Passed: 6 - 0

ORDINANCE 95-01

TO AMEND THE BLOOMINGTON ZONING MAPS FROM RE to RS, GRANT PUD DESIGNATION, AND APPROVE OUTLINE PLAN
Re: 3300 Leonard Springs Rd.
(Stephen Rumple, Petitioner)

WHEREAS, the Common Council passed a Zoning Ordinance amendment and adopted new incorporated zoning maps on June 7, 1978 which are now incorporated in Title 20 of the Bloomington Municipal Code; and

WHEREAS, the Plan Commission has considered this case, RS/PUD-69-94 and recommended that the petitioner, Stephen Rumple be granted an amendment to the Bloomington zoning maps, PUD designation, and outline plan approval and request that the Common Council consider his petition;

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION I. Through the authority of IC 36-7-4 that the zoning be changed from RE to RS for the property located at 3300 Leonard Springs Rd. That property is further described as follows:

> The south half of the south half of the northwest quarter of section 13, township 8 north, range 2 west, in Monroe County, Indiana, EXCEPTING THEREFROM the following: A part of the south half of the south half of the northwest quarter of section 13, township 8 north, range 2 west, bounded and described as follows, to-wit: beginning at the northeast corner of said south half of the south half of said northwest quarter, thence running south along the east line of said northwest quarter for a distance of 100 feet, thence running west parallel to the north line of the south half of the south half of said northwest quarter for a distance of 435.6 feet, thence running north parallel to the east line of said northwest quarter for a distance of 100 feet to the north line of the south half of the south half of said northwest quarter, thence running east along the north line of the south half of the south half of said northwest quarter 435.6 feet to the point of beginning, containing 1 acre, more or less. Also, EXCEPTING THEREFROM a part of the south half of the south half of the northwest quarter of section 13, township 8 north, range 2 west, bounded and described as follows: beginning at a point on the east line of said northwest quarter that stands 100 feet south of the northeast corner of the south half of the south half of said northwest quarter, thence running south along the east line of said northwest quarter for a distance of 100 feet, thence west parallel to the north line of the south half of the south half of said northwest quarter for a distance of 435.6 feet, thence running north parallel to the east line of said northwest quarter for a distance of 100 feet, thence running east parallel to the north line of the south half of the south half of said northwest quarter for a distance of 435.6 feet to the point of beginning, containing 1 acre, more or less. Containing in the tract herein above described 38 acres, more or less.

SECTION II. Through the authority of IC 36-7-4 and pursuant to Chapter 20.13 of the Bloomington Municipal Code, that an outline plan be approved and that the property described be designated a PUD.

SECTION III. The Outline Plan shall be attached and made a part of this ordinance.

SECTION IV. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 18 day of January, 1995.

Iris Kiesling

IRIS KIESLING, President
Bloomington Common Council

ATTEST:

Patricia Williams

PATRICIA WILLIAMS, Clerk
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this 19th day of January, 1995.

Patricia Williams

PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this 19th day of January, 1995.

Tomilea Allison

TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

This ordinance rezones 36.5 acres of property located at 3300 Leonard Springs Road from RE to RS. It also grants a PUD designation and approves an outline plan for a 97-lot residential development on this property.

Signed upon to.
Planning
Petitioner

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 95-01 is a true and complete copy of Plan Commission Case Number RE/PUD-69-94 which was given a recommendation of approval by a vote of 8 Ayes, 0 Nays, and 1 Abstention by the Bloomington City Plan Commission at a public hearing held on November 28, 1994.

Date: December 15, 1994

Timothy A. Mueller
Tim Mueller, Secretary
Plan Commission

Received by the Common Council Office this _____ day of _____,

Patricia Williams
Patricia Williams, City Clerk

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

Type of Legislation:

Appropriation	End of Program	Penal Ordinance
Budget Transfer	New Program	Grant Approval
Salary Change	Bonding	Administrative Change
Zoning Change	Investments	Short-Term Borrowing
New Fees	Annexation	Other_____

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

Cause of Request:

Planned Expenditure_____ Emergency_____
Unforseen Need _____ Other_____

Funds Affected by Request:

Fund(s) Affected	_____	_____
Fund Balance as of January 1	$_____	$_____
Revenue to Date	_____	_____
Revenue Expected for Rest of year	_____	_____
Appropriations to Date	_____	_____
Unappropriated Balance	_____	_____
Effect of Proposed Legislation (+/-)	_____	_____
Projected Balance	$_____	$_____

Signature of Controller_____

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

If the legislation will not have a major fiscal impact, explain briefly the reason for your conclusion.

