

**CITY OF BLOOMINGTON**



**May 7, 2012 @ 5:30 p.m.  
COUNCIL CHAMBERS #115  
CITY HALL**

**CITY OF BLOOMINGTON  
PLAN COMMISSION AGENDA  
May 7, 2012 @ 5:30 p.m.**

**❖ City Hall Council Chambers, #115**

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**ROLL CALL**

**MINUTES TO BE APPROVED: April 9, 2012**

**REPORTS, RESOLUTIONS AND COMMUNICATIONS:**

- **Report from Parks Department staff on the Switchyard Park Master Plan**

**PETITION CONTINUED TO MEETING ON June 11, 2012:**

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

**CONSENT AGENDA:**

**UV-17-12      Renaissance Rentals (Scholars Loft)  
1100 N. Walnut St.**  
Use Variance to allow first floor residential use in a Commercial General (CG) district. (*Case manager: James Roach*)

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**PETITIONS:**

**PUD-18-12      Matt Press  
223 W. Dodds St.**  
An amendment to the preliminary plan for the Planned Unit Development. Also requested is preliminary plat approval for a 15-lot subdivision. A waiver of 2<sup>nd</sup> hearing is requested. (*Case manager: Eric Greulich*)

End of Agenda

*\*\*Next Plan Commission hearing scheduled for June 11, 2012*

**BLOOMINGTON PLAN COMMISSION  
STAFF REPORT  
Location: 1100 N. Walnut Street**

**CASE #: UV-17-12  
DATE: May 7, 2012**

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**PETITIONER: Renaissance Rentals  
1300 N. Walnut Street, Bloomington**

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

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**REQUEST:** The petitioner is requesting a use variance to allow first floor residential use in the Commercial General (CG) zoning district.

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**SITE DESCRIPTION:** This property is located at the northeast corner of N. Walnut Street and E. 15<sup>th</sup> Street and is zoned Commercial General (CG). The property contains a building that once housed a service station, but has been vacant for many years. The site received a “No further action” letter from the Indiana Department of Environmental Management (IDEM) concerning the former underground storage tanks. The property is surrounded by single family uses in the Garden Hill neighborhood to the east, mixed uses to the north and commercial uses to the south and west.

The petitioner is proposing to demolish the existing building and build a new three-story mixed-use building. This building was originally reviewed by the Board of Zoning Appeals in February, case #V-06-12. That petition included a three story building with twelve one-bedroom apartments and a 1,500 square foot commercial space and commercial parking on the first floor. The building is designed with innovative landscaping and green development features. The Walnut St. side of the building would be designed to be a “living/green” wall. The petitioner received variances from maximum impervious surface coverage, entrances and drive standards, and architectural standards. The petition met all other landscaping, sidewalk, bike parking, height, parking and setback requirements of the Unified Development Ordinance (UDO).

Since the variance approvals, the petitioner has proposed to change the plan for the building. While not part of the original design, the petitioner’s architect determined that Indiana State Building Codes would require that this building provide an accessible apartment. This apartment could be provided in one of three ways:

1. Replace the proposed stair tower with an elevator.
2. Create a long ramp system from street grade to the second floor, most likely on the rear of the building adjacent to the neighborhood.
3. Replace some of the first floor commercial space with a residential unit.

This petitioner has opted to bring forward the third option. They have designed an additional 1-bedroom apartment on the first floor of the building and decreased the commercial square footage to 510 square feet. The CG zoning district only permits apartments on the second floor and above. The petitioner argues that providing an elevator would be too expensive for this small of a building and that the ramp system would be awkward and unattractive. The petitioner is requesting a Use Variance to allow

for a single first floor accessible apartment and residential parking. The Plan Commission must review the use variance requests to determine consistency with the Growth Policies Plan and make a recommendation to the Board of Zoning Appeals.

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### **SITE PLAN ISSUES:**

**Density:** The petitioner originally proposed twelve, one-bedroom apartments. This met the CG zoning district maximum of fifteen DUEs per acre or three DUEs. The inclusion of the additional one-bedroom apartment, to thirteen today units, increases the density of the project above Cg district maximums. To compensate for this, the petitioner intends to utilize the Level 1 Green Development Incentives of the UDO.

**Parking:** No parking is required for the commercial or multi-family use. The petitioner proposes to provide five spaces. The proposed 510 square foot commercial space is permitted a maximum of one space. The additional four spaces are residential spaces.

**Impervious surface/green roof variance:** The BZA approved a variance from maximum impervious surface coverage requirements. The site plan is 66% covered by impervious surfaces while the UDO permits a maximum of 60% impervious surface coverage. The BZA found that the 1,000 square foot partial green roof compensated for the increased impervious surfaces because it provides similar benefits as pervious surfaces such as filtering, cooling and slowing down stormwater. With the green roof, the petition is 55% impervious.

**Access variance:** The BZA approved a variance from access requirements. The approved site plan includes a single drive cut onto N. Walnut Street while the UDO would require a cut onto E. 15<sup>th</sup> St.

**Architecture/design variance:** The BZA approved a variance from architectural requirements. The BZA found that the green features and unique design justified the variances from blank wall control and parapet roof requirements. The building is designed with a low pitched roof, large metal panels with a texture that simulates stucco or EIFS, and exterior entry balconies and a staircase. The building utilizes a “living/green” wall along the street frontage to provide visual interest. The balconies will be designed with a wire mesh and planting troughs to provide a medium for vining evergreen and deciduous plants. The “green/living” wall will shade the building and provide visual interest from the street.

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**GROWTH POLICIES PLAN:** The Growth Policies Plan (GPP) designates this property as Community Activity Center (CAC). The Community Activity Center areas are “designed to provide community-serving commercial opportunities in the context of a high density, mixed use development.” Land use policies for this area state that:

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

- Buildings should be developed with minimal street setbacks to increase pedestrian and transit accessibility.
- Parking should be located and designed with an emphasis on minimizing pedestrian obstacles to accessing businesses.
- Street cuts should be limited as much as possible to reduce interruptions of the streetscape.
- Incentives should be created to encourage the inclusion of second-story residential units in the development of Community Activity Centers.

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**CG DISTRICT INTENT:** Within the UDO is a description of the CG zoning district intent and guidance for the Plan Commission and Board of Zoning Appeals. Staff believes that this proposal meets the intentions for the district.

### **BMC 20.02.290 Commercial General (CG); District Intent**

**The CG (Commercial General) District is intended to be used as follows:**

- Provide areas within the city where medium scale commercial services can be located without creating detrimental impacts to surrounding uses.
- Promote the development of medium-scaled urban projects with a mix of storefront retail, professional office, and/or residential dwelling units creating a synergy between uses where stand-alone uses have traditionally dominated.

**Plan Commission/Board of Zoning Appeals Guidance:**

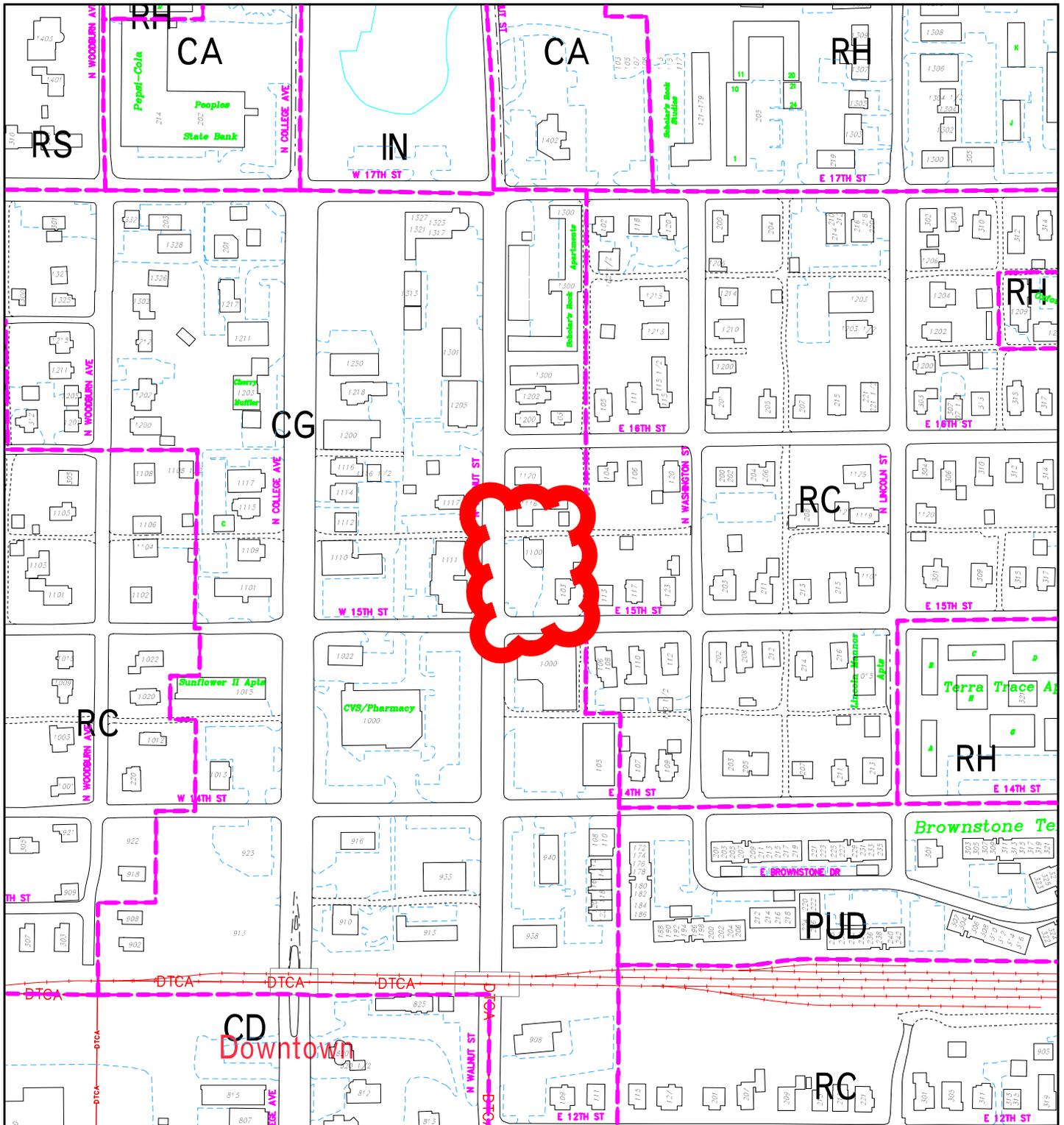
- Site plan design should incorporate residential and commercial uses utilizing shared parking in order to ease the transition to residential districts.
- Street cuts should be minimized in order to enhance streetscape and improve access management.
- Encourage proposals that further the Growth Policies Plan goal of sustainable development design featuring conservation of open space, mixed uses, pervious pavement surfaces, and reductions in energy and resource consumption.

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**CONCLUSIONS:** Staff finds that the proposed use does not substantially interfere with the GPP. This petition would still allow for a mixed use building even though the building contains a single first floor apartment. This portion of the CAC already contains a mixture of uses including apartments, office space and retail establishments. Finally, approval of this variance would allow for the construction of an innovative, green building and redevelopment of a blighted property.

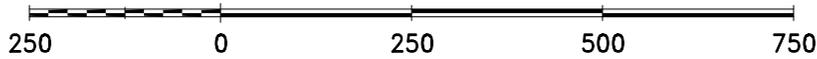
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**RECOMMENDATION:** Staff finds that this use variance will not substantially interfere with the Growth Policies Plan. Based upon the written report, staff recommends forwarding a positive recommendation to the Board of Zoning Appeals.



UV-17-12  
Location Map

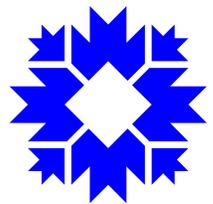
By: roachja  
14 Feb 12



For reference only; map information NOT warranted.



