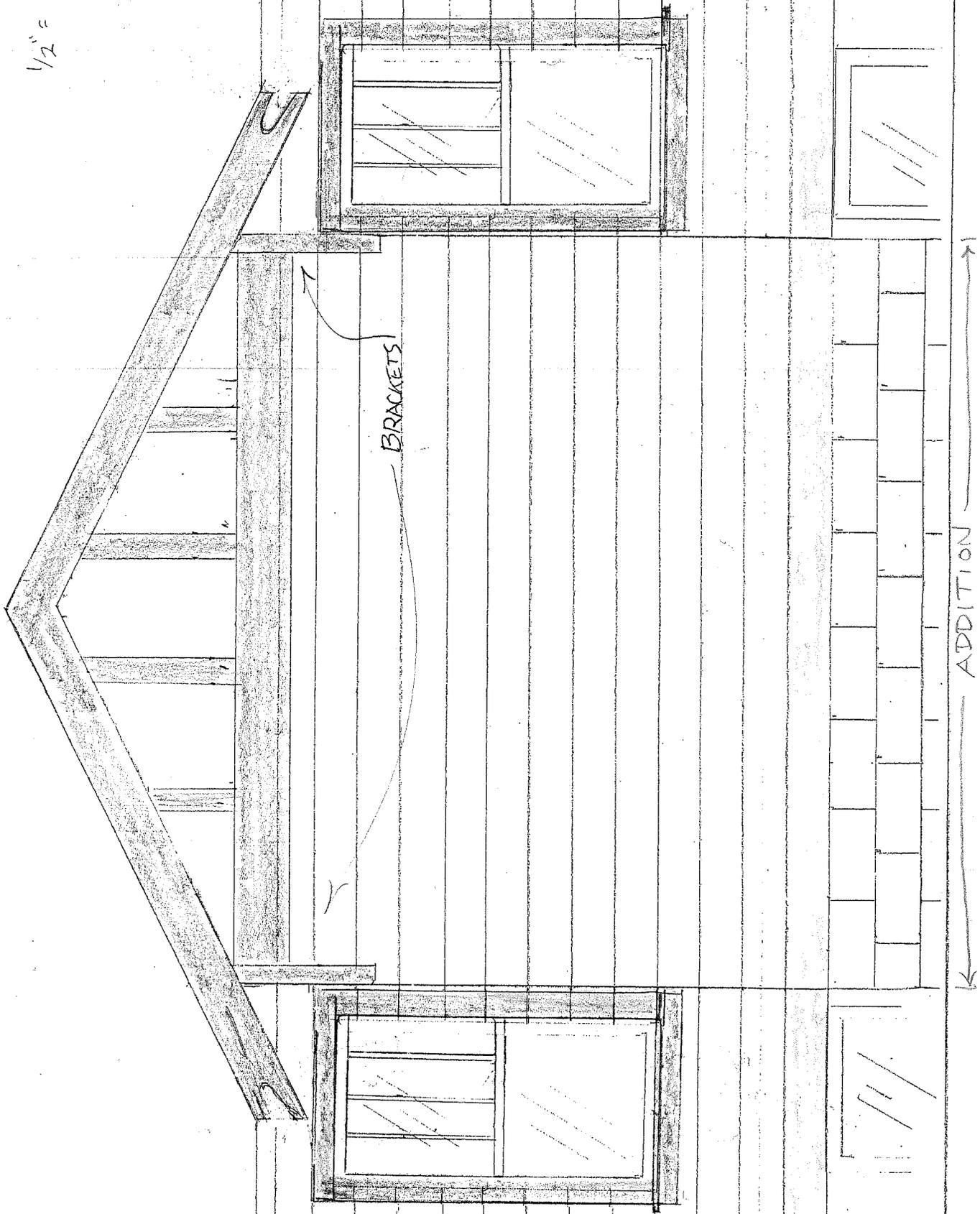
Reconstructed Room

7'

Columns
Stairs

East View
Bathroom
Addition

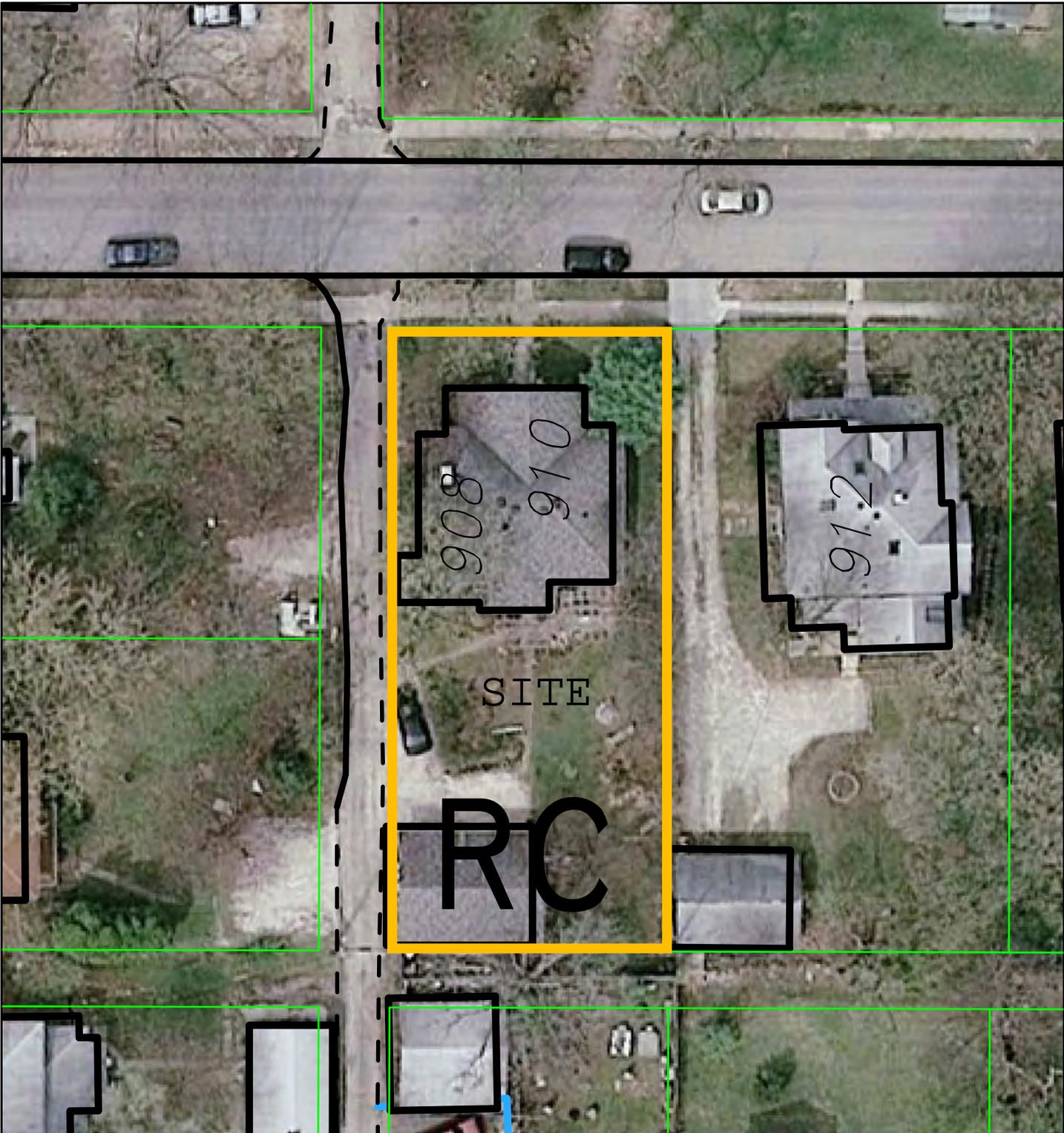
1/2" = 1'



Floor level

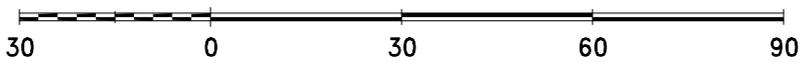
BRACKETS

ADDITION



UV-13-12
908-910 E. 2nd St.
Tim Mueller
2010 Aerial Photo

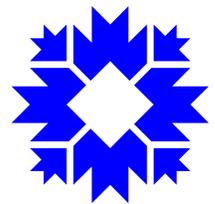
By: bannonk
30 Mar 12



For reference only; map information NOT warranted.