If the legislation will have a major fiscal impact, explain briefly what the effect on City costs and revenues will be and include factors which could lead to significant additional expenditures in the future. Be as specific as possible. (Continue on second sheet if necessary.)

MEMO

To: Common Council
From: Planning Department
Case No: RE/PUD-69-94
Date: Nov. 28, 1994
Location: 3300 Leonard Springs Road, Bloomington, IN 47403
Counsel: Bledsoe Tapp & Co., Inc.

On November 28, 1994, the Bloomington Plan Commission approved a request PUD designation and outline plan approval for 97 lots on approximately 36.5 acres of land located on the west side of Leonard Springs Road. The proposed density is 2.65 is dwelling units per acre.

The petitioner defines three phases of development. The initial phase is located on the eastern third of the site with frontage on Leonard Springs. Phasing of the development is intended to allow for review and assessment of the effectiveness of the existing drainage provisions before additional land is opened for development in this heavily karst area. In response to neighborhood comment, the petitioner has included a 50' buffer on the north side of the site.

As late as 1967 the land was used for agricultural purposes. Currently the site is vacant and covered with dense scrub. Earth Tech has identified 21 sinkholes. Larger specimen trees are found at the perimeter of many of these sinkhole sites.

The petitioner has submitted a statement discussing methods of maintaining and guaranteeing the affordability goals of this project. Homes will be manufactured or stick built and targeted for the $50,000 range. Manufactured homes will meet city standards for aesthetics and minimum square footage. The petitioner will retain land ownership with an option for the homeowner to purchase. This format has worked successfully at two other locations in the city: Autumn View and Shady Acres. Both have provided low cost home ownership. A statement from the County Commissioners supports this project in its attempt to obtain a state affordable housing grant. **Please see the petitioner's statement.**

The sinkholes will be placed in drainage easements. No construction will occur in these areas. The petitioner has responded to concerns about drainage problems with a three point review system:
1. Sinkholes will be individually evaluated for treatment after development of site and before development of the lots.
2. Phasing will require review and verification of functionality of existing sinkhole treatments before approval of the next phase.
3. Either the petitioner or homeowners association will maintain the drainage plan by a contractual arrangement which establishes and defines responsibility. The petitioner will transfer

responsibility for maintenance of the drainage plan after 80% of the lots are sold. Petitioner has agreed to have a city inspection of the drainage system before the transfer takes place. A fund may be escrowed to subsidize this eventual dedication.

The petitioner will construct a right-turn lane in and an acel taper out. Passing blister construction will depend on the availability of the right-of-way. This will be finalized at development plan stage.

The petitioner has requested variance from front, side, and rear setbacks as defined in the petitioner's statement. In addition they have requested reduced ROW standards for the through streets (50') and interior (40') and sidewalks on one side of interior streets. The PUD affords the mechanism for the variances. The County Highway Engineer has reviewed the proposal and verified that it meets established minimum county standards for thoroughfare dedication. Planning staff supports these variances which it feels are warranted by the design difficulties associated with affordability and the rough karst terrain. Exact placement of the through road will be determined at development plan stage.

RE/PUD-69-94
CONDITIONS OF APPROVAL:

1. The owner or homeowner association will bear the contractual responsibility to assure compliance with drainage plan and sinkhole maintenance on the site.
2. Drainage plan to incorporate a three point method of staff review: at Development of Site, preceding the approval of each Development Plan phase, and before the dedication of the drainage maintenance to the neighborhood association.
2. 50' buffer requirement on the north side of the site.
3. 50' right-of-way on through streets, 40' on interior streets
4. Sidewalks on both sides of through streets, one side of interior streets.
5. Trees to be spotted before application for each development plan approval.
6. Prior to Development Plan approval, petitioner will address the rate of flow entering karst features and provide adequate detention/filtration of run-off to meet predevelopment conditions.
7. Exact location of through street to be determined at development plan stage.

Bledsoe Tapp & Co., Inc.

