

ORDINANCE 94-14

TO GRANT PUD DESIGNATION AND OUTLINE PLAN APPROVAL  
Re: 500 & 520 N. Walnut and 515 & 521 N. Washington  
(CFC, Inc., Petitioner)

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

WHEREAS, the Plan Commission has considered this case, RH/PUD-9-94 and recommended that the petitioner, CFC, Inc. be granted PUD designation and outline plan approval and request that the Common Council consider their petition;

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

SECTION I. Through the authority of IC 36-7-4 and pursuant to Chapter 20.13 of the Bloomington Municipal Code, the property be designated a Planned Unit Development and be approved for an outline plan. The property is located at 500 & 520 N. Walnut and 515 & 521 N. Washington and is further described as follows:

Lots 11, 13, 15, 16, and 18; the Southern 44.68 feet of Lot 17 in Bollman Place Subdivision, and the alley lying between said lots 13 and 15, City of Bloomington, Monroe County, Indiana.

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

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 \_\_\_\_\_ day of \_\_\_\_\_, 1994.

\_\_\_\_\_  
JIM SHERMAN, 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 \_\_\_\_\_ day of \_\_\_\_\_, 1994.

\_\_\_\_\_  
PATRICIA WILLIAMS, Clerk  
City of Bloomington

SIGNED AND APPROVED by me upon this \_\_\_\_\_ day of \_\_\_\_\_, 1994.

\_\_\_\_\_  
TOMILEA ALLISON, Mayor  
City of Bloomington

SYNOPSIS

This ordinance grants a PUD designation and outline plan approval for properties located at 500 & 520 N. Walnut and 515 & 521 N. Washington. The properties located at 515 & 521 N. Washington will be single family residences. The property located at 520 N. Walnut will be a two-unit condominium and the property located at 500 N. Walnut will be a single building multi-family condominium which will allow up to 23 units.

FEAILED

\*\*\*ORDINANCE CERTIFICATION\*\*\*

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 94-14 is a true and complete copy of Plan Commission Case Number RH/PUD-9-94 which was given a recommendation of approval by a vote of 7 Ayes, 1 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on March 21, 1994.

*Timothy A. Mueller*

Date: March 22, 1994

Tim Mueller, Secretary  
Plan Commission

Received by the Common Council Office this 22nd day of March,

*Patricia Williams*  
Patricia Williams, City Clerk

Appropriation Ordinance # \_\_\_\_\_ Fiscal Impact Statement # \_\_\_\_\_ Ordinance \_\_\_\_\_ Resolution # \_\_\_\_\_

Type of Legislation:

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

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

Cause of Request:

Planned Expenditure \_\_\_\_\_ Emergency \_\_\_\_\_  
Unforeseen Need \_\_\_\_\_ Other \_\_\_\_\_

Funds Affected by Request:

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

Signature of Controller \_\_\_\_\_

Will the legislation have a major impact on existing City appropriations, fiscal liability or revenues? Yes \_\_\_\_\_ No \_\_\_\_\_

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

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

MEMO

TO: Common Council  
FROM: Planning Department  
SUBJECT: RH/PUD-9-94  
PETITIONER: CFC, Inc.  
LOCATION: 500 & 520 N. Walnut and 515 & 521 N. Washington

At its meeting of March 21, the Plan Commission recommended Planned Unit Development designation of the Porticos site, the parking area south to 9th St., and the two residences at 515 & 521 N. Washington. Also recommended is outline plan approval of up to 27 condo units on the aggregate site of 1.14 acres. The portion of the petition calling for rezoning from BG to RH has been withdrawn. The PUD may be approved in the existing BG zone.

The units include two condos in the Porticos and one each in the Washington St. residences. All of the above will be restored in historic character. The balance of the units will be in a new building in the current parking lot area. Bedroom breakdown (total) is projected at 1-4BR, 6-3BR, 18-2BR, and 2-1BR units. The number of units may vary downward if more bedrooms are incorporated, subject to compliance with parking units. The building has parking in the lower level, 11 residential floors, and mechanicals on top. Different height numbers have been cited in the hearings; depending on what's included. The approved plans show a height of 177' from the sidewalk grade at 9th St. to the uppermost cornice of the building (not counting the decorative spires - see exhibit). The taller portion rises from a larger two-story base. Parking is provided in the Porticos garage, under the new structure, and in the backyard of the Washington St. lots. Sixty-five spaces are available (two spaces will become an island for the big tree on the Washington St. lots).

A PUD plan supplants the code's height, bulk, and density requirements in general, subject to certain specific requirements for PUD. These include a maximum density in this context of 25 units/acre, a 30' buffer facing residential zones, a 40% lot coverage maximum, and a five acre minimum lot site. The code enables the Plan Commission to vary these specific requirements "where unique design quality of a development warrant (Section 20.13.01.19)". The proposal complies with density, parking, and other substantive requirements. The Commission's vote included variances from the five acre minimum, 40% coverage, and 30' buffer requirements.

Conditions of the Commission's approval are:

1. Drainage to Engineering Dept. satisfaction.
2. The tree in the Washington St. backyard to be preserved utilizing the approach shown on the attached exhibit, specifically designed to staff satisfaction.
3. Recommendation for approval is contingent upon vacation of an east/west alley between Walnut St. and the north/south alley, within the proposed buildings' footprint.
4. Recommendation for approval is contingent upon 9th St. being converted to a two-way

configuration, at least from Walnut to the north/south alley; or an equivalent solution to the access problem.

5. The last condition relates to 9th Street's current status of one-way west. Any traffic approaching from the south on Walnut would circle the block or cut through private driveways. This condition reflects the Commission's opinion that a better circulation pattern must be implemented if the project is to develop. The matter will be discussed by the Traffic Commission on Wednesday, March 23.

EXAMPLED