City of Bloomington
Planning



Scale: 1" = 30'

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
LOCATION: 420 S. Patterson Drive**

**CASE #: PUD-14-12
DATE: April 9, 2012**

PETITIONER: Patterson Pointe, LLC
5005 N. SR 37 Business, Bloomington

COUNSEL: Smith Neubecker and Associates, Inc.
453 S. Clarizz Blvd., Bloomington

REQUEST: The petitioner is requesting a PUD Final Plan amendment to alter the construction phasing of infrastructure for Phase 1 of the Patterson Pointe PUD. Also requested is a four lot Final Plat, with one common area.

BACKGROUND:

Area: 18.32 acres
Current Zoning: PUD
GPP Designation: Community Activity Center and Adams Street/Patterson Drive Subarea
Existing Land Use: New Tech High School, vacant
Proposed Land Use: Multi-family, school and future mixed use
Surrounding Uses:
North – Commercial (Westplex PUD)
West – Medical offices (Landmark PUD)
East – Commercial, industrial, vacant land
South – Mixed use (Landmark PUD)

REPORT SUMMARY: The Patterson Pointe PUD was created in 2010 (PUD-29-09). The property is an approximately 18.32 acre parcel bounded by W. 3rd Street to the north, S. Adams Street to the east, and the Landmark PUD to the south and west. The property had been used for many decades as the location of the Rogers Group and later Rogers Building Supply (RBS). The primary use of the property was a concrete product manufacturing operation but has been mostly vacant for the last 4 years. In 2008, the Board of Zoning Appeals approved a Use Variance to allow the Monroe County Community School Corporation to remodel the former Rogers Group showroom building into the New Tech High School, which opened in the Fall of 2008. The remainder of the property included 14 buildings, in various states of disrepair. Several buildings have recently been demolished. Approximately 86% of the property is covered with impervious surfaces. There are also two exposed bedrock ridges in the southern half of the property and approximately 26 feet of grade change between W. 3rd St. and a creek that cuts across the north half of the property; partially above ground and partially piped.

In 2010, the Plan Commission and City Council approved a PUD District Ordinance and Preliminary Plan to redevelop this property. This PUD can be broken down into three main areas. The northern 4.93 acres, Area A, includes the entire frontage along 3rd St.

and will be developed with commercial uses. The southern 11.36 acres, Area B, includes all of the remainder of the Landmark PUD and will be developed with multi-family housing. The remaining 2.00 acres, Area C, includes the existing New Tech High School. The plan also included construction of new public streets and the creation of a linear greenspace that would allow an existing piped drainage way to be opened and a riparian corridor re-created.

In June, 2011, the Plan Commission approved a PUD Final Plan for the first phase of the development (PUD-14-11). This final plan included the following elements that were to be completed as a single phase:

- Construction of a 61 unit, 80 bedroom affordable senior housing apartment building
- Site work to bring New Tech High School into compliance with UDO standards
- Full stream channel restoration
- Construction of an extension of Westplex Ave. south from 3rd St. and new east-west street (now to be known as W. Isaac's Drive)
- Traffic signal at Isaac's Dr. and Patterson Dr.

This petition also included a Preliminary Plat for the creation of a 7 lot subdivision with two common lots, to be recorded in at least two phases. Construction of other roads would be completed in future phases, including the remainder of Parcel B's multi-family units or the mixed use building in Parcel A.

The petitioner has now brought forward a revision to that previously approved final plan to amend the timing and phasing of improvements. This amendment would break down the site development and infrastructure requirements into smaller sections. The petitioner is seeking to reduce the expense of bonding. The developer of the senior apartments would also like to be under construction prior to other phases of the PUD. The proposed phasing schedule is as follows:

Phase1, Section 1:

- Senior apartment building
- Westplex Ave. adjacent to senior apartments.
- Daylighting of creek but not full creek restoration
- Restoration of existing stream channel west of Westplex Ave.
- Construction of Isaac's Drive
- Creation of common area lot for creek north of senior apartments

Phase 1, Section 2:

- Improvements to New Tech High School
- New public street section south of New Tech High School
- Section of new street on south side of New Tech High School
- Bus pull-off

Future Phases (the petitioner refers to this as Phase 1, Section 3):

- Remaining streets, including connection of Westplex Ave. to W. 3rd street.

- Full stream restoration
- Traffic signal and improvements to Patterson Dr. and Isaac's Dr. intersection
- Creation of second common area lot for restored stream.
- Exact timing of the improvements is subject to future PUD Final Plan review by the Plan Commission

PUD REVIEW ISSUES:

Senior Apartments: PUD-14-11 included approval of a 4-story affordable senior apartment building in the northwest portion of the PUD, now known as Lot #3, immediately south of the creek on a 1.34 acre lot. This is the proposed Lot #3. The building will contain 61 units, broken down into 42, 1-bedroom units and 19, 2-bedroom units. Fifty (50) parking spaces are located to the rear of the building. The developer of this building, Miller Valentine, has received HOME funds from the City of Bloomington and Indiana Affordable Housing Tax Credits for the project. Miller Valentine must close on the purchase of Lot 3 by April 15th or risk losing the Affordable Housing Tax Credits. This deadline is also important to keep on track to receive the HOME funds and to have the building completed by December 2013.

MCCSC New Tech High School: PUD-14-11 committed MCCSC to completing the required site plan compliance for New Tech High School by the start of the school year in fall of 2012. Because of the delay in construction of Isaac's Drive, the New Tech changes cannot take place on this schedule. MCCSC has requested a new deadline of August, 2013.

Zoning Commitment: Prior to creation of the PUD, eight lots on the south side of W. 3rd street were rezoned from IG to CG by the previous owner (ZO-34-04). The Plan Commission required that the owner record a zoning commitment that required future development of the lots in a certain manner consistent with City policies at the time. With creation of the Patterson Pointe PUD this zoning commitment is no longer necessary; however it is still part of the legal title of the property. The City Legal Department is preparing a document to rescind this zoning commitment, which should be available by the hearing,

Riparian Corridor: This Preliminary Plan includes the reconstruction of what is currently a piped creek. On this site, 640 feet of the creek would be opened up to the sky, or "daylighted," and a constructed riparian corridor will be created. The initial phasing plan required this work with the first Final Plan. In order to reduce up-front costs, the petitioner proposes to "daylight" the creek immediately, but not create the riparian corridor and associated plantings until the next phase of the PUD. The existing open parts of the creek corridor will however be cleared of invasive species, erosion control problems will be remediated and some new plantings will take place. The Environmental Commission recommends that the newly opened creek channel be planted with a creek bed appropriate seed mix that does not have to be removed when the full restoration takes place.

Street design, sidewalks and connectivity: Isaac's Drive and the section of Westplex Ave. adjacent to Lot #3 and the senior apartments will be built during Phase 1, Section 1, per the design approved with PUD-14-11. These streets will include all tree plots, street trees, pedestrian scale street lights, on-street parking, sidewalk, and where appropriate a sidepath.

Westplex Ave. will not however be connected north over the creek to 3rd St. with this new phasing plan. In order to provide a secondary point of emergency service access to the senior apartments, the petitioner has suggested a route through the New Tech High School site and across existing paved and concrete parts of the site to private emergency secondary access to the site. The Fire Department has reviewed this and found the route acceptable.

Traffic signal: The PUD District Ordinance required that the traffic signal be installed when development on the property created traffic to warrant the signal. The Final Plan however committed to installing the signal immediately. With this change to the Final Plan, the commitment for the signal would revert back to the PUD District Ordinance commitment. Construction of the senior apartments by themselves does not trigger the warrants for a traffic signal. It is likely that the next phase of development will however trigger construction of the signal.

Plat Note: At the direction of the Planning Staff, the petitioner has placed the following note on the Final Plat: "All unfinished infrastructure improvements required as part of PUD Final Plan case PUD-14-11 shall be completed with any future PUD Final Plan for development on Lots 1 or 2. This included but is not limited to construction of the remainder of the Westplex Ave. extension, creek restoration, platting of common area, and improvements to the intersection of Patterson Dr. and Isaac's Dr., including traffic signal installation."