-Quality Land Surveying and Design Services-

BEN E. BLEDSOE, L.S.
PHILIP O. TAPP, L.S.
359 Landmark Avenue
Bloomington, IN 47404
(812)336-8277
(812)384-1114
FAX: (812)336-0817

September 14, 1994

Lynne Friedmeyer
Planning Department
City of Bloomington
220 E. 3rd Street
P.O. Box 100
Bloomington, IN 474042-0100

RE: Outline Plan Approval for Cedar Chase Development

Dear Lynne:

On behalf of the petitioner, Stephen Rumple, we are respectfully requesting Outline Plan approval and RS/PUD designation for the construction of a 102 unit residential development.

The project consists of 36½ acres of *Residential Estate* zoned ground and is adjacent to the North side of Heatherwood Mobile Home Park. We are requesting a rezone designation to RS/PUD with a density of three (3) units/acre.

Mr. Rumple's plan is to target the affordable housing market utilizing a blend of conventional and modular constructed homes. Individual lots will be laid out and designated for each homesite. The lots will be leased to the homeowners and not sold.

This area is specifically discussed in the Master Plan regarding density, geologic concerns and stormwater management concerns. The plan promotes densities in excess of three (3) units/acre for this area providing the area is on sanitary sewer and that a detailed stormwater management plan has been developed for this area.

A major component in developing the outline plan exhibit was to contract with a certified geologist to conduct a survey of the quantity and quality of karst features that will be utilized for stormwater drainage. A preliminary stormwater management report was also developed that deals with the quantity of stormwater and volume required for adequate storage. These reports are being submitted directly to Engineering and Planning for their review and comment.

Specific roadway standards are also shown on the outline plan exhibit. The main East-West roadway and roadway stub to the North property line shall dedicate 50' right-of-way and have curb and gutter roadways (31' back-to-curb back-to-curb) with sidewalks along both

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RS/PUD - 69-94
Petitioner's Statement

sides of roadway. The remaining roadways shall dedicate 40' right-of-way and have curb and gutter roadways (28' back-to-curb back-to-curb) with sidewalks along one side of roadway. Right-of-way dedication has also been shown along Leonard Springs Road.

Building setbacks are also shown on the Outline Plan exhibit, but are proposed as follows: Front yards setbacks shall be 20', rear yard setbacks shall be 20', except for perimeter lots along the West and North property lines, which will meet the 30' PUD buffer requirements, sideyards shall be 8' minimum with a total combined width of 16'.

The site is primarily covered with scrub growth vegetation and vines. Much of the site will be disturbed during construction, but large areas around major sinkholes have been planned around to keep disturbance at a minimum.

The project will be serviced by City of Bloomington sewer and water.

The property is bordered on the South by Heatherwood Mobile Home Park, the North and West is undeveloped and the East by Leonard Springs Road (across from Woodhaven and Chateau VanBuren).

We are requesting this item be placed on your October 10, 1994, agenda for a one-hearing approval.

Enclosed are the following:

- Outline Plan exhibit
- legal description
- preliminary stormwater report
- location map
- application and application fee

Proof of certified mailings and notifications will be submitted in the next few days.

Please contact our office if you require any clarification.

Sincerely,

Philip O. Tapp, L.S.
Bledsoe Tapp & Co., Inc.

