CITY OF BLOOMINGTON

PLAN COMMISSION

FEBRUARY 4 @ 5:30 p.m.
COUNCIL CHAMBERS #115
CITY HALL

CITY OF BLOOMINGTON
PLAN COMMISSION AGENDA
February 4, 2013 @ 5:30 p.m. ❖ **City Hall Council Chambers, #115**

ROLL CALL

MINUTES TO BE APPROVED: Dec. 3, 2012

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

1. Election of Plan Commission President and Vice-President
   -- Current President – Jack Baker
   -- Current Vice-President -- Vacant

2. Appointment of Plan Commission's representative to the Board of Zoning Appeals
   -- Current position is vacant: Milan Pece was previous appointee

3. Appointment of representatives to the Plat Committee
   -- Plan Commission representative – Adrian Reid; Alternate – Chris Smith
   -- Planning Department representative – Lynne Darland; Alternate – Scott Robinson
   -- Engineering Department representative – Rick Alexander; Alternate – Eli Eccles

4. Approval of Plan Commission meeting and worksession schedules

5. Amendments to Plan Commission Rules and Procedures

PETITIONS WITHDRAWN:

UV/SP-47-12 **ERL 14 (17th & College)**
601 N. College Ave.

SP-07-13 **Bruce and Shannon Storm**
416 E. 4th St.
Site plan approval to allow construction of a new 3-unit structure

PETITIONS CONTINUED to March 4, 2013 meeting:

SP-05-13 **Midwest Hospitality Group** (Cambria Suites)
2038 N. Walnut St.
Site plan approval to allow a 10 5-room hotel on a 2.1 acre site.
(Case Manager: Patrick Shay)

SP-01-13 **John Halluska**
117 E. 6th St.
Site plan approval to add a 2nd story to an existing office. *(Case Manager: Eric Greulich)*

SP-06-13 **Renaissance Rentals** (Summerhouse Inn)
4501 E. 3rd St.
Site plan approval to allow a mixed-use project of 78 hotel units and 152 residential units *(Case Manager: Patrick Shay)*

PETITION:

PUD-39-12 **Trinitas**
445 S. Patterson
Preliminary plan and district ordinance approval to rezone 8.49 acres from CA to PUD.
(Case Manager: Patrick Shay)

End of Agenda

***Next Plan Commission hearing scheduled for March 4, 2013*

Last updated: 1/31/2013

CITY OF BLOOMINGTON
PLANNING DEPARTMENT
MEMORANDUM

DATE: January 23, 2013
TO: Members of the Plan Commission
FROM: Tom Micuda, Planning Director
SUBJECT: Plan Commission Rules Changes

This memo provides background explaining the enclosed revisions to the Plan Commission's Rules and Procedures. These revisions are as follows:

Page 1 – Change in number of members to constitute a majority – Because the County has taken over planning jurisdiction of the former Areas Intended for Annexation, two Plan Commission members, Milan Pece and Carven Thomas, are not eligible to serve at this time. As a result, the official Commission membership needs to drop to nine. As long as this situation remains in place, a vote of 5 Commissioners constitutes a decision of the Plan Commission. This section of the Rules has been changed accordingly.

Page 5 – Scope of Hearing Officer Review – The current scope of Hearing Officer review has not changed since its initial inception in 1995. For some time, Planning staff has wanted to allow for minor variances from development standards, small–scale conditional uses, and simple use variances to be given the option of Hearing Officer consideration. As always, staff would be conservative in the delegation of authority from the Board of Zoning Appeals to the Hearing Officer. Over the past 17 years, only a handful of Hearing Officer cases have ever been appealed to the BZA or sent to the BZA by the Hearing Officer.

Page 7 – Reduction in Hearing Officer Appeal Period – In this case, this revision must be made to the Plan Commission's Rules due to a change in the Indiana code to reduce the appeal period from 14 to 5 days. The Plan Commission already approved this reduction as part of a package of minor UDO amendments that were considered at the December 3, 2012 Plan Commission hearing. This change simply makes the Rules and code consistent.

Page 7-9 – Fee Changes – The Plan Commission has the authority to set fees for the Commission, Plat Committee, Board of Zoning Appeals, and Hearing Officer. The Commission also has the authority to set fees for services administered by the Planning staff. Additionally, the Commission was given authority to set the City plan review fee for all applicable building permits processed through the Monroe County Building Department.

The City's fee for review of County Building permits that fall within the City's planning jurisdiction has not been adjusted since the initial fee of $.06 per square foot was set with the first City/County Interlocal Agreement in 1997. In that year, both the City and County charged the same fee amount. Since that time, the County has increased its plan review fee multiple times to reach the current fee of $0.14 per square foot. This proposed Rules change assesses the same fee. In the future, the City's fee will be adjusted at the same pace as the County's. For now, the goal is to catch up after 16 years. Fee revenues are not used by the Planning Department, but placed in the City's General Fund.

Also included are adjustments to the filing fees charged for rezoning petitions, PUDs and PUD amendments, subdivision plats, site plans and PUD final plans, conditional uses, use variances, and variances from development standards. These fees have not been changed for over two decades, so the scope of the fee changes needed to be substantial. Once again, the fees collected for Planning petitions are not used by the department, rather they are deposited in the City's General Fund.

As for the specifics of the fee changes, here are some examples of recent petitions to show the impact of the proposed changes to Plan Commission fees:

1. Patterson Park PUD
- Current Fee - $398.00
- New Fee - $1,849.00 ($1000 base fee + $100 x 8.49 acres)

2. B-Line Station PUD Amendment (Matt Press project at Morton and Dodds)
- Current Fee - $259.50
- New Fee - $585.50

3. Chick-Fil-A Final Plan (site plan)
- Current Fee - $170.55
- New Fee - $940.00

4. Bloomingfoods Subdivision (preliminary plat for 6 lots)
- Current Fee - $159
- New Fee - $450

Comparison to Monroe County Planning Commission Fees

In order to assess the reasonableness of the proposed fee changes, staff reviewed fee structures from other planning jurisdictions in the State. Enclosed are some comparisons of related fees administered by the Monroe County Plan Commission.

1. PUD requests
- Proposed City fee - $1000 + $100/acre
- County fee - $1000 + $25/acre

2. PUD amendments
- Proposed City fee - $500 + $50/acre
- County fee - $750 + $25/acre

3. Site Plans (new construction - non-residential/mixed use)
- Proposed City fee - $400 + $0.10/square foot
- County fee - $750 + $0.10/square foot over 3,000 square foot

4. Preliminary Plats
- Proposed City fee - $300 + $25 per lot
- County fee - $750 + $25 per lot

5. Use Variances
- Proposed City fee - $500
- County fee - $400

6. Conditional Uses
- Proposed City fee - $250
- County fee - $400

7. Development Standards Variances
- Proposed City fee – single family - $100; Other - $500
- County fee – Residential - $200 + $50 for each added variance; Non-residential - $400 + $50 for each added variance

8. Right-of-Way Vacations
- Proposed City fee - $500
- No applicable fee administered by County

9. Letters of Zoning Verification
- Proposed City fee - $100
- County fee - $25

10. Lot Line Adjustments (Administrative Subdivisions)
- Proposed City fee - $100
- County fee - $100 + $10 per lot

11. Certificate of Occupancy Inspections
- Proposed City fee - $100
- County fee - $125 (through the Building Department)

Recommendation: Staff recommends that the Commission adopt these changes to the Rules and Procedures.

CITY OF BLOOMINGTON

Last Revised: January 23, 2013

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PLAN COMMISSION

RULES AND PROCEDURES

Article I. Meetings

A. The Plan Commission shall hold regularly scheduled meetings at intervals which correspond with the anticipated case load. Each agenda may include cases in preliminary or final hearing.

B. All meetings shall be held at 5:30 p.m. in the Municipal Building unless otherwise publicly announced.

C. All meetings shall adjourn at 9:30 p.m. and no new cases shall be heard after 9:00 p.m. Any cases remaining to be heard on an agenda at time of adjournment shall be rescheduled for hearing at a special meeting within one week of the original meeting.

D. Special meetings may be called as provided in the planning enabling legislation.

E. A majority of the voting members shall constitute a quorum. However, no vote of the Commission shall be official unless authorized by a majority of the Commission's membership, and no vote of the Plat Committee shall be official unless authorized by the affirmative vote of two (2) members.

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F. Executive Sessions may be held only with at least 48 hours advance notice and in compliance with all requirements of state law, and only such business as permitted by state law may be conducted in such session (certain matters relating to property acquisition, personnel, labor relations, or litigation).

G. All decisions on petitions, with the exception of those acted upon as part of the consent agenda, shall be by roll call. The vote of each member of the Commission or Plat Committee shall be recorded by the Secretary and placed in the minutes of the meeting.

H. No member of the Commission or Plat Committee shall participate in the hearing or decision of the Commission or Committee involving any matter in which that person is directly or indirectly interested in a financial sense, other than the preparation and enactment of a Master Plan. In the event that any member disqualifies himself or that any member's eligibility is challenged by a member of the public, such fact shall be entered on the records of the Commission or Committee and shall appear in the minutes. Members who intend to disqualify themselves from a vote on a particular petition due to direct or indirect financial interest shall notify the Planning Department staff of this fact a minimum of two business days prior to the hearing in order to provide staff and the Plan Commission President adequate time to arrange the

10. The planning department, may, at its discretion, schedule plats for consideration by the Plan Commission rather than the Plat Committee.

H. Pursuant to Indiana Code 36-7-4-923, an alternate procedure for variance and conditional use is established.

1. A hearing officer is established.

   (a) The Plan Commission shall appoint two hearing officers. One of the hearing officers shall generally fulfill the duties of the hearing officer, and the other hearing officer shall serve as an alternate in the event that the first is not available or has a conflict of interest.

   (b) A hearing officer shall be a member of the Planning staff.

   (c) The Plan Commission may remove a hearing officer from his responsibilities at any time.

2. The hearing officer may approve or deny:

   (a) Variances from development standards.

   (b) Conditional uses.

   (c) Use Variances;

3. Hearings conducted by the hearing officer shall be subject to all of the notice, minutes, records, and staff report, rules which apply to the Board of Zoning Appeals.

4. The hearing officer shall be subject to the same requirements of the state law and the zoning ordinance as the Board of Zoning Appeals, with respect to conflicts of interest and communications with the hearing officer.

5. The hearing office may, at his discretion, transfer a petition filed under this alternative procedure to the Board of Zoning Appeals if, in the judgement of the hearing officer, the issues involved warrant consideration by the Board or it appears likely that the decision of the hearing officer would be appealed to the Board.

6. The Planning staff may file a written objection to a petition filed for consideration by the hearing officer if:

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Article III. Filing of Petitions, Permits, and Fees

A. All requests to the Commission or Plat Committee shall be by petition and petitioners shall be required to follow these procedures:

1. All petitioners shall use the uniform petition forms approved by the Plan Commission Secretary which are available upon request in the Planning Department. No petition shall be accepted until the petitioner has consulted with a staff member who has determined that the petition is presented in proper form with all the required exhibits and supporting documents. Upon such determination the planner shall sign the application form and the petition shall be accepted.

2. All petitions shall be filed no later than the deadlines established on the calendar of meetings to be adopted by the Commission each year; provided, these deadlines shall not apply to petitions to be heard by the Plat Committee.

3. Filing fees for petitions shall be as follows:

a. Rezoning Petitions

Rezone to Single family ..... $250 + $25/acre
Rezone to Non-Single Family ..... $500 + $50/acre
Rezone to Planned Unit Development ..... $1000 + $100/acre

b. PUD Preliminary Plan Amendment……$500 + $50/acre

c. Plat Approvals

Preliminary ..... $300 + $25/lot
Final..... $300 + $25/lot
Preliminary and Final together……..$300 + $50/lot

d. Site Plans/PUD Final Plans

Remodels…… $200
Residential Addition..... $200 + $25/dwelling unit
Residential New Construction…… $400 + $25/dwelling unit
Non-Residential/Mixed Use Addition…… $200 + $0.10/square foot
Non-Resdential/New Construction…… $400 + $0.10/s.f.

e. Conditional Uses

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Home Occupation…….....$100
Other…….....$250

f. Use Variances……$500

g.Variances

Single-Family……$100
Multi-Family and Non-Residential……...$500

h.Right-of-Way Vacations….....$500

i.Letters of Zoning Verification……$100

j.Lot Line Adjustments…….. $100

k.Certificate of Occupancy Inspections…… $100

l. No application fees shall be required for any application by not-for-profit, community service organization.

m. The Plan Commission may waive the application fee for any proposal which is actively being promoted by a unit of local government or quasi-public organization or which involves a local subsidy.

n. No refunds shall be permitted after a petition has received a Plan Commission or Plat Committee hearing, whether or not the Plan Commission or Plat Committee has taken action on the petition.

4. Fees associated with City of Bloomington review of building permit applications shall be $0.14 per square foot of construction. All building permits are applied and paid for, and issued through the Monroe County Building Department. Certain categories of permits do not require this fee payment per the fee schedule contained in the *Monroe County Building Department Construction Permit Fees.* The exemptions contained in this Building Department document are incorporated in this rule. No fee shall be required for City review of any permit application filed by a not-for-profit, community service organization, or a governmental agency. Per the *Interlocal Cooperation Agreement* between the City and the County, the County Building Department shall collect the $0.14 permit fee and transmit the collected fees to the City of Bloomington Controller's Office on a quarterly basis.

