

CITY OF BLOOMINGTON



**MARCH 4, 2013 @ 5:30 p.m.
COUNCIL CHAMBERS #115
CITY HALL**

**CITY OF BLOOMINGTON
PLAN COMMISSION AGENDA
March 4, 2013 @ 5:30 p.m.**

❖ City Hall Council Chambers, #115

ROLL CALL

MINUTES TO BE APPROVED: Feb. 4, 2012

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

1. Amendments to Plan Commission Rules and Procedures

PETITIONS CONTINUED to April 4, 2013 meeting:

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

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

APPROVAL OF CONSENT AGENDA:

**UV-10-13 Costley & Company
1708 Fee Lane**
Plan Commission recommendation to the Board of Zoning Appeals to allow an additional bedroom to be created within a lawful non-conforming single family home within the Institutional (IN) zoning district. *(Case Manager: Patrick Shay)*

PETITIONS:

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

**UV-08-13 Atlantis Properties
2221 & 2231 N. Martha St.**
Plan Commission recommendation to the Board of Zoning Appeals for a Use Variance to allow the property located at 2231 Martha St. to permit a multi-family occupancy of 5 adults. In exchange the vacant lot located at 2221 Martha St. will be deed restricted as unbuildable. *(Case Manager: Tom Micuda)*

**UV-09-13 Atlantis Properties
411 E. SR 45/46 Bypass and 2207 N. Dunn**
Plan Commission recommendation to the Board of Zoning Appeals for a Use Variance to allow the property located at 411 E. SR 45/46 Bypass to permit a multi-family occupancy of 5 people. In exchange, the vacant lot located at 2207 N. Dunn St. will be deed restricted as unbuildable. *(Case Manager: Tom Micuda)*

**PUD-11-13 BW Properties
1499 W. 2nd St.**
Final plan approval for a new 3,800 light industrial building. *(Case Manager: Eric Greulich)*

End of Agenda

***Next Plan Commission hearing scheduled for April 8, 2013*

Last updated: 2/27/2013



**CITY OF BLOOMINGTON
PLANNING DEPARTMENT
MEMORANDUM**

DATE: February 27, 2013
TO: Members of the Plan Commission
FROM: Tom Micuda, Planning Director
SUBJECT: Proposed Fee Revisions

At the last Plan Commission meeting, Commissioners voted to adopt all of Planning staff's proposed revisions to its Rules and Procedures, with the exception of fees. Specifically, the Commission requested that staff do the following:

1. Report back concerning whether there are any objections to the proposed fee revisions.
2. Put together a fee schedule showing the proposed fees in comparison to existing fees.
3. Provide more examples of communities with other fee structures.

Response to #1: To date, no objections have been raised concerning the proposed building permit plan review fee outlined in the memo below. The proposed change in fee was conveyed to the Monroe County Building Association and the Monroe County Building Department. As for the proposed public hearing fees and miscellaneous fees, information was conveyed to our local engineering consultants who handle most of the petitioning that occurs for developers. No objections were raised.

Response to #2: Please see the side by side comparisons of public hearing fees attached to this memo. Examples of impacts are provided in the information below.

Response to #3: Some examples have been provided in this memo.

Summary of Proposal: The City's fee for review of County Building permits that fall within the City's planning jurisdiction has not been adjusted since the initial fee of \$.06 per square foot was set with the first City/County Interlocal Agreement in 1997. In that year, both the City and County charged the same fee amount. Since that time, the County has increased its plan review fee multiple times to reach the current fee of \$.14 per square foot. This proposed Rules change assesses the same fee. In the future, the City's fee will be adjusted at the same pace as the County's. For now, the goal is to catch up after 16 years. Fee revenues are not used by the Planning Department, but placed in the City's General Fund.