cc: File 0375
Steve Rumple

- INITIAL -

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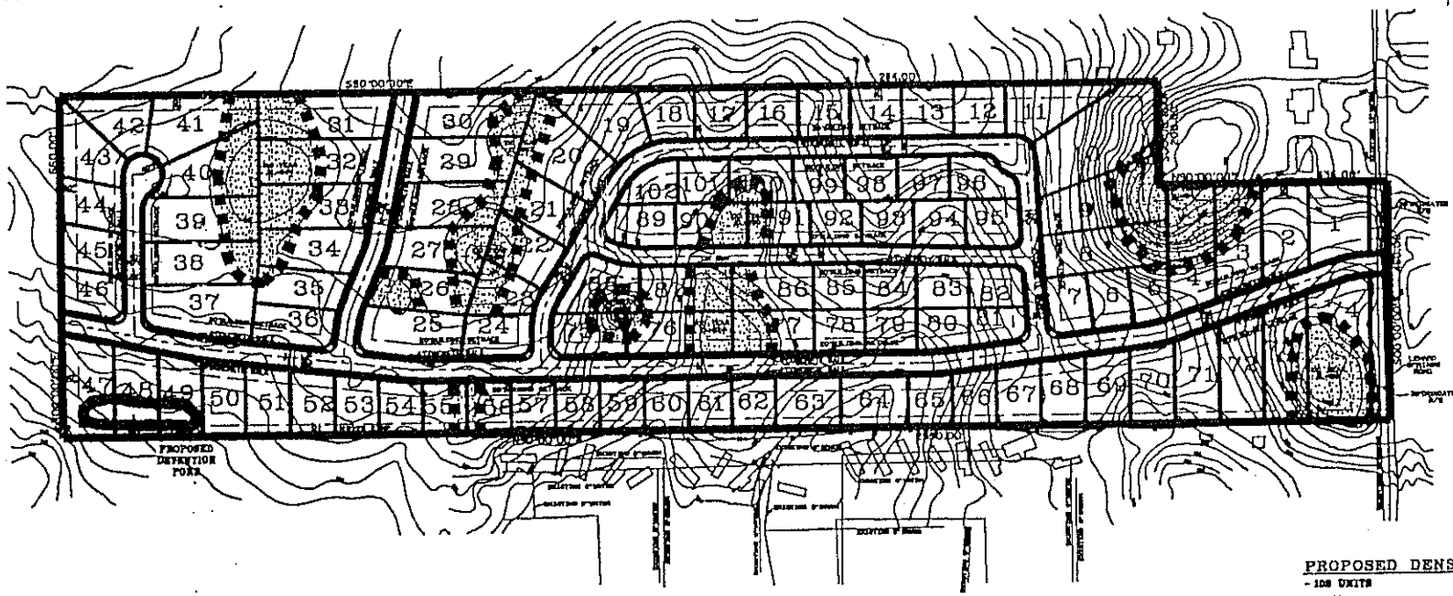
OUTLINE PLAN EXHIBIT
FOR
CEDAR CHASE

N

SCALE: 1"=100'



PROPOSED DENSITY

- 108 UNITS
- 36 ½ ACRES = 6 UNITS / ACRE

NOTE:

1) BOUNDARY LINE SHOWN IS FROM RECORD INFORMATION AND IS SUBJECT TO A COMPLETE BOUNDARY SURVEY.

2) DETENTION ELEVATIONS NOTED ARE FROM "PRELIMINARY STORM WATER MANAGEMENT REPORT". FINAL ELEVATIONS ARE SUBJECT TO SLIGHT CHANGE DURING DETAILED DESIGN.

PROPOSED BUILDING SETBACKS

FRONT YARD - 30'
REAR YARD - 20' (EXCEPT ALONG NORTH & WEST BOUNDARY)
SIDE YARD - 8' MINIMUM WITH 16' COMBINED WIDTH.

Hindson Tapp & Co., Inc.

CEDAR CHASE DEVELOPMENT

1 OF 1

OUTLINE PLAN

Bledsoe Tapp & Co., Inc.
-Quality Land Surveying and Design Services-

BEN E. BLEDSOE, L.S.
PHILIP O. TAPP, L.S.
359 Landmark Avenue
Bloomington, IN 47404
(812)336-8277
(812)384-1114
FAX: (812)336-0817

November 23, 1994

Nancy Heston
City of Bloomington Planning Department
220 E. 3rd Street
P.O. Box 100
Bloomington, IN 47402-0100

RE: Cedar Chase Outline Plan Approval for Stephen Rumple

Dear Nancy:

Since the preliminary Plan Commission meeting on November 14, 1994, there have been several meetings take place with neighbors, planning staff, environmental commission staff and the petitioner. The following summarizes some of the key elements of these meetings and explains the projects commitment to both affordability and environmental sensitivity.

In regard to guaranteed affordability of the project, Mr. Rumple has prepared a narrative that explains the mechanics of how the project will work. Mr. Rumple discuses rent guarantees on the lots, sources of financing for the houses, minimum building square footage (homes will be 950 ft.^{2} or greater), types of homes to be constructed and who will be responsible for maintaining the drainage system through the project. A copy of this outline is attached.

Stormwater management and karst sensitivity were two key issues in developing an implementable plan for this property. The petitioner, planning staff and neighbors all had concerns and questions to the feasible management of stormwater without negatively affecting the karst drainage system for this area. Developing a preliminary stormwater management plan that identified the increase in runoff and volume to key karst features, as well as employing a certified geologist to evaluate the subterranean flows and environmental affects of developing in the karst region, was instrumental in answering these questions.