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BLOOMINGTON PLAN COMMISSION **CASE #: PUD-39-12**
SECOND HEARING STAFF REPORT **DATE: February 4, 2013**
LOCATION: 445 S. Patterson Drive

PETITIONERS: **Trinitas**
201 Main Street, Lafayette IN 47901

CONSULTANT: **Bynum Fanyo & Associates, Inc.**
528 N. Walnut Street, Bloomington

REQUEST: The petitioners are requesting a rezone to Planned Unit Development and approval of a Preliminary Plan and District Ordinance for 8.49 acres currently zoned Commercial Arterial.

REPORT: The petitioners are seeking to rezone 8.49 acres along the east side of S. Patterson Drive south of W. 3rd Street. The Commercial Arterial (CA) property includes a 2.25 acre tract that currently has an existing commercial truck maintenance facility and a larger vacant tract that has been used for parking in the past. Surrounding uses include a mixed-use PUD to the west, industrial to the east, an office to the south, and a gas station to the north. The property is also encumbered by a floodplain located along the eastern property line.

The current zoning on the property only permits residential units on the upper floors of any structures. The petitioners are seeking a PUD approval to allow for ground floor residential units to be constructed. The PUD would also increase the allowable density from 15 units/acre to 20 units/acre.

The first hearing for this petition was on November 5. Since that time, the petitioners have continued to meet with staff to revise the proposed Preliminary Plan and District Ordinance to better fit within City policies and goals.

The petitioners have submitted a revised District Ordinance and Preliminary Plan. The plan has been revised to include a larger amount of dedicated non-residential space, two public street connections, a greater mix of housing types, a partial reduction in height, an allowance of 5 bedroom units, and additional architectural samples.

Since the first hearing, staff has determined that two public rights-of-way are appropriate across this site. These streets are desirable to gain future connectivity between the Patterson Drive area and the Prospect Hill neighborhood. Staff has worked with the petitioners to incorporate the necessary right-of-way for these streets. These rights of way would reduce the amount of developable land from 8.49 acres to approximately 7.07 acres.

On-street Parking: Based upon discussion with members of the Common Council, staff directed the petitioners to explore the potential to add parallel parking on Patterson Drive. It has been determined that parallel space can be added along portions of Patterson Dr. with the reduction of lane width and a pavement widening along the subject property. Concerns have been raised with

adding parking along existing truck route as well as creating only a small portion of the street that has on-street parking.

Permitted Uses:
Non-Residential Space: This PUD was brought forward to essentially allow ground floor residential use within a commercial district. One of the biggest points of discussion at the first hearing centered on how much non-residential space would be appropriate for this site. Staff was initially concerned with the petitioners' original proposal to provide a minimum of 5000 square feet of first floor non-residential space along Patterson Dr. Based upon comments received from Commissioners and Common Council members, staff has worked with the petitioners to revise the petition to include a minimum of 10,000 square feet of first floor, non-resident oriented, non-residential space on Area B. The required square footage will not include any non-residential on-site services provided primarily for on-site residents.

The proposed District Ordinance also outlines other uses that would be allowed in the PUD. Although it is anticipated that the bulk of the property will be developed as residential structures, the petitioners wanted to make sure that non-residential and mixed-use development would be a permitted alternative for this property. Staff finds that the proposed list of uses is appropriate for this PUD.

Density: The two site plan options presented at the first hearing had shown gross densities of 14.47 un/ac and 17.71 un/ac respectively, the District Ordinance had proposed to allow up to 20 un/ac on the overall site. This would exceed the current density allowance of 15 units/ac. With the addition of the two proposed public streets through the site, the overall acreage will decrease to approximately 7.07 acres.

Although staff is not supportive of a gross density of 20 units/acre, staff is supportive of increasing the density to 20 units/acre for the net acreage. This would effectively increase the gross density of the property from the currently allowed 15 un/ac to approximately 16.7 un/ac. Furthermore, staff recommends creating individual maximums for each of the three areas. The petitioners have shown individual maximum net densities of 25 un/ac, 25 un/ac, and 18 un/ac for the three respective areas. However, if these densities are aggregated, they would permit approximately 22.4 un/ac. Staff recommends that the individual areas be limited to the following densities:

	Acreage – Gross	Acreage – Net	Max. Density - Net	Approx. DUEs
Area A	4.95	3.53	25	88
Area B	0.91	0.91	15	14
Area C	2.63	2.63	15	39
Total	**8.49**	**7.07**	**20**	**141**

Occupancy: At the first hearing, the petitioners had proposed to prohibit 5 bedroom units and limit the occupancy of the 4 bedroom units to a maximum of 4 unrelated adults. The petitioners are now proposing to allow 5 bedroom units that will be counted as 2 units toward the overall DUE count of each Area. They have

also proposed to limit occupancy of 4 bedroom units to 4 unrelated adults. Staff would also propose to limit the number of unrelated adults permitted in the 1, 2, and 3 bedroom units to a maximum of 3.

Parking: The UDO does not require any parking for this property. The maximum number of parking spaces is based on the specific non-residential use and would also include 1 parking space per bedroom of residential use. The petitioners have proposed a slightly modified parking maximum. They have proposed 0.8 spaces per bedroom and a general 1 space per 250 square feet of non-residential space. These spaces may be shared between Areas A, B, and C.

The petitioners have also proposed to utilize compact car spaces. The UDO does not currently allot for compact car spaces. The petitioners have proposed that a maximum of 20% of the parking spaces have reduced dimensions of 7.5 feet x 16 feet.

Bike Parking: The petitioners have proposed to increase the number of bicycle parking spaces that are required from 1 space per 6 bedrooms (multi-family) and 4 total spaces for the non-residential space to 50% of the number of vehicle parking spaces provided. They have also proposed to provide a minimum of 50% of these spaces as Class I spaces. Staff is supportive of this proposal. Since parking for the multi-family use on this property is a maximum, staff recommends adding a condition of approval that the total number of bicycle parking spaces shall not be less than the UDO standard of 1 space per 6 bedrooms regardless of the number of parking spaces provided.

Height: The petitioners are proposing structures between 2 and 4 stories for area A with a maximum height limitation of 55 feet. Area B is proposed to be between 2 and 3 stories in height with a limitation of 50 feet. Area C is proposed to allow structures of 1 to 3 stories in height with a 35 foot height limitation.

Staff has concern with purely residential structures of 4 stories in height on this property. Staff finds that 3 stories of a maximum 50 feet to be more appropriate to the surrounding context and sees no justification for exceeding the maximum height of the existing zoning district. The property sets at a higher elevation than the Prospect Hill neighborhood to the east and will be in close proximity to Patterson Drive.

Architecture: Staff has worked closely with the petitioners since the first hearing to create architectural standards for the development. These standards are intended to create a minimum level of architectural detail for the proposed structures as well as to require architectural diversity between the three development areas. Although conceptual architecture has been submitted with this petition, specific architecture would be reviewed with future final plans.

Different standards have been created for residential and non-residential portions of buildings. These standards address several items such as massing, entry detailing, articulation, rooflines, eaves, diversity, and 360* architecture. Staff is in agreement with all of the proposed architectural standards with one

recommended change. Staff recommends that the eaves of the structures be required to have a 2 foot rather than a one foot projection from the building wall. With the massing of the proposed buildings, staff finds that a 2-foot overhang would be more appropriate.

Pedestrian Facilities: Staff has determined that an 8-foot multi-use path is appropriate to be constructed on the east side of Patterson Drive and the south side of W. 3rd Street. The site will also be required to have a complete internal pedestrian network. The petitioners have also proposed to place an 8-foot multi-use path within the floodplain that would connect Patterson Drive at the southwest corner of the property to W. 3rd Street to the northeast corner of the property. This will help to create a loop pedestrian system with the public pedestrian facilities of approximately 0.4 miles in length. Staff recommends that this path be placed within a pedestrian easement with a future plat. This will provide an additional public amenity.

The petitioners have proposed to install the path adjacent to Areas A and B with the first phase and construct the remaining portions of the path adjacent to Area C, including the portion within the floodplain, with redevelopment of Area C.

Setbacks: The petitioners have proposed several varying front setbacks to fit the conceptual plan. These setbacks range from 1 to 10 feet in width. Staff finds it more appropriate with a vacant site to require the proposed plan to fit the setbacks and finds a minimum setback of 5 feet from the all future dedicated rights-of-way. In addition, staff recommends that any structures also be located a minimum of 10 feet from public sidewalks/sidepaths.

The petitioners have also requested reduced parking setbacks from the future rights-of-way for Prospect St. and Howe St. They have proposed 0 feet from Prospect St. and 6 feet from Howe St. Staff cannot justify this reduction and recommends the setback remain 20 feet behind the front of all buildings facing a public street, including Prospect and Howe Streets.

Neighbor's Encroachment: The existing industrial use to the east currently encroaches onto a portion of the subject property. This paved encroachment is used as an outdoor storage yard. This encroachment is also located on top of an enclosed culvert within the regulated floodway. The petitioners' Preliminary Plan options do not show this encroachment.

Staff finds that this PUD should include a commitment to remove this encroachment within the floodplain. The petitioners are working on specific language regarding this encroachment. Staff recommends that the encroachment be required to be removed prior to any building permit issuance.

Impervious Surface Coverage: With the original submittal, the petitioners' conceptual site plan showed compliance with the 60% maximum impervious surface coverage, the proposed District Ordinance has a maximum impervious surface coverage of 70%. Staff finds no justification in not requiring the petitioners to meet the 60% maximum impervious coverage standard. However,

similar to the proposed density allotments, staff is supportive of allocating different percentages of impervious surface coverage that continue to allow for compliance with the 60% coverage for the net acreage of the site. Although the petitioners have agreed in their statement to meet the overall 60%, they have proposed individual maximum impervious surface standards that would potentially exceed the 60% maximum.

Staff recommends that the three areas create individual maximum impervious surface coverage standards that when combined with will ensure that no more than 60% of the net acreage of the site be utilized for impervious surface coverage. Staff recommends the following impervious surface coverage maximums:

	Acreage – Net	Maximum Impervious Surface Coverage
Area A	3.53	60%
Area B	0.91	70%
Area C	2.63	55%
Total	7.07	60%

Signage: Since the first hearing, the petitioners have revised their sign proposal to align significantly with the current UDO. The project would be permitted three freestanding ground signs of 32 square feet and 6 feet in height located at entrances onto 3rd St. and Patterson Dr. The petitioners are proposing to use the general wall sign standards of the CA district for the non-residential portions of buildings and are also proposing to be able to utilize the projecting sign standards of the Commercial Downtown (CD) with a limitation of one projecting sign each for Areas A and B. Staff agrees that the CA standards should dictate the commercial wall signage, but finds no justification to allow projecting signs that are not usually permitted outside of the CD district.

Alternate Site Plans: In discussions with members of the City Council, the petitioners were encouraged to explore an alternative site plan that created more of a streetscape between what will be Prospect Street and 3rd St. The petitioners' submittal includes 2 conceptual site plans. One shows an internal drive between these streets with perpendicular parking and greenspace between structures at the western portion of Area C. The second site plan alternative shows this drive with parallel parking spaces on both sides of the drive with a traditional tree plot and sidewalk network. This site plan also shows a parking area in the same place as the greenspace in the first conceptual plan. Staff is seeking guidance from the Plan Commission and Council as to the preferred plan.

Phasing: The petitioners anticipate that Area A will be developed first in either 1 or 2 phases. It would be anticipated that Area B would be developed second with Area C being developed last due to the existing business that is located on this portion of the property.

Furthermore, the restoration of the creek/floodplain and the construction of the sidepath along the street and along the creek/floodplain are proposed to be phased with the adjacent development areas. Although staff understands the

desire to phase these improvements, this will delay pedestrian movements through and around this site until all of the three development areas are constructed.

Plat: Due to relocated property lines, the discovery of a unvacated alley, redrawn property lines, and required environmental easements, staff recommends that the petitioners be required to receive a new plat approval for this property prior to any building permit issuance.

Prior to a plat approval, the petitioners must also seek and gain approval of an alley vacation for a recently discovered Seminary Alley that runs east and west across the property. Staff is supportive of this vacation request as the two proposed future road rights-of-way will better achieve street connectivity than the existing alley.

Traffic Signal: The petitioners have been coordinating closely with the developers of the Patterson Pointe development to the west. With that project, a traffic signal was required to be installed at the intersection of 3rd St. and Patterson Dr. With the proposed project and the inclusion of a commercial node at the intersection of S. Adams St. and Patterson Dr. staff would like to work with both petitioners and the City Engineering Department to determine the best location for the required signal. Staff is requesting that the Commission and Council allow the final location to be determined by staff with the future final plan for this development.

Final Plans: The petitioners have proposed that the final plan for Area A be delegated to staff while final plans of Areas B and C be approved by the Plan Commission. Staff is supportive of this request.

GROWTH POLICIES PLAN COMPLIANCE**:** With this request, the petitioners must demonstrate compliance with the Growth Policies Plan (GPP). This 8.49 acre site is within an area designated by the GPP as a "Community Activity Center (CAC)." Staff has analyzed several relevant policies identified within the GPP and is highlighting the following polices outlined for CACs:

- *Rather than serving a single neighborhood, commercial uses in and surrounding the CAC will be developed so as to be accessible to multiple neighborhoods by non-motorized means, without becoming a major destination for the entire City and/or region*.

The petitioners have increased the required amount of non-residential space from 5000 square feet to 10,000 square feet to be located in Area B. The PUD also allows a wide range of non-residential uses on all areas of the PUD. This non-residential space will be centrally located and will have additional pedestrian access to the surrounding area through the construction of several sidewalks and multi-use paths.