Also included are adjustments to the filing fees charged for rezoning petitions, PUDs and PUD amendments, subdivision plats, site plans and PUD final plans, conditional uses, use variances, and variances from development standards. These fees have not

been changed for over two decades, so the scope of the fee changes needed to be substantial. Once again, the fees collected for development petitions are not used by the department, rather they are deposited in the City's General Fund. In addition to these public hearing fees, the Planning Department proposes to develop fees for other services performed on a regular basis for customers. These services are commonly reimbursed via fees in other communities. These fees cover:

1. Right-of-Way Vacations
2. Letters of Zoning Verification
3. Lot Line Adjustments
4. Inspections for Certificates of Occupancy

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

1. Patterson Park PUD
 - Current Fee - \$398.00
 - New Fee - \$1,849.00 (\$1000 base fee + \$100 x 8.49 acres)
2. B-Line Station PUD Amendment (Matt Press project at Morton and Dodds)
 - Current Fee - \$259.50
 - New Fee - \$585.50
3. Chick-Fil-A Final Plan (site plan)
 - Current Fee - \$170.55
 - New Fee - \$940.00
4. Bloomingfoods Subdivision (preliminary plat for 6 lots)
 - Current Fee - \$159
 - New Fee - \$450

Comparison of Public Hearing Fees to Monroe County Planning Commission

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

1. PUD requests
 - Proposed City fee - \$1000 + \$100/acre
 - County fee - \$1000 + \$25/acre
2. PUD amendments
 - Proposed City fee - \$500 + \$50/acre
 - County fee - \$750 + \$25/acre
3. Site Plans (new construction - non-residential/mixed use)
 - Proposed City fee - \$400 + \$0.10/square foot

- County fee - \$750 + \$0.10/square foot over 3,000 square foot
4. Preliminary Plats
 - Proposed City fee - \$300 + \$25 per lot
 - County fee - \$750 + \$25 per lot
 5. Use Variances
 - Proposed City fee - \$500
 - County fee - \$400
 6. Conditional Uses
 - Proposed City fee - \$250
 - County fee - \$400
 7. Development Standards Variances
 - Proposed City fee – single family - \$100; Other - \$500
 - County fee – Residential - \$200 + \$50 for each added variance; Non-residential - \$400 + \$50 for each added variance
 8. Right-of-Way Vacations
 - Proposed City fee - \$500
 - No applicable fee administered by County
 9. Letters of Zoning Verification
 - Proposed City fee - \$100
 - County fee - \$25
 10. Lot Line Adjustments (Administrative Subdivisions)
 - Proposed City fee - \$100
 - County fee - \$100 + \$10 per lot
 11. Certificate of Occupancy Inspections
 - Proposed City fee - \$100
 - County fee - \$125 (through the Building Department)

Comparison of Building Permit Plan Review Fee and Other Jurisdictions: Included in the memo are building permit fees for single family homes from the following jurisdictions. Please note that the City/County permit fees combined would cost \$560.00 for a 2,000 square foot new house. Currently, the City's lower fee would result in a \$400 fee.

1. Ellettsville - \$25.00 + \$0.05 per square foot (\$125.00)
2. Noblesville - \$450.00 + \$0.11 per square foot (\$670.00)
3. Carmel - \$441.50 + \$0.11 per square foot + a Certificate of Occupancy fee (\$722.50)
4. Westfield - \$400 + \$0.08 per square foot (\$560.00)

Recommendation: Staff recommends that the Commission adopt these fee revisions per the attached schedule.

