Passed:

ORDINANCE 99-18

TO AMEND THE PRELIMINARY PLAN FOR THE FULLERTON PLANNED UNIT DEVELOPMENT (PUD)
Re: 3100 West Fullerton Pike
(Bill Brown, Petitioner)

WHEREAS, on May 1, 1995 the Common Council adopted Ordinance 95-21, which repealed and replaced Title 20 of the Bloomington Municipal Code entitled "Zoning," including the incorporated zoning maps, and Title 21, entitled "Land Use and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

WHEREAS, the Plan Commission has considered this case, PUD-15-99, and recommended that the petitioner, Bill Brown, be granted an preliminary plan amendment of the property located at 3100 West Fullerton Pike, an existing PUD;

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

SECTION I. Through the authority of IC 36-7-4 and pursuant to Chapter 20.05.09 of the Bloomington Municipal Code, the preliminary plan for the Fullerton Planned Unit Development be amended. The property is located at 3100 West Fullerton Pike and is further described as follows:

A part of the Southwest Quarter of Section 18, Township 8 North, Range 1 West, Monroe County, Indiana, and being more particularly described as follows:

COMMENCING at the southeast corner of said quarter section; thence SOUTH 89 degrees 30 minutes 53 seconds West 885.32 feet on the south line of said quarter section to the POINT OF BEGINNING; thence continuing on said south line SOUTH 89 degrees 30 minutes 53 seconds West 505.39 feet; thence leaving said south line and following on the north right-of-way line of Fullerton Pike the following three (3) courses: 1. NORTH 01 degree 24 minutes 47 seconds West 57.64 feet to a concrete right-of-way marker; thence 2. SOUTH 89 degrees 15 minutes 18 seconds West 488.47 feet; thence 3. 703.88 feet on a 5564.58 foot radius non-tangent curve to the right whose chord bears NORTH 04 degrees 47 minutes 19 seconds West 703.41 feet; thence NORTH 01 degree 11 minutes 22 seconds West 310.81 feet to a found 1/2" rebar on the north line of the aforementioned quarter section, said line also being the south lines of lands of Patton (D.R. 252, PG. 61) and Campbell (D.R. 354, PG. 447); thence on said north line NORTH 89 degrees 56 minutes 28 seconds East 1682.86 feet to a found 1/2" rebar at the northeast corner of land of Professional Golf Car (D.R. 183, PG. 234); thence on the west line of said land SOUTH 00 degrees 01 minute 11 seconds West 2454.60 feet to a found 1/2" rebar; thence continuing on said west line SOUTH 00 degrees 01 minute 11 seconds West 174.16 feet to the Point of Beginning, containing 90.88 acres, more or less.

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

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

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 16th day of June, 1999.

TIMOTHY MAYER, President
Bloomington Common Council

ATTEST:

PATRICIA WILLIAMS, Clerk
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this 22nd day of June, 1999.

PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this 22nd day of June, 1999.

JOHN FERNANDEZ, Mayor
City of Bloomington

SYNOPSIS

This ordinance amends the preliminary plan for the 90-acre Fullerton Planned Unit Development to allow a nine-hole Par 3 golf course on approximately 30 acres in the middle of the property as a permitted use.

Signed copies to:
Planning
Petitioner

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 99-18 is a true and complete copy of Plan Commission Case Number PUD-15-99 which was given a recommendation of approval by a vote of 9 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on May 24, 1999.

Date: May 25,1999.

Donald F. Hastings, Secretary
Plan Commission

Received by the Common Council Office this 26th day of May, 1998.

Patricia Williams, City Clerk

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

Type of Legislation:

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

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

Cause of Request:

Planned Expenditure_____ Emergency_____
Unforseen Need _____ Other_____

Funds Affected by Request:

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

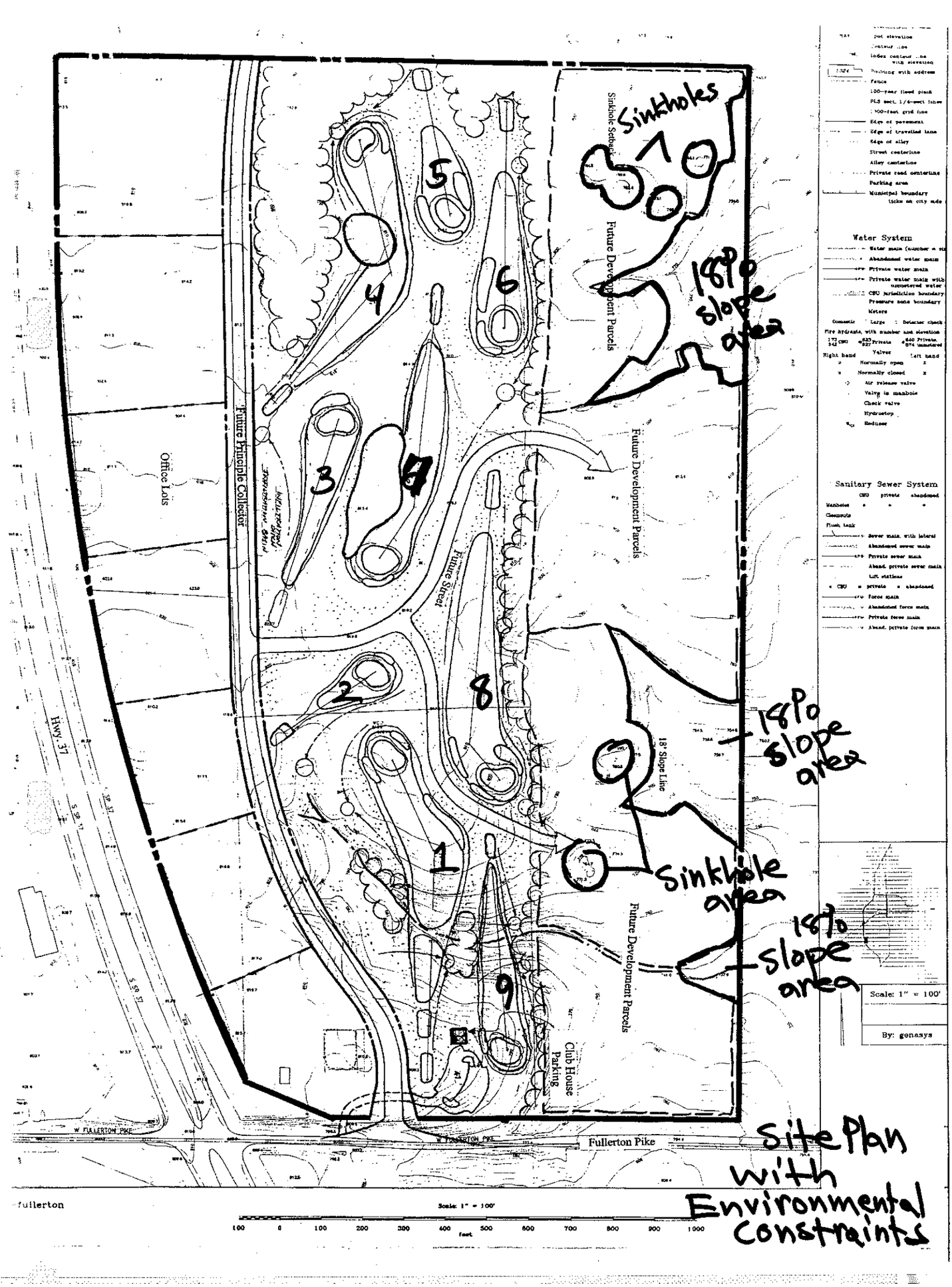
Signature of Controller_____

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

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

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

FILENAME: ORD-CERT.MRG


Sinkholes
Sinkhole Setback
Future Development Parcels
18% slope area
Future Principle Collector
Office Lots
Future Street
Future Development Parcels
18' Slope Line
18% slope area
Sinkhole area
18% slope area
Future Development Parcels
Club House
Parking
W FULLERTON PIKE
W FULLERTON PIKE
Fullerton Pike
Hwy 31
S 50 31
S 50 31
1
2
3
4
5
6
7
8
9
Water System
Sanitary Sewer System
Scale: 1" = 100'
By: genasys
fullerton
Scale: 1" = 100'
100 0 100 200 300 400 500 600 700 800 900 1000
feet
Site Plan with Environmental Constraints

Interdepartmental Memo

To: Members of the Common Council

From: Tom Micuda, Planning Department TM

Subject: Case # PUD-15-99

Date: May 25, 1999

Attached are the staff reports, petitioner's statements, location maps, and site plan exhibits which pertain to Plan Commission Case # PUD-15-99. The Plan Commission voted 9-0 to send the petition to the Council with a favorable recommendation.

BACKGROUND

The petitioners are requesting a preliminary plan amendment to the permitted land use list for this 90 acre Planned Unit Development (PUD). This amendment would allow a nine-hole, Par 3 golf course to be constructed on the central 30 acres of this tract.

The property in question is located at the northeast corner of Fullerton Pike and State Road 37. This parcel was originally granted PUD approval in 1988. The focus of the 1998 PUD was to create pre-zoned land for both light and heavy manufacturing land uses. In addition to these uses, the petitioner was granted the right to develop health care facilities at this location.