City of Bloomington  
Planning



Scale: 1" = 250'



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

April 10, 2012

James Roach  
City of Bloomington Planning Department  
401 N. Morton Street  
Bloomington, IN. 47404

RE: Scholars Loft  
PC Application

Dear James,

On behalf of our client, Renaissance Rentals, we respectfully request to be placed on the agenda for the City of Bloomington Plan Commission for consideration of a use variance to allow a 1<sup>st</sup> floor residential unit and to utilize the Green Development Incentives for a new multi-family building located at 1100 N. Walnut Street.

The variance requests is related to accessibility code requirements and is discussed in greater detail in the attached petitioner's statement. A work sheet outlining the Green Development Incentives used for this project is also attached.

Should you have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink that reads 'Steven A. Brehob'. The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Steven A. Brehob  
Smith Neubecker & Associates, Inc.

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

## Petitioners Statement

The project is located at 1100 N. Walnut Street. This is the northeast corner of the intersection of 15<sup>th</sup> and Walnut. The site was formerly used as a gas station and has sat vacant for several years. Renaissance Rentals propose to redevelop this site for a multi-family use with a small 1<sup>st</sup> floor commercial space yet include a 1<sup>st</sup> floor residential area to comply with accessibility code requirements.

### Background

Variances for drive-way access location, use of the green roof system and building architectural elements were previously approved by the Board of Zoning Appeals.

### Need for Varinace

The proposed building is unique and new in several aspects. The use of primarily steel with recycled content, the green facade, the roof top garden, and the storm water reuse system are all “game” (building) changers. In order to be heard in zoning procedures, we attempt to provide great detail in site and building design before we actually know, how our zoning interpretations will be resolved. Yet full design requires time, expense and known parameters. In our case first floor parking entry on Walnut St versus 15th St, was the biggest unknown affecting the structure.

After the BZA approval, as we progressed thru our design from building elevations to engineering details we determined that the complexity of our design required a more experienced Architect. That Architect (Sherman Bynum AIA) after some submittals to the State of Indiana, first discovered our preliminary ADA/Fair Housing shortcomings.

Renaissance Rentals has a long history of building for people with disabilities. For example on Hopewell St, at 3100 East Covenanter, and at Huntington Gardens Place our buildings were designed, first and foremost, specifically, for people with a disability. We are embarrassed that we did not address accessibility earlier in designing Scholars Loft Green Building.

In our defense, and in the defense of our initial Architect, the codes are complex and fairly recently (2008) adopted. Furthermore, the code itself merely adopts by reference ANSI A117 technical standards, which itself requires interpretation of accessible routes from parking. ANSI 117 requires an interpretation of whether a handicap parking space serves residential units, (as it appears to on our site); or does not, (as it is required not to by zoning regulation, on our site). ANSI 117 also stipulates the requirements for type A accessible and type B accessible units. While there are various exceptions based on unit count and square footage, they are subject to



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Daniel Neubecker, LA  
Steven A. Brehob, BS.CnT.

some interpretation themselves and do not appear to apply. We believe, that we could probably comply technically by providing an accessible route to the City sidewalk. However, because the City sidewalk, slope along 15<sup>th</sup> Street exceeds the maximum allowable slope for an accessible route (both technically and practically), such a route would be a farce. Even if the slope of the sidewalk could be overcome, a series of metal ramps and landings would be required along the rear of the building. Said ramps and landings would not blend with the building architecture and would be intrusive to the neighborhood.

In summary; the building needs a type B accessible apartment. The building is too small to make an elevator a practical solution. Renaissance Rentals has a long history of serving Handicapped residents and we are pleased that the various codes and regulations have led us to including accessibility into the design of our Scholars Loft Green Building.

# SCHOLARS LOFTS GOAL 4 EXHIBIT



SMITH NEUBECKER & ASSOCIATES, INC.



453 S. CLARIZZ BOULEVARD  
BLOOMINGTON, INDIANA, 47401  
TELEPHONE: (812) 336-6536  
FAX: (812) 336-0513  
WWW.SNAINC.COM

UV-17-12  
Petitioner's Statement

DOWNTOWN GATEWAY OVERLAY



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

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

April 10, 2012

James Roach  
City of Bloomington Planning Department  
401 N. Morton Street  
Bloomington, IN. 47404

Re: Scholars Lofts  
Green Development Worksheet

Dear Jim,

The Scholars Lofts project would like to request the use of the Green Development Incentives to increase the unit density on site by up to 25%. Total acreage for the site is 0.199 acres, this would allow up to 2.985 DUE's. By achieving the goals listed below, density may be increased to a total of 3.68 DUE's. A total of 12 one-bedroom units were previously approved. We request to add 1 additional one-bedroom ground floor handicap accessible unit for a total of 13 one-bedroom units. This equates to a total DUE of 3.25, representing a 9% increase in density.

**Goal 1 – (Two items required)**

*(D) Recycling and/or salvaging of at least 50% of non-hazardous construction and demolition debris. Incorporation of this practice shall conform to the provisions of MR Credit 2.1: Construction Waster Management as provided in the LEED-NC Green Building Design Guidelines, Version 2.2, as amended.*

No less than 50% of non-hazardous construction debris will be recycled and/or salvaged. To meet this requirement, we will maintain a log of all refuse materials removed from the project. We will track refuse by the cubic yard and note contents and destination as they leave the project site. Primary recycled materials will be separated on site, and include steel, cardboard, and Gypsum wallboard. We anticipate less far less waste than a typical construction project. The building components are primarily pre- engineered and delivered to fit.

*(E) Utilization of building materials or products that have been extracted, harvested, or recovered, as well as manufactured within 500 miles of the project site for a minimum of 10% (based on cost) of the total material value. Incorporation of this practice shall*



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Stephen L. Smith, P.E., L.S.  
Daniel Neubecker, LA  
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*conform to the provisions of MR Credit 5.1: Regional Materials as provided in the LEED-NC Green Building Design Guidelines, Version 2.2, as amended.*

No less than 10% of building materials, by cost, shall be extracted, harvested, recovered as well as manufactured within 500 miles of the project site. To meet these requirements, we have chosen a pre-engineered steel building, sourced primarily from Evansville Wisconsin. Furthermore concrete is a primary building material that will be sourced in County.

**Goal 2 – (1 item required)**

*(C) Use of greywater and/or storm water systems to capture and reuse at least fifty percent (50%) of greywater and storm water for common and public space irrigation.*

To meet this requirement, the building has been designed to include a green roof system to be used by tenants for garden plots. The site also includes storm water collection system that routes excess runoff from site roof area and from site lawn area to a below grade rain collection structure located on site. Rainwater from the structure will be pumped back to the rooftop garden area for irrigation as well as used for irrigation of lawn area and landscape plant material. The roof area alone represents 60% of the total site area.

**Goal 3 – (1 item required)**

*(A) Incorporation of a mix of residential and nonresidential land uses either within the development or within individual buildings.*

To meet this requirement, the building has been designed to include a ground floor commercial tenant space to promote “work at home” living.

**Goal 4 – (1 item required)**

*(A) Location of the development within one-quarter (1/4) mile of a Bloomington Transit stop, provided that the transit facility is accessible using pedestrian facilities.*

The location of the site easily satisfies this goal as multiple transit stops are available adjacent to the site and accessible by use of the existing public sidewalk network.

*(B) Location of the development within one-quarter (1/4) mile of a Neighborhood, Community, or Regional Activity Center or Downtown, as mapped in the Growth Policies Plan, provided these commercial areas are accessible using pedestrian facilities.*



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Daniel Neubecker, LA  
Steven A. Brehob, BS.CNT.

The location of the site easily satisfies this goal as it is located within the Downtown area and services such as restaurants, a pharmacy and personal services are adjacent to the site and accessible by use of the existing the public sidewalk network.

*(C) Location of development within one-quarter (1/4) mile of a public school or park, provided these public facilities are accessible using pedestrian facilities.*

The location of the site easily satisfies this goal as it is located within 600’ of the Miller Showers Park area and is accessible by use of the existing the public sidewalk network.

By meeting the goals described above, we hope to increase the density of the Scholars Lofts project by 9% to add one additional one-bedroom ground floor handicap accessible unit to the project. Please contact me should you have any questions regarding the request or how the goals will be achieved.

Sincerely,

Steven A. Brehob  
Smith Neubecker & Associates, Inc.

Cc: Tim Henke  
Attachments

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

May 1, 2012

James Roach  
City of Bloomington Planning Department  
401 N. Morton Street  
Bloomington, IN. 47404

RE: Scholars Loft  
Green Wall Façade Plant List

Dear James,

The following list of plant material may be used for the green wall front façade of the building. It is possible that not all of the plant material listed will be used, but many will be to add variety and interests to the building.

Wooly Douchman's Pipe  
Crossvine  
Trumpet Creeper  
American Bittersweet  
Virgin Bower (native clematis)  
Virginian Creeper  
Wisteria (Wisteria macrostachya)  
Hops vine (Humulus lupulus)  
Sweet Pea Vine  
Pole Beans (Phaseolus vulgaris)

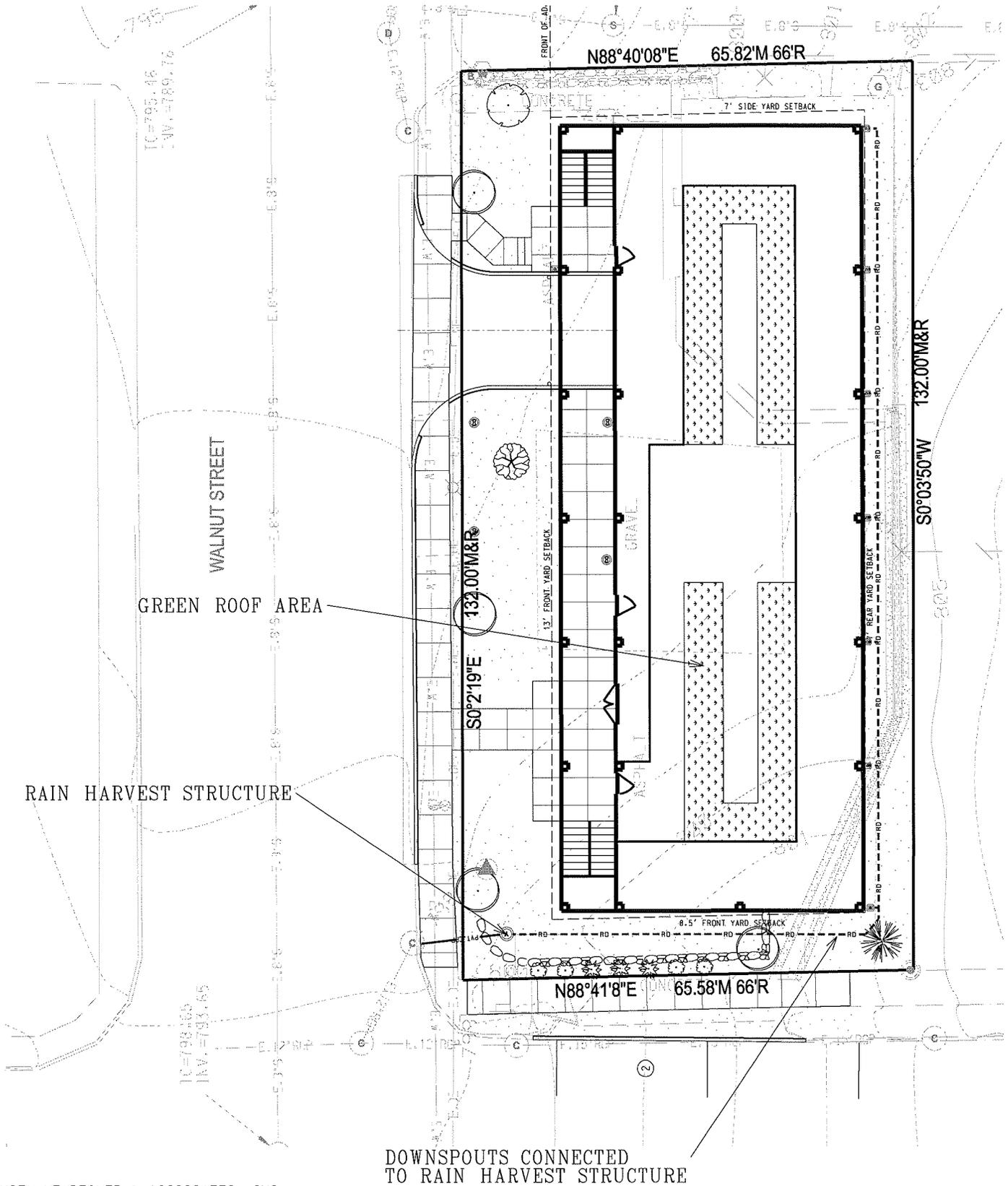
The final plant material selection will be determined as the building nears completion. Plants not listed above will not be considered or used.