The preliminary stormwater management plan dealt with the increased quantity in runoff and which karst features this increase should be directed too. The geology report also assisted in this determination. The report identified sinkholes 1, 7, 6B, 11 and 16 as the primary karst to receive additional stormwater. The remaining karst features will receive no

PUD 69-94
REVISED ADDITIONAL INFORMATION FOR OUTLINE PLAN

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increased runoff due to development. The identified karst features that will receive additional stormwater have more than enough capacity to hold the increased volume of runoff without negatively impacting drainage to proposed home sites.

The geologic report identified treatments that may be required upon final inspection of the karst features, after the site has been developed and stabilized. The report also provided valuable insight on how and where the karsts drain once water has entered into them. From dye testing on surrounding sites, it has been determined these karsts are deep and outlet to be the Shirley and Sexton Springs area on South Leonard Springs Road. This analysis was very important in determining that the water does not reappear on adjacent property and contribute to or create any drainage problem. Also important to note is that increased drainage to these particular karst features is not of a real concern since it has been determined these are deep features draining to an outlet with positive drainage to Clear Creek.

SINK HOLE OUTLET

The Environmental Commission assisted in developing a plan for inspection of the karst features and determining if and when drainage improvements should be made to the karsts. It was recommended that the project be developed in three (3) phases (see attached phase map). This would allow for inspection and performance evaluation on the first completed phase before entering into the next phase. It was also viewed as a positive that this project was planning to be unitarily owned by Mr. Rumple and that he had committed to be the responsible party for the maintenance of the drainage system.

There is also a contingency proposal that allows for the transition of responsibility for the drainage system in the event that at least 80% of the lots are sold to individuals. In this case, the system would be inspected by the appropriate governmental agency and any areas found in need of maintenance would be corrected by Mr. Rumple prior to dedicating the drainage system to the Homeowners' Association. By making sure the system is operating correctly and waiting until 80% of the units have been sold, costs for maintenance to the system will be minimal to the individual homeowner.

I hope this letter helps to explain the detailed level of effort that has been done to develop this outline plan. This amount of detail is normally deferred to development plan stage. The petitioner, as well as staff and neighbors, thought the detail would be instrumental in developing an implementable plan for outline approval.

This information should also help establish a level of comfort as to the petitioner's commitment to providing both an affordable and environmentally sound plan.

Please contact our office if you require any further clarification.

Sincerely,

Philip O. Tapp, L.S.
Bledsoe Tapp & Co., Inc.

cc: Stephen Rumple
File 0375

BLOOMINGTON PLAN COMMISSION Case No:RS/PUD-69-94
PRELIMINARY STAFF REPORT Date:November 14, 1994

Location: 3300 Leonard Spring Road, Bloomington, IN 47403

PETITIONER: Name : Steve Rumple
Address: 3908 South Old SR 37, Bloomington IN 47403

COUNSEL: Name : Bledsoe Tapp & Co., Inc.
Address: 350 West Third Street,
Bloomington, IN 47404

FINAL HEARING DATE:11-28-94

REQUEST: This is the preliminary request for rezone from RE to RS and outline plan approval of approximately 36.5 acres of land located on the west side of Leonard Springs Road. The proposed density is 2.79 units per gross acre. The petitioner plans to develop affordable housing, consisting of both modular and stick built homes, but lease the land to each owner. This concept is similar to the city sponsored Land Trust located on Rockport Road.

PROPOSAL SUMMARY: The petitioner proposes 102 single family residential lots on an interior road configuration which includes two street stubs, an interior loop and a single cul-de-sac.
EXISTING LAND USE ANALYSIS: Currently the site is vacant. The land has not been cleared for many years and dense scrub has overgrown most of the site. The rough terrain includes 17 identified sinkholes, many of which are surrounded by larger specimen trees. Much of the land has vegetation which is not mature enough or healthy enough to warrant preservation.
The property is bordered by large lot residential uses to the north. Chateau Van Buren apartments are located across Leonard Springs and Heatherwood Mobile Home park is located to the south. There is a church directly across the street.
EXISTING ZONING ANALYSIS. RL, RS, RH and RE zoning abuts this property.

IMPACTS AND ISSUES:

Subdivision code compliance: The petitioner has developed a plan which requires variance from front, side, and rear setbacks. Lots are in excess of minimum size per zoning requirement and width to depth ratios are adequate. PUD affords the mechanism for the variances.

Access: Access is proposed from Leonard Springs. The petitioner has not proposed entrance improvements on the current plan. Staff supports the requirement of accel and decel lanes and possible blister construction, if right-of-way exists. In addition a street will stub north to currently undeveloped RE land and another will stub west through the property to areas beyond the two-mile fringe.