- *As the central commercial node of the surrounding area, public gathering space is an ideal addition to the mix of uses. Residents will need outdoor*

space to access, and public open space can provide a valuable amenity to customers of the commercial units.

Although the petitioners have proposed common greenspace for the residents, they have also proposed to construct an 8' multi-use path through the floodplain area. Staff recommends that this path be placed in a pedestrian easement that will allow for public use. When this path is added to the proposed public sidepath along Patterson Dr. and 3rd St., a loop of 0.4 miles would be created with approximately half being placed within a floodplain area to be restored with this development.

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- *The primary land use in the CAC should be medium-scaled commercial retail and service uses*

Even though commercial uses would be allowed in the proposed PUD, a relatively small portion of the development is proposed as commercial. If the entire CAC is looked at, the predominant use is medium scale retail and office.

- *Residential units may also be developed as a component of the CAC, and would be most appropriate when uses are arranged as a central node rather than along a corridor.*

Staff has worked with the petitioners to revise their preliminary plan to create a break in the proposed residential streetscape with a commercial or mixed-use structure located at the intersection of S. Adams Street and Patterson Dr. Furthermore, the development has been separated into areas that will have distinct architectural characteristics and further achieve a nodal approach to the development.

- *Provision of public spaces should be used as an incentive to allow additional residential units or commercial space to be developed as part of the planning approval process.*

As previously stated, the petitioners are proposing to create a small looped path in an attempt to achieve this provision of the GPP.

- *Public Transit access should be a major component of the urban services provided for any Community Activity Center.*

Although transit service is not located immediately adjacent to the site, transit service is currently available to the north at W. 3rd St. and to the south on W. Bloomfield Road. In addition, the petitioners currently operate a private shuttle service to another local apartment complex, The Village at Muller Park. The petitioners have committed to providing shuttle service for this site as well. Provision for this service has been added as a condition of approval.

- *A formal streetscape will help to define a Community Activity Center as a distinct node of activity serving a group of neighborhoods.*

A formal streetscape is possible with this petition. Street trees and a sidepath would be installed with this petition along the entirety of Patterson Drive and 3rd St. The petitioners have also shown how on-street parking could be incorporated into the design of Patterson Dr.

- *The CAC should take on the form of an urban center, with a pedestrian focus and several floors of usable space, both commercial and residential.*

Although the conceptual site plan creates an urban streetscape, the overall development still has some suburban elements. The inclusion of building forward design, future local street connections, and potential on-street parking as well as the inclusion of a mix of uses and housing types helps to better create the desired urban design.

- *Buildings should be developed with minimal street setbacks to increase pedestrian and transit accessibility.*

The proposed PUD allows for minimal street setbacks as does the existing zoning on the property. The petitioners' conceptual site plan shows a building forward urban streetscape along Patterson Dr.

- *Parking should be located and designed with an emphasis on minimizing pedestrian obstacles to accessing businesses.*

Staff finds that the proposed commercial and any additional potential commercial will be adequately accessible with little pedestrian obstacles.

- *Incentives should be created to encourage the inclusion of second-story residential units in the development of Community Activity Centers.*

The current zoning allows for second-story residential units up to 15 units/acre. The petitioners are asking for ground floor units in addition to upper floor units.

- *In order to buffer pedestrians on busy corridors as well as reduce off-street parking needs, on-street parking and tree plots should be encouraged in new developments and maintained on built roadways.*

Tree plots will be incorporated into any site design for this property. The petitioners have shown how on-street parking could be achieved if it is ultimately determined to be desired along Patterson Dr.

In addition to these general polices toward CACs, the *Adams Street/Patterson Drive Subarea* provides specific policy guidance for the development of this property. The subarea includes recommendations concerning land use, urban services and site design. Specifically, the following policy statements are noted (page 60 of the GPP):

- *Road upgrades will spark investment toward commercial retail facilities. Balancing these market demands with a need to further develop other types of nonresidential uses (employment based) will be critical.*

The subarea plan envisions a primarily non-residential use of this area. Although there is some non-residential use with this PUD, the project is predominantly residential in nature.

- *New commercial and employment development in this Subarea should be accommodated with new transit stop facilities.*

Although transit service is located to the north and south of this property, there is no immediately adjacent transit service to this site. The petitioners would provide a residential shuttle service to the property.

- *Access to arterial roadways (3rd Street, Patterson Drive, Bloomfield Road) must be tightly controlled as part of the development review process.*

Only two access points are proposed on Patterson Dr. and one on 3rd St. With approximately 750 feet of street frontage along Patterson Dr. and 500 feet of frontage on 3rd St., staff finds the three access points to provide adequate access with minimum street interruptions.

- *Redevelopment and intensification should be accompanied by increased landscaping, greenspace opportunities, and building forward design.*

The property has floodplain and riparian buffers located on the eastern portion of the site. Although the petitioners originally proposed a reduced greenspace standard for this site, they have now committed to meeting the current UDO maximum impervious surface coverage standards. Although more detail is needed, the petitioners are proposing to restore a large portion of floodplain and riparian buffer area with this petition.

- *Opportunities for additional stormwater detention as well as pedestrian connectivity between Bloomfield Road and West 3rd Street should also be considered for this area.*

The petitioners are required to incorporate water quality features for the proposal.

ENVIRONMENTAL COMMISSION: The Environmental Commission has reviewed this request and offered the following recommendations:

1.) The first sentence under Floodway: in the PUD Outline Plan shall be changed to read “The project will preserve the floodway and the floodway fringe, which together make up the floodplain, and will also protect the riparian buffer.”

Staff’s Response: Staff agrees with this recommendation and has added this as a proposed condition of approval.

2.) The riparian buffer and the floodplain shall both be placed within a preservation/conservation easement on the plat, and a Facilities Plan shall be created and approved.

> Staff's Response: This is already a requirement that will be addressed with the future final plan for this area.

3.) Green Infrastructure BMPs, specifically daylighting the buried section of the creek and constructing linear rain gardens adjacent to parking lots, shall be required in this PUD.

> Staff's Response: Although desirable, full daylighting of this section of the creek is difficult to accomplish without more ownership on the eastside of the piped area. Staff agrees that this issue should be further explored with the future final plan for Area A.

4.) On page 14 of the Outline Plan, the fourth paragraph references "redevelopment of the stream." Currently there is no plan for redevelopment or restoration. The EC recommends that the Petitioner develop a restoration plan for the entire stream at this time, which includes daylighting it.

> Staff's Response: Staff agrees that a more detailed redevelopment must be developed and recommends that a full redevelopment plan be approved with the first final plan.

5.) The Petitioner shall provide space for recyclable materials to be stored for collection, and a recycling contractor to pick it up.

> Staff's Response: Staff agrees with the EC that this is a highly desirable service to provide, but finds this issue to be better addressed through a larger community discussion.

CONCLUSION: Staff finds that with some alteration, the petitioners have revised the proposed Preliminary Plan and District Ordinance in a manner that allows for a more balanced redevelopment of this area that is consistent with the goals and policies of the Growth Policies Plan. This is an important and large property centrally located with good proximity to services and is not located immediately adjacent to a single family neighborhood. The proposed development will also provide additional density to strengthen the viability of the adjacent Patterson Pointe PUD. Staff finds that with the recommended changes, the proposal will be consistent with the area in terms of density, massing, and uses. The inclusion of commercial space and mixture of housing types, coupled with the potential street connectivity, better reflect the recommendations of the Growth Policies Plan for Community Activity Center development.

RECOMMENDATION: Staff recommends forwarding PUD-39-12 to the Common Council with a positive recommendation, subject to the following conditions:

1. The maximum density, maximum impervious surface coverage, setbacks and height shall be as recommended by staff within this report.
2. The code citations for signage in the District Ordinance shall be corrected. No projecting signs will be permitted within this PUD.
3. Bicycle parking shall be required as proposed by the petitioner with no less than 1 space per 6 bedrooms being provided. These spaces must be distributed between the proposed structures.
4. The height of buildings in Areas A, B, and C shall be limited to 3 stories and 50 feet. All roof overhangs shall be required to be a minimum of 2 feet.
5. Maximum occupancy of these units shall be 3 unrelated adults for all 1, 2, and 3 bedroom units, 4 unrelated adults for 4 bedroom units, and 5 for all 5 bedroom units.
6. With the first final plan for this PUD, the petitioner must work with staff to develop a restoration plan for the riparian/floodplain area that addresses disturbance, plantings, and removes the existing encroachment.
7. The petitioner must maintain a private shuttle service to downtown and campus unless this condition is altered by the Plan Commission in the future due to availability of public transit service on Patterson Drive.
8. The petitioner must remove the “Building Orientation and Frontage” section of the District Ordinance proposal.
9. The conceptual site plans are illustrative and do not constitute site plan approval. Items such as but not limited to street trees, sidewalks, ramps, architecture, setbacks, and parking will be approved with the final plans.
10. No work within the floodplain is permitted prior to the issuance of all required state and federal permits.
11. Prior to any building permit issuance, the petitioner must receive preliminary and final plat approval of a revised plat for the entire PUD. This plat must include language regarding the future dedication and construction of the two proposed local streets (Prospect St. and Howe St.). A recordable commitment requiring the future dedication of right-of-way and construction of the streets to the east property lines must be included on the deeds for the corresponding lots on the plat.
12. References to “floodway” within the District Ordinance must be revised to “floodplain”. All floodplain areas and riparian buffer areas must be placed within conservation easements per the UDO on the plat. The multi-use trail within this area must also be placed within a pedestrian easement.
13. The petitioner must revise the Preliminary Plan and District Ordinance to reflect this approval prior to submittal to the Common Council.

MEMORANDUM

Date: January 24, 20132

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: PUD-39-12: Patterson Park, Trinitas
445 S. Patterson St.
Second Hearing

This memorandum contains the Environmental Commission's (EC) input and recommendations regarding a change in zoning from Commercial Arterial (CA) to Planned Unit Development (PUD), creating the District Ordinance, and a Preliminary Plan for 8.5 acres. The EC is not entirely confident that this proposal fulfills the intent of a PUD, as described in 20.04.010 District Intent.

ISSUES OF SOUND ENVIRONMENTAL DESIGN:

1.) FLOODPLAIN:
In the proposed Patterson Park PUD Outline Plan, dated January 14, 2013, page 7, Floodway: the document reads "The project will preserve the floodway and the riparian buffer." The EC recommends changing that to 'The project will preserve the floodway and the floodway fringe, which together make up the floodplain, and will also protect the riparian buffer." The UDO protects the whole floodplain, not only the floodway; therefore, everywhere in the Outline Plan that the word floodway is used, it should be replaced with the word floodplain.

2.) CONSERVATION EASEMENTS:
The BMC 20.07.070 (d); Environmental Easements, states "All areas that are determined not to be developable per Chapter 20.05; Environmental Standards shall be placed within preservation/conservation easements on the plat." The EC believes that this Outline Plan (District Ordinance) should have such language for the riparian buffer and the floodplain (which contains both the floodway and the floodway fringe). Additionally, both the riparian buffer and floodplain easements should have a Facilities Plan as described in 20.07.090, which could be combined given they overlap so closely.

3.) GREEN INFRASTRUTURE:
According to the U.S. Environmental Protection Agency (EPA) (http://water.epa.gov/infrastructure/greeninfrastructure/index.cfm), "Green infrastructure is an approach that communities can choose to maintain healthy waters, provide multiple environmental benefits and support sustainable communities. Unlike single-purpose gray stormwater infrastructure, which uses pipes to dispose of rainwater, green infrastructure uses vegetation and soil to manage rainwater where it falls. By weaving natural processes into the built environment, green infrastructure provides not only stormwater management, but also flood mitigation, air quality management, and much more."

The riparian buffer planned for the site is an example of a green infrastructure best management practice (BMP). In addition to the buffer BMP, the EC recommends that the Petitioner research and if possible

"daylight" the section of the creek that is currently directed to an underground culvert. Also, the grounds adjacent to the parking lots should have linear rain garden–type swales to slow and filter stormwater flowing from those parking lots.

4.) RECYCLING:
The EC recommends that the petitioner allocate space within the site design to accommodate recycling. Recycling pick-up service is readily available in Bloomington if space is planned in advance at the site. Outdoor container space should be within an enclosure either shared with the landfill-destined trash container, or within an enclosure dedicated to recyclable materials. The EC believes that recycling is an important contributor to Bloomington's environmental quality and sustainability. Furthermore, lack of recycling services is the number one complaint that the EC receives from apartment dwellers in Bloomington. Recycling has become an important norm that has many benefits in energy and resource conservation. Recycling is thus an important contributor to Bloomington's environmental quality and sustainability and it will also increase the attractiveness of the apartments to prospective tenants.