A handwritten signature in black ink, appearing to read 'Steven A. Brehob', with a long horizontal flourish extending to the right.

Steven A. Brehob  
Smith Neubecker & Associates, Inc.

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# SCHOLARS LOFTS GOAL 2 EXHIBIT



SMITH NEUBECKER & ASSOCIATES, INC.  
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BLOOMINGTON, INDIANA, 47401  
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FAX: (812) 336-0513  
WWW.SNAINC.COM

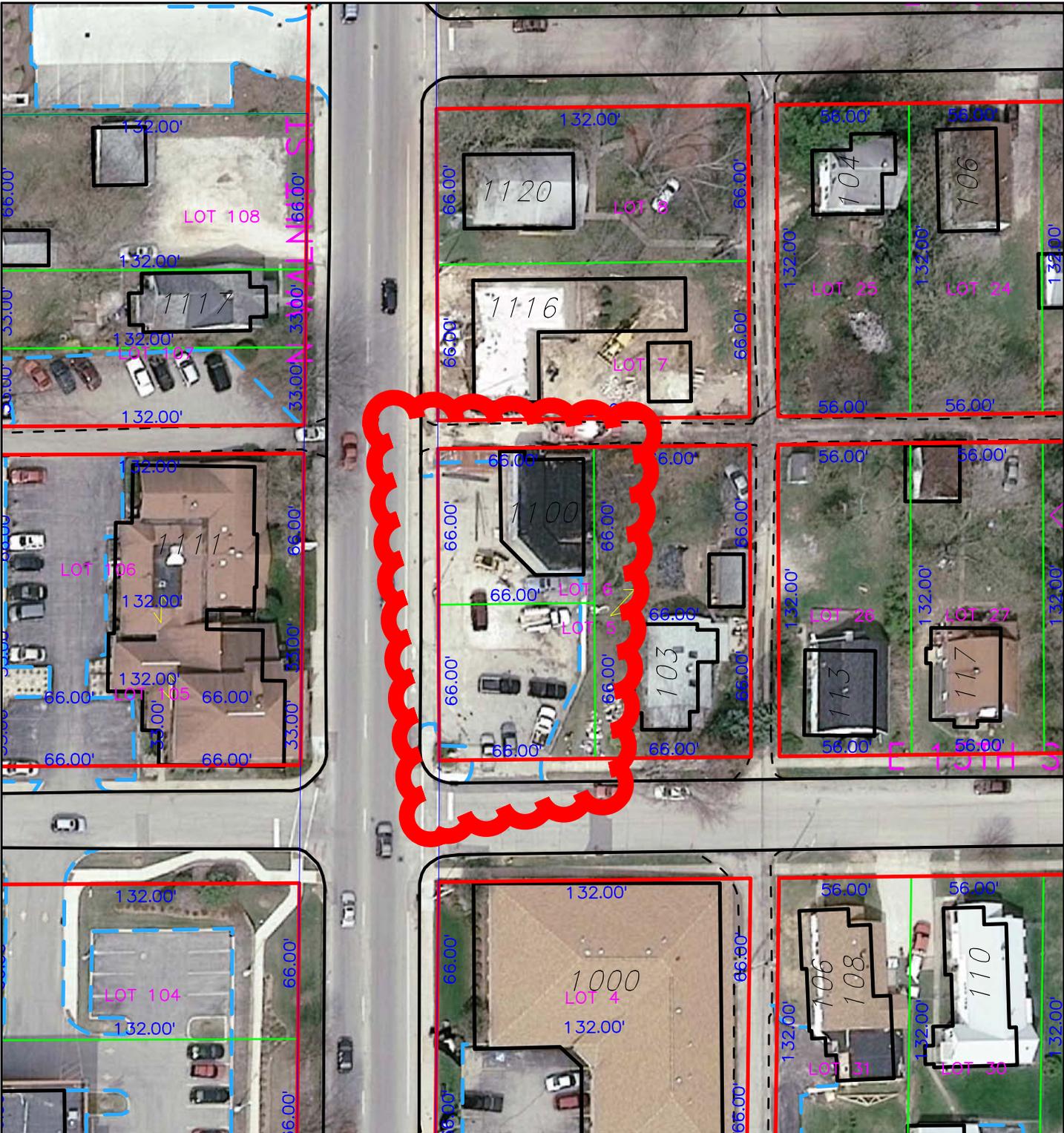
UV-17-12  
Site plan/landscaping plan





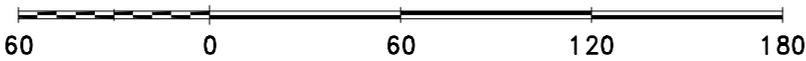
20  
HILDRETH

UV-17-12  
Color rendering



UV-17-12  
2010 Aerial Photo

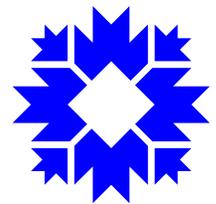
By: roachja  
14 Feb 12



For reference only; map information NOT warranted.



City of Bloomington  
Planning



Scale: 1" = 60'

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**PETITIONER:** Neighborhood Solutions, LLC  
601 W. Dodds Street, Bloomington

**COUNSEL:** Bynum Fanyo & Associates  
528 N Walnut St, Bloomington

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**REQUEST:** The petitioner is requesting an amendment to the approved district ordinance and preliminary plan. Also requested are preliminary plat approval, delegation of final plan approval to staff level, and a waiver of the required second hearing.

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**SITE INFORMATION:**

**Lot Area:** 1.71 acres  
**Proposed Units:** 18.05 units (including D.U.E.)  
**Proposed Density:** 10.5 units/acre  
**Current Zoning:** Planned Unit Development  
**Proposed Zoning:** Planned Unit Development  
**GPP Designation:** McDoel Switchyard - Community Activity Center  
**Existing Land Use:** Vacant  
**Proposed Land Use:** Single Family Residential/Multi-Family  
Residential/Commercial  
**Surrounding Uses:** North – Offices  
South – Mini-warehouse  
East – Offices/Warehouse Storage/Retail  
West – Industrial/Single Family Residences (McDoel  
Neighborhood)

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**REPORT:** The site is located at the southeast corner of W. Dodds St. and S. Morton St. and is currently vacant. The property is an open field with several scattered mature trees throughout the property. The B-Line Trail (Phase 2) runs parallel with the property along the west property line. There is a 16.5' wide alley that runs north to south along the east side of the property that spans from Dodds St. to Allen St. to the south.

This property was rezoned in 2009 (PUD-32-09) to allow for 17 single family dwelling units to be constructed on individual lots. No grading or building permits to start construction were applied for and the property has remained vacant. A new petitioner has acquired the property and is proposing to change the original preliminary plan.

The petitioner is requesting to amend the PUD district ordinance and the preliminary plan to expand the uses and development of the site beyond single family uses. Specifically, they are requesting that multi-family and commercial uses be added to the list of permitted uses for some of the lots. The petitioner

requests a waiver of the required second hearing. Preliminary plat approval is requested for a 15-lot subdivision. Final plans have also been requested to be delegated to Staff.

The proposed amendment and site plan is described as follows:

**Lots #1-12** – The southern 2/3 of the property would feature 12 single family lots. Proposed are single family residences that would all face the B-Line Trail to the west and would be constructed to the Silver level of the United States Green Building Council Standard for single family houses. Specific architecture and building elevations have been modified slightly from the original proposal and are included in this packet. The development standards for these lots are similar to the original PUD approval in 2009 with 4' setbacks from side property lines and 28' lot widths. The narrow lots and reduced setbacks are designed to increase density and to bring the houses closer to the B-Line trail. There is a 22' build-to-line shown on the fronts to insure a uniform block face along the trail. Parking for each lot will be provided on individual driveways that access an existing alley that runs north/south behind the proposed houses.

**Lot #13** - To the north of the single family lots, the petitioner proposes a 5-unit condominium building. This building will feature 3 units with one bedroom each and a total interior area of 500 sq. ft. each. The other 2 units will have 2 bedrooms each and a total interior area of 1,000 sq. ft. each. These units will be sold individually as condos and have common area surrounding the building. Within the common area there will be garden plots to the south of each unit to be used by the owner of each unit. A covered bike parking area and 6 vehicular parking spaces have been provided on this lot to meet parking needs.

**Lot #14** – At the northwest corner of the property there will be a two-story, mixed-use building designed similar to a train depot station with a 3,200 sq. ft. ground floor nonresidential space and 3, 2-bedroom apartments on the second floor. There will be a total of 24 parking spaces on-site to meet parking needs for the building. On-street parking will also be created on the south side of Dodds Street. Covered bike parking will be provided below the building for use by the tenants. A second bike parking area will be provided along the front for patrons. A specific list of uses and development standards for this lot have been included in the petitioner's statement.

**Lot #15** – At the northeast corner of the property there will be a two-story, mixed-use building designed similar to a Carriage House with 1,000 sq. ft. of ground floor nonresidential space and a 2-bedroom apartment on the second floor. This building is designed to be used as a live/work building. However, the petitioner has requested the option to allow for a one-bedroom, residential dwelling unit on the ground floor of this building if a retail tenant is not found. Parking for this lot will be shared with the parking lot for Lot #14. A specific list of uses and development standards for this lot have been included in the petitioner's statement.

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**PRELIMINARY PLAN ISSUES:**

**Growth Policies Plan:** This property is located in the McDoel Switchyard Subarea in the 2002 Growth Policies Plan and is designated as a “*Community Activity Center*”. The GPP notes that redevelopment along the McDoel Switchyard Subarea should include the following-

- *“Redevelopment of the McDoel Switchyard and rail corridor should be focused towards creating a high quality urban greenway.”* The long length of property that faces the B-Line trail allows for an opportunity to create a long, uniform look along the trail. This project has committed to a high level of architectural requirements to insure a quality product faces the B-Line trail.
- *“In order to beautify the railway, explore redevelopment opportunities of industrial sites along the Morton Street corridor.”* This former quarry property provides an excellent opportunity to redevelop a former industrial site directly on the B-Line trail. The single family residences next to the trail provide owner occupied housing directly on the trail, which meets many of the goals envisioned when the B-Line was being created. The inclusion of nonresidential uses provides neighborhood serving uses in close proximity to trail users and adjacent residential neighborhoods.
- *“Ensure that new development and redevelopment within this subarea has appropriate orientation of uses and buildings to the future greenway area.”* All of the residences and buildings will have the fronts facing the trail to the west. In addition, each house will have individual connections to the trail to promote interaction and access to the trail. The condo building and mixed-use building will also have direct connections to the trail to increase accessibility.

This petition incorporates many goals described within the GPP including redevelopment of underutilized property, mixed-uses, compact urban form, and high quality, environmentally friendly, owner-occupied housing next to the B-Line trail. This petition also accomplishes many of the goals of a community activity center such as direct connections to a city-wide greenway system, use of appropriate higher density to provide a compact urban form, a design sensitive to surrounding residences, and the creation of a distinctive design style for this area.