Right of Way dedication: The petitioner is required to dedicate 35' along Leonard Springs. On interior streets 50' and 40' dedications are requested. Through streets will be constructed as 31' thoroughfares. Interior streets and cul-de-sacs will have a 28' width of pavement.

Sidewalks: Sidewalks are required on Leonard Springs. The petitioner has shown sidewalk on both sides of the through streets and one side of the cul-de-sac and interior loop, also a deviation from subdivision standards.

Utilities: Specifics of utility provision are under review with the Utility department.

Tree preservation: Although the parcel appears densely tree covered, analysis of specimens supports the suspicion that the area has been previously cleared. During a preliminary site inspection, preservable specimens were identified in and around the several sinkholes on the property. Also significant was a stand of four sugar maples at the edge of a rise near a large sink hole on the northeast side of the proposed development.

Grades: The current site plan identifies 8 sinkholes. With the boundaries delineated, it is difficult to see how a conventional structure might be placed upon Lots #73, #74, #88, #75, 100, #90, or #91. Additional sink holes have been identified by the petitioner. Staff will work with the petitioner to orient house sites on the proposed lots, and to address all of the known sinkholes.

Storm Water Drainage: Because of the difficulty of the karst terrain, staff anticipates a thorough review of drainage proposals. The petitioner has submitted a report on the existing sinkholes generated by EarthTech which will be used to develop a Stormwater and Karst Management Plan for this development. Seventeen areas are identified and separately considered as to their specific stormwater treatment. Not all of the identified sinks appear on the plan submitted as the site plan. Those identified on the plan are placed so as to avoid actual construction. In the past staff has requested conservancy easements. What is appropriate on this site is an issued to be reviewed. The area drains entirely to sinkholes. Very effective detention should be required because of uncertainty as to ultimate sinkhole capacity. This particular aspect of the area led to the following specific Growth Policies Plan recommendation.

Master Plan Compliance:

This area has special conditions for development. Development may be permitted at densities approaching urban densities (over three (3) dwelling units per acre). However, development density will be dependant upon the plan established to manage stormwater runoff.

This is an area of karst geology and will require community sanitary sewer systems. Stormwater is evacuated through surface sinkholes. Because this area drains a large surface area and because storm drainage also drains to sinks in surrounding areas, a complicated stormwater and karst management plan will be required. Off-site stormwater management maybe required. At a minimum, development should be phased over a period of several years with the drainage impacts of successive development phases closely monitored to establish precise drainage patterns and to determine completed or build-out development limitations.

RECOMMENDATIONS AND COMMENTS:
Staff recommends that RS/PUD-69-94 be forwarded to the November 28th hearing.

November 14, 1994

To: Tim Mueller

From: T. Micuda, K. Komisarcik, G. Heise,
M. Wedekind, P. Werner

Subj: RS/PUD-69-94 Stephen Rumple, Rumple Construction 3300 Leonard Springs Rd.

Site Description - The site under consideration is heavily vegetated, with eastern and far western portions covered by heavy scrub vegetation and west-central areas dominated by young hardwood trees. The site also has numerous sinkholes and several broad karst valleys. Slopes are generally conducive to development except on the northeast and southeast corners of the site and on the rear of Lots 75 and 88. These areas have approximately 20 percent slope due to sinkholes.

Tree Preservation - This is not as important an issue as sinkhole protection but there are some scattered specimen trees on the property. Scrub cedar trees dominate the property but there are also some nice sugar maples which frame the sinkhole on the northeast portion of the site, a large sugar maple on the west edge of the sinkhole on Lots 73 and 74, and some larger cherries, ash, tulip poplars, and sugar maples on the west-central portion of the site, particularly surrounding sinkholes.