EC RECOMMENDATIONS:

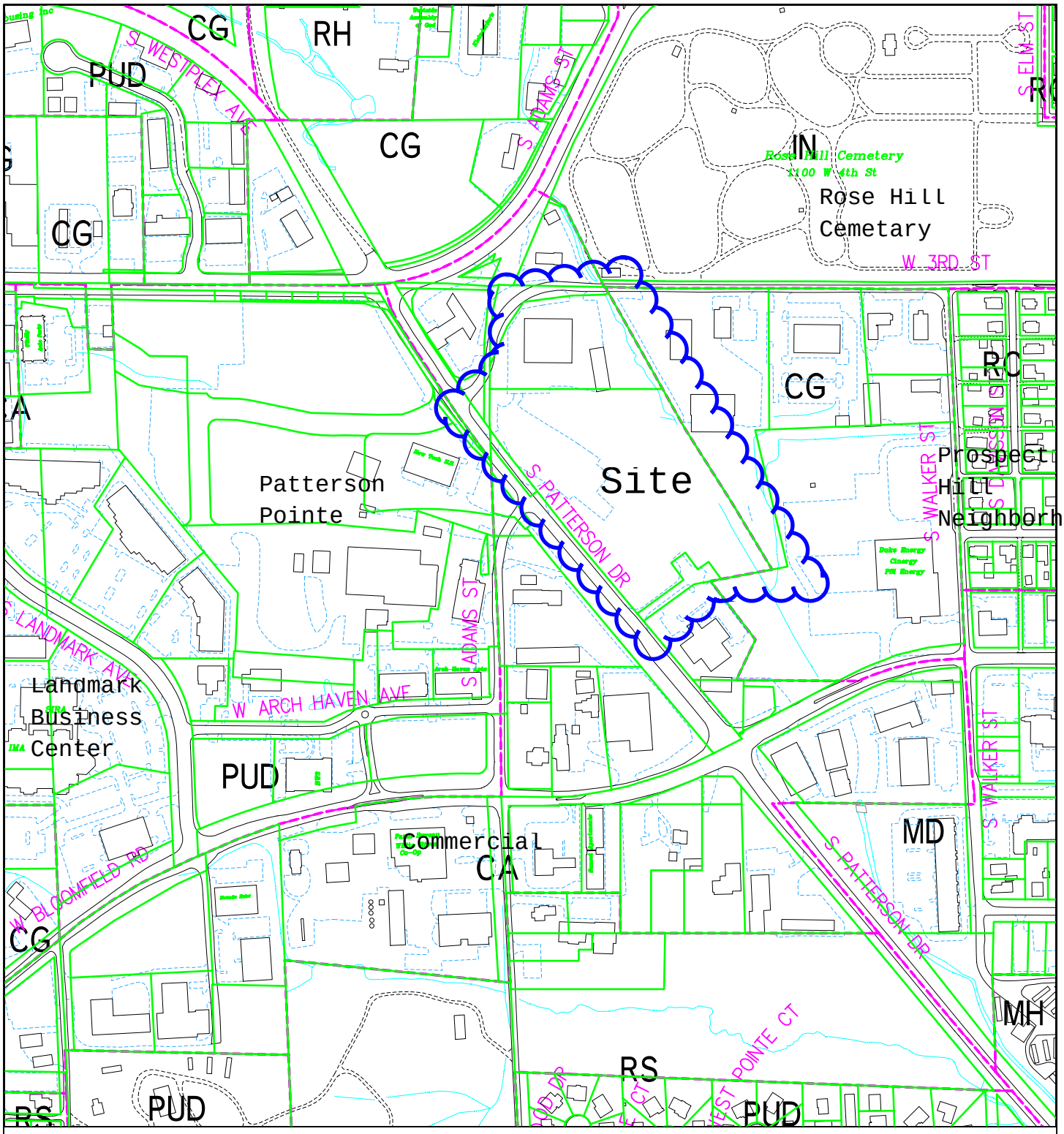
1.) The first sentence under Floodway: in the PUD Outline Plan shall be changed to read "The project will preserve the floodway and the floodway fringe, which together make up the floodplain, and will also protect the riparian buffer."

2.) The riparian buffer and the floodplain shall both be placed within a preservation/conservation easement on the plat, and a Facilities Plan shall be created and approved.

3.) Green Infrastructure BMPs, specifically daylighting the buried section of the creek and constructing linear rain gardens adjacent to parking lots, shall be required in this PUD.

4.) On page 14 of the Outline Plan, the fourth paragraph references "redevelopment of the stream." Currently there is no plan for redevelopment or restoration. The EC recommends that the Petitioner develop a restoration plan for the entire stream at this time, which includes daylighting it.

5.) The Petitioner shall provide space for recyclable materials to be stored for collection, and a recycling contractor to pick it up.



PUD-39-12 Trinitas
445 S. Patterson Drive
Location/Zoning/Land Use map
Plan Commission

By: shayp
3 Aug 12

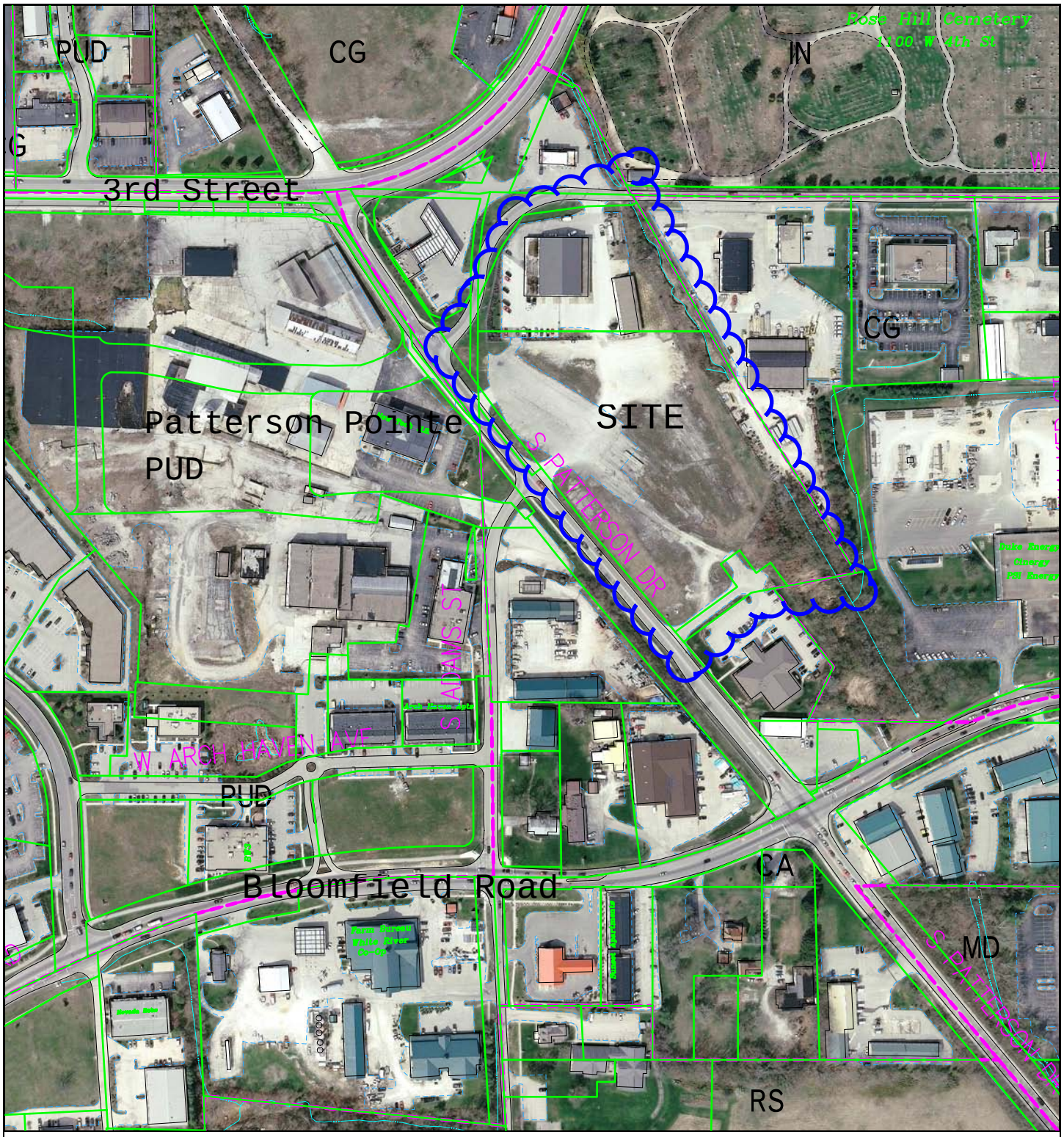
400 0 400 800 1200

N

City of Bloomington
Planning

Scale: 1" = 400'

For reference only; map information NOT warranted.



PUD-39-12 TRINITAS
445 S. PATTERSON
AERIAL PHOTO

By: shayp
3 Aug 12

300 0 300 600 900

N

City of Bloomington
Planning

Scale: 1" = 300'

For reference only; map information NOT warranted.

Patterson Park
Planned Unit Development

Patterson Park PUD Outline Plan

August 11, 2012

Updated, January 30, 2013

Prepared by

Trinitas Ventures, LLC

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Patterson Park
Planned Unit Development

The Patterson Park Planned Unit Development proposes the redevelopment of a vacant former industrial site and a partially occupied truck-maintenance facility into a mixed-use development that will achieve compact urban form and spur redevelopment activity in the area. The site has been an eyesore for the City of Bloomington since the construction of Patterson Drive, and their aesthetic value, economy, and functionality will be substantially improved by the proposed redevelopment.

The plan promotes further redevelopment through changing the nature of this former industrial area by converting nearly nine (9) acres to residential and commercial uses. This development is a mixed-use planned development that is predominantly multi-family on the south, mixed use in the center, and residential to the north.

The density is consistent with adjacent properties and its design and requirements are comparable to the Patterson Pointe PUD to the west, which was approved in 2009. The development proposes three to four-story townhome-style structures, commercial space, and a mixture of one, two, three, four, and five-bedroom units at the intersection of Patterson Drive and Adams Street. The plan not only focuses the development towards Patterson Drive and away from the floodway and traditional residential development to the east but also allows for future connectivity. Although on-street parking is not required, the PUD commits to providing on-street parking on Patterson Drive, Old 3rd Street, and along two internal street extensions known as Prospect Street and Howe Street.

The project will blend the residential area to the east and the commercial area to the west with a transitional use of appropriate design and density. As this site redevelops with a new-urbanism style, the adjacent areas will be supported by the additional residents that can walk to the retail, office, restaurants, and services located within one-half mile of the property.

The diverse residents (Student, Seniors and Families) will provide necessary residential base to support the additional retail planned for the Third Street Corridor, and the construction of residential units between 2nd and 3rd streets will create the ability to walk to the neighborhood that serves commercial properties to the north and south. The Growth Policy Plan calls for compact urban form as the first goal of the plan. It calls for maximizing existing infrastructure to limit expenditures on the public and limiting the need for sprawl. This proposal utilizes compact urban form as the basis for the site design. Policy two of the Growth Policy Plan is Sustain

Economic and Cultural Vibrancy. This PUD fulfills that policy by spurring redevelopment activity along an important, but underutilized arterial street corridor.

The plan attains compact urban form by maximizing existing infrastructure to reduce public expenditures and limit suburban sprawl, mitigating traffic congestion, providing pedestrian access to downtown amenities, and capitalizing on two nearby Bloomington Transit routes.

The Patterson Corridor is well-situated for pedestrian oriented developments. The site is located within 1.5 miles from employment opportunities, Indiana University, downtown, IU Health Bloomington Hospital, and the former Thomson facility and is well-served by public transportation with bus service every 30 minutes on both 2nd Street to the south and Kirkwood/3rd Street to the north.

The redevelopment extends the traditional neighborhood design within the existing street network by constructing residential style streets (public and private) as well as pedestrian paths to provide residents with an urban living experience. This type of development allows for compact urban form outside the downtown core but well within the urban-service boundaries and allows for access to the amenities of Downtown Bloomington—only 1 mile away—while still maintaining a neighborhood experience and a sense of place.

The internal roadways system is designed to enhance the pedestrian experience both along Patterson Drive and along the internal systems. The extensions of Howe Street and Prospect Street have been designed as public streets with on-street parking, sidewalks, and tree plots. Parking areas have been designed internal to the site and to allow for connectivity to the area and access for emergency vehicles. The parking area is intended for the storage of automobiles, therefore it is screened from the street as much as possible.

Concern for green space and open space is a key component of the design. Common courtyards, backyards, open space, and recreational spaces allow residents and visitors to gather as a community. The area along the creek will be improved and include a pathway and passive recreational areas.

In addition to the roadway design, green space, and existing public transportation that promote sustainability, Trinitas will provide private shuttle service for its residents. This service will serve the downtown commercial district, the campus and other shopping opportunities seven days a week. The service will often run late-night hours to provide residents safe access to the downtown nightlife as well as west-side shopping. Indeed, the comprehensive availability of alternative transportation coupled with the functionality of design will greatly reduce the negative effects of automobile usage a new development may bring to the area.

The project proposes to redevelop a brown field site well within the urban service boundary of the City to promote economic activity in the area while adding new-urbanism concepts. This development will greatly enhance the City of Bloomington as well as fulfill the housing and commercial needs of its residents.

Development Areas and Land Uses Standards

Patterson Park Planned Unit Development proposes residential and commercial mixed uses that complement the surrounding areas. The design provides for flexibility and interaction between the existing commercial and residential in the area as well as the New Tech High School located directly across Patterson Drive.

The standards are based on those in the Unified Development Ordinance High Density Residential and Commercial Arterial districts. The property is currently zoned Commercial Arterial; thus, the use of these standards is consistent with the area and existing code requirements. As shown on the attached map, the site is divided into three areas—each with similar land-use standards. Area's A and C will have development standards based on the RH district, unless otherwise stated. Area B will have development standards based on the CA district, unless otherwise stated. Final site plans may vary from what is illustrated in this outline plan but will still meet the overall standards for the planned unit development.