**Pedestrian Facilities:** This property has over 500’ of frontage directly adjacent to the B-Line trail. The petitioner has worked with the City Parks and Recreation Department to determine the appropriate connectivity to the trail. Each of the single family residences will have a direct connection to the trail. In addition, the condo building and mixed-use building will each have their own direct connection to the trail. In addition, a new 5’ wide concrete sidewalk is required along Dodds St. and will be installed with this petition. This sidewalk section will also connect to the B-Line trail and will complete a missing segment of sidewalk along the south side of Dodds St.

**Architecture:** The petitioner has committed to specific architectural requirements for all of the single family residences. The desired look of buildings will follow the designs of a craftsman bungalow and/or foursquare style house with three different styles proposed. Finishing material for any house or accessory structure would be limited to fiber cement board, composite siding, brick, or stone. A complete list of all the specific standards and elevations is outlined in the petitioner's statement and attached exhibits.

The west side of the condo building that faces the B-Line Trail will be finished with brick that has been salvaged or recycled from previous use. The remaining sides of the building will be finished with clapboard siding.

The mixed-use building at the northwest corner of the property will be designed similar to a 1900's clapboard sided train depot. There will be a 12' deep porch along the west side (B-Line Trail) and the north side (Dodds St.) of the building. The building will be finished with clapboard siding along all four sides. Color elevations are included in the packet. The building will be elevated to enable the front porch to be higher than the trail. This will result in a portion of the parking area beneath the building being visible. Staff requests input if the Plan Commission has concerns regarding this aspect.

The second mixed-use building will be designed similar to a Carriage House design with large arches over the ground floor windows. The building will be finished with fiber cement clapboard siding on all four sides. Color elevations have also been included for this building.

**Access:** There is an existing 16.5' wide alley that runs north and south along the east property line. This alley connects Dodds St. to Allen St. As part of this petition, the alley would be widened to 20' to allow the Fire Department adequate area to setup their vehicles. The petitioner is dedicating additional right-of-way along the alley to accommodate the widening. Each single family lot would have a driveway directly to the alley. The condo building would have 6 parking spaces directly off of the alley. The surface parking lot for the two mixed-use buildings will have one drivecut on the alley for sole access.

**Parking:** For the single family lots, the petitioner is proposing to provide a small driveway in the rear of the lots to provide parking for each lot. The driveways would each be accessed directly from the alley located along the east property line. The condo building would have 6 parking spaces for the 5 dwelling units, as well as covered bike parking adjacent to the building.

The mixed-use buildings would both share 24 parking spaces located on Lot #14. The 3,200 sq. ft. restaurant would be allowed a maximum of 16 parking spaces and the 3, 2-bedroom apartments would be allowed a maximum of 6 parking spaces for a total of 22 maximum parking spaces for that building. The duplex building would be allowed a maximum of 2 parking spaces for the upstairs apartment and either a maximum of 3 parking spaces if the ground floor is commercial or 1 parking space if residential. For the combined proposed uses,

the maximum number of parking spaces for both buildings would be 25 if the duplex is all residential or 27 parking spaces if the duplex has a ground floor nonresidential use. Either of these scenarios results in the parking lot having less than the maximum number of on site parking spaces allowed. However, if a restaurant is not the use in the train depot building, then the maximum number of parking spaces for that space is reduced from 16 to 10 parking spaces and the overall maximum number of spaces on the property changes from 27 or 25 to 19 or 21 and could result in the property exceeding maximum parking numbers. Staff seeks guidance from the Plan Commission regarding whether a portion of the proposed number of 24 parking spaces should be removed if a change in use occurs on the property and a restaurant is not the use of the train depot commercial space. Another option would be to landbank or not construct all of the parking immediately until uses for both buildings have been determined. If the Plan Commission finds the number of spaces appropriate regardless of the commercial use, Staff has proposed a condition of approval that the number of spaces would be allowed regardless of the use in the commercial space.

There will be 4 new on-street parking spaces created along the south side of Dodds St. adjacent to this project. Covered bicycle parking for the mixed-use buildings will be provided under the awning of the train depot, within the parking area under the building, and the petitioner has also committed to installing additional bicycle parking in front of the building within the B-Line trail right-of-way for trail users and patrons. The type and location of the spaces will be coordinated with the Parks Department.

**Landscaping:** New deciduous canopy trees will be installed along the single family lots with staggered trees shown along the front and back yards. New landscaping will be installed along the west and east sides of the condo building. In addition, new landscaping will be installed around the building and parking areas for the mixed-use buildings. The petitioner has agreed to use only native species for plantings on the entire site.

**Environmental:** The property is mostly an open field with several scattered mature trees. A very small portion of the southeast corner of the property is located in the 100-year floodplain of Clear Creek. A drainage easement is required on the final plat for the floodplain and has been shown on the preliminary plat. The petitioner is proposing to have 3 driveways on the southern most lots in the floodplain as well as place a small amount of fill in the floodplain. The UDO lists driveways as a conditional use in the floodway fringe and requires them to be constructed of permeable material. Since this location is in the floodway, a driveway and fill would not be allowed at all. Staff finds that the proposed development and small amount of fill in the floodplain is appropriate to meet the goals of this project. Staff has proposed a condition of approval requiring that the driveways within the floodplain must be constructed of permeable materials. Any fill or excavation would require approval from the Indiana Department of Natural Resources prior to issuance of a grading permit.

**Floodplain Ordinance:** With this PUD amendment it is also necessary to include new language and updates to the floodplain development regulations of the UDO. Until the entire UDO can be updated, the Indiana Department of Natural Resources has recommended that the attached language be included in this petition to address missing language from the UDO concerning how floodplain disturbance should be regulated in PUD's. The attached exhibit contains language based on the state's model floodplain code that will allow the PUD amendment to conform to both local and state codes. This language has been approved by DNR.

**Green Building Features:** All of the single family residences that will be constructed in this subdivision would follow the National Green Building Standard requirements for a "silver" rated structure. Although the petitioner is not proposing that the homes be required to be certified, they will be designed to meet the silver standards. Some of the possible features of the residences include high R-value for insulation, high U value windows and doors, tankless water heaters, energy star appliances, and passive solar lighting. In addition, several components of the UDO Green Development Standards will be utilized including utilization of building materials within 500 miles of the project site, use of permeable pavement, providing affordable housing, and location within one-quarter mile of a public multi-use trail facility. Green building features for the condo and mixed-use buildings have been described individually for each building in the petitioner's statement.

**Development Standards:** With this rezoning petition the petitioner is proposing to use the Residential Core (RC) district standards with the modifications listed in the petitioner's statement for the single family Lots #1-12. The lots would all have 4' sideyard building setbacks (regardless of story) for primary and accessory buildings. There is a 22' build-to-line shown along the front side of the lots to provide a uniform block face along the trail. These standards are found in the petitioner's statement.

Development Standards have also been provided for the remaining lots to allow for minor additions or modifications to the buildings. A list of permitted uses has been provided for each of the lots as well. The mixed-use buildings have a specific list of uses based on the Commercial Limited (CL) zoning district with some uses added. These are listed in the petitioner's statement.

**Neighborhood Input:** A neighborhood meeting was held to hear comments from the McDoel Neighborhood. There were approximately 25 neighbors at the meeting who had questions regarding the architecture and design of the houses, access to the trail, traffic impacts to Dodds St., the types of green building features the houses would have, and tree preservation. In general most of the neighbors were supportive of the project.

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#### **PRELIMINARY PLAT ISSUES:**

**Utilities:** The petitioner is proposing to connect to an existing sanitary sewer line located along Morton St. A connection to the sanitary line will be placed under

the trail and individual laterals will all be on the east side of the trail. Water connections are available along Dodds St. and a new line will be installed within the alley right-of-way that extends south along the property. Stormwater detention will be addressed through two underdrains that run north and south along the west and east sides of the property. These will all collect and drain into an Aquaswirl stormwater improvement structure before connecting to the City's existing stormwater lines in Dodds St. Easements have been shown for all utility lines not located within the public right-of-way. The UDO requires that stormwater detention areas must be located on the lot that they are serving or placed in common area if they serve multiple lots. Due to the unique layout and goals of this PUD it is not practical to create a separate lot solely for the purpose of stormwater detention. The petitioner is requesting to allow the stormwater detention system to go across multiple property lines and not be located in a Common Area.

**Sidewalk/Street Trees:** With the subdivision, the petitioner is required to dedicate right-of-way 25' from centerline of Dodds St, which has been shown on the plat. A 5' wide concrete sidewalk and street trees not more than 40' from center are required to be installed on Dodds St. The proposed site plan shows the sidewalk along Dodds St. and this will connect to the B-Line trail.

**Floodplain:** The petitioner has shown the 100-year base flood elevations on the preliminary plat. The plat has shown all portions of the site below the 100-year base flood elevation within a drainage easement. As mentioned previously, the petitioner is not placing the floodway in a separate common area as would typically be required by the UDO. Staff supports not placing the floodway in a separate common area. No buildings are allowed to be constructed within the floodplain.

**Right-of-Way:** The petitioner is dedicating approximately 7.39' of right-of-way along Dodds St. to provide a total of 25' from centerline dedication. The petitioner is also dedicating 4' of right-of-way along the alley which has been shown on the preliminary plat.

**Addresses:** The single family lots and condo building will be addressed from Morton Street. The Fire Department has asked that the addresses be posted on the front and back sides of the houses. If a detached garage is constructed the address should be posted on the back side of the garage facing the alley. All addresses should be noted on the final plat. The mixed-use buildings will be address from Dodds Street.

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#### **ENVIRONMENTAL COMMISSION MEMO:**

- Recommendation #1 – The petitioner should redesign the PUD to avoid fill in the floodway and create a floodway easement, or create an acceptable compensatory plan.

**Staff Response:** The petitioner has placed the portions of the site in the floodplain in a drainage easement as well as marked the 100-year

floodplain elevations on the upstream and downstream portions on the plat as required. The petitioner has modified the grading plan to reduce the amount of fill in the floodplain as much as possible. There will have to be some fill in the floodplain as a result of removing large pieces of stone that are buried in the ground. Staff will continue to work with the petitioner to explore ways to create compensatory removal of soil on this site to mitigate the fill. However, due to the small amount of area in the floodplain there is not much opportunity to offset the fill on this property.

- Recommendation #2 – The Petitioner should re-plant as many native hard-wood trees as possible after construction is complete.

**Staff Response:** Staff has included a condition of approval that all new landscaping on the entire property must be native species, including large canopy trees.

- Recommendation #3 – The petitioner should modify the plan such that the lots are larger and can provide better tree protection and water quality.

**Staff Response:** The size of the proposed single family lots is the same as what was approved originally and is essential to the goals of this project. The reduced lot size and setbacks allow for higher density in an area that is desired. The petitioner has committed to a high level of environmental components with this project, including the use of recycled materials for siding, environmentally friendly building materials, increased insulation, and gardening plots. The petitioner is meeting all stormwater detention and quality requirements of City of Bloomington Utilities Department.

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**CONCLUSION:** Staff finds that this petition accomplishes many of the goals envisioned by the Growth Policies Plan and the City's stated goals. The placement of environmentally friendly, owner-occupied single family housing adjacent to the B-Line trail in a compact urban form is highly desired. The further addition of mixed-uses and different housing types further promotes the City's goals of facilitating higher density infill development near City services.

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**RECOMMENDATION:** Staff recommends a waiver of the required second hearing to forward this petition to the Common Council with a favorable recommendation and the following conditions of approval:

1. The driveways for the single family lots within the floodplain must be constructed of permeable materials.
2. No buildings are allowed within the floodplain. The lowest finished floor of the residences must be 2' above the 100-year floodplain elevation.
3. Final plans will be delegated to Staff level.
4. All landscaping must be native species.
5. Buildings must be consistent with the submitted elevations and materials.