Karst Topography - The Growth Policies Plan identifies this site as having special karst conditions that impact development density. The Plan would allow development density in line with the petitioner's proposal dependant upon the quality of stormwater management and treatment of karst features. The Plan also suggests that off-site stormwater management may be required and that development on this site should be phased in over several years as a means of monitoring the effectiveness of stormwater drainage. The petitioners have enlisted the use of a geologist to both identify karst features and design a stormwater management plan around them. The consultants have located 17 karst features on the site. We have verified the location of many of these features. All of the sinkholes, swallowholes, and soil slump areas that were noted appear to be draining adequately. The Environmental Commission is very concerned that this condition be maintained and that surrounding properties are protected. Woodhaven Estates, which is just across the street on Leonard Springs Road, was developed at a similar density with similar karst constraints. As a result of poor erosion control practices, several of the sinkholes are draining poorly and regularly have standing water. In a nutshell, the petitioner's stormwater management plan involves directing drainage from the east portion of the site into the large southeast sinkhole and limiting post-development runoff into the large northeast sinkhole. A large, broad sinkhole in the center of the site (Sinkhole #6b) is being proposed for stormwater detention purposes. Sinkholes #11, 13, and 16 will be given french drains to handle expected increases in stormwater runoff from the west-central portion of the development. Additionally, the southwest corner of the property will be used for stormwater detention purposes. It will take some time to study and review the subdivision plan but the Environmental Commission does have several preliminary concerns about the proposed lot configuration.

Lot 74 - There are two sinkholes on this lot, one that will be a major drain on this site and another that is recommended by the consultants for no disturbance. The larger sinkhole is also classified as a special conservancy zone. There is technically room for a homesite on this lot but we are concerned about karst impacts.

Lots 89 and 102 - The consultant's report recommends avoiding building in the area of sinkhole #6a but the petitioner's plan shows these two lots plus a portion of the road in this area.

Lot 26 - This lot is framed by a karst valley at the rear and sinkhole #13 along the front. Again, it is feasible to place a home between the two karst features but maybe not advisable.

Lots 16, 83, 94 - All of these lots have small karst features on the buildable portions of their lots. Lots 16 and 94 have karst features that are recommended for no disturbance. It will be very important to accurately spot these karst areas to determine if building on these sites is advisable.

cc. Rod Young

BLOOMINGTON PLAN COMMISSION
FINAL STAFF REPORT

Case No:RE/PUD-69-94
Date:Nov. 28, 1994

Location: 3300 Leonard Springs Road, Bloomington, IN 47403

PETITIONER: Name : Steve Rumple
Address: 3908 South Old SR 37, Bloomington IN 47403

COUNSEL: Name : Bledsoe Tapp & Co., Inc.
Address: 350 West Third Street,
Bloomington, IN 47404

FINAL HEARING DATE:11-28-94

REQUEST: This is the final hearing for PUD designation and outline plan approval of approximately 36.5 acres of land located on the west side of Leonard Springs Road.

PROPOSAL SUMMARY: The petitioner has submitted a new plan, which was presented at the preliminary hearing for 97 lots. Final density of 2.65 is permitted in the RE zone with a PUD designation. The interior road configuration and ROW standards remain the same. The petitioner defines three phases of development. The initial phase is located on the eastern third of the site with frontage on Leonard Springs. Phasing of the development is intended to allow for review and assessment of the effectiveness of the existing drainage provisions before additional land is opened for development in this heavily karst area. In response to neighborhood comment, the petitioner has included a 50' buffer on the north side of the site.

EXISTING LAND USE ANALYSIS: As late as 1967 the land was used for agricultural purposes. Currently the site is vacant and covered with dense scrub. Earth Tech has identified 21 sinkholes. Larger specimen trees are found at the perimeter of many of these sinkhole sites.

EXISTING ZONING ANALYSIS. RL, RS, RH and RE zoning abut this property.

REPORT

The petitioner has submitted a new statement discussing methods of maintaining and guaranteeing the affordability goals of this project. Homes will be manufactured or stick built and targeted for the $50,000 range. Manufactured homes will meet city standards for aesthetics and minimum square footage. The petitioner will retain land ownership with an option for the homeowner to purchase. This format has worked successfully at two other locations in the city: Autumn View and Shady Acres. Both have provided low cost home ownership. A statement from the County Commissioners supports this project in its attempt to obtain a state affordable housing grant.

Sinkholes will be placed in drainage easements. No construction will occur in these areas. The petitioner has responded to concerns about drainage problems with a three point review system:

10

1. Sinkholes will be individually evaluated for treatment after development of site and before development of the lots.
2. Phasing will require review and verification of functionality of existing sinkhole treatments before approval of the next phase.
3. Either the petitioner or homeowners association will maintain the drainage plan by a contractual arrangement which establishes and defines responsibility. The petitioner will transfer responsibility for maintenance of the drainage plan after 80% of the lots are sold. Petitioner has agreed to have a city inspection of the drainage system before the transfer takes place. A fund may be escrowed to subsidize this eventual dedication.