For nine years, no final plan approvals were ever granted by the Plan Commission and the property remained vacant. However, on April 28, 1997, a final plan was approved which would have allowed the construction of a large assisted care facility. More specifically, the final plan authorized construction of a 96 unit assisted care facility on five acres, 32 condominium units on an additional 10 acre tract, future business park/office uses along SR 37 and Fullerton Pike, and future elderly housing on approximately 37 acres of sensitive wooded area to the east.

The owner of the PUD has since informed staff that the 1997 final plan approval will not be acted upon by the petitioner. This is due to a lack of sewer service. The nearest sewer line with adequate capacity is located at Tapp Road and cannot be realistically extended until adjacent property is developed. With this limitation in mind, the petitioner is seeking a PUD amendment to allow a nine hole, Par 3 golf

course as an interim use. This would allow the property to generate some revenue without a prohibitive investment in utility line extensions.

ANALYSIS OF THE LAND USE AMENDMENT

In its evaluation of the proposed PUD amendment request, staff and the Plan Commission evaluated the following criteria:

1) GROWTH POLICIES PLAN COMPLIANCE: The GPP designates the entire 90 acre property as "employment." The tract is also located within the "Indiana 37 Bypass and Whitehall Pike South Subarea."

The petitioners believe that the interest generated by the golf course will speed up development of the property for future employment-type uses. In this case, the GPP's employment recommendation would be well-served. At the first Plan Commission hearing, the petitioners asserted that the proposed use would be interim in nature. In other words, the golf course is likely to be phased out as utilities are extended into the property and the land becomes more valuable for industrial/office development. However, if the golf course is very successful, the petitioners have left open the possibility that the course could be left as a centerpiece accompanying future nonresidential development. The petitioners propose that these two scenarios be left up to market forces to determine. Staff has examined both scenarios in its determination of GPP compliance.

a. Scenario 1: Under an interim use scenario, the Plan Commission found no interference with the Comprehensive Plan because the property cannot currently be developed for an employment land use. The proposed golf course does not infringe upon the City's long range goal of developing the area as a future employment center.

b. Scenario 2: With regard to a more permanent use scenario, the Plan Commission still did not find interference with the GPP. The petitioner's preliminary site plan still reserves 30 acres for potential employment land uses along the highly visible State Road 37 frontage. Furthermore, the Plan Commission, upon staff's recommendation, does not consider the construction of a golf course on the central portion of the property to be a "vesting" of non-employment development rights on this tract. In the future, if the frontage along the SR 37 frontage is fully developed and a petition is sought for further employment uses on the remainder of the property, staff will still consider the central golf course tract to be a more appropriate location for employment uses than the more environmentally sensitive eastern portion of the site.

CONCLUSION: *Staff finds that the proposed land use amendment does not substantially interfere with goals and objectives of the GPP as they relate toward encouraging employment along the State Road 37 corridor.*

2. ENVIRONMENTAL IMPACTS: The petitioners have designed the golf course to take advantage of the open, relatively flat land within the middle of the 90 acre tract. The only tree removal associated with construction of the course layout occurs on the 1st and 9th holes. The swaths of trees being removed for these holes are only 120 feet and 90 feet wide, respectively. There are no wetlands or sinkholes within the proposed golf course site, and a single small drainageway/steep slope area crosses the midpoint of the 1st and 9th holes. There is also a small spring located in an area just west of the 1st fairway. This feature is not being disturbed for the golf course.

Also at the Plan Commission, staff outlined three additional environmental issues which required resolution prior to favorable staff recommendation. These issues are as follows:

a. Erosion Control: As a result of some tree clearing along the proposed 1st fairway, the petitioner de-stabilized some ground cover which required immediate erosion control attention. At staff's request, the petitioner has since re-seeded the disturbed area as well as provided siltation fence protection. This problem has now been corrected.

b. Irrigation: At the first Plan Commission hearing, the petitioner's site plan showed a proposed irrigation pond in a heavily wooded ravine on the southeast portion of the property. Both staff and the Planning Subcommittee of the Environmental Commission objected to this pond location due to the sensitive nature of the area. Since the first hearing, the pond has been removed from the site plan.

c. Water Quality Mitigation: Water quality measures to filter golf course pollutants were recommended by both staff and the Planning Subcommittee of the Environmental Commission. To this end, the petitioners have committed to installing control measures in areas where stormwater enters the sensitive area east of the proposed golf course site.

CONCLUSION: *Staff finds that the proposed golf course layout minimizes impacts to environmental constraints. The golf course can be constructed with no disturbance to karst features, and almost no tree removal is required. Furthermore, the petitioners have committed to the installation of water quality measures to filter stormwater runoff entering the eastern portion of the property.*

3) FUTURE LAND USE IMPACTS: Another issue which was discussed in the Plan Commission hearing process is the future impact of the golf course use on the sensitive, eastern portion of the site - a 32 acre area consisting of steep slopes, intermittent streams, sinkholes, springs, and hardwood forest. As stated previously, the golf course petition presently leaves this area undisturbed. However, if the golf course becomes a permanent use on this property, it is important to insure that a higher degree of future development pressure not be exerted on eastern portion of the site to compensate for the relatively passive usage in the center of the property. As stated in the "Growth Policies Plan Compliance" section of this report, the Plan Commission recommended that the construction of a golf course not be considered a "vesting" of specific development rights. In the future, if the frontage along the SR 37 frontage is fully developed and a petition is sought for further land use rights on the remainder of the property, the effect of this PUD amendment would still be to consider the central golf course tract to be a more appropriate location for these uses than the more environmentally sensitive eastern portion of the site.

CONCLUSION: *Staff finds that the proposed golf course is a valid interim land use for this property. Approval of this land use shall in no way constitute a permanent right to maintain the golf course if a petition is filed to develop the sensitive eastern tract on this site.*

4) SITE PLAN REVIEW ISSUES: The petitioner's site plan has been amended to address the following site planning issues:

a. Parking: The petitioner is required to provide 46 paved parking spaces. The preliminary plan exceeds this requirement by one space.

b. Access: The petitioner is providing a paved, 24 foot wide access drive off of Fullerton Pike. No entrance improvements for Fullerton Pike are needed until further development of this property occurs.

c. Utilities: The proposed golf course will be served by either a conventional or mound-type septic system. In terms of water service, a minimal amount of water is needed for the clubhouse and tees and green irrigation. The bulk of this service will be provided by a new 2-3 inch water line which will be extended along the State Road 37 frontage from Tapp Rd. Secondary service will be provided by two proposed irrigation ponds and possibly wells.

d. Drainage: Drainage calculations submitted to the Stormwater Utility Engineer indicate that no detention will be required for this golf course proposal.

e. Pedestrian Accommodations: Given the low intensity and isolated nature of this development, specific pedestrian accommodations are not necessary at this time.

The 1997 approval for an assisted living facility on this site required multiple types of pedestrian accommodations. This issue will be re-evaluated with future development and subdivision.

f. Right-of-Way Dedications: Along Fullerton Pike, a 50 foot dedication from centerline is required. As was the case with the 1997 petition, a north-south frontage road with a 70 foot ROW will eventually be constructed to the north property line. Finally, in order to insure the availability of land for possible interstate-related improvements, the petitioner will be setting aside a large, triangular easement area at the northeast corner of the Fullerton Pike/SR 37 intersection. These additional dedications will be required with future subdivision.

g. Lighting: Golf course lighting will meet code requirements for glare onto adjacent properties.

CONCLUSION: *The petitioner's site plan meets all requirements for the above items.*

CONCLUSION

As stated above, this project received unanimous Plan Commission approval on May 24, 1999. Approval was subject to two conditions, which are as follows:

1. The final plan for the golf course petition shall be delegated to the Planning staff. This final plan shall address the following commitments set forth in the preliminary plan: a) water quality mitigation, b) tree preservation, c) compliance with lighting requirements, d) ROW dedication and e) utility services.

2. Staff finds the proposed golf course to be a valid interim land use for the central portion of this PUD. Approval of this land use shall in no way constitute a permanent right to maintain the golf course if a petition is filed to develop the sensitive eastern tract on this site.

BLOOMINGTON PLAN COMMISSION
FINAL REPORT
Location: 3100 West Fullerton Pike

CASE NO.: PUD-15-99
DATE: May 24, 1999

PETITIONER: Bill Brown
ADDRESS: P.O. Box 1086

COUNSEL: Smith Neubecker & Associates, Inc.
ADDRESS: 4625 East Morningside Drive

PRELIMINARY HEARING DATE: May 3, 1999

REQUEST: The petitioners are requesting a preliminary plan amendment to the permitted land use list for this Planned Unit Development (PUD). This amendment would allow a nine-hole, Par 3 golf course as a permitted use. The petitioners have also requested that the final plan for the golf course be delegated to the Planning staff.

RESOLUTION OF FIRST HEARING ISSUES

At the first Plan Commission hearing, staff presented a report which identified criteria for determining whether this PUD should be amended to allow the proposed nine-hole golf course. For background covering the criteria and staff's preliminary findings, please consult the first hearing staff report contained in this packet. In summary, the amendment criteria which staff have selected are as follows:

1) GROWTH POLICIES PLAN COMPLIANCE: The GPP designates the entire 90 acre property as "employment." The tract is also located within the "Indiana 37 Bypass and Whitehall Pike South Subarea." Please see both the subarea plan and associated text in this packet.

The petitioners believe that the interest generated by the golf course will speed up development of the property for future employment-type uses. In this case, the GPP's employment recommendation would be well-served. At the first Plan Commission hearing, the petitioners asserted that the proposed use is interim in nature. In other words, the golf course is likely to be phased out as utilities are extended into the property and the land becomes more valuable for industrial/office development. However, if the golf course is very successful, the petitioners have left open the possibility that the course could be left as a centerpiece accompanying future nonresidential development. The petitioners propose that these two scenarios be left up to market forces to determine.

a. Scenario 1: Clearly, in the interim use scenario, staff finds no interference with the Comprehensive Plan because the property cannot currently be developed for an employment land use.

Second Hearing Staff Report

b. Scenario 2: With regard to a more permanent use scenario, staff still does not find interference with the GPP. The petitioner's preliminary site plan still reserves 30 acres for potential employment land uses along the highly visible State Road 37 frontage. Furthermore, staff does not consider the construction of a golf course on the central portion of the property to be a "vesting" of non-employment development rights on this tract. In the future, if the frontage along the SR 37 frontage is fully developed and a petition is sought for further employment uses on the remainder of the property, staff will still consider the central golf course tract to be a more appropriate location for employment uses than the more environmentally sensitive eastern portion of the site.

CONCLUSION: *Staff finds that the proposed land use amendment does not substantially interfere with goals and objectives of the GPP as they relate toward encouraging employment along the State Road 37 corridor.*

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2) ENVIRONMENTAL IMPACTS: As discussed in the first Plan Commission hearing, the petitioners have designed the golf course to take advantage of the open, relatively flat land within the middle of the 90 acre tract. The only tree removal associated with construction of the course layout occurs on the 1st and 9th holes. The swaths of trees being removed for these holes are only 120 feet and 90 feet wide, respectively. There are no wetlands or sinkholes within the proposed golf course site, and a single small drainageway/steep slope area crosses the midpoint of the 1st and 9th holes. There is also a small spring located in an area just west of the 1st fairway. This feature is not being disturbed for the golf course.

Also at the first hearing, staff outlined three additional environmental issues which needed to be resolved prior to the second hearing. These issues are as follows:

a. Erosion Control: As weather permits, the petitioners will install siltation fence and re-seed a disturbed area along the proposed 1st fairway. This remediation shall be completed by May 21, 1999.

b. Irrigation: At the first Plan Commission hearing, the petitioner's site plan showed a proposed irrigation pond in a heavily wooded ravine on the southeast portion of the property. Both staff and the Planning Subcommittee of the Environmental Commission objected to this pond location due to the sensitive nature of the area. Since the first hearing, the pond has been removed from the site plan.

c. Water Quality Mitigation: Water quality measures to filter golf course pollutants are recommended by both staff and the Planning Subcommittee of the Environmental Commission. To this end, the petitioners have committed to installing control measures in areas where stormwater enters the sensitive area east of the proposed golf course site.

CONCLUSION: *Staff finds that the proposed golf course layout minimizes impacts to environmental constraints. The golf course can be constructed with no disturbance to karst features, and almost no tree removal is required. Furthermore, the petitioners have committed to the installation of water quality measures to filter stormwater runoff entering the eastern portion of the property.*

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3) FUTURE LAND USE IMPACTS: Another issue which was discussed in the first Plan Commission hearing is the future impact of the golf course use on the sensitive, eastern portion of the site - a 32 acre area consisting of steep slopes, intermittent streams, sinkholes, springs, and hardwood forest. As stated previously, the golf course petition presently leaves this area undisturbed. However, if the golf course becomes a permanent use on this property, it is important to insure that a higher degree of future development pressure not be exerted on eastern portion of the site to compensate for the relatively passive usage in the center of the property. As stated in the "Growth Policies Plan Compliance" section of this report, staff does not consider the construction of a golf course to be a "vesting" of specific development rights. In the future, if the frontage along the SR 37 frontage is fully developed and a petition is sought for further land use rights on the remainder of the property, staff will still consider the central golf course tract to be a more appropriate location for these uses than the more environmentally sensitive eastern portion of the site.

CONCLUSION: *Staff finds that the proposed golf course is a valid interim land use for this property. Approval of this land use shall in no way constitute a permanent right to maintain the golf course if a petition is filed to develop the sensitive eastern tract on this site.*

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4) SITE PLAN REVIEW ISSUES: The petitioner's site plan has been amended to address the following site planning issues:

a. Parking: The petitioner is required to provide 46 paved parking spaces. The preliminary plan exceeds this requirement by one space.

b. Access: The petitioner is providing a paved, 24 foot wide access drive off of Fullerton Pike. No entrance improvements for Fullerton Pike are needed until further development of this property occurs.

c. Utilities: The proposed golf course will be served by either a conventional or mound-type septic system. In terms of water service, a minimal amount of water is needed for the clubhouse and tees and green irrigation. The bulk of this service will be provided by a new 2-3 inch water line which will be extended along the State Road 37 frontage from Tapp Rd. Secondary service will be provided by two proposed irrigation ponds and possibly wells.

d. Drainage: Drainage calculations submitted to the Stormwater Utility Engineer indicate that no detention will be required for this golf course proposal.

e. Pedestrian Accommodations: Given the low intensity and isolated nature of this development, specific pedestrian accommodations are not necessary at this time. The 1997 approval for an assisted living facility on this site required multiple types of pedestrian accommodations. This issue will be re-evaluated with future development and subdivision.

f. Right-of-Way Dedications: Along Fullerton Pike, a 50 foot dedication from centerline is required. As was the case with the 1997 petition, a north-south frontage road with a 70 foot ROW will eventually be constructed to the north property line. Finally, in order to insure the availability of land for possible interstate-related improvements, the petitioner will be setting aside a large, triangular easement area at the northeast corner of the Fullerton Pike/SR 37 intersection. These additional dedications will be required with future subdivision.

g. Lighting: Golf course lighting will meet code requirements for glare onto adjacent properties.

CONCLUSION: *The petitioner's site plan meets all requirements for the above items.*

RECOMMENDATION: Based on the written findings above, staff recommends approval of this petition with the following conditions:

1. The final plan for the golf course petition shall be delegated to the Planning staff. This final plan shall address the following commitments set forth in the preliminary plan: 1) water quality mitigation, 2) tree preservation, 3) compliance with lighting requirements, 4) ROW dedication and 5) utility services.

2. Staff finds the proposed golf course to be a valid interim land use for the central portion of this PUD. Approval of this land use shall in no way constitute a permanent right to maintain the golf course if a petition is filed to develop the sensitive eastern tract on this site.

Smith Neubecker & Associates, Inc.

Stephen L. Smith P.E., L.S.
President

Daniel Neubecker L.A.
Project Manager

May 11, 1999

City of Bloomington Plan Commission
C/o Tom Micuda
P. O. Box 100
Bloomington, IN 47402

RE: Fullerton Park Golf Course

Dear Tom:

The petitioner has reviewed the Plan Commission's concerns and provided the following data:

1. Some site disruption did occur in the process of removing brush and small trees at a ravine near hole numbers 1 and 9. The owner will reseed and install silt fence on both sides of the ravine.

2. Based on a field visit with the Monroe County Health Department several septic options are available; either a mound system or a conventional system. The site has room for either. The clubhouse will have low water demand and will not have showers; therefore a large septic system will not be needed. A septic permit will be provided at design development stage of the project.

3. Storm water management is being considered for the site. In order to provide water quality mitigation, there will be a plan of detaining the first inch of water runoff through the best management practices. Infiltration trenches and infiltration basins. The outline plan will show general locations of infiltration devices. Enclosed is a detail description of infiltration trenches and infiltration basins.

   Jonathon Heald of CBU determined that no detention will be needed for the golf course section of this project.

4. The golf course is planned for day use and night time use. The course will be lighted for night play. The lighting standards will be selected

4625 Morningside Drive
Post Office Box 5355
Bloomington, Indiana 47407-5355
Telephone 812 336-6536
FAX 336-0513

J:/2821/Corresp./Tmicuda.ltr

PUD-15-99
Updated Petitioners (70)

to minimize glare to the adjacent property. To minimize the glare Light Source, a contractor, was contacted to help select a hooded sports light. The 1000 watt light will be mounted on poles 30' to 50' in the air located approximately 200' apart. The rate of glare will not exceed City minimum to adjacent residential properties. This is due to the golf course location in the center of the property and the light standard that has been selected.

5. A golf course maintenance program comparison between a par 3 course and an 18 hole course:

Par 3 Course	18-Hole Course
fertilizing – twice a year	3-4 times a year
pesticides – monthly during playing season or as call basis	daily to weekly basis during playing season
herbicides – monthly during playing or as call basis	daily to weekly basis during playing season
fungicides – monthly during playing season or as call basis	daily to weekly basis during playing season
AVERAGE BUDGET	
$2,000 - $5,000	$50,000 - $70,000

This comparison shows a substantial difference between maintenance demands of a par 3 golf course and an 18-hole golf course. The par 3 golf course is considerably less in terms of chemical applications. This is due to the need to be efficient on a smaller scale course.

6. The golf course proposed is both a planned temporary or a planned permanent use for the project, depending on market demands for business and employment uses on the site. The wooded area to the east will be developed as allowed by the City Zoning Ordinance and restricted by standards for sites having environmental constraints, karst, wetland, steep slopes, and water resources.

Since the petitioner wants flexibility in the marketing and development of the 90 acres, he therefore, does not want to put time restraints on the golf course. It should be stated that the golf course is being used to help market the site for business uses and is a key component to the development issues.

Sincerely,

Michael J. Probst, A.S.L.A.
SMITH NEUBECKER & ASSOCIATES, INC.

MJP:vp

Enclosures

Cc: File #2821

Smith Neubecker & Associates, Inc.

Stephen L. Smith P.E., L.S.
President

D[illegible] Neubecker L.A.
P[illegible] Manager

March 24, 1999

City of Bloomington Plan Commission
C/o Don Hastings, Director
P. O. Box 100
Bloomington, IN 47402-0100

RE: Fullerton Golf Course

Dear Don and Plan Commissioners:

We are pleased to submit this PUD Amendment for Fullerton Park, an existing PUD at the intersection of Fullerton Pike and Highway 37. The site consists of 90 acres that was approved for a medium density mixed-use development. This proposed amendment is to allow for a golf course use within the original PUD. The request is also for preliminary plat approval for a subdivision of 8 lots. It is requested that the final plan of golf course be delegated to the staff. It is also requested that extension of final plat approval be moved to 2010.

The amendment will allow for a recreational use of the property with minimum impact on the site.

The proposal use is for a nine-hole, par 3, golf course that will be constructed with a minimum of site disturbance by avoiding the larger tracts of trees. The golf course will provide an attractive view in a designated entry corridor of the City and be a positive addition to this side of town.

The following documents are being submitted with this letter as a formal application:

Cover letter
Outline Statement
Outline Plan Drawing
Application

25 Morningside Drive
Office Box 5355
omington, Indiana 47407-5355
e 812 336-6536

PUD-15-99
Petitioner's Statement (73)

We have been in communication with the Planning Department over this proposal and some of the issues involved. Our plan is to work internally with the Planning staff and adjacent neighbors to reassure them that the proposal is simple. We would also request for a waiver of second hearing due to the insignificant amendment.

Proof of notice to adjacent owners will be supplied prior to the hearing.

Very truly yours,

Michael J. Probst, A.S.L.A.
SMITH NEUBECKER & ASSOCIATES, INC.

MJP:vp

Enclosures

Cc: File #2821

FULLERTON GOLF COURSE
AND
FUTURE BUSINESS PARK
OUTLINE STATEMENT
JOB NO. 2821

The proposed amendment will allow for the construction of a nine-hole, par 3, golf course. The golf course is proposed as an interim land use to create income recreation and make the property more visible.

The existing PUD was a mixed-use plan allowing medical and business uses along the western property line and residential-type uses within the remaining portion of the property.

The new land use allowing a golf course would easily interface with the site and business-type land uses. Golf and business offices are compatible land uses, not only in having after work recreation but as an attractive landscape to view.

Environmental Considerations

The proposed golf course is a less intrusive land use than standardized urban developments. The proposed location of the golf links is on the pastured land and away from the forested areas. The flat topography allows for easy grading and installation of tees, fairways and greens.

The golf course construction on hilly, wooded terrain can be more environmentally disruptive than residential construction. The open area as a site selection is appropriate for golf.

Even as an interim use, the golf course will have minimal environmental impacts. Water runoff will not be increased significantly because the plan will not require any impervious surface area. Any runoff that occurs can be directed to an impoundment that will be used as a reservoir for the irrigation system.

Water quality requirements will be implemented at the design development stage.

An environmental assessment was conducted of the site during the original PUD rezoning and an updated view is a part of the amended plan. Only a few environmental issues need attention as part of the golf course development.

Steep Slopes. The golf course holes 1 and 9 are planned crossing the steeper slopes. They will be stabilized by turf grass.

Karst Topography. No karst features are present in the area planned for golf. The only karst features identified on site are located in the western portion of the property where no work is proposed.

Water Resources and Streams. No intermittent streams are located in the area planned for the golf as shown by USGS quad maps or anywhere near the site. It will be used as an opportunity to store water for irrigation.

Site Development Criteria. Standard golf course design and construction methods based on guidelines for planning and developing golf courses by the National Golf Foundation.

Project Access. The existing roadway cut onto Fullerton Pike will be used as an access to a clubhouse and parking lot that will serve the golf course.

Growth Policies Plan. The policies plan designates this site as employment. Two-thirds of the site can be used for employment in conjunction with the golf course. If the demand for employment or business is great enough, the golf course can easily be converted to business uses without significant costs. Golf on this site is not necessarily the final land use, but it is planned as the initial start.

The golf course will be used to stimulate interest in the surrounding business uses with an initial intention to keep the course operational as long as possible. Having recreation included in an employment zone is an asset; therefore, the golf use is not in conflict with the GPP principles.

Dedication of Right-of-Way. As a part of this petition, the dedication of right-of-way can occur along Fullerton Pike and for the internal collector at final plat approval. The internal collector street has a 70' right-of-way with a 31' back to back cured and guttered street.

Project Phasing. The only parts of the project that are planned at this time are the construction of the golf course, clubhouse, and parking.

Future phases could include Lots 1-7 and a collector street.

Smith Neubecker & Associates, Inc.

SN

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

Neubecker L.A.
anager

April 14, 1999

Tom Micuda
City of Bloomington Planning Dept.
P. O. Box 100
Bloomington, IN 47402

RE: Fullerton Golf Course

Dear Tom:

This letter is being prepared to identify issues that have been resolved.

1. The parking lot has been increased in size to accommodate 47 parking spaces. This is more than the Planning Department's request of 46 spaces.

2. There are several options to a waste management system for this project. First, the best and preferred option would be an on-site elevated sand mound system or a conventional septic system if located in an area with proper soils north of the clubhouse. The petitioner will select the option that will serve the project needs and be approved by the Monroe County Health Dept. Enclosed is a letter from the Monroe County Health Department that approves the optional septic proposal.

3. A pond is proposed within the drainage area along the south property line. The pond is proposed as a water storage for irrigation. The Golf Course will need to be irrigated; specifically the tees and greens. The initial pond location in the woods at the southeast corner of the site was decided based on the needed watershed size. This site for a pond will be abandoned due to the existing woods that are in the way and the preferred location for a basin in the golfing area. City water or water from the quarry will be obtained as make up water for the pond's storage area that provides water for irrigation.

4. Domestic water services will be needed for the clubhouse facility. The capacity of wells in the area was reviewed at Indiana University Geology Department. The surrounding wells show between 2-5 gallons a minute can be anticipated for a well in this area.

   The preferred domestic water source is a small residential line that can be brought in from Tapp Road and Highway 37. The small line will be 2" to 3" in diameter and installed as a temporary service until the project develops.

Morningside Drive
Office Box 5355
ington, Indiana 47407-5355/2821/Corresp./4499app.ltr
e 812 336-6536

5. The maintenance program for the Golf Course will be simple and cost-effective; therefore, the application rates for fungicides, herbicides, pesticides and fertilizer will be at a minimal level.

   A fertilizing plan will be focused on the green or tees, which will receive granular 12-12-12 fertilizer three times a year. The fairway will receive fertilizer once a year.

   The application of fungicides will occur once a year only as a preventive measure. Herbicides and pesticides will only be applied on an as-needed basis.

   In most of the Golf Course, the fairways, greens and tees will be treated on a regular basis by herbicides, pesticides and fungicides. The designer and maintenance director of this Golf Course is Rodney Ritter. His program will be simple and cost-effective and minimizes costly spraying.

6. As per the desires of this petition, no bonding for the subdivision until final plan approval as agreed to by the staff.

7. An extension to the preliminary subdivision plan of ten years is included in the application.

Sincerely,

Michael J. Probst, A.S.L.A.
SMITH NEUBECKER & ASSOCIATES, INC.

MJP:vp

Cc: File #2821

MONROE COUNTY HEALTH DEPARTMENT
119 W. SEVENTH STREET
BLOOMINGTON, IN 47404-3989
PHONE 349-2542
Fax (812) 339-6481

April 12, 1999

Smith, Neubecker & Associates, Inc.
Attn: Michael J. Probst, L.A.
4625 Morningside Drive
P.O. Box 5355
Bloomington, Indiana 47407-5355

Re: Proposed Golf Course
Fullerton Pike, Off SR 37

Dear Mr. Probst:

The site and soil on this property will accept an on-site waste water disposal system (septic) with a capacity of 300 - 450 gallons per day.

An elevated sand mound system is preferred, and is assured, but an in-ground conventional system might be allowed.

Sincerely,

Warren P. Henegar
Site and Soil Evaluator

PUD-15-99
Septic Feasibility Letter