6. The petitioner shall coordinate with the Parks Department on the appropriate location and style of bike racks along the B-Line trail.
7. The document titled "Rules for the Special Flood Hazard Areas within McDoel Station PUD Planned Unit Development" shall be included as a part of the PUD District Ordinance.
8. The number of parking spaces approved on Lot #14 shall remain regardless of the use in either building on Lot#14 and #15.

# MEMORANDUM

**Date:** April 27, 2012  
**To:** Bloomington Plan Commission  
**From:** Bloomington Environmental Commission  
**Through:** Linda Thompson, Senior Environmental Planner  
**Subject:** PUD-18-12, Neighborhood Solutions, Morton and Dodds Planned Unit Development  
223 W. Dodds Street

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This memorandum contains the Environmental Commission's (EC) input regarding the request for an amendment to the Preliminary Plan and Preliminary Plat for a 15-lot subdivision at 223 W. Dodds Street. A waiver for the second hearing is also requested. The property is 1.6 acres at the southeast corner of S. Morton and W. Dodds Streets. The petitioner is requesting to amend the McDoel Station Planned Unit Development (PUD) that was approved in 2009 for Bryan White that allowed a total of 17 single family dwelling units.

The turn-of-the-century style of the development shows the southern 2/3 of the property to be 12 single family units on individual lots facing the B-Line Trail. These would be constructed according to the LEED Silver standard of the US Green Building Council. The substantial difference from the original proposal involves the northern 1/3 of the site. This petitioner is proposing three new buildings including a 5-unit "mini" condo building with individual garden plots; a two-story, mixed-use, train-station-themed building with a 3,000 sq. ft. restaurant on the first floor and three, 2-bedroom apartments on the second floor; and a two-story live/work building at the northeast corner of the site.

The EC is delighted with the green intent of this plan. Originally, the EC had significant concerns with the floodplain fill, because of beliefs that the PUD requirements should not be less protective of natural resources than the Unified Development Ordinance (UDO) regulations. The EC is now pleased that the Petitioner has agreed to avoid complete fill of the floodplain.

## **ISSUES OF SOUND ENVIRONMENTAL DESIGN:**

### 1.) FLOODPLAIN PROTECTION:

The EC is opposed to filling in any floodplain and is very appreciative that the Petitioner has agreed to cut and fill, opposed to fill only. If a developer proposes to place fill only, the EC is in agreement with the regulations the City currently has. For your edification, the UDO 20.05.048 (b) *Floodwater Storage Capacity*, states "Under no circumstances shall there be a

net loss of floodwater storage capacity. No development or other activity which might impair the flow of water in the floodplain shall be permitted. No development that may cause any increase in the elevation of the regulatory flood shall be permitted.” The EC understands that the Indiana Department of Natural Resources (IDNR) does, under certain circumstances, allow a small amount of fill in a floodway; however, the City does not. Granting a PUD allowance for such fill constitutes an inconsistency to our rules. More importantly, filling in a floodway is not good practice from the point of view of the environment or the safety of humans and property downstream from the fill.

Two recent PUD amendments included DNR-approved floodplain protection rules that differ from the UDO rules. These PUDs included the requirement of compensatory water storage. An excerpt from those rules follows.

Article 5. Provisions for Flood Hazard Reduction, Section A. General Standards.

“In all SFHAs and known flood prone areas the following provisions are required:”

“(9) Whenever any portion of the SFHA is authorized for use, the volume of space which will be occupied by the authorized fill or structure below the BFE shall be compensated for and balanced by an equivalent volume of excavation taken below the BFE. The excavation volume shall be at least equal to the volume of storage lost (replacement ratio of 1 to 1) due to the fill or structure.

- a). The excavation shall take place in the floodplain and in the same property in which the authorized fill or structure is located;
- b). Under certain circumstances, the excavation may be allowed to take place outside of but adjacent to the floodplain provided that the excavated volume will be below the regulatory flood elevation, will be in the same property in which the authorized fill or structure is located, will be accessible to the regulatory flood water, will not be subject to ponding when not inundated by flood water, and that it shall not be refilled;
- c). The excavation shall provide for true storage of floodwater but shall not be subject to ponding when not inundated by flood water;
- d). The fill or structure shall not obstruct a drainage way leading to the floodplain;
- e). The grading around the excavation shall be such that the excavated area is accessible to the regulatory flood water;
- f). The fill or structure shall be of a material deemed stable enough to remain firm and in place during periods of flooding and shall include provisions to protect adjacent property owners against any increased runoff or drainage resulting from its placement; and,
- g). Plans depicting the areas to be excavated and filled shall be submitted prior to the actual start of construction or any site work; once site work is complete, but before the actual start of construction, the applicant shall provide to the Floodplain Administrator a certified survey of the excavation and fill sites demonstrating the fill and excavation comply with this

article.”

The EC recommends that if the petitioner continues to request permission to fill in the floodway, that a compensatory plan for water storage be developed. The EC cannot support fill in the floodway without removing at least the equal amount of soil somewhere else nearby in the same floodway.

2.) **TREE PRESERVATION:**

The site is mostly wooded at this time; but, because of the compact urban form planned, almost none of the existing trees can be saved from grading, fill, and construction. There are more than 60 trees over 8 inches in diameter at breast height on this site, and the plan shows that they will be destroyed and new young trees planted after construction is complete. The EC acknowledges that many of the existing tree species are generally considered non-desirable floodplain trees, but would encourage the petitioner to attempt to protect the few that are desirable. Some examples of specimens that should be protected are hackberry, sycamore, and cherry. The EC also recommends that the petitioner re-plant as many native trees after construction as is possible so that ecological services can one day be replaced.

3.) **DENSITY:**

The EC usually favors high density for the sake of compact urban form. However, at this site because of tree canopy loss, little water quality protection, and floodplain encroachment, the EC believes that fewer lots should be created in favor of adequate natural resource protection.

**EC RECOMMENDATIONS:**

- 1.) The petitioner should redesign the PUD to avoid fill in the floodway and create a floodway easement, or create an acceptable compensatory plan.
- 2.) The Petitioner should re-plant as many native hard-wood trees as possible after construction is complete.
- 3.) The petitioner should modify the plan such that the lots are larger and can provide better tree protection and water quality.



April 23<sup>rd</sup>, 2012

Eric Greulich  
City of Bloomington Planning Department  
410 N. Morton St.  
Bloomington, IN 47403

Re. Morton and Dodds Project (223 W. Dodds) PUD Proposal

Dear Mr. Greulich,

I am submitting this letter and attached documents as the preliminary proposal for rezoning of the property at 223 W. Dodds to Planned Unit Development. I am requesting, with your approval, that these materials for the PUD rezoning be presented for consideration by the city's Development Review Committee, Plan Commission and Common Council. I also would like to request that Planning Staff support a waiver of a second hearing by the Planning Commission.

The property is at 223 W. Dodds St., consisting of approximately 1.71 acres of unimproved land. Historically, it was the site of a mill for the Fagan Stone Company. The context of the property is critical to the motivation behind the proposed site plan and the PUD rezoning request. The property has roughly 530 feet of frontage along the east side of the B-Line Trail, on the city's near-south side. It is within 8 blocks of downtown and is just over 2 blocks north of the McDoel Switchyard Park property. It resides along the Morton Street corridor, which is currently a mix of commercial uses, with a small amount of residential. It is expected that this entire corridor will evolve into a more vibrant, dynamic and use-intense area as the B-Line and upcoming Switchyard Park become more known to the community.

Just to the west of the property is the McDoel Gardens neighborhood. It is a core Bloomington neighborhood that has been active in preserving its historic heritage and architectural integrity, with the city's first conservation district. The neighborhood is home to many valuable examples of bungalow architecture and kit-homes. The petitioner currently lives in the McDoel Gardens neighborhood, in a 1925 bungalow just over 2 blocks from the Morton & Dodds property.

Under the proposed PUD, the property will both honor the aesthetic of the existing neighborhood and the rail heritage of the site. In addition, the mixed use components of the proposal will be a vibrant and valued contribution to the re-invigorated B-Line corridor.

Site Plan:

The site will consist of 4 distinct components, or sections:

Single-family Home Component (Lots 1 – 12):

The southern 2/3 of the property will consist of 12 lots of single-family. The homes will be oriented to face the B-Line, with a low, ornamental fence separating the homes from the trail. The homes will have vehicle access at the rear off the public right of way alley. The homes will adhere to the architectural standards and graphical materials presented in this submittal, and will reflect the heritage of the adjacent neighborhood. There will be a Declaration of Conditions, Restrictions, Reservations and Protective Covenants generated for the lots.

### Architectural Standards:

- 1-story bungalow, 1.5-story bungalow, and 2-story foursquare designs
- 8-foot deep front porch with front entry doors facing the trail
- 20-foot primary house width
- Optional 1-foot bay structure may be built in the south side-yard set-back (not to exceed 50% of side wall length)
- Roof slope on homes 3-12 minimum and 12-12 maximum
- Wall materials: fiber cement board, composite siding, brick, stone
- Accessory structures, such as but not limited to carports and garages, must be built using the approved materials list.

### Lot Development Standards:

- Lot Development standards and uses shall be those of the Residential Core (RC) district unless stated otherwise.
- Build-to line is 22' from the front property line. The face of the front porch shall sit on the build-to line
- Min Side Yard Setback (primary and accessory structure): 4'
- Bay structure without a foundation may encroach up to 1'
- Max impervious coverage: 65%
- Min rear setback: 20' (primary and accessory structures)

The single-family homes will be built using the Silver Level of the National Association of Home Builders' Green Building Standards as a guideline. Homebuyers will be given the option to have their homes certified under the NAHB program, at their expense.

### Condominium Component (Lot 13, Green Condo):

Lot 13 of the Morton and Dodds property will have a 5-unit "Green" condominium structure. The architecture of the building will emulate a circa 1900 clapboard and brick sided warehouse. It will have two standard 2-bedroom units and three 1-bedroom "micro" units. The parking stall for each unit will have provisions for wiring a vehicular charging station via an electrical conduit installed from the units' panel to the parking stall. Bike lockers will be provided at the southeast corner of this lot for each unit.

The units in this structure will include some or all of the following energy-efficient and environmentally friendly components:

- Compact urban form
- Proximity to B-Line
- Grayfield in-fill
- Salvaged brick exterior on west facade
- Commitment to 10% locally sourced building materials
- Pre-wiring for electric vehicle charging stations adjacent to parking stalls
- Pre-wiring for roof-mounted photovoltaic systems
- Garden plots immediately to the south of each unit
- Rain barrels for each unit
- Concrete thermal mass flooring in south-facing living areas
- Covered bicycle storage
- Area for composting

### Architectural Standards:

- 2-story townhouses with rowhouse/party wall designs
- Porches on east and west ends of building
- Optional, up to 6-foot deep porches on the south/garden side with patio doors facing the garden
- Optional up to 4-foot deep covered or open entry porches on the north elevation with entry doors
- 24 to 28-foot primary condo depths
- 20 to 24-foot end unit widths (each end) and 12 to 14-foot unit widths (middle 3 units)
- Optional 4-foot deep second story covered or open balcony/patio structures may be built in the south side yard set-back (not to exceed 8-foot width of side wall length per unit)
- Roof slope on Condos: 4/12
- Optional skylights
- Exterior siding materials: fiber cement board, composite siding, brick, stone
- Accessory structures, such as but not limited to carports and garages, must be built using the approved materials list
- Optional carport on parking area

### Lot Development Standards:

- Lot Development standards and uses shall be those of the Residential Multifamily (RM) district unless stated otherwise.
- Build-to line will be established on the site plan. The face of the front porch shall sit on the build-to line.
- Lot Width: up to 60'
- Min Side Yard Setback: 5' north, 24' south
- Min Front Yard Building Setback: Front Porch shall be on the building setback line
- Max no. of dwelling units: 5
- Max impervious coverage: 70%

There will be a Declaration of Conditions, Restrictions, Reservations and Protective Covenants generated for these units.