The petitioner will construct a right-turn lane in and an accel taper out. Passing blister construction will depend on the availability of the right-of-way.

The petitioner has requested variance from front, side, and rear setbacks as defined in the petitioner's statement. In addition they have requested reduced ROW standards for the through streets (50') and interior (40') and sidewalks on one side of interior streets. The PUD affords the mechanism for the variances. The County Highway Engineer has reviewed the proposal and verified that it meets established minimum county standards for thoroughfare dedication. Planning staff is willing to support variance which it feels is warranted by the design difficulties associated with affordibility and the rough karst terrain. As a compromise, staff would support a 60' right-of-way on the through street, and consequent reduction of the setback requirement for structures. Staff would like to reserve the exact placement of the through road for development plan approval. Staff does not want to encourage high speed through traffic and may suggest another design for this street.

RECOMMENDATIONS AND COMMENTS:
Staff recommends approval of RE/PUD-69-94 with the following conditions:
1. The owner or homeowner association will bear the contractual responsibility to assure compliance with drainage plan and sinkhole maintenance on the site.
2. Drainage plan to incorporate a three point method of staff review: at Development of Site, preceding the approval of each Development Plan phase, and before the dedication of the drainage maintenance to the neighborhood association.
2. 50' buffer requirement on the north side of the site.
3. 50' right-of-way on through streets, 40' on interior streets
4. Sidewalks on both sides of through streets, one side of interior streets.
5. Trees to be spotted before application for each development plan approval.
6. Prior to Development Plan approval, petitioner will address the rate of flow entering karst features and provide adequate detention/filtration of run-off to meet predevelopment conditions.

November 28, 1994

To: Tim Mueller

From: T. Micuda, K. Komisarcik, G. Heise,
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Subj: RE/PUD-69-94 Steve Rumple 3300 Leonard Springs Road

For a full description of the site and some preliminary comments, please reference my report for the November 14, 1994 Plan Commission meeting. In this report, I will present specific recommendations:

Tree Preservation

1. We are very supportive of the petitioner's proposed 50 foot buffer for the north property line. Along with providing more greenspace, this buffer can help both slow down and filter any stormwater runoff that may reach adjacent properties and sinkhole #3.
2. The Environmental Commission has located some specimen trees on the property, mainly in and around the sinkhole areas such as #1, 3, 7, 11, and 16. These trees should be spotted prior to development plan submittal. One issue that the staff and Plan Commission should consider is whether disturbance of any scrub vegetation should be allowed on the perimeter of sinkhole features. There are quite a few trees that are undesirable but provide some additional ground cover that is useful to reduce and filter drainage flow. Also, removing vegetation cover can cause some unnecessary soil erosion into sinkholes. The Environmental Commission recommends no disturbance of the sinkholes for aesthetic purposes.

Karst Topography

1. The first issue to be evaluated is whether there is a need to provide drainage assistance to certain sinkholes on the property. The existing condition of the karst features is that they are well-drained in their natural state. The petitioner's original proposal was to provide french drains for four sinkholes and a standpipe for to an additional sinkhole. However, both the staff and the petitioners see some problems with installing the features with the initial grading of the site. The experience that we have seen on several subdivisions is that french drains and standpipes can become silted and clogged due to erosion control failures. We are in agreement with the petitioners that the best time to evaluate the need for these drainage features in sinkholes is after site development and after adjacent lot construction. If the sinkholes in question do not show problems with drainage after construction, then they can remain in their natural state.
2. The petitioner's outline plan statement for the site shows that several karst features (sinkholes #1, 6b, 7, 11, and 16) will receive additional volumes of stormwater. The petitioner's geologic report also identifies another sinkhole, (#13), that will receive additional stormwater. All other karst features on the site are proposed for no additional runoff. Having sinkholes receiving additional runoff is understandable given that the entire site currently drains to karst features. Additional volumes of stormwater flow into sinkholes can cause ponding conditions and possibly eventual slumping of soil. The petitioner's have tried to mitigate against this problem by

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designating large conservancy areas that would have drainage capacity above the 100-year flood stage. Along with monitoring the **volume** of runoff, it is important to moderate the **rate** of runoff to see that it conforms to preexisting conditions. We have not yet resolved the specifics of this issue, but it will be important from both a water quantity and quality standpoint to slow down the rate of post-development runoff by using meandering grassy swales or even some additional small-scale stormwater detention.