Site clearing and grading: Several Plan Commission members have expressed interest in the petitioner removing the existing chain link fence along 3rd St. and Patterson Dr. and creating a strip of greenspace to soften the visual impact of the un-built portions of the PUD. This was not required with the initial Final Plan for this development, PUD-14-11. The developer's representatives have stated that this is also not feasible. On the south side of the fence there is a 3-6 foot tall retaining wall. The fence is necessary for liability and safety reasons along the sidewalk. To create any kind of green strip that would be visible from surrounding streets would require considerable fill material on the property. The petitioner does not intend to immediately fill in this area and will be bringing in fill from other locations off site to build the infrastructure needed for Phase 1, Section 1. Finally, the area in question was approved by the PUD Preliminary Plan to be developed with a parking area so any improvements made would have to eventually be removed. Staff does not recommend requiring removal of the fence or creation of a green strip with this phase.

Final Plat: The proposed final plat includes 4 lots and 1 common area. Lot #4 is the location of New Tech High School. Lot #3 is the location of the future senior apartments.

Lot #1 and Lot #2 are separated by the Isaac's Dr. right-of-way and will be the locations of the future mixed use building and apartments respectively. This plat includes one common area for the existing creek channel north of Lot #3. A facilities maintenance plan has been developed and will be recorded with the plat. Partial right-of-way will be dedicated for Westplex Ave. and full right-of-way for Isaac's Drive. Other right-of-ways will be dedicated with future phases and plat amendments. This phase also does not include the land that was part of the Adams Crossing II PUD. The petitioner has not finalized purchase of this land.

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The Bloomington Environmental Commission (EC) has made 2 recommendations concerning this development.

1. The Petitioner should use redundant, thorough stream stabilization and erosion control best practices in all areas that won't be completely restored at this time.

Staff response: The EC recommendation has mostly been met, but the petitioner proposes to utilize standard slope stabilization turf grasses until the stream is fully restored. Both staff and the EC recommend using a seed mixture that will not have to be removed through the use of a herbicide in the future.

BICYCLE AND PEDESTRIAN SAFETY COMMISSION RECOMMENDATIONS: The Bloomington Bicycle and Pedestrian Safety Commission (BPSC) has made recommendations concerning this development.

- The paved trail adjacent to the stream corridor is a key active transportation component of this project and BPSC supports its continued inclusion in the initial phase.
- BPSC noted that a pedestrian connection from the senior housing building to W Third St would provide immediate and convenient access to the nearby BT bus stop, and make walking to the commercial areas on W Third St a viable option for people with a range of physical abilities.

Staff response: A direct pedestrian connection at this time is impractical due to the severe grade change between Isaac's Drive and 3rd Street and the fact that a temporary creek crossing would have to be built. Temporary pedestrian access to 3rd Street can be gained through the street network; Isaac Drive to Patterson Drive to W. 3rd Street.

- The agreement with Rural Transit must include both outgoing and return trips at the stated interval in order to be viable. BPSC noted that transit-dependent residents have limited mobility on evenings and Sundays.

Staff response: Commitment to return trips was likely left out of the agreement in error.

Developer Track Record: The petitioner, Patterson Pointe, LLC, has no development history in Bloomington. Another company controlled by several members of Patterson Pointe LLC, is Station 11 LLC, recently completed a new downtown multi-family building at the northwest corner of N. College Ave. and W. 11th Street.

Conclusions: While the proposed infrastructure phasing is different than originally proposed, it still provides adequate access and utility service to the proposed first building. The affordable senior apartment building is a needed housing element in the community. This amendment will allow for construction of the senior apartments while reducing the upfront infrastructure burden on the developer. All required elements of the PUD will be finished with future phases.

RECOMMENDATION: Staff recommends approval of PUD-14-12 with the following conditions.

1. All terms and conditions of PUD-14-11, PUD-29-09 and PUD-22-11 that are not expressly amended by this case are still binding on the property.
2. The facilities maintenance plan must be recorded in conjunction with this plat.
3. The final plat shall include a temporary access easement for the proposed secondary emergency access route.
4. The creek channel shall be planted with a seed mix suitable for the location that does not require a herbicide treatment with future riparian corridor re-vegetation.

MEMORANDUM

Date: 3 April 2012
To: Bloomington Plan Commission
From: Bloomington Environmental Commission
Through: Linda Thompson, Senior Environmental Planner
Subject: PUD-14-12, Patterson Pointe Planned Unit Development, Amendment West Third Street at Patterson Drive

This memorandum contains the Environmental Commission's (EC) input regarding a request of an Amendment to the Final Plan and Final Plat of Phase 1 of the Patterson Pointe Planned Unit Development (PUD). The Petitioner requests that Lot #3 and the infrastructure required to serve that lot be broken out as its own Section 1, and what was the rest of the original Phase I, be put on hold.

What is proposed to be completed at this time with Section 1 is the following. Completion of one section of the stream restoration that is adjacent to the north side of Lot #3; removal of existing concrete in a later-phase area to provide pervious surface to make up for not installing the plunge pools in the creek yet; Westplex Avenue and related infrastructure, including street trees; removing the existing concrete pipe in the creek and daylighting the stream restoration area including shaping and stabilizing the stream outside of Lot #3; the senior housing project; and, the east-west road from Westplex Avenue to Patterson Drive, including street trees.

ISSUES OF SOUND ENVIRONMENTAL CONSIDERATION:

1.) WORK IN STREAM:

The EC is disappointed that the entire stream and riparian buffer restoration will not be completed at this time, yet understands the current circumstances. Therefore we recommend that the stream-side stabilization in the non-Lot # 3 vicinity include multiple best practices to thwart erosion and protect water quality until future restoration in that area can be completed. Suggestions include:

- ~ using native stream-side seeds for stabilization and filtration so that a non-native (probably turf grass) temporary cover doesn't have to be poisoned with herbicide when restoration is resumed in the future (additionally, if turf grass is used it will need to be mowed and maintained in and around the stream or else it will violate the Excessive Growth rules in Title 6);
- ~ temporary rip-rap check dams to trap sediment and slow flow; and
- ~ temporary rip-rap used where the stormwater outfalls meet the stream.

EC RECOMMENDATIONS:

1. The Petitioner should use redundant, thorough stream stabilization and erosion control best practices in all areas that won't be completely restored at this time.