Development Standards - The following development standards shall apply to the overall development.

Architecture: The buildings in Areas A, B, and C will have the exterior architectural controls and guidelines listed below. These guidelines are intended to establish an attractive pedestrian streetscape in combination with new-urbanism principles. Residential structures may have a downtown-style, townhouse-style, or a combination of each. Those walls not visible from the public street shall have finished facades that are complementary to the visible facades in terms of materials and architectural detailing.

Residential Architecture – Any portion of a building that is intended for residential use must meet the following standards:

- Windows must be incorporated into all elevations so that sections of blank wall do not exceed 40 feet along any individual story of the building.
- All windows on facades utilizing horizontal siding must include trim boards of a minimum 2 inches in width and of a contrasting color to the main wall. Facades utilizing masonry materials must incorporate pronounced sill and lintels.
- Rooflines may not exceed 100 feet without an architectural change in style, height, or a façade recession or projection of a minimum of 4 feet in depth.

- No building shall exceed 200 feet in length.
- No building may have more than 40 feet between pedestrian entries on any facade visible from a public street
- All pedestrian entries must include architectural details such as, but not limited to, pilasters, recessed entry façade, arches, and porches, so as to make the entry prominent.
- Buildings utilizing sloped roofs must have a minimum slope of 4:12 and contain eaves that extend a minimum of 1 foot from the supporting wall.
- Buildings utilizing flat roofs must install a white membrane roof or vegetated green roof and must also utilize a parapet wall.

Non-residential Architecture – Any portion of a building façade that is designed to accommodate a non-residential use must include the following architectural items:

- Storefront glass on no less than 50% of the first floor façade visible from a public street.
- Awnings must be incorporated into a minimum 50% of storefront windows with a minimum cumulative width no less than 20% of the building frontage.
- A decorative base and building cap must be utilized.
- Primary pedestrian entries must include:
    - Recessed entry of a minimum 4 feet in depth
    - Architectural details such as, but not limited to, pilasters, raised parapet, recessed entry façade, and/or arches so as to make the entry prominent.

Architectural diversity – Residential structures in Area C must be architecturally dissimilar to residential structures located in Area A

360* architecture - All sides of individual buildings shall have a finished façade that is complementary to the main façade in terms of materials and architectural detailing.

Any building facing a public street must include sidewalk connections to adjacent sidewalks from all pedestrian entries.

The submitted architectural renderings are intended to illustrate the proposed quality and character of buildings to be constructed within the development. Detailed architectural drawings and elevations will be submitted to the staff and/or Plan Commission for review and approval with future final plans.

Building Orientation and Frontage: Entrances along Patterson Drive and Prospect Street shall have one entrance at least every 100 feet. Facades facing Patterson Drive and Prospect Street shall not have a blank uninterrupted length exceeding 40 feet. The facades facing Patterson Drive and Prospect Street shall include at least three of the following elements:

Building Setback standards: If any property lines should be created, these property lines shall not require side, front, or rear setbacks for buildings or parking as defined in the Unified Development Ordinance ("UDO"), unless otherwise stated herein. Front setbacks are as noted below:

- Patterson Drive
    - 1 foot for building #1
    - 3 feet for building #2
    - 10 feet for buildings #8 and 9
- Old West Third Street
    - 10 feet for buildings #10, #11, #12, #16
- Proposed Prospect Street
    - 10 feet for building #8
    - 3 feet for building #16
    - 2.5 feet for building #2
- Proposed Howe Street
    - 2.5 feet for building #3 and 5

Dwelling Units (Maximum Residential Density): A maximum of 20 units per acre (utilizing the DUE system) of the UDO shall be allowed and shall be weighted based on the number of bedrooms and square footage as follows:

- One Bedroom with less than 700 Square feet = 0.25 unit
- Two Bedroom with less than 950 Square feet = 0.66 unit
- Three Bedroom = 1 unit
- Four Bedroom = 1.5 units
- Five Bedroom = 2 units

Floodway: The project will preserve the floodway and the riparian area. Development within the area is limited to public infrastructure and recreational facilities. The owner will work with the Planning Staff and the Indiana Department of Natural Resources to secure the necessary permits and complete restoration prior to occupancy.

Materials: The following materials are permitted as primary exterior finish materials on facades:

- Brick
- Split face or ground face CMU
- Limestone
- Cement board lap siding
- Transparent glass

The following materials are permitted as secondary finish materials on facades:

- Transparent glass
- Cement board lap siding
- Limestone
- Metal
- Brick
- Split face or ground face CMU

Maximum Impervious Surface Coverage: The requirements shall be met by each Area or as an aggregate of the PUD as a whole but do not need to be met by an individual parcel. The maximum coverage area shall be 60 percent. The pervious area shall consist of grass, landscaping, stream, planters or other pervious materials.

Parking requirements: The requirements shall be met by each Area or as an aggregate of the PUD as a whole, but do not need to be met by an individual parcel.

- Parking shall be no more than 0.8 spaces per bedroom for residential uses.
- Parking for commercial uses shall not exceed one space per 250 square feet. Parking shall have rear yard and side yard setback of seven feet.
- Parking requirements may be calculated and shared across Areas A, B, and C.
- Parking may have no more than 20 percent compact automobile spaces and shall be a minimum of 16 feet in depth and 7.5 feet in width.
- Bicycle Parking shall be 50 percent of the automobile parking provided, of which 50 percent shall be Class I. Such parking will be dispersed throughout the project.
- Parking setback shall be
    - 20 feet behind front of buildings fronting Patterson Drive and Old 3rd Street
    - 6 feet behind front of buildings fronting on future Howe Street
    - 0 feet behind front of buildings fronting on future Prospect Street

Pedestrian access: The project is well-served by transit services and has potential for private, point-to-point service, thus reducing the need for the personal automobile. As a result, the project should be well-connected for pedestrian access within and throughout the project to allow easy access to other transportation options. This connectivity will be best accomplished by a series of interconnected sidewalks and pathways.

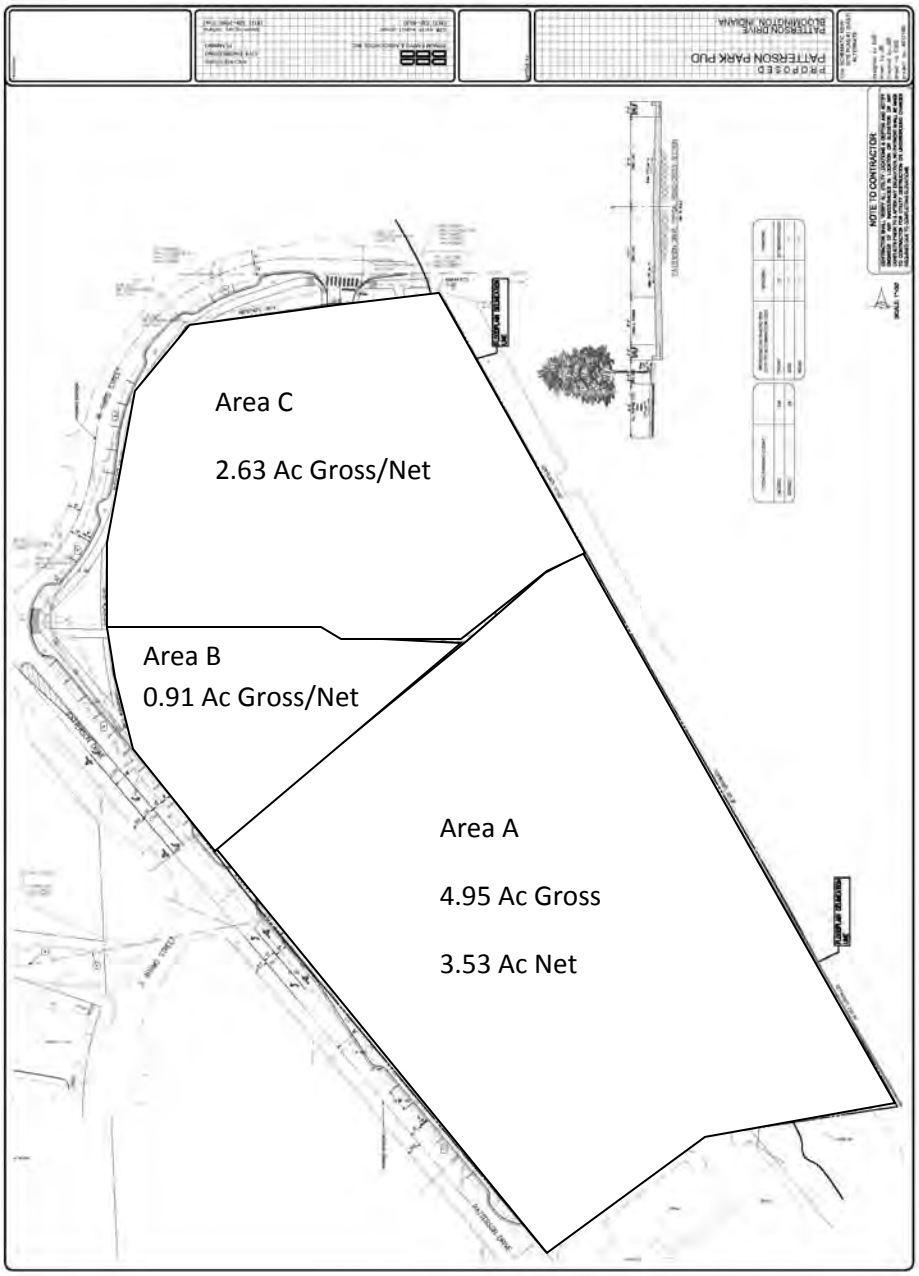
Property Lines: If any property lines are created, they are not subject to the lot and setback requirements of the UDO. Said property lines shall not require side, front or rear setback for buildings or parking as defined in the UDO, unless otherwise stated herein.

Services (including mechanical, utility and trash services): Utility services boxes, telecommunication devices, cables, vents, flues, chillers, fans, trash receptacles, dumpsters and service bays located on private property shall be screened from view from the public street. No dumpsters will be located within the front setback area of any public street.

Sign Standards: The project will potentially have three, free-standing signs located near the entrances at Patterson and Third Street. Each of these signs shall have a maximum square footage of 32 square feet per side and have a maximum height of six feet. Wall signs are allowed on primary commercial structures that conform to the UDO (20.05.079). Wall signs are not permitted on primary residential structures. Projection signs shall be allowed on a single structure in Area A and Area B in accordance with the UDO (20.05.084), however limited to one sign per Area.

Windows: Windows shall comprise a minimum of 20 percent of the wall area of each floor above the first floor on elevations facing Patterson Drive, Prospect Street, Old Third Street and Howe Street.

Map of Areas A, B and C



Approximate Scale

Areas A and B Areas A and B are located along the east side of Patterson Drive. These areas shall have buildings along Patterson Drive with a building forward design and maintain a setback to allow for on-street parking. Parking for buildings fronting Patterson Drive shall be located behind the buildings.

Prospect Street is designed to be a public street with two-sided angled parking, sidewalk and tree plot. Construction of the extension of Prospect Street will be constructed only to the floodway; however, right-of-way for the street will extend to the eastern property line and will be dedicated to allow for future construction and connectivity.

The development design of Areas A and B is intended to provide a commercial area at the intersection of Patterson and Adams/Prospect with commercial style buildings and uses that create an interaction between the street and the structures. The buildings are intended to have active uses on the main level at the intersection to create a walkable sense of place. Uses on the street level may include residences; however, residential uses are discouraged at the intersection of Patterson Drive and Prospect Street. Commercial uses are intended to be predominately area serving, with those north of Prospect Street (Area B) required to be more than just resident serving. Uses on the south side of Prospect Street (Area A) may include resident uses and including but not limited to a Community Center, Fitness Center, Health Spa, Leasing Office, and Recreation Center. Buildings in Area A may be developed as two-four (2-4) stories with flat or pitched roofs not to exceed fifty-five (55) feet. Buildings on the north side of Prospect Street (Area B) may be developed as two-three (2-3) stories with flat or pitched roofs not to exceed 50 feet.

Area A (4.95 Acres Gross, 3.53 Acres Net)

Area A shall have buildings along Patterson Drive with a building forward design and maintain a setback to allow for on street parking. The streetscape will include a five-foot tree plot and a side path. Buildings in Area A may be developed as two to four (2-4) stories with flat or pitched roofs not to exceed fifty-five (55) feet. The buildings along Patterson Drive are limited to three (3) stories.

The main floor of the buildings in Area A may include residential uses, although at least 6,000 square feet at Patterson Drive and Prospect Street will not be a residential use. An allowed list is included for both residential and non-residential buildings. Most of the buildings are envisioned to be three to four stories high and have pedestrian entrances every 100 feet.

The following development standards shall apply to Area A:

- Building Height shall be maximum of 55 feet and minimum of 25 feet.
- Maximum impervious services shall not exceed 60%.
- Maximum residential density – maximum of 20 units per acre as an aggregate of the PUD with a maximum of 25 units per net acre.
    - One, two, three, four and five-bedroom units are allowed.
    - Occupancy is limited four persons in any four-bedroom unit and five persons in any five-bedroom unit.