PUBLIC HEARING FEES	CURRENT FEES	PROPOSED FEES
REZONE		
Single-family to Multi-family	\$200+\$2.00/dwelling unit	Rezone to Single Family - \$250 + \$25/acre
Residential to Commercial & Commercial to Less Restrictive Commercial	\$200+\$35.00/acre	Rezone to Non-Single Family - \$500 + \$50/acre
All Other Residential	\$100+\$2.00/dwelling unit	Rezone to Planned Unit Development - \$1000 + \$100/acre
All Other Non-residential, including Industrial	\$100+\$10.00/acre	
PUD Amendment	Same as rezone	\$500 + \$50/acre
PLATS		
Preliminary	\$150+\$1.50/dwelling unit or lot	\$300 + \$25/lot
Final	\$75+\$1.00/dwelling unit or lot	\$300 + \$25/lot
Preliminary & Final	\$225+\$2.50/dwelling unit or lot	\$300 + \$50/lot
SITE PLAN/FINAL PLAN		
Residential	\$150+\$1.50/dwelling unit	Remodels - \$200
Non-residential	\$150+\$15.00/acre	Residential Addition - \$200 + \$25/dwelling unit
		Residential New Construction - \$400 + \$25/dwelling unit
		Non-Residential/Mixed Use Addition - \$200 + \$0.10/s.f.
		Non-Residential/Mixed Use New Construction - \$400 + \$0.10/s.f.
USE VARIANCE	Same fee schedule as the Plan Commission Rezone	\$500
OTHER VARIANCES		
Single-family Residential	\$50+\$25.00/ea. Additional standard	Single-Family - \$100
Multi-family Residential & Non-residential	\$200+\$50.00/ea. Additional standard	Multifamily and Non-Residential - \$500
CONDITIONAL USE		
	\$100.00	Home Occupation - \$100
		Other - \$250
OTHER FEES		
Right-of-Way Vacations	None	\$500
Letters of Zoning Verification	None	\$100
Lot-Line Adjustments	None	\$100
Certificate of Occupancy Inspections	None	\$100

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 4501 E. 3rd Street**

**CASE #: SP-06-13
DATE: March 4, 2013**

PETITIONER: Renaissance Rentals
1300 N. Walnut St., Bloomington IN 47404

CONSULTANT: Smith Neubecker & Assoc., Inc.
435 S. Clarizz Blvd., Bloomington, IN 47401

REQUEST: The petitioner is requesting site plan approval to construct a mixed-use project consisting of 76 motel units and 152 residential apartment units among 11 buildings. All residential apartment units are one-bedroom.

Area: 6.23 Acres
Zoning: Commercial Arterial (CA)
GPP Designation: Community Activity Center
Existing Land Use: Motel
Proposed Land Use: Motel, Multi-family
Surrounding Uses: East: Indoor Amusements, Veterinarian Clinic, Office
 South: Restaurant and Vacant
 West: Convenience Store with Gas Station, Multi-family
 North: Multi-family

REPORT SUMMARY: This 6.23 acre property is located at the northwest corner of E. 3rd Street and Morningside Drive and has been developed with four motel buildings, a lobby building, and an outdoor pool. The property is zoned Commercial Arterial (CA). Surrounding land uses include indoor amusement, veterinarian clinic, and office to the east, a restaurant and vacant land to the south, multifamily to the north, and convenience store with gas station and multi-family to the west.

The petitioner is proposing to remove all of the existing motel buildings except for the lobby building and construct 11 three-story mixed-use buildings. The first floors will consist of 76 total motel units. The second and third floors will consist of 152 one-bedroom apartments, which could be used as motel units during the summer months. A total of 186 surface parking spaces are proposed on the site. In addition, 25 parallel parking spaces are proposed on Morningside Drive. A new 5' wide concrete sidewalk and tree plots will be installed along 3rd St. and Morningside Dr. as required. A compliant landscape plan will be installed. A new outdoor pool is also being proposed.

This site plan requires Plan Commission approval because more than 100 multi-family units are proposed, and the motel portion of the building is larger than 25,000 square feet. This project will also require development standards variances for architectural standards.

SITE PLAN REVIEW:

Access: The existing drive cut onto E. 3rd St is proposed to remain as is. Two new compliant drive cuts are proposed on Morningside Dr.

Architecture: Elevations for the proposed buildings have been submitted and are included in the packet. The buildings will be approximately 44' tall and have sloped metal roofs. The façades will be finished with a mix of stone veneer and vinyl shake and lap siding. The trellises will be wood. Variances are required for the Arterial Architectural Standards. These standards were written for non-residential buildings, and the majority of these standards are met with the proposal. Therefore, staff believes