MEMORANDUM

TO: PLAN COMMISSION MEMBERS

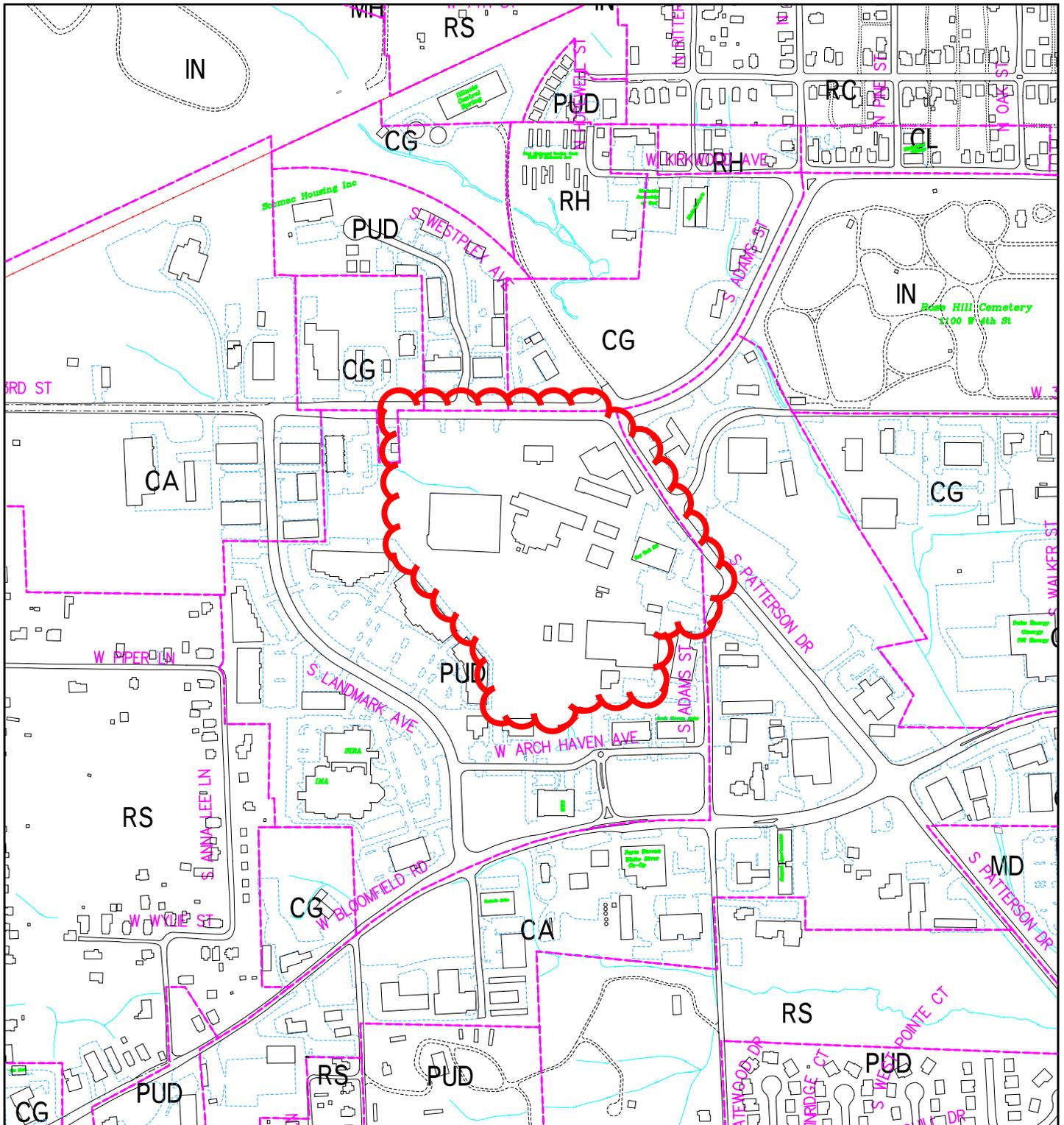
FROM: VINCE CARISTO
Planning Dept. liaison to the Bloomington Bicycle and Pedestrian Safety Commission

RE: PATTERSON POINTE PUD – FINAL PLAN AMMENDMENT

DATE: April 3, 2012

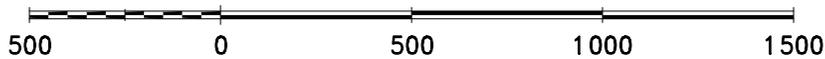
The Bloomington Bicycle and Pedestrian Safety Commission (BPSC) reviewed the proposed final plan amendment for the Patterson Pointe PUD at its work session on April 2, 2012 (they previously reviewed this project in 2011 and 2009), and made the following comments:

- The paved trail adjacent to the stream corridor is a key active transportation component of this project and BPSC supports its continued inclusion in the initial phase.
- BPSC noted that a pedestrian connection from the senior housing building to W Third St would provide immediate and convenient access to the nearby BT bus stop, and make walking to the commercial areas on W Third St a viable option for people with a range of physical abilities.
- The agreement with Rural Transit must include both outgoing and return trips at the stated interval in order to be viable. BPSC noted that transit-dependent residents have limited mobility on evenings and Sundays.

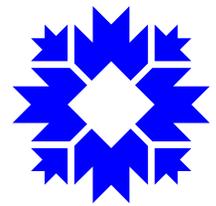


PUD-14-12
 Patterson Pointe Final Plan Amedment
 Location map

By: roachja
 6 May 11



City of Bloomington
 Planning



Scale: 1" = 500'

For reference only; map information NOT warranted.



Stephen L. Smith P.E., L.S.
Daniel Neubecker L.A.
Steven A. Brehob, B.S.Cn.T.

March 13, 2012

City of Bloomington Plan Commission
C/o Jim Roach, Planner
P. O. Box 100
Bloomington, IN 47402

Re: Patterson Pointe Planned Unit Development
Final Plan Amendment
Final Plat Application

Dear Jim and Plan Commissioners,

The Patterson Pointe Owners respectfully request a modification of the approved Final Plan for Phase I of the PUD. The affordable senior housing project on lot #3 is moving forward ahead of the other sections of the PUD. We are therefore proposing that lot #3 and the infrastructure required to serve that lot be broken out on its own as Section 1. We are also seeking approval of the final plat to create lot #3 and the right of ways and easements to serve lot #3.

New Tech site improvements are to be completed with the first phase of the development. The first phase will now be completed in the early summer of 2013. We are proposing that New Tech site improvements be completed by the fall of 2013 to allow the summer break for the majority of the construction.

The development Sections of Phase I of Patterson Pointe with this amendment are proposed as follows;

- Section 1. The senior housing project along with supporting infrastructure, right of ways and easements.
 - The Lot #3 senior housing project
 - Westplex Avenue adjacent to Lot #3 including curb, sidewalk, street trees, storm water system, water system and sanitary sewer.
 - The stream restoration adjacent on the north side of Lot #3.
 - The east – west road from Westplex Avenue to the edge of Patterson Drive including curb, sidewalk, path, street trees, storm water system, water system and sanitary sewer.



- Removal of the existing concrete pipe in the stream restoration area and shaping and stabilizing a swale to carry the storm water flows. New storm sewers will connect into the swale.
 - Section 1 will commence in 2012 and be substantially complete before occupancy of the senior housing project anticipated to be summer of 2013.
 - Conversion of impervious pavement areas to pervious to offset impacts of the Section 1 development. This includes 15' parallel and along each proposed street and the area from the east-west street to the north side of the new swale (created with the removal of the existing concrete pipe).
- Section 2. The New Tech High School (Lot #4) along with a short section of street connecting to Adams and the bus lane.
 - The New Tech site improvements that include new parking areas, curb, sidewalk, storm water system and landscaping.
 - 120' of street, curb, sidewalk, street trees and storm system connecting to Adams Street on the south side of the New Tech site.
 - Bus pull off lane pavement, curb and raised island along Patterson Drive.
 - Section 2 will commence no later than the summer of 2013 and be completed no later than the fall of 2013.
 - Section 3. All remaining Phase I improvements.
 - This includes all of the improvements that are in the currently approved final plan for Patterson Pointe Phase I. These improvements include the remaining internal streets, utilities, restoration of the stream channel, traffic signal and intersection improvements at Patterson Drive and Old Third Street.
 - The schedule and the necessity for each of these improvements will be determined by future final plan petitions for development of the PUD. For example, development of site A1 may only require the completion of Westplex Drive while development of the multifamily area B would probably require completion of all phase I items.

The following items are being submitted with this letter for the application;



- Application fee
- Phase I sequencing map
- Final Plat

We look forward to working with City Staff as the petition is prepared for the April Plan Commission hearing.

Sincerely,
A handwritten signature in black ink, appearing to read 'S. Smith', written over the word 'Sincerely,'.

Stephen L. Smith
Smith Neubecker & Associates, Inc.

Cc: Patterson Pointe LLC
Miller Valentine
MCCSC

Patterson Pointe Phase I Sequencing

Patterson Pointe PUD, Final Plan

March 13, 2012



SITE MAP
N.T.S.

Section 1;
Senior housing Lot #3
Adjacent stream restoration
Streets, utilities and swale

Section 2
New Tech site improvements
Street stub from Adams Street
Bus lane on Patterson

Section 3
Future development; future final plans
Current demolition and incidental



Stephen L. Smith P.E., L.S.
Daniel Neubecker L.A.
Steven A. Brehob, B.S.Ch.T.

Memorandum

To; Jim Roach
Bloomington Planning Department
From; Steve Smith
Subject; Patterson Pointe Final Plan Amendment
Secondary Emergency Access
Date; 3/16/12

The senior housing building at Patterson PUD will be accessed via the new east-west street being constructed in the first section of the PUD development. A temporary secondary emergency access is being provided to the senior housing site by way of the New Tech High School site. This secondary emergency access is being provided until a second road access is provided to the senior housing site through further development of the PUD.

The route for the temporary secondary emergency access is shown on the attached diagrams and photos. The route that is proposed before the New Tech site improvements are completed uses the exiting driveway and parking lot on the south side of the New Tech building. The emergency route goes through two gates and then into the open cleared area of the PUD. Vehicles can then get to the south end of Westplex Drive and to the senior housing project.