The following uses shall be allowed in Area A **(non-residential uses will be limited to no greater than 10,000 square feet).**

Apparel and shoe sales
Art studio
Barber/Beauty shop
Billiard/Arcade room
Business/Professional office
Community center
Copy center
Fitness center/Gym
Florist
Health spa
Music/Media sales
Photographic studio
Restaurant, limited service
Social Services
Tanning salon
Art gallery
Arts/Crafts/Hobby store
Bicycle sales and repairs
Bookstore
Cellular phone/Pager services
Computer sales
Dwelling multi-family
Fitness/Training studio
Gift shop
Jewelry shop
Office Supply sales
Recreation center
Retail-low intensity
Tailor/Seamstress shop

Area B (0.91 Acres)

Area B shall have buildings along Patterson Drive with a building forward design and maintain a setback to allow for on-street parking. The streetscape will include a five-foot tree plot and a side path. Buildings in Area B may be developed as two-three (2-3) stories with flat or pitched roofs not to exceed fifty (50) feet.

The main floor of the buildings may include residential uses, although at least 10,000 square feet at Patterson Drive and Prospect Street must have first floor nonresidential space, the use of which will be extended to non-residents as well as residents of the PUD. This structure may or may not have residential units above the main level. An allowed list of uses for both residential and non-residential buildings is described below.

The following development standards shall apply to Area B:

- Building Height shall be a maximum of 50 feet and minimum of 20 feet.
- Maximum impervious services shall not exceed 70%.
- Maximum residential density – maximum of 20 units per acre as an aggregate of the PUD with a maximum of 25 units per net acre.
    - One, two, three, four and five-bedroom units are allowed.
    - Occupancy is limited to four persons in any four-bedroom unit and five persons for any five-bedroom unit.

The following uses as well as those uses allowed in Area A shall be allowed in Area B**:**

Auto Parts sales	Bank/Credit Union
Brewpub	Convenience store (without gas)
Drug Store	Day Care center –adult
Day Care center - child	Government offices
Grocery/supermarket	Medical clinic
Research center	Restaurant

Area C (2.63 Acres)

Area C will allow for the use of the existing structure or will have new buildings. Any new buildings constructed in Area C may include residential uses on the main floor and may be developed as one to three stories tall with flat or pitched roofs not to exceed 35 feet with a preference that they be two-three (2-3) stories tall. An entrance to the property will be placed at the existing entrance on Third Street. Parking for buildings fronting Patterson Drive shall be located behind the buildings. The streetscape will include a five-foot tree plot and a side path or sidewalk. An allowed list of uses for both residential and non-residential buildings is described below.

The following development standards shall apply to Area C:

- Building Height of new structures shall be a maximum of 35 feet and minimum of 16 feet.
- Buildings shall not exceed 75 feet in length.
- Maximum impervious services shall not exceed 60%.
- Maximum residential density – maximum of 20 units per acre as an aggregate of the PUD with a maximum of 18 units per net acre.
    - One, two, three, four and five-bedroom units are allowed.
    - Occupancy is limited to four persons in any four-bedroom unit and five persons for any five-bedroom unit.

The following uses as well as those uses allowed in Area A shall be allowed in Area C**:**

Auto Parts sales	Bank/Credit Union
Brewpub	Convenience store (without gas)
Drug Store	Day Care center –adult
Day Care center - child	Dwelling single-family
Government offices	Grocery/supermarket
Medical clinic	Research center
Restaurant	School-trade or business
Tanning salon	Transportation terminal

Project Schedule:

Areas A and B will be developed first because they are vacant and immediately ready for redevelopment. The proposed residential units for these areas will support the existing and any potential new commercial development, including Patterson Pointe and the existing development along Third and Second Streets. The development of Area A is proposed to begin in the Spring of 2013 and be completed prior to the fall of 2014. Area A may be developed as one or two phases depending on market demand. Final Plan approval of Area A is delegated to staff to allow for construction to start as soon as possible.

Area B residential development may occur with Area A or later. The commercial building on Area B is anticipated to be built for a specific tenant or when several tenants are secured, the specific timing of which is not known. Final Plan approval of Area B is delegated to the Plan Commission

Area C will be developed when the existing user of the large building on Area C no longer remains on the property. Final Plan approval of area C is delegated to Plan Commission.

Mass grading of the site will be completed with the first phase; however, utility relocation may be congruent with the phasing of the development. The extension of Prospect Street will be constructed to the floodway with the first area of development. Redevelopment of the stream areas will be with each adjacent area (A or C).

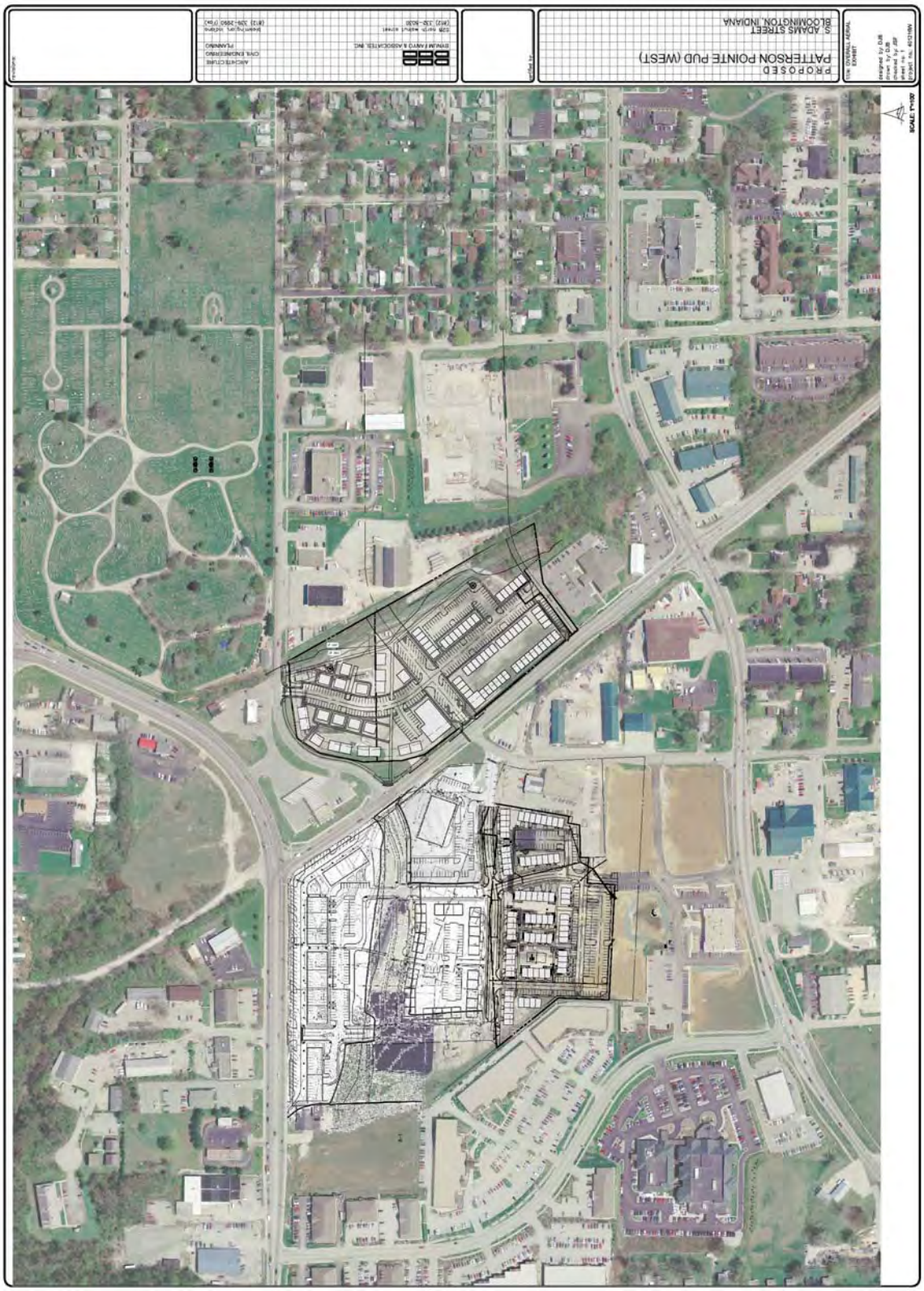
The intersection improvements at Patterson and Adams/Prospect will be completed as required by City Staff and as determined by final plan and most likely will be completed prior to occupancy of any area of development.

The streetscape and public improvements along Patterson Drive will be completed prior to occupancy of the first phase of development and include public improvements in both areas A and B. The public improvements along Old Third Street will be completed at the time the redevelopment of Area C occurs.

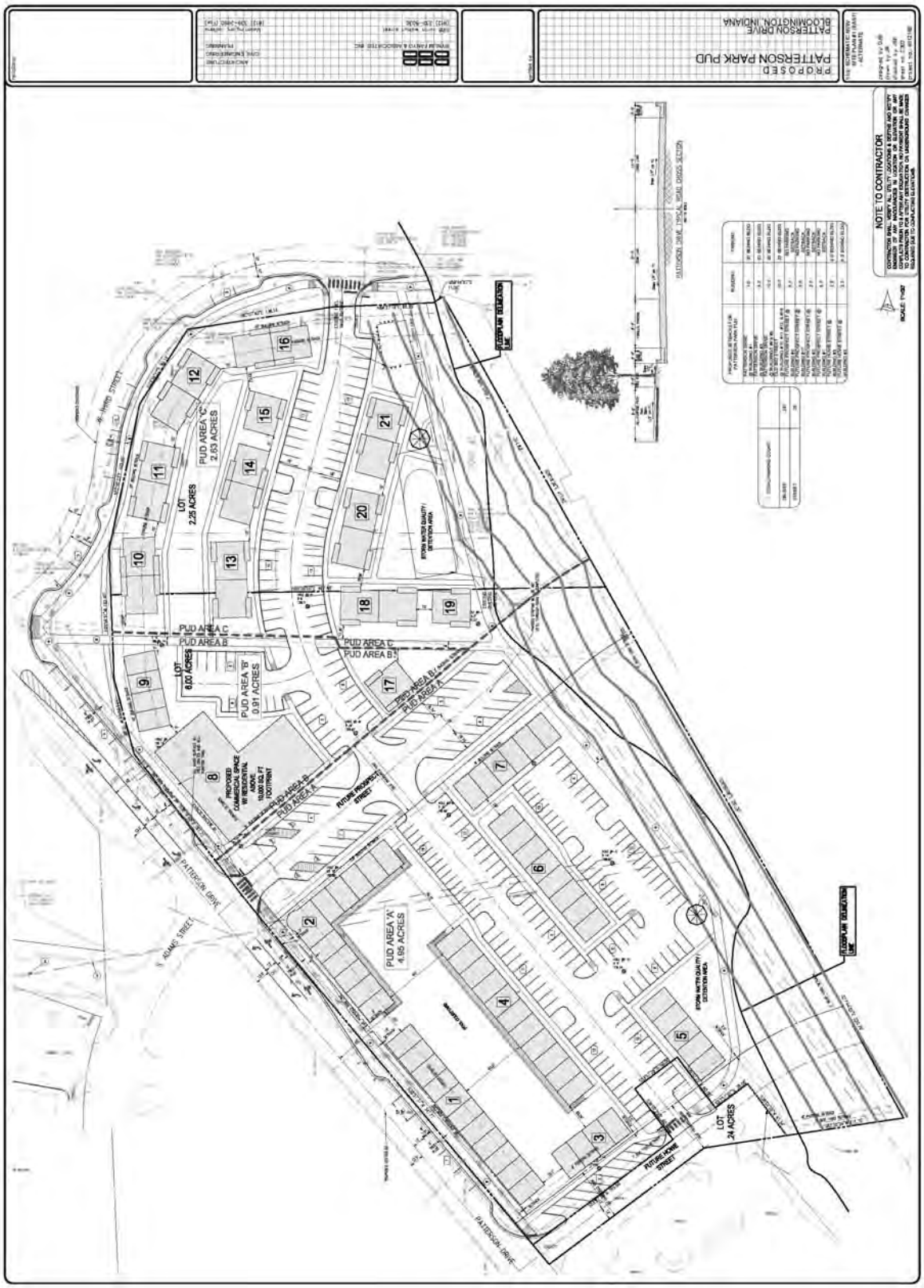
Examples of Structures

TRINITAS
PATTERSON PARK
Bloomington, IN
DECEMBER 18, 2012 PROJECT #12075
CSO Architects