### Commercial Mixed-Use Component #1 (Lot 14, Depot Building):

The commercial mixed-use component of this project will consist of two buildings. The first building (Lot #14) will be located at the northwest corner of the property, adjacent to the B-Line. Its main floor interior will be not more than 3500 square feet, dedicated to commercial uses. Above, will be three 2-bedroom rental apartments. The architecture of the building will emulate a circa 1900 clapboard sided train depot. In addition, the building will have a long, covered patio area fronting along the B-Line, in the style of a train platform. A parking area will be to the east of the building, and will also run under the commercial building. Enclosed bike parking will be provide adjoining the covered parking spaces as well as on the south covered platform facing the B-line trail.

### Architectural Standards:

- 3-story building with stacked floor plates
- Up to 12-foot deep covered porches on the north and west sides with entry and patio doors facing the trail and Dodds St.
- Optional 4-foot deep covered balcony or bay structures may be built on the east wall (up to 12 feet in width, per unit)
- Up to 40-foot primary building depth (along Dodds St.)

## Lot Development Standards

- Lot Development standards and uses shall be those of the Commercial Limited (CL) district unless stated otherwise. See amended list of uses below.
- Front Yard Building Setback: 4' (north)
- Side Yard Building Setback: 10' build-to-line (west), 20' (east)
- Rear Yard Building Setback: 10' (south)
- Front Yard Parking Setback: 20' behind the front of the building
- Side Yard Parking Setback: 7' (east)
- Rear Yard Parking Setback: 10' (south)
- Maximum Impervious Surface Coverage: 85%

## Permitted Uses:

Permitted uses for Lot #14 will adhere to the permitted uses as enumerated in the Commercial Limited (CL) District list of permitted uses, chapter 20.02 of the City of Bloomington UDO, with the following additional uses:

- Billard/arcade room
- Cellular phone/pager services
- Equipment rental/event rental (indoor)
- Fitness center/gym
- Furniture store
- Home electronics/appliance sales
- Library
- Museum
- Office supply sales
- Plant nursery/greenhouse
- School, trade or business

## Commercial Mixed-Use Component #2 (Lot #15, Carriage House):

The second commercial mixed-use building (Lot #15) will be a two-story structure facing Dodds Street, immediately to the north of the parking for Lot #14. It will be designated as having a live-work and live-live optional use, with commercial/residential space on the ground floor and a 2-bedroom residential apartment on the second floor. The ground floor will be primarily designated for commercial uses, but will have an optional use as a studio residential apartment. The architecture for the building will emulate a circa 1900 carriage house, with two arched garage doors fronting Dodds Street. The exterior materials will be painted fiber cement clapboard siding.

## Architectural Standards:

- 2-story building with stacked flats.
- Optional, up to 4-foot deep covered or porches on the north, south, east or west elevations with entry and/or patio doors.
- Optional 4-foot deep covered or open balcony structures may be built on the north, south, east or west walls (not to exceed 8-foot width of side wall length per apartment or commercial unit)
- Optional, up to 1-foot deep, second story bay structures may be built on the north and west elevations (not to exceed 12-foot width of side or end wall length per elevation)
- Roof slope on building, 1/4-12 (low slope, flat roof) minimum and 12-12 maximum
- Wall materials: fiber cement board, composite siding, brick, stone
- Exterior stair structures are permitted on the south or east elevation.
- HC Ramp (if any) is permitted on the north and south sides of the building

## Lot Development Standards

- Front Yard Building Setback – 4’
- Side Yard Building Setback – 4’ (west) 10’ (east)
- Rear Yard Building Setback – 4’ (south)
- Maximum lot coverage 70%

## Permitted Uses:

Permitted uses for Lot #15 will adhere to the same list of permitted uses as Lot #14.

## Landscaping:

Landscaping for this project is outlined in attached documents. Landscaping has been provided for the commercial and condominium lots as shown in the landscape plan. As part of the B-line trail construction, the Parks Department has planted shade tree as approximately 30-foot centers along the length of the property. We are proposing to add additional deciduous trees along the B-line trail, not to conflict with the Parks Department trees, and along the alley.

## Access to Property:

Vehicle access to the property will be served by the existing 16.5-foot alley along the east property line of the site that runs from Dodds to Allen. This alley will be widened to 20 feet by a 4.5-foot wide right of way dedication from this property's east side to allow adequate access for public safety vehicles.

In consultation with the Parks Department, each residential lot will have an individual walk to the B-Line Trail. We will be using a paving detail matching the decorative pavers the Parks Department used at the trail intersection with Dodds Street. A low, decorative fence will separate the trail from the residential lots and a low gate will provide access to the trail.

Each single-family home will have a driveway off the alley and will be able to select from a parking pad, carport, attached garage or detached garage. Parking for the condominium building will be on the alley.

Parking for the commercial building and carriage house building will be immediately to the south of the carriage house building and partially under the commercial building. A total of 24 parking spaces will be provided, including 10 spaces under the commercial building and 14 surface spaces.

## Current Lot Conditions:

The property is mostly an open field with several scattered mature trees. A portion of the southeast corner of at the property is located in the floodplain of Clear Creek. A few of the single family driveways will have to cross the edge of the flood plain. This is at the very edge of the flood plain and will have little impact on the floodplain or development. No structures are proposed in the floodplain and a DNR permit will be applied for prior to construction in this area.

As part of this request we are asking for preliminary plat approval consisting of 15-lots. The project will be constructed in two phases. Phase I will consist of Lots #8 thru 15 and commence once all approvals are granted. Phase II will consist of Lots #1 thru 7 and will commence once a DNR permit is granted for construction in a floodplain.

## Green Components of Proposed Development:

- Urban grayfield infill site
- Proximity to B-Line Trail encourages walking and biking

- Compact urban form and efficient land-use mixed use development
- Small building footprints
- On-site storm water mitigation
- High-efficiency heating and cooling systems
- Water-conserving plumbing fixtures
- Recycled content fiber cement siding on all structures

Neighborhood Input:

The McDoel Gardens Neighborhood Association has been contacted regarding this proposed project, as well as adjacent landowners. A meeting with the neighbors has been held, which included a workshop on building design standards and an extensive input process with attendees. The meeting was attended by planning staff. Neighbors will have ongoing access to the petitioner as he is both a resident of the McDoel Gardens neighborhood and also a current member of the executive committee for the neighborhood association.

Utilities:

Sanitary sewer will be provided by the City of Bloomington Utilities. Sanitary sewer is located in Morton Street and in Dodds Street. The plan is to bore under the B-Line Trail at our south end of the property to connect to the existing sewer in Morton Street. The main will then be extended north along our west property line to serve the proposed structures. An alternative method of sewerage the property would be to install a low pressure force main connecting to the sanitary sewer in Dodds. This would only be done if utility conflicts would make a gravity system not feasible. Water mains exist in Allen Street and Dodds Street. A new 8-inch main will be extended from the main in Dodds south to the north line of lot 8 where it will become a 4-inch main extending to the 24" main in Allen Street. A new fire hydrant will be installed between lots 10 and 11.

Duke, AT&T and Comcast will be in a joint trench along the east property lines of all lots providing service to the future tenants.

Storm Drainage:

Bio-swales will be provided to treat and collect storm water from the east and west sides of the single family residences. These swales will connect to an underground storm water storage system consisting of 24" and 36" HDPE pipe to reduce the post development runoff to the predevelopment runoff. A mechanical storm water separator will be provided to treat the storm water runoff from the condominium and commercial lots.

Respectfully submitted,

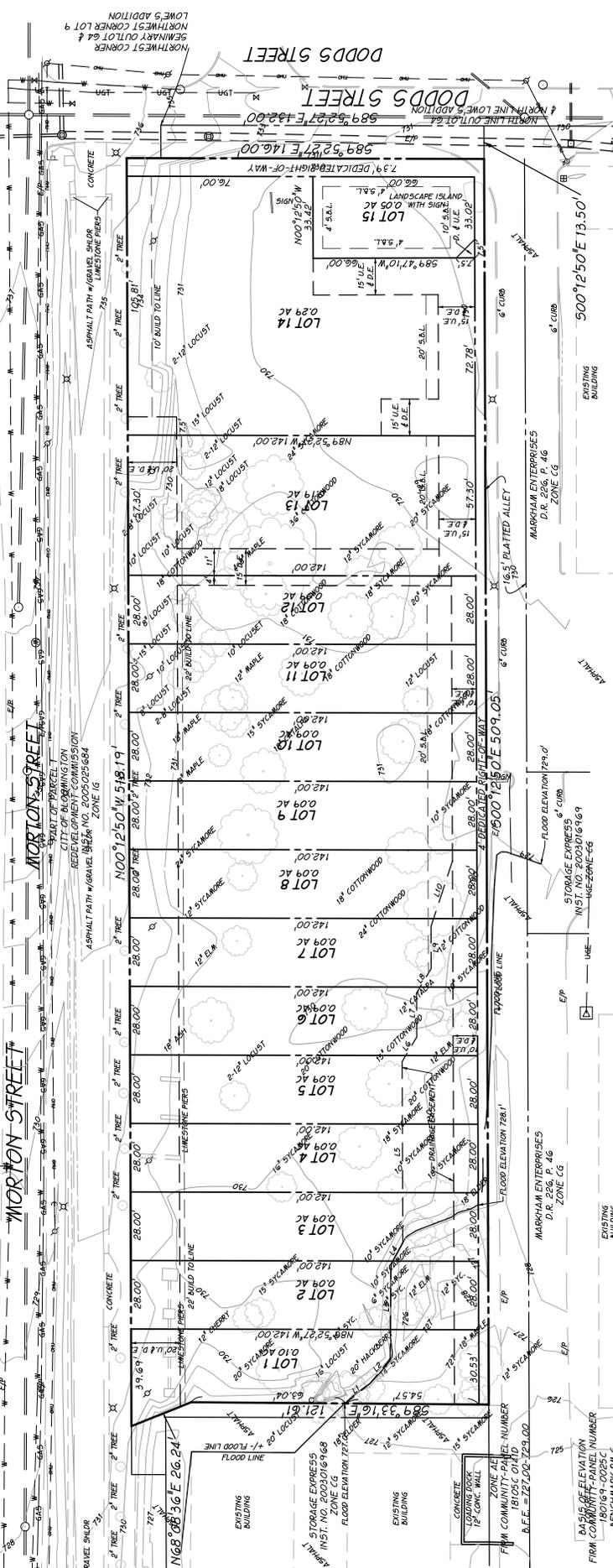
Matthew D. Press  
Owner, Neighborhood Solutions, LLC







# MORTON & DODDS SUBDIVISION PRELIMINARY PLAT



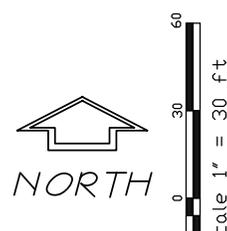
NUMBER	DIRECTION	DISTANCE
L1	N51°03'07"E	12.91'
L2	N39°42'22"E	12.98'
L3	N00°38'10"E	38.94'
L4	N28°52'14"E	9.87'
L5	N00°12'50"W	73.99'
L6	N30°44'59"E	11.66'
L7	N00°12'50"W	18.00'
L8	N30°44'59"E	11.66'
L9	N00°12'50"W	17.13'
L10	N18°06'05"E	28.21'

PETITIONER  
Matt Press  
Neighborhood Solutions, LLC  
601 W. Dods Street  
Bloomington, IN  
47403

**PUD-18-12  
Preliminary Plat**

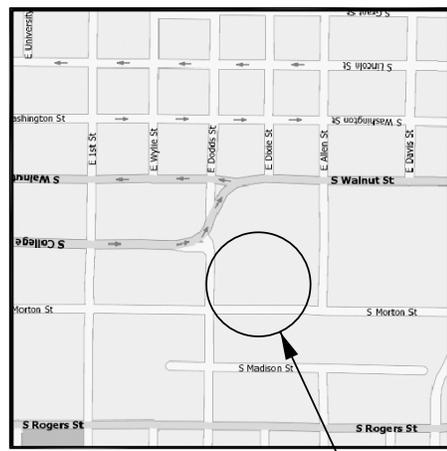
**LEGEND**

- PROPERTY LINE
- EASEMENT LINE
- FENCE
- OVERHEAD UTILITIES
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND TELEPHONE LINE
- WATER LINE
- SEWER LINE
- SEWER MAIN WITH CAP SET
- 445 MAIL SET
- RECORD
- ADJACENT
- RIGHT-OF-WAY
- PIRE HYDRANT
- ELECTRIC METER
- WATER METER
- ELECTRIC TRANSFORMER
- WATER VALVE
- SEWER VALVE
- SEWER CLEAN OUT
- CABLE T.V. BOSS
- LANDSCAPE AREA
- INGRESS AND EGRESS EASEMENT
- DRAINAGE AND UTILITY EASEMENT
- UTILITY POLE ANCHOR
- ANTENNA
- AIR CONDITIONING PAD
- GENERATOR
- L.A. GAS TANK
- HAZARDOUS WASTE



**SETBACK TABLE**

FRONT YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK
22' BUILD TO LINE EXCEPT LOT 14 IS 10' 10' BUILD TO LINE	4' ON LOT LINES EXCEPT DODDS R-O-W	20' ALONG ALLEY 10' FOR LOT 15



LOCATION MAP

I affirm under penalties of perjury, that I have taken reasonable care to reduce each social security number in this document, unless required by law.  
Douglas R. Curry  
This instrument prepared by Douglas R. Curry.