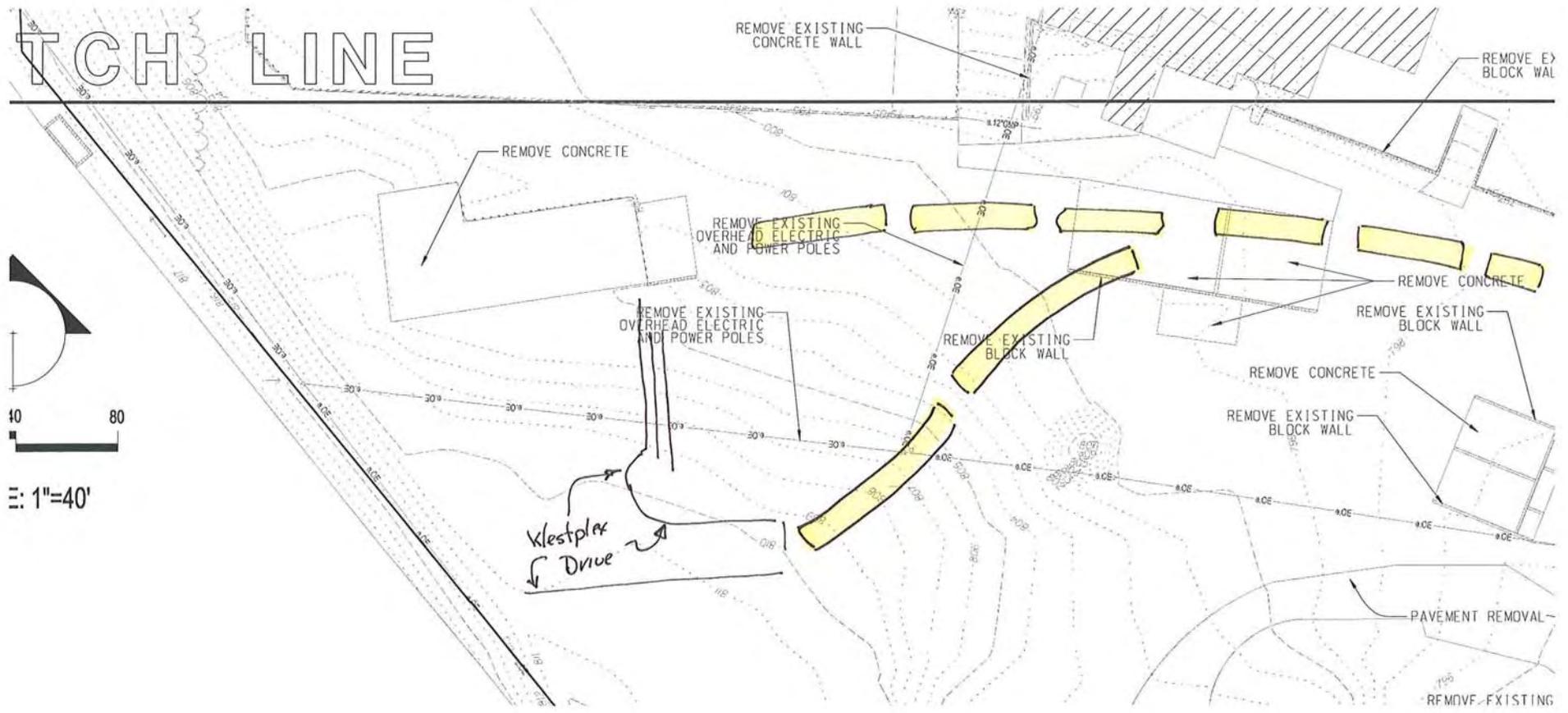
The access is changed slightly as New Tech site improvements are completed. The route is still through the drive and parking lot to the south of the New Tech building but now with a temporary connection through what will eventually become three parking spaces and planter area.

MATCH LINE



PUD-14-12
Secondary Emergency Access

TCH LINE



PUD-14-12
Secondary Emergency Access



631 W. Edgewood Drive, Ellettsville, IN 47429 Phone: (812) 876-1079 Fax: (812) 876-9922 www.area10agency.org

Re: Patterson Pointe Bus Service

The Area 10 Agency on Aging/Rural Transit bus service is planning to stop at the Patterson Pointe apartments according to the following schedule:

From Patterson Pointe to main 4th and Washington station (connects to all BT routes)

Every hour on the hour from 8:00 a.m. until 7:00 p.m.

From Patterson Pointe to west side of county (Ivy Tech main and all auxiliary classrooms, Wal-Mart, other shopping and restaurants on west side of 37 bypass, Ellettsville and Spencer – can deviate from routes as needed to transport to and from medical facilities on the west side of the county)

Every hour on the half hour from 8:30 a.m. until 7:30 p.m.

In addition, Rural Transit will provide demand-response paratransit service from Patterson Pointe to points outside of the city of Bloomington.

Respectfully,

Kerry Conway

Executive Director, Area 10 Agency on Aging/Rural Transit



Stephen L. Smith P.E., L.S.
Daniel Neubecker L.A.
Steven A. Brehob, B.S.Ch.T.

April 2, 2012

City of Bloomington Plan Commission
C/o Jim Roach, Planner
P. O. Box 100
Bloomington, IN 47402

Re: Patterson Pointe Planned Unit Development
Phase I Final Plan Amendment
Third Street and Patterson Drive Frontages

Dear Jim,

We have investigated the potential to improve the street frontage along both Third Street and Patterson Drive per your recent request. Our conclusion is that it is very difficult and would have limited effectiveness to install a streetscape before that area of the PUD is developed. The installation would be difficult and temporary and not block site lines effectively. The following paragraphs and attachments explain the difficulties.

With development of this area of the PUD the sidewalk that currently abuts the street along Third and along Patterson will be removed, relocated and that area will become the tree plot. There will be additional plaza style landscaping and trees in the 20' wide sidewalk in front of the buildings. All of these improvements, the changed landscape, parking, plaza area and buildings define the new streetscape.

Understanding the design of this area along the road is important to understanding the challenges with temporary landscaping. The attached photographs show the existing condition and the cross section illustrates how the improvements will be made with development of the area. Note that the existing sidewalk becomes the tree plot, the retaining wall stays and becomes the curb for the parking, the area is filled out to the proposed building and the building includes a basement retaining wall to make the grade transition down the hill. The existing pavement will be busted up and remain in place.

The challenges of a temporary streetscape include;

- The existing sidewalk can not be removed until replacement is underway, so that area can not be the temporary landscape area.
- The area behind the wall will need to be filled in to raise the grade to make any landscape improvements visible from the road.



- With full development that area receives structural fill to support the pavement. Much of the material will be busted up concrete from the site. This material would not support landscaping.
- Fill material for this area will also come from excavation of the lower level of the proposed buildings; those buildings are not yet designed or permitted.
- Temporary fill material would need to be placed and later removed for about 2' of depth of the fill to temporality support landscaping.
- There is very limited amount of landscape quality fill material on site so material would need to be hauled in for this effort; this is very expensive.
- The depth of fill will vary from a minimum of two feet to eight to ten feet depending on the width required.
- The fill behind the retaining wall will eventually be retained by the lower level wall of the building. That wall is obviously not being built at this time. The fill slope would extend out and chase the downhill slope on the site.
- Landscaping would have very limited effect on a temporary basis. Small plants are normally used with a design that anticipates their full grown size. The landscaping will most likely be removed before it matures.
- Fill in this area introduces issues with existing and proposed utilities; issues that would normally be addressed when the final plans for the area are completed.