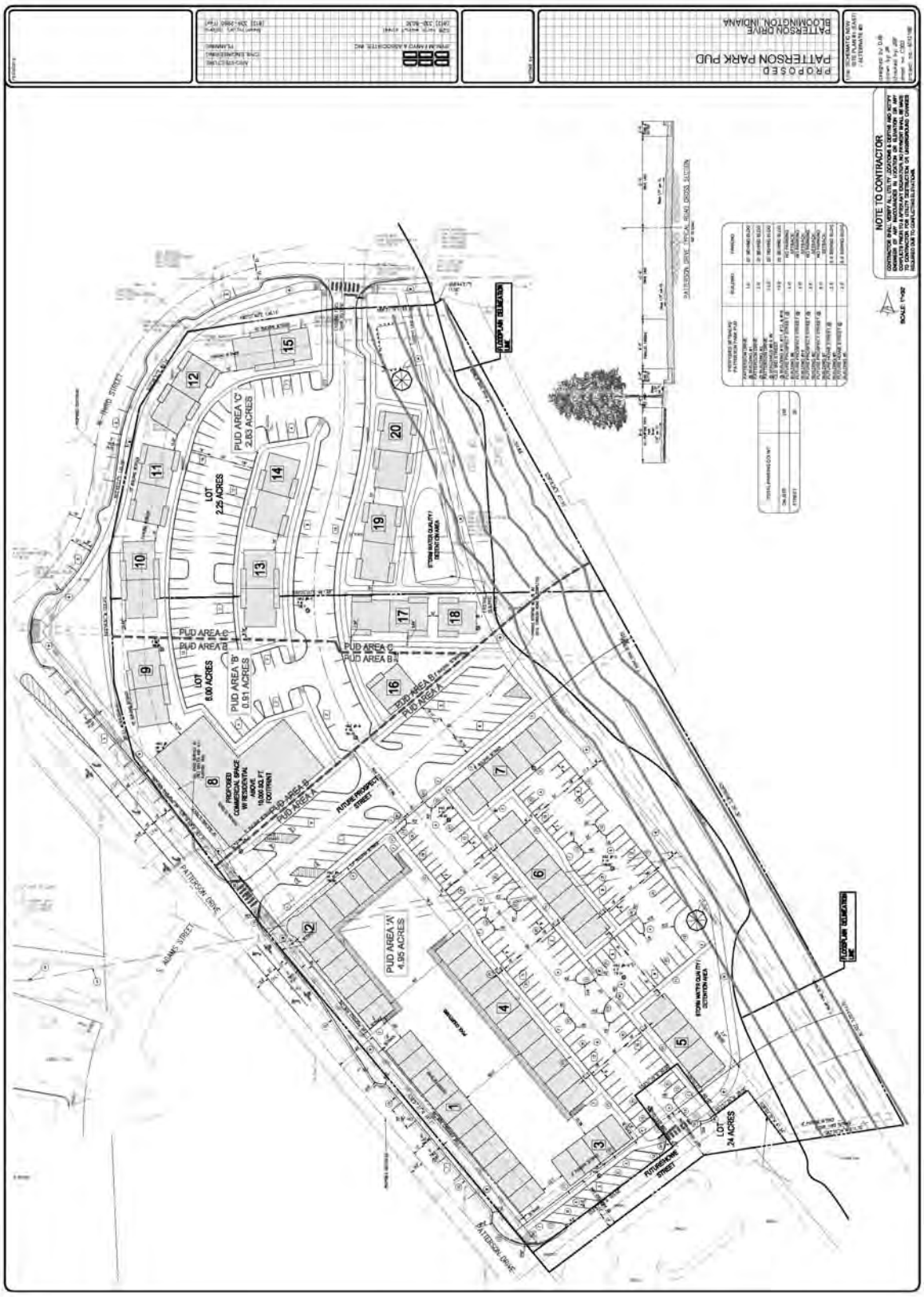
Area Map, *Including proposed Patterson Park PUD and Approved Patterson Pointe PUD.*



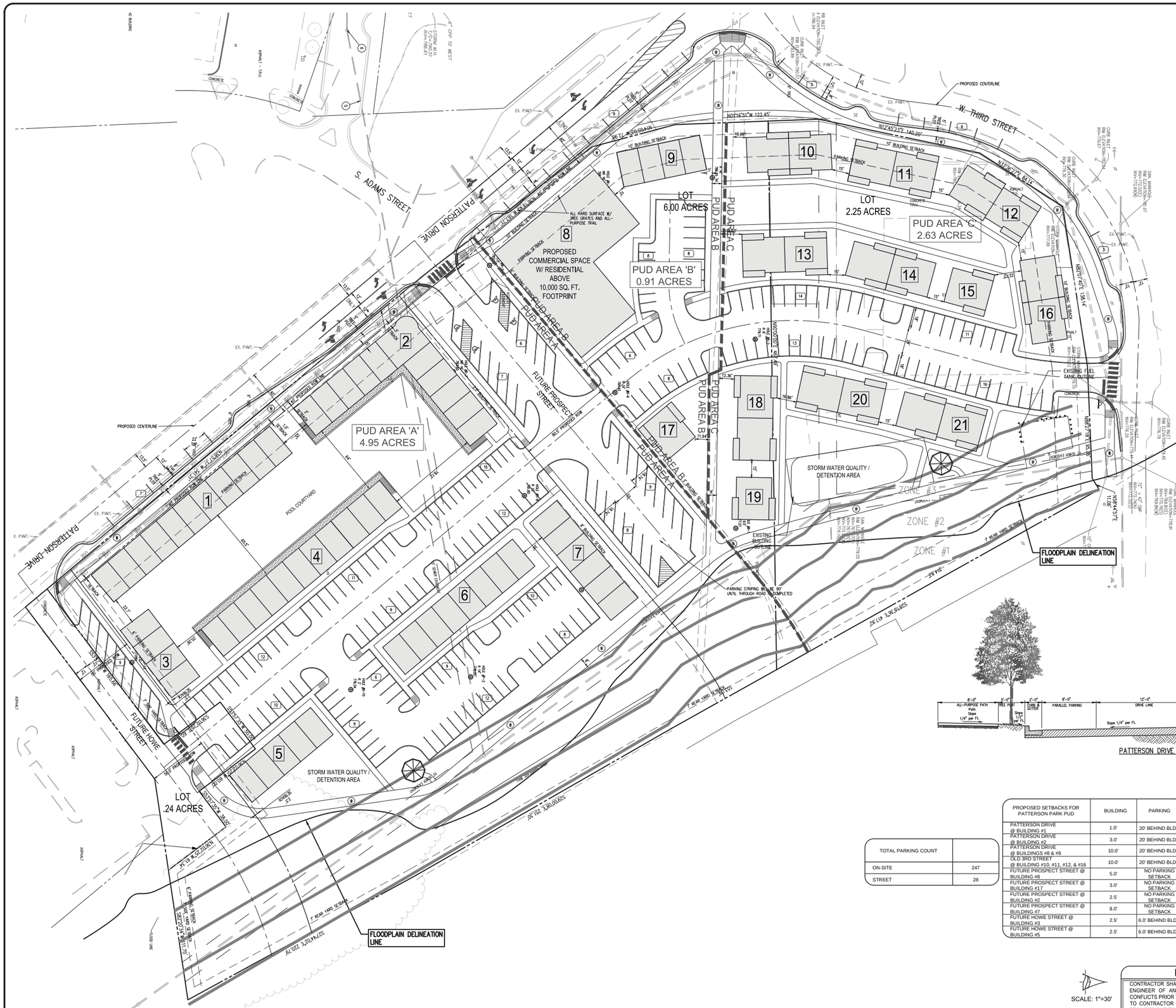
Possible site layout for PUD.



Possible site layout for PUD.



Map of Patterson Drive and PUD.



PATTERSON DRIVE TYPICAL ROAD CROSS SECTION
NOT TO SCALE

TOTAL PARKING COUNT	
ON-SITE	247
STREET	28

PROPOSED SETBACKS FOR PATTERSON PARK PUD	BUILDING	PARKING
PATTERSON DRIVE @ BUILDING #1	1.0'	20' BEHIND BLDG
PATTERSON DRIVE @ BUILDING #2	3.0'	20' BEHIND BLDG
PATTERSON DRIVE @ BUILDINGS #8 & #9	10.0'	20' BEHIND BLDG
OLD 3RD STREET @ BUILDING #10, #11, #12, & #16	10.0'	20' BEHIND BLDG
FUTURE PROSPECT STREET @ BUILDING #8	5.0'	NO PARKING SETBACK
FUTURE PROSPECT STREET @ BUILDING #17	3.0'	NO PARKING SETBACK
FUTURE PROSPECT STREET @ BUILDING #2	2.5'	NO PARKING SETBACK
FUTURE PROSPECT STREET @ BUILDING #7	8.0'	NO PARKING SETBACK
FUTURE HOWE STREET @ BUILDING #3	2.5'	6.0' BEHIND BLDG
FUTURE HOWE STREET @ BUILDING #5	2.5'	6.0' BEHIND BLDG

SCALE: 1"=30'

NOTE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

revisions:

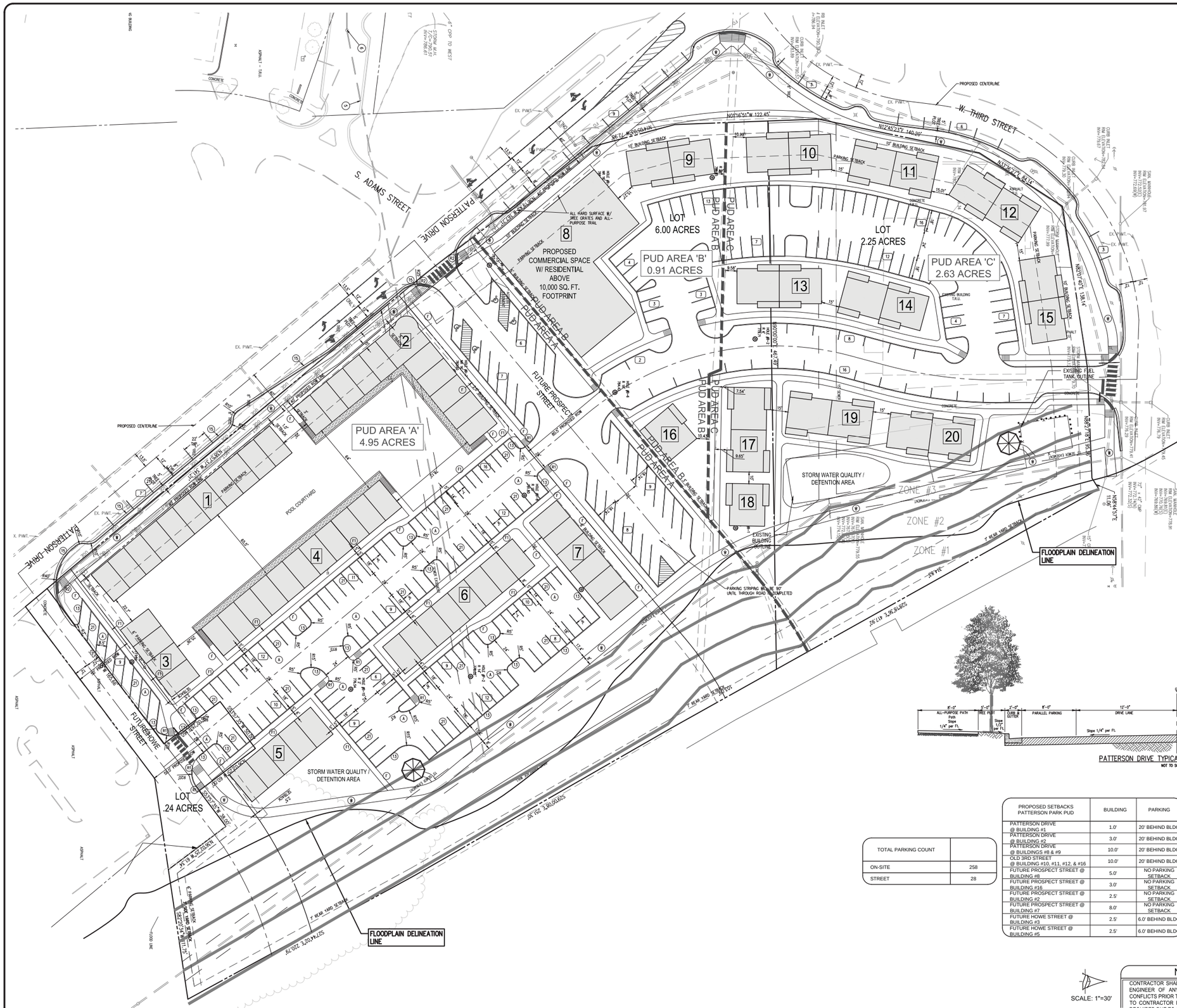
ARCHITECTURE
CIVIL ENGINEERING
PLANNING
BYNUM FANYO & ASSOCIATES, INC.
bloomington, indiana
(812) 339-2990 (Fax)
528 north walnut street
(812) 332-8030

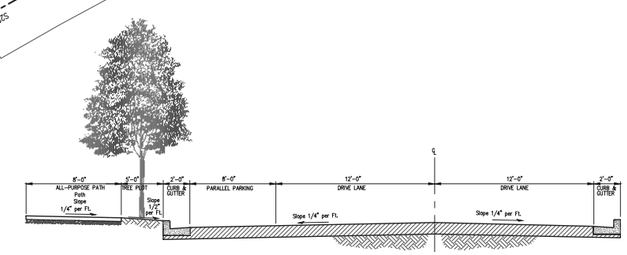
certified by:

PROPOSED
PATTERSON PARK PUD
PATTERSON DRIVE
BLOOMINGTON, INDIANA

title: SCHEMATIC NEW SITE PLAN #1 (EAST) - ALTERNATE

designed by: DJB
drawn by: JR
checked by: JSF
sheet no: C302
project no.: 401216E





PATTERSON DRIVE TYPICAL ROAD CROSS SECTION

NOT TO SCALE

TOTAL PARKING COUNT	
ON-SITE	258
STREET	28

PROPOSED SETBACKS PATTERSON PARK PUD	BUILDING	PARKING
PATTERSON DRIVE @ BUILDING #1	1.0'	20' BEHIND BLDG
PATTERSON DRIVE @ BUILDING #2	3.0'	20' BEHIND BLDG
PATTERSON DRIVE @ BUILDINGS #8 & #9	10.0'	20' BEHIND BLDG
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FUTURE PROSPECT STREET @ BUILDING #16	3.0'	NO PARKING SETBACK
FUTURE PROSPECT STREET @ BUILDING #2	2.5'	NO PARKING SETBACK
FUTURE PROSPECT STREET @ BUILDING #7	8.0'	NO PARKING SETBACK
FUTURE HOWE STREET @ BUILDING #3	2.5'	6.0' BEHIND BLDG
FUTURE HOWE STREET @ BUILDING #5	2.5'	6.0' BEHIND BLDG