**FLOOD NOTE:**  
According to Flood Insurance Rate Map (FIRM) Community-Panel Number: 18105C 0141 D having an Effective Date: December 17, 2010, a portion of the subject property is in Zone AE, an area with base flood elevations determined.  
Source: FEMA

MORTON & DODDS SUBDIVISION  
PRELIMINARY PLAT  
223 W. DODDS STREET  
APRIL 10, 2012  
SHEET 1 OF 2

# MORTON & DODDS SUBDIVISION PRELIMINARY PLAT

## CERTIFICATE OF APPROVAL OF COMMISSION AND BOARD OF PUBLIC WORKS

Under the authority of Chapter 174 - Acts of 1947 - enacted by the General Assembly of the State of Indiana and Ordinance adopted by the Common Council of the City of Bloomington, Indiana, this plat was given approval by the City of Bloomington, as follows:

Approved by the City Plan Commission at a meeting held \_\_\_\_\_, 2012.

(Tom Micuda)

(Jack Baker) President Bloomington Plan Commission

Approved by the Board of Public Works at a meeting held \_\_\_\_\_, 2012.

(Chairperson)

(Member)

SOURCE OF TITLE: Instrument Number 2012002366

OWNER: Neighborhood Solutions, LLC

ZONING: PUD

The undersigned, as owners of the real estate described on this plat, for and in consideration of the City of Bloomington, Indiana, granting to the undersigned the right to tap into and connect to the sewer system of the City of Bloomington for the purpose of providing sewer service to the described real estate, now release the right of the undersigned as owners of the platted real estate and their successors in title to renege or retract against any pending or future annexation by the City of Bloomington, Indiana, of such platted real estate.

Neighborhood Solutions, LLC, the owner of the real estate shown and described herein, does hereby lay off, plat, and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as MORTON & DODDS SUBDIVISION, an addition to the City of Bloomington. All streets and alleys shown, and not heretofore dedicated are dedicated to the public.

Front and side yard building setback lines are established as shown on the plat, between which lines and the property lines of the adjacent streets no building or other structure shall be erected or maintained.

The strips of ground that are shown on the plat and marked "easement" are owned by the owners of the lots that they respectively affect, subject to the rights of public utilities for the installation and maintenance of water and sewer mains, poles, ducts, lines, and wires, buildings or other structures shall not be erected or maintained on these strips.

This subdivision shall be subject to the Declaration Of Covenants, Conditions, and Restrictions as set forth in Instrument Number \_\_\_\_\_ in the Office of the Recorder of Monroe County, Indiana.

This subdivision shall be subject to the Declaration and Code Of By-laws Of Morton & Dodds Subdivision Owners Association, Inc. as set forth in Instrument Number \_\_\_\_\_ in the Office of the Recorder of Monroe County, Indiana.

This subdivision shall be subject to the Declaration Of Incorporation Of Morton & Dodds Subdivision Owners Association, Inc. as set forth in Instrument Number \_\_\_\_\_ in the Office of the Recorder of Monroe County, Indiana.

Neighborhood Solutions, LLC

Signed and Sealed \_\_\_\_\_, 2012.

Signature \_\_\_\_\_

Name Printed \_\_\_\_\_

STATE OF INDIANA )  
COUNTY OF MONROE )

before me, the undersigned Notary Public, in and for the said county and state, personally appeared \_\_\_\_\_, and acknowledged the execution of the foregoing for the purposes therein expressed.

Witness my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

County of Residence \_\_\_\_\_

Commission Expiration \_\_\_\_\_

Notary Public, Written \_\_\_\_\_

Notary Public, Printed \_\_\_\_\_

### Legal Description

Lots Number 4, 5, 6, 7 and 8 in Lowe's Addition to the City of Bloomington, Indiana; Also a part of Lots Number 3 and 9 in Lowe's Addition as recorded in Plat Cabinet B, Envelope 6; Also that portion of Park Avenue in said City of Bloomington, Indiana, in Seminary Lot Number 64; Also a part of the West half of Section 4, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, all being recorded in the Office of the Recorder, Monroe County, Indiana, more particularly described as follows:

Commencing at the northwest corner of Seminary Outlot 64 and the northwest corner of said Lot 9; Thence on the north line of said seminary outlot and said Lot 9 South 89 degrees 52 minutes 27 seconds East 132.00 feet; Thence leaving the north line of said seminary outlot and on the east line of said Lowe's Addition South 00 degrees 12 minutes 50 seconds East 13.50 feet to the true point of beginning;

Thence continuing on said east line South 00 degrees 12 minutes 50 seconds East 509.05 feet; Thence leaving said east line and bisecting Lot 3 North 89 degrees 33 minutes 16 seconds West 121.61 feet; Thence South 68 degrees 08 minutes 36 seconds West 26.24 feet to a point that is 14.00 feet west of the west line of said Lowe's Addition; Thence parallel to said west line North 00 degrees 12 minutes 50 seconds West 518.19 feet; Thence leaving said parallel line and on a line parallel with said north line of seminary outlot 64 and Lot 9 South 89 degrees 52 minutes 27 seconds East 146.00 feet to the Point of beginning containing within 1.71 acres, more or less.

### CERTIFICATE OF SURVEYOR

I, Douglas R. Curry, hereby certify that I am a professional Land Surveyor licensed in compliance with the laws of the State of Indiana; that this plat correctly represents a survey completed by me on \_\_\_\_\_, 2012; that all the monuments shown thereon actually exist; and that their location, size, type, and material are accurately shown.



PROPOSED DUPLEX BUILDING

PROPOSED MIXED-USE BUILDING

**B.2** DODDS STREET / PARTIAL NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

DATE: 04-16-2012

**DODDS and MORTON PUD**  
PROPOSED MIXED-USE DEVELOPMENT FOR NEIGHBORHOOD SOLUTIONS

MCA  
MARC CORNETT ARCHITECT



PROPOSED DUPLEX BUILDING

PROPOSED MIXED-USE BUILDING

**B.1** DODDS STREET / PARTIAL NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"

DATE: 04-16-2012

**DODDS and MORTON PUD**  
 PROPOSED MIXED-USE DEVELOPMENT FOR NEIGHBORHOOD SOLUTIONS

MCA  
 MARC CORNETT ARCHITECT



PROPOSED MIXED-USE BUILDING

**A.3** MORTON STREET / PARTIAL WEST ELEVATION B-LINE TRAIL VIEW  
SCALE: 1/8" = 1'-0" DATE: 04-16-2012

**DODDS and MORTON PUD**  
PROPOSED MIXED-USE DEVELOPMENT FOR NEIGHBORHOOD SOLUTIONS

MCA  
MARC CORNETT ARCHITECT



**A.1** EAST ELEVATION ALLEY / PARKING AREA VIEW  
 SCALE: 1/8" = 1'-0"

PROPOSED MIXED-USE BUILDING  
 LOT-14

**MCA**  
 MARC CORNETT ARCHITECT  
 101 E KIRKWOOD AVE  
 BLOOMINGTON, IN 47408  
 PH 812.325.5964  
 EMAIL: marccornett@yahoo.com

CERTIFIED BY:

PROPOSED MIXED-USE DEVELOPMENT FOR  
 NEIGHBORHOOD SOLUTIONS  
**DODDS and MORTON PUD**  
 CORNER of W. DODDS and S. MORTON  
 BLOOMINGTON, INDIANA

PROJECT NO: 2012-05  
 DATE: 04-18-2012  
 REVISED:

**A108**



57'-0"

PROPOSED CONDO BUILDING  
LOT-13

**A.2** MORTON STREET / PARTIAL WEST ELEVATION B-LINE TRAIL VIEW  
SCALE: 1/8" = 1'-0"

MCA  
MARC CORNETT ARCHITECT

101 E KIRKWOOD AVE  
BLOOMINGTON, IN 47408

PH 812.325.5964  
EMAIL: marccornett@yahoo.com

CERTIFIED BY:

PROPOSED MIXED-USE DEVELOPMENT FOR  
NEIGHBORHOOD SOLUTIONS

**DODDS and MORTON PUD**

CORNER of W. DODDS and S. MORTON  
BLOOMINGTON, INDIANA

PROJECT NO: 2012-05

DATE: 04-10-2012

REVISED: 04-18-12

**A103**

MCA  
MARC CORNETT ARCHITECT

101 E KIRKWOOD AVE  
BLOOMINGTON, IN 47408

PH 812.325.5964  
EMAIL: marccornett@yahoo.com

CERTIFIED BY:



PORCH

TWO BEDROOM UNIT

MICRO - ONE BEDROOM

MICRO - ONE BEDROOM

MICRO - ONE BEDROOM

TWO BEDROOM UNIT

PORCH

PROPOSED CONDO BUILDING  
LOT-13

**A.2** SOUTH ELEVATION GARDEN VIEW  
SCALE: 1/8" = 1'-0"

PROPOSED MIXED-USE DEVELOPMENT FOR  
NEIGHBORHOOD SOLUTIONS

**DODDS and MORTON PUD**

CORNER of W. DODDS and S. MORTON  
BLOOMINGTON, INDIANA

PROJECT NO: 2012-05

DATE: 04-18-2012

REVISED:

**A109**



TYPE C - TWO STORY 4 SQUARE

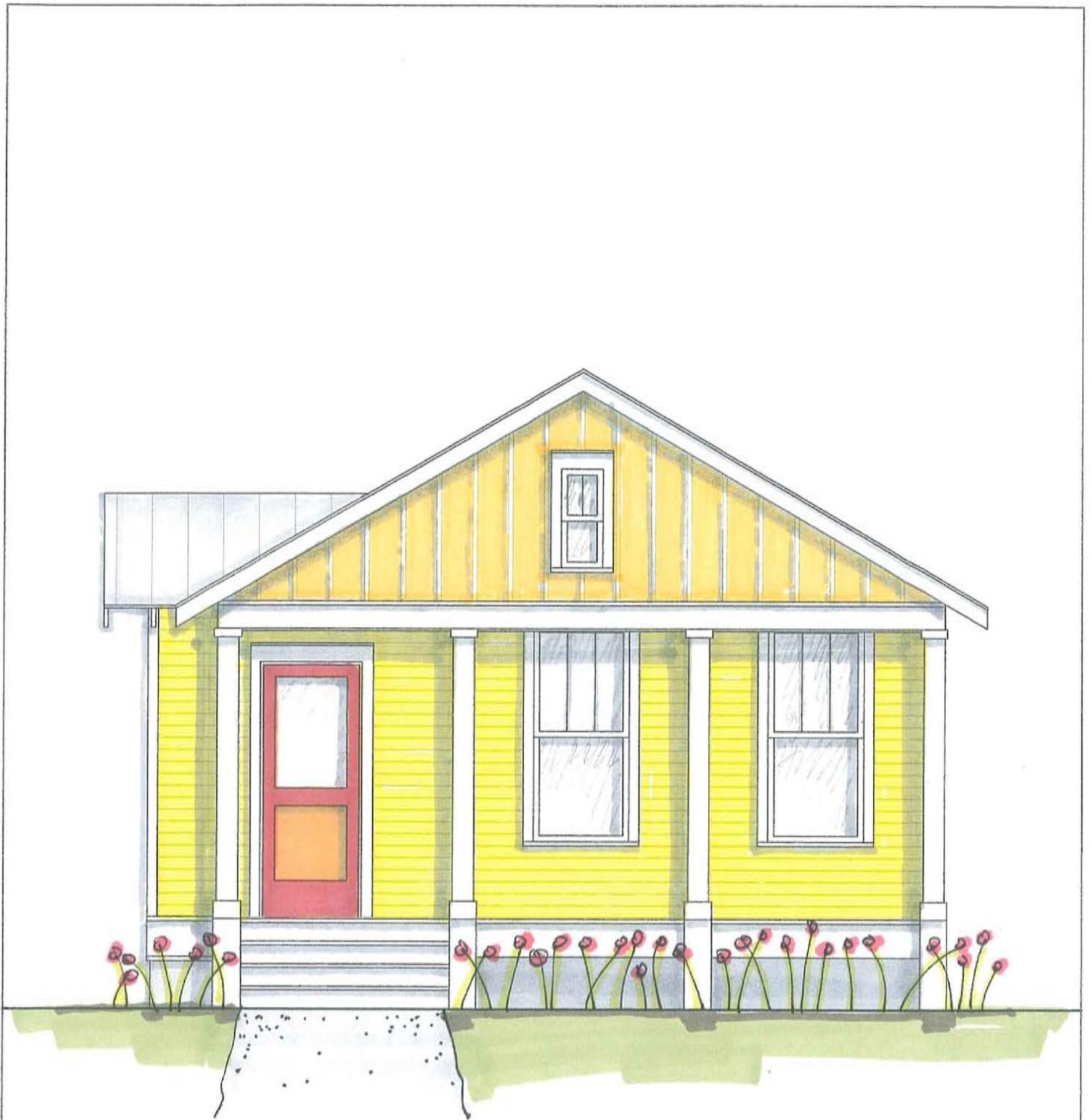
TYPE B - ONE & ONE HALF STORY  
BUNGALOW

TYPE A - ONE STORY BUNGALOW

**A.3** MORTON STREET / PARTIAL WEST ELEVATION B-LINE TRAIL VIEW  
 SCALE: 1/8" = 1'-0" DATE: 04-16-2012

**DODDS and MORTON PUD**  
 PROPOSED MIXED-USE DEVELOPMENT FOR NEIGHBORHOOD SOLUTIONS

MCA  
 MARC CORNETT ARCHITECT



TYPE - A FRONT ELEVATION

SCALE: 1/8" = 1'-0"

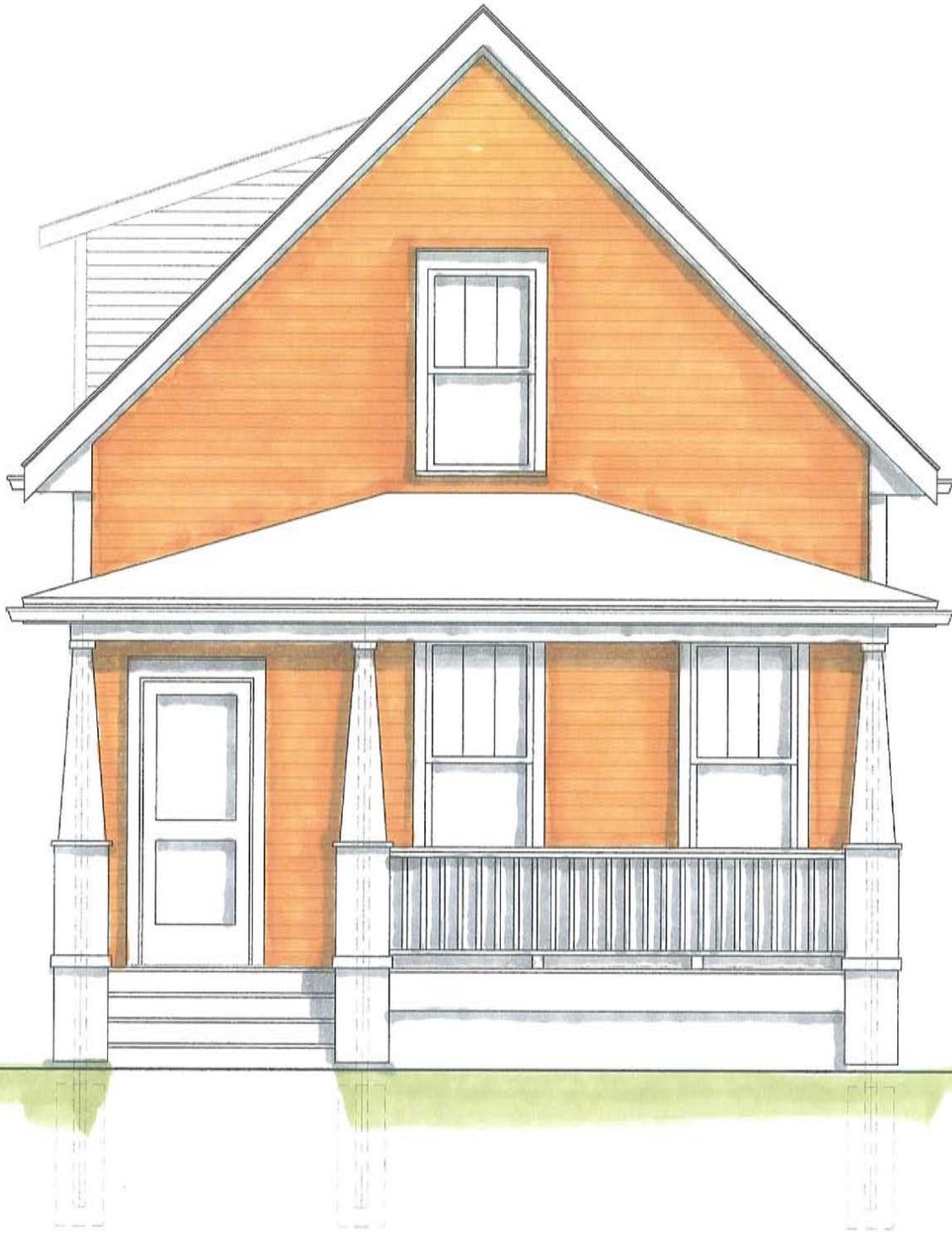
DATE: 2-17-2012



TYPE - B FRONT ELEVATION

SCALE: 1/8" = 1'-0"

DATE: 2-17-2012



TYPE - B.1 FRONT ELEVATION

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

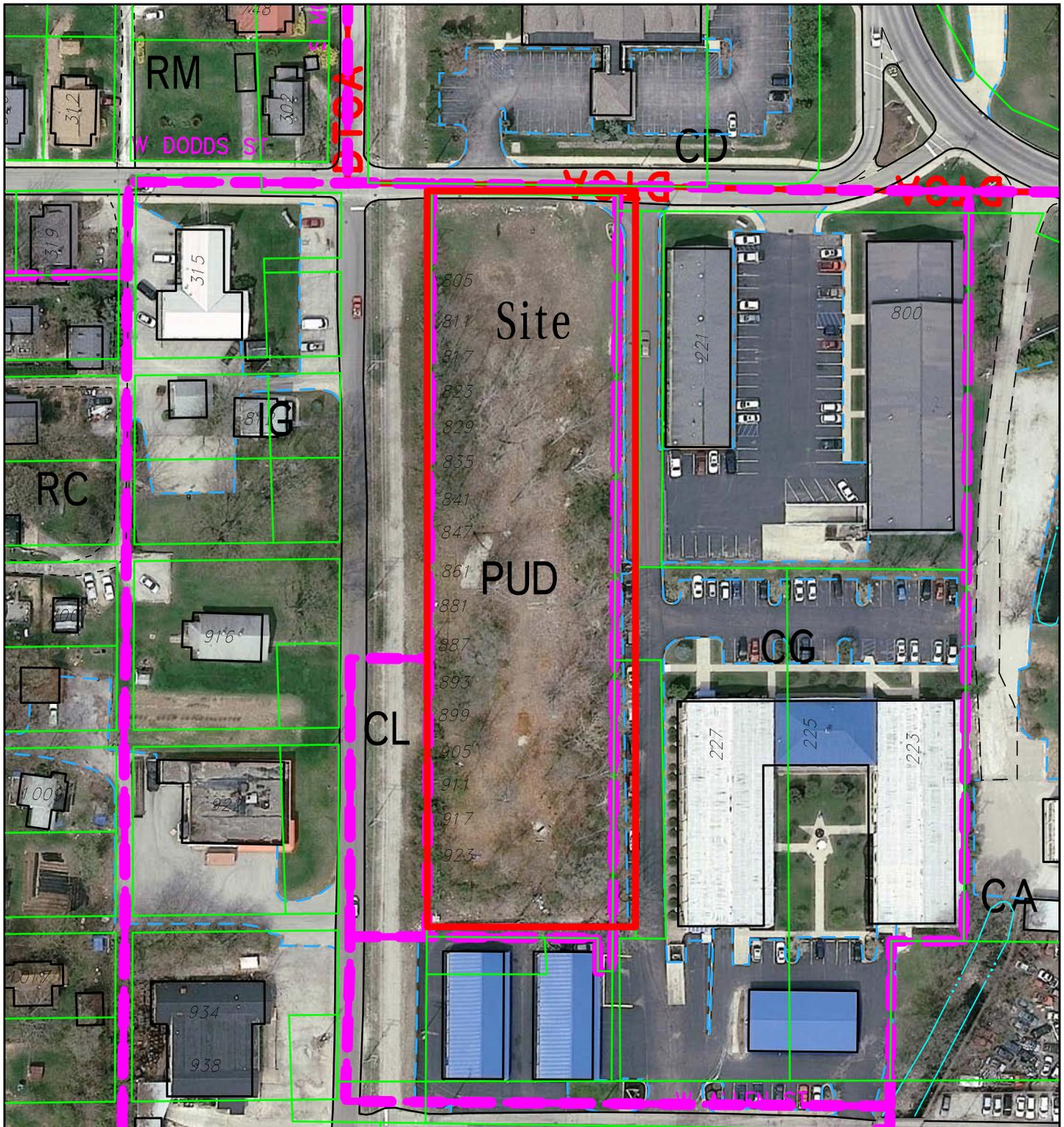
DATE: 3-30-2012



TYPE - C FRONT ELEVATION

SCALE: 1/8" = 1'-0"

DATE: 2-17-2012



PUD-18-12 Neighborhood Solutions

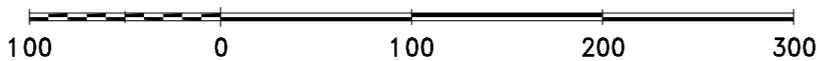
223 W Dodds Street

Plan Commission

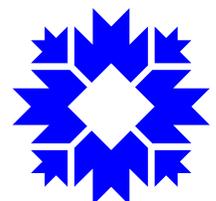
2010 Aerial Photograph

By: greulice

3 May 12



City of Bloomington  
Planning



Scale: 1" = 100'

For reference only; map information NOT warranted.