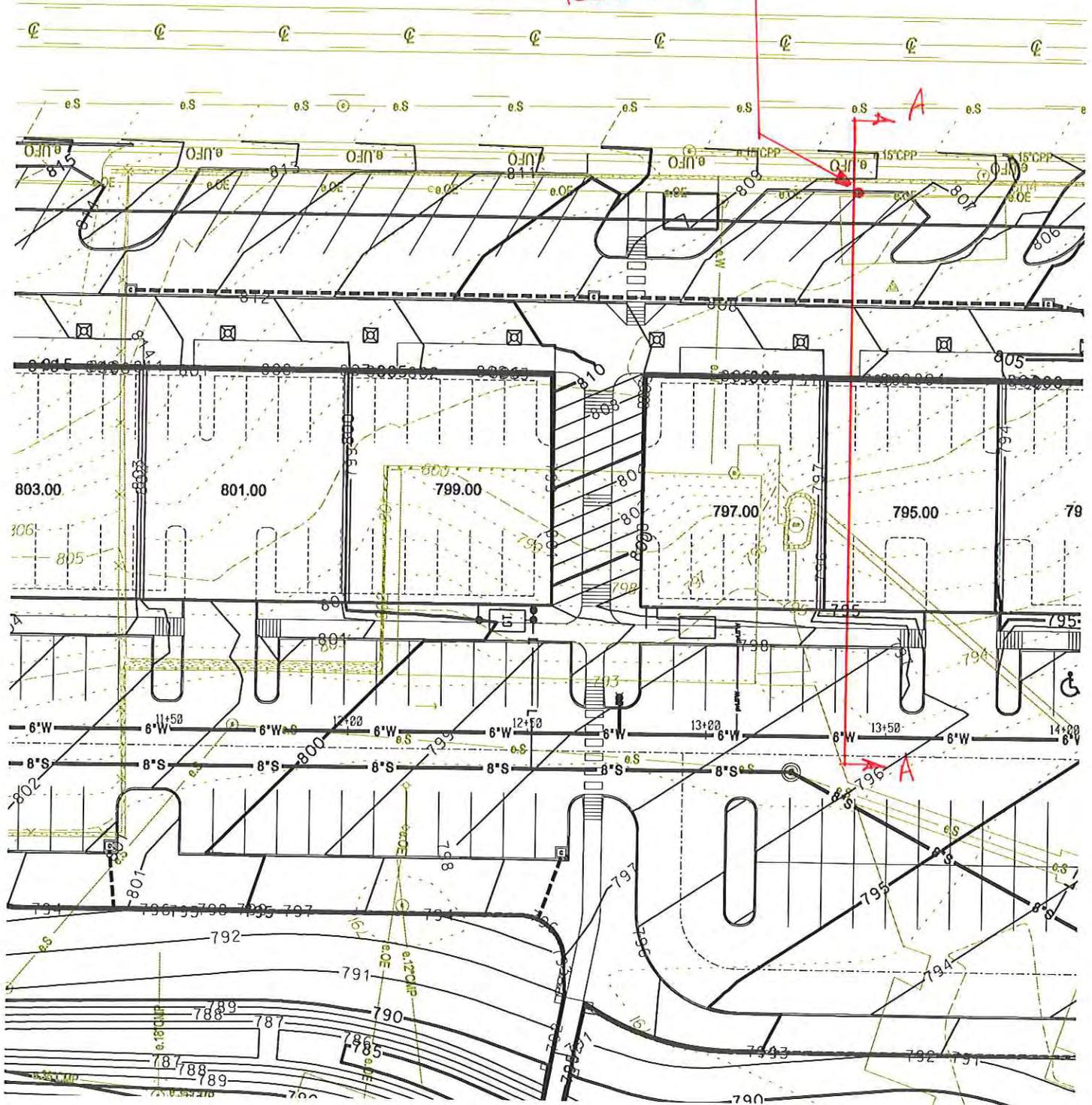
The goal of this amendment to the Phase I Final Plan is to allow the senior housing project to proceed as soon as possible and before other Phase I sections are ready. Expanding the scope of the Phase I improvements is counter productive to the goal at hand. Development of the frontage includes a carefully designed and dramatic change in the streetscape. That streetscape is (and must be) a part of the overall development of the "A" area of the PUD.

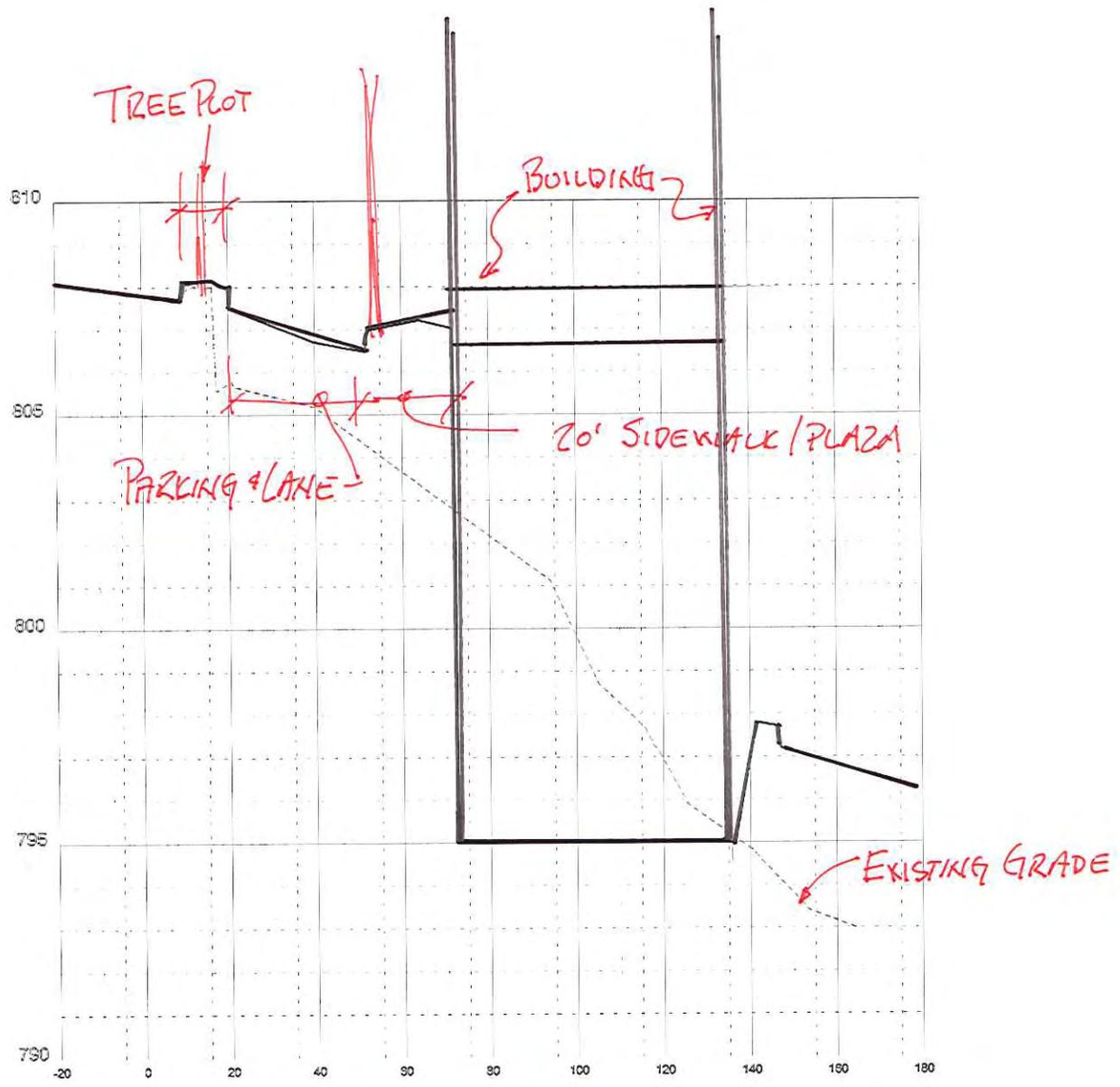
Sincerely,

Stephen L. Smith
Smith Neubecker & Associates, Inc.

Cc: Patterson Pointe LLC

Power Pole





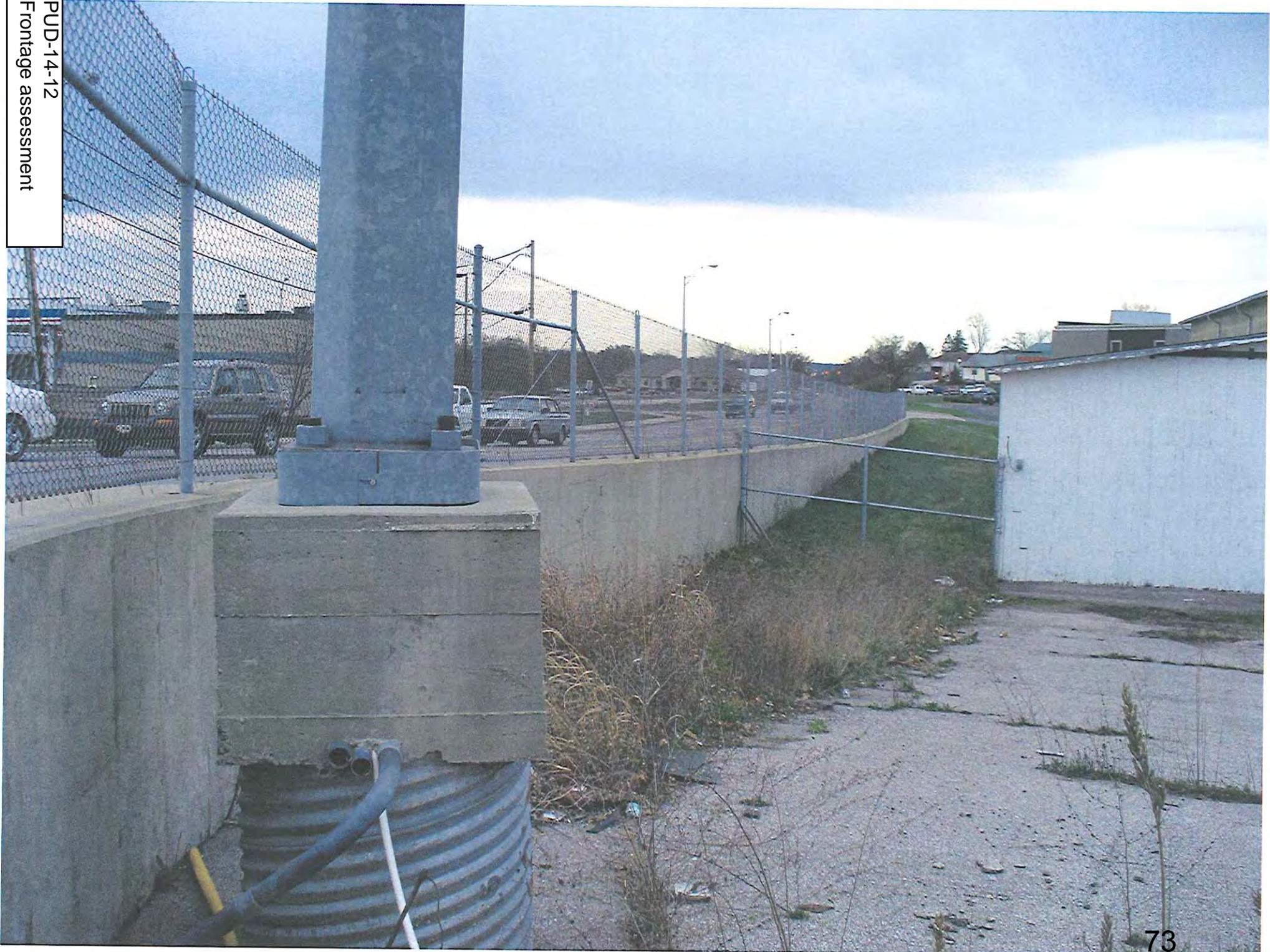
4382gr.dgn 4/2/2012 10:09:15 AM

SECTION A-A
PATTERSON POINT

PUD-14-12
Frontage assessment

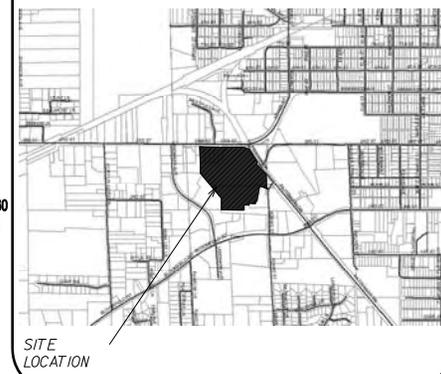
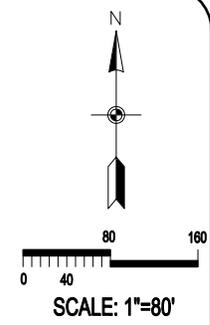
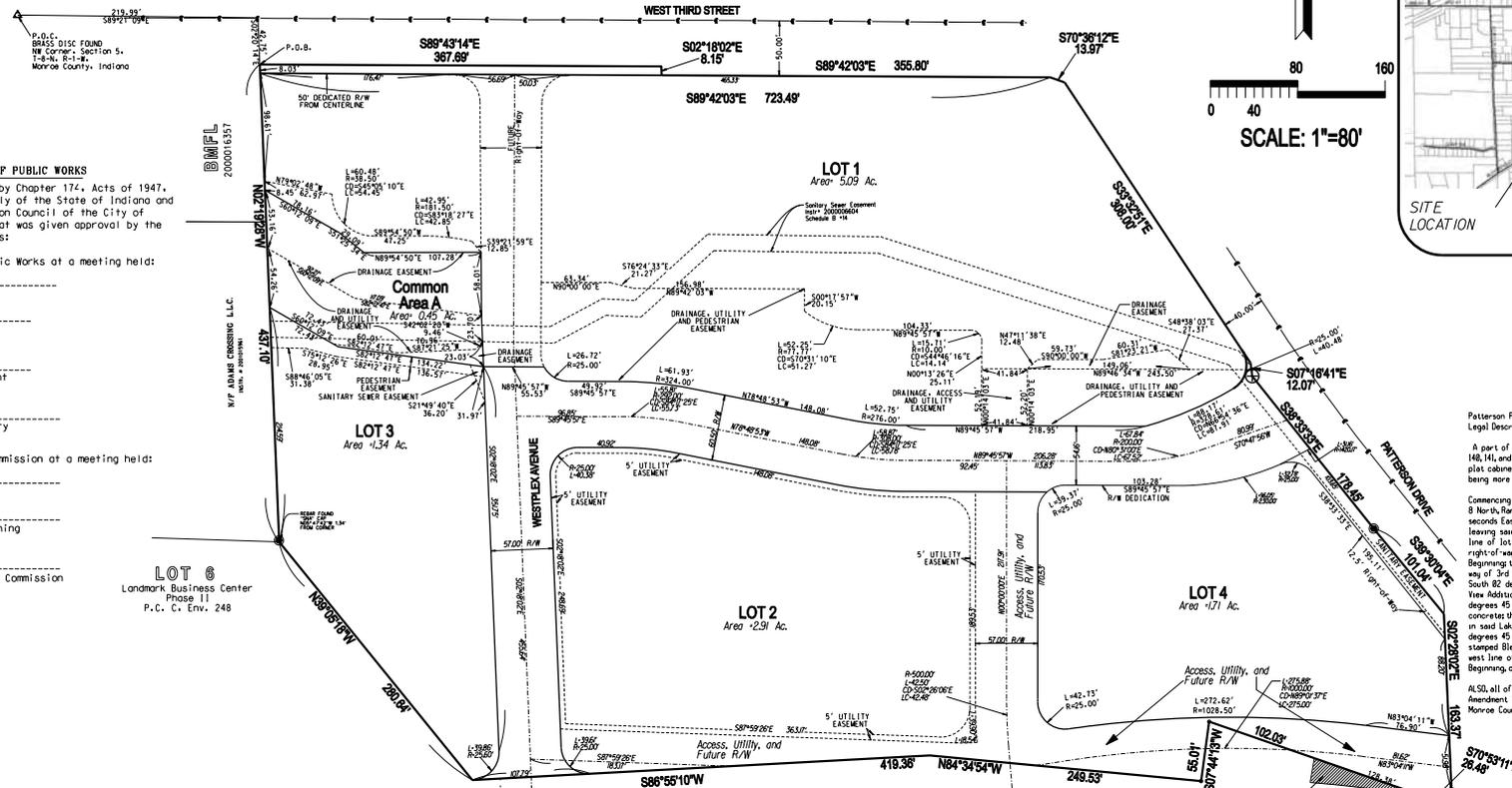


PUD-14-12
Frontage assessment



The real estate described on this plat shall be and is hereby subject to the terms and conditions of the Facilities, Easements, Covenants, Restrictions, and Association for the planned property, Dated ... and recorded as Instrument Number ... in the Office of the Recorder of Monroe County, Indiana.

The Phase I Section 1 Infrastructure Improvements as defined in Planned Unit Development 14-11 shall be completed with the next PUD Final Plan.



LOCATION MAP No Scale

PLAN COMMISSION AND BOARD OF PUBLIC WORKS
Under the authority provided by Chapter 174, Acts of 1947, enacted by the General Assembly of the State of Indiana and ordinance adopted by the Common Council of the City of Bloomington, Indiana, this plat was given approval by the City of Bloomington as follows:
Approved by the Board of Public Works at a meeting held:
Charlotte Zietlow, President
James McNamara, Vice President
Frank N. Hrisanatos, Secretary
Approved by the City Plan Commission at a meeting held:
Tom Micauda, Director of Planning
Jack Baker, President of Plan Commission

Patterson Pointe, Final Plat, Expansion & Amendment 2
Legal Description
A part of Lots 4 thru 8 in Lake View Park Addition, a subdivision of seventy lots 139, 140, 141, and 142, in the City of Bloomington, Indiana as shown by the plat recorded in plat cabinet B, envelope 42, in the office of the Recorder of Monroe County, Indiana, being more particularly described as follows:
Commencing at a brass monument marking the Northwest corner of Section 5 Township 8 North Range 1 West Monroe County, Indiana thence South 89 degrees 21 minutes 89 seconds East along the north line of said section for a distance of 215.99 feet thence leaving said Section line, South 82 degrees 20 minutes 14 seconds East along the west line of lot 4 in said Lake View Park Addition for a distance of 42.75 feet to the south right-of-way of 3rd Street to a rebar with cap stamped SMA marking the Point of Beginning thence South 89 degrees 43 minutes 14 seconds East along the south right-of-way of 3rd Street for a distance of 30.28 feet to a rebar with cap stamped SMA thence South 82 degrees 18 minutes 82 seconds East along the east line of lot 8 in said Lake View Addition for a distance of 107.70 feet to a chiseled in concrete thence North 89 degrees 45 minutes 45 seconds West for a distance of 274.80 feet to a rebar with cap stamped Blotson Topps thence North 82 degrees 19 minutes 20 seconds East along the west line of lot 4 in said Lake View Addition for a distance of 257.98 feet to the Point of Beginning containing 2.45 acre more or less.
Also, all of lot 1 and the Remainder of Patterson Pointe Subdivision, Final Plat, Amendment L, Recorded in Plat Cabinet D, Envelope 98 in the Office of the Recorder of Monroe County, Indiana.

The undersigned, the Monroe County Community School Corporation, by President of the Board of School Trustees, James Muelling, being the owner of the above described real estate, does hereby identify, plat and subdivide the same into lots and streets in accordance with this plat. The within plat shall be known and designated as PATTERSON POINTE, FINAL PLAT, EXPANSION & AMENDMENT 2.
IN WITNESS WHEREOF, Monroe County Community School Corporation by Board of School Trustees President, James Muelling, has hereunto executed this ... day of ... 2012.
James Muelling, President
Monroe County Community School Corporation
Board of School Trustees
STATE OF INDIANA ISS:
COUNTY OF MONROE
Before me, a Notary Public in and for the State of Indiana and Monroe County, personally appeared James Muelling, personally known to me to be a Trustee of MCS, and being the owner of the described real estate, and who acknowledged the execution of the foregoing plat for the Real Estate known as PATTERSON POINTE, FINAL PLAT, EXPANSION & AMENDMENT 2 as his voluntary act and deed for the uses and purposes therein expressed.
WITNESS my hand and Notarial Seal this ... day of ... 2012.
My Commission Expires:

The undersigned, Patterson Pointe, LLC, an Indiana Limited Liability Company, by Timothy L. Tichenor, Member, being the owner of the above described real estate, does hereby identify, plat and subdivide the same into lots and streets in accordance with this plat. The within plat shall be known and designated as PATTERSON POINTE, FINAL PLAT, EXPANSION & AMENDMENT 2.
IN WITNESS WHEREOF, Patterson Pointe, LLC, an Indiana Limited Liability Company, by Timothy L. Tichenor, Member, has hereunto executed this ... day of ... 2012.
Timothy L. Tichenor, Member
Patterson Pointe, LLC
STATE OF INDIANA ISS:
COUNTY OF MONROE
Before me, a Notary Public in and for the State of Indiana and Monroe County, personally appeared Timothy L. Tichenor, personally known to me to be Member of Patterson Pointe, LLC, an Indiana Limited Liability Company, and being the owner of the described real estate, and who acknowledged the execution of the foregoing plat for the Real Estate known as PATTERSON POINTE as his voluntary act and deed for the uses and purposes therein expressed.
WITNESS my hand and Notarial Seal this ... day of ... 2012.
My Commission Expires:

- NOTES:
1. All corners are to be marked with a 3/4" x 2" capped rebar.
MONUMENT LEGEND
STONE MONUMENT
STONE WITH X
CONCRETE MONUMENT
3/4" REBAR W/ PLASTIC CAP SET
REBAR FOUND
RON PIPE FOUND
FENCE POST FOUND
RAILROAD SPIKE FOUND
PK NAIL
GPS MONUMENT
HIGHWAY BOX

I hereby certify that the survey work performed on the project shown hereon was performed in accordance with the rules and regulations of the Board of Surveyors and that the information shown is true and correct to the best of my knowledge and belief.
Certified this ... day of ... 2012.

Stephen L. Smith
Registered Land Surveyor No. 50427
State of Indiana

I affirm, under the penalties for perjury that I have taken reasonable care to select each Social Security Number from this document unless required by law.

PUD-14-12
Proposed Final Plat

PATTERSON POINTE, FINAL PLAT, EXPANSION & AMENDMENT 2

PREPARED BY: SMITH NEUBECKER & ASSOCIATES, INC., 453 S. CLARIZZ BLVD., BLOOMINGTON, INDIANA 47401





PATTERSON POINTE
SENIOR RESIDENCE

BLOOMINGTON, INDIANA

Revised 4.21.11

Miller
Valentine
Group

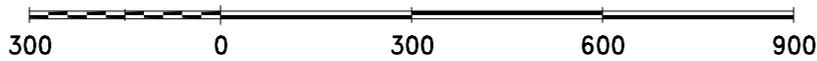
PUD-14-12
Senior Apartment
Front/east elevation



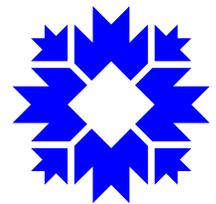


PUD-14-12
2010 Aerial Photo

By: roachja
6 May 11



City of Bloomington
Planning



Scale: 1" = 300'

For reference only; map information NOT warranted.

ORDER TERMINATING COMMITMENT

WHEREAS, the City of Bloomington Plan Commission, pursuant to Bloomington Municipal Code Section 20.09.090(c), is the only entity with authority to terminate a zoning commitment which was required by the City of Bloomington to be given and recorded; and

WHEREAS, Kenneth L. Nunn (prior owner) made and recorded a commitment regarding the use and development of certain real estate (“the Real Estate”), a description of which is attached as Exhibit A and incorporated fully herein, on February 22, 2005—said commitment being recorded with the Monroe County Recorder, Indiana and being noted as Instrument Number 2005002992 MIS; and

WHEREAS, the Real Estate is now owned and controlled by PERLIEU, LLC; and

WHEREAS, the Real Estate is now part of the larger Patterson Pointe Planned Unit Development, created via Plan Commission Case Number PUD-29-09 and Ordinance Number 10-01, and the restrictions placed upon the Real Estate by the commitment recorded on February 22, 2005, are no longer relevant to the standards established by the greater Patterson Pointe Planned Unit Development;

NOW, THEREFORE, be it hereby resolved by the City of Bloomington Plan Commission that:

1. The commitment recorded with the Monroe County, Indiana Recorder on February 22, 2005 (noted as Instrument Number 2005002992 MIS) regarding the use and development of the Real Estate is hereby terminated.
2. The Monroe County, Indiana Recorder is respectfully requested to remove the commitment recorded on February 22, 2005 (noted as Instrument Number 2005002992 MIS) regarding the use and development of the Real Estate from its records.

PASSED AND ADOPTED by the City of Bloomington Plan Commission this 9th day of April, 2012.

Jack Baker, President

Attest: _____
Tom Micuda, Director
City of Bloomington Planning Department

PUD-14-12
Zoning Commitment Termination