SCALE: 1"=30'

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528 north walnut street
(812) 332-8030

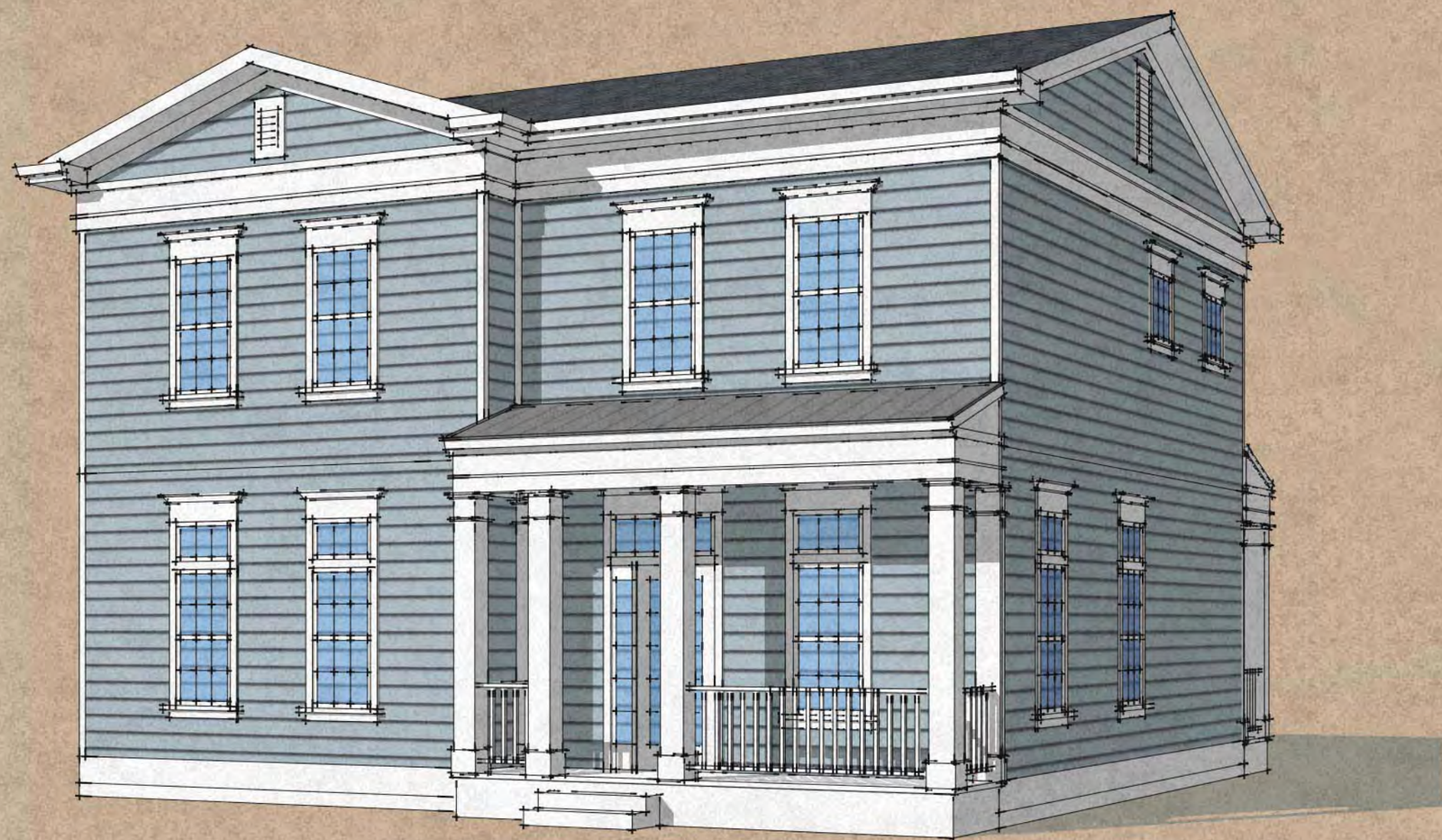
certified by:

PROPOSED PATTERSON PARK PUD

PATTERSON DRIVE
BLOOMINGTON, INDIANA

title: SCHEMATIC NEW SITE PLAN #1 (EAST) - ALTERNATE #3

designed by: DJB
drawn by: JR
checked by: JSF
sheet no: C302
project no.: 401216E



FRONT PERSPECTIVE SHOWING:
LAP SIDING, ASPHALT SHINGLES AT MAIN ROOF,
AND STANDING-SEAM METAL ROOF OVER ENTRY PORCH

FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

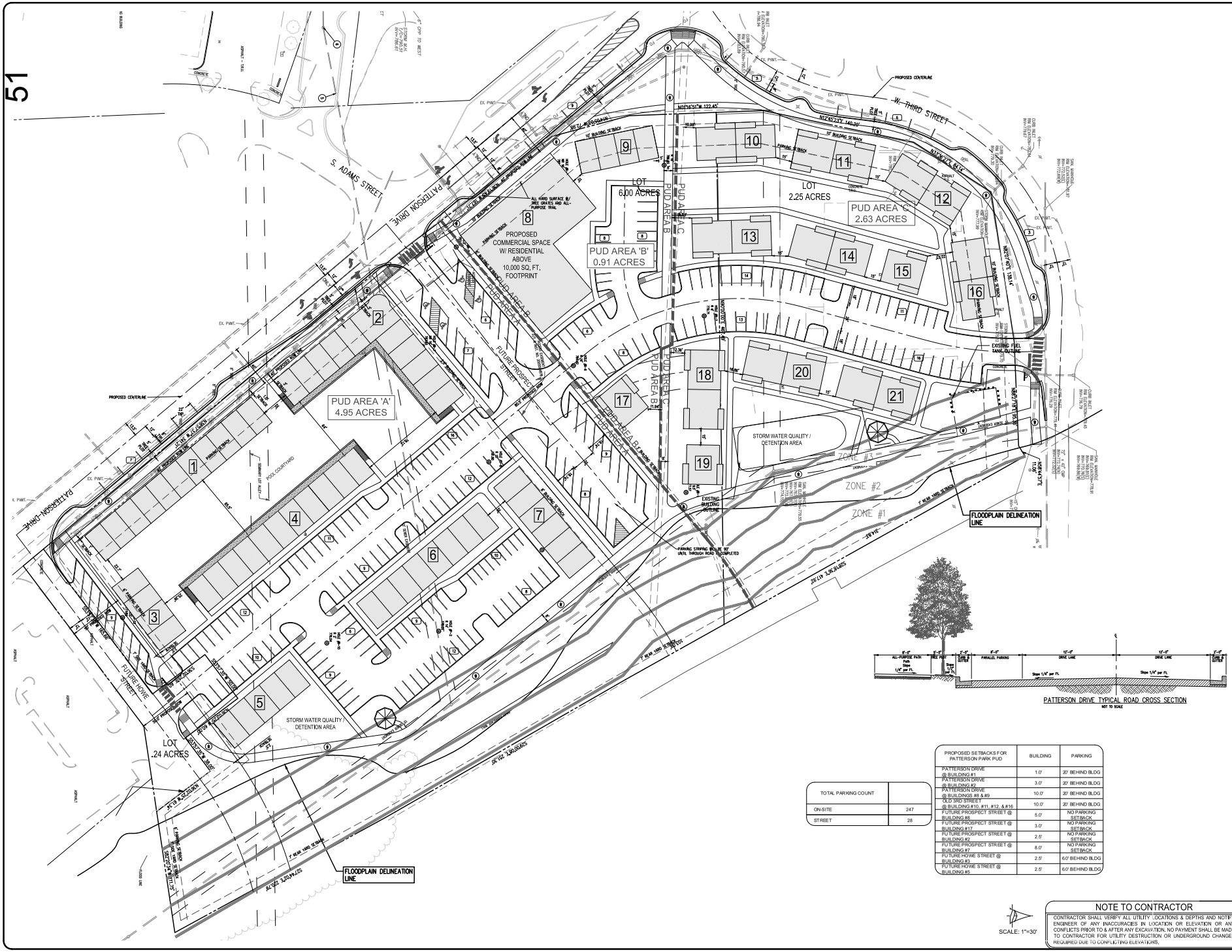
TRINITAS®

PATTERSON PARK COTTAGES
Bloomington, IN
December 6, 2012 PROJECT #12162

CONTEXT landscape architecture

CSO Architects
ARCHITECTURE • INTERIOR DESIGN

FRONT PERSPECTIVE SHOWING:
BRICK, ASPHALT SHINGLES AT MAIN ROOF,
AND STANDING-SEAM METAL ROOF OVER ENTRY PORCH



TOTAL PARKING COUNT	
ON-SITE	247
STREET	28

PROPOSED SETBACKS FOR PATTERSON PARK PUD	BUILDING	PARKING
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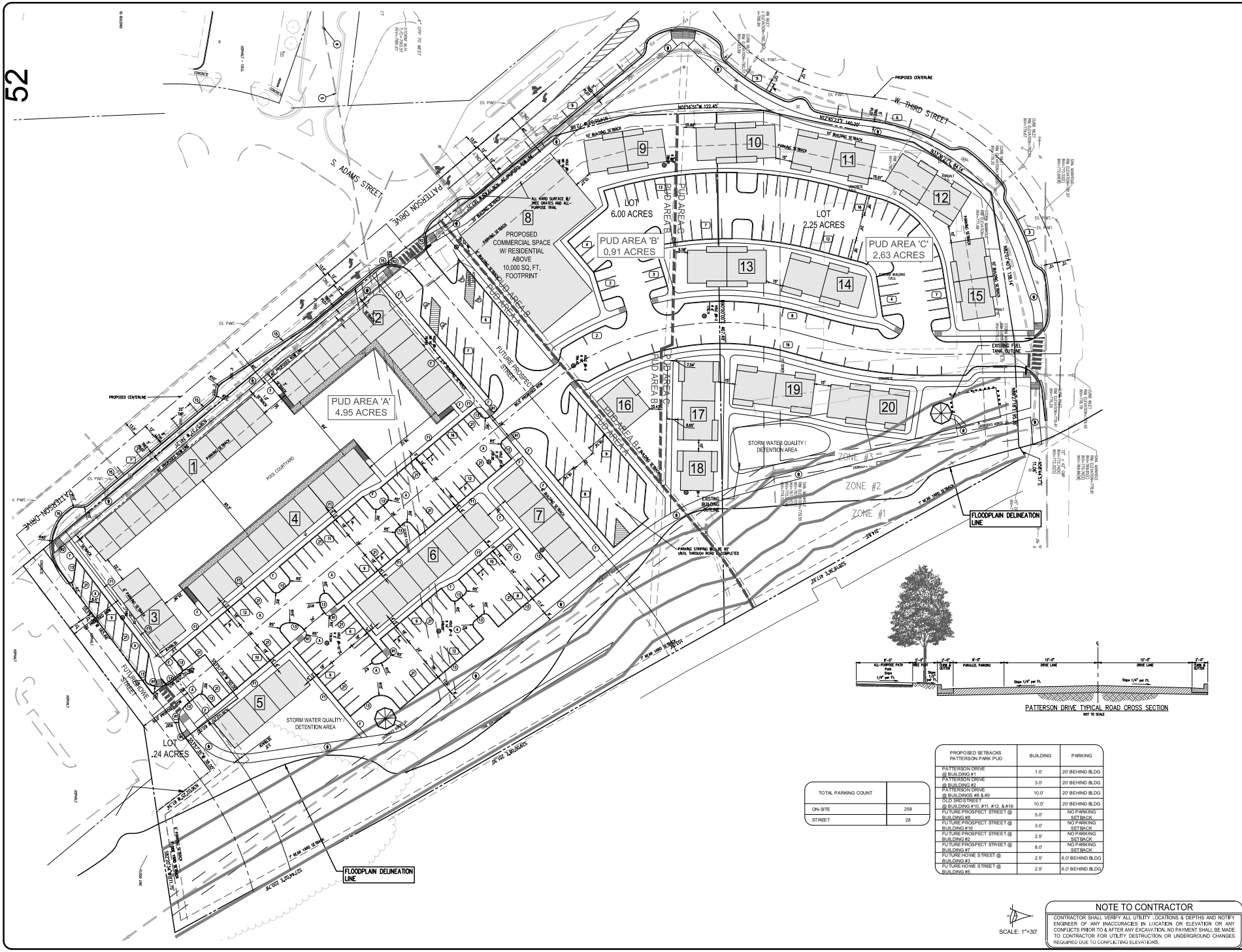
(812) 332-8030
(812) 339-2990 (fax)

PROPOSED PATTERSON PARK PUD

PATTERSON DRIVE
BLOOMINGTON, INDIANA

title: SCHEMATIC NEW SITE PLAN #1 (EAST) - ALTERNATE

designed by: DJB
drawn by: JR
checked by: JSF
sheet no: C302
project no.: 401216E



TOTAL PARKING COUNT	
ON-SITE	258
STREET	28

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PROPOSED
PATTERSON PARK PUD

PATTERSON DRIVE
BLOOMINGTON, INDIANA

title: SCHEMATIC NEW SITE PLAN #1 (EAST) - ALTERNATE #3

designed by: DJB
drawn by: JR
checked by: JSF
sheet no: C302
project no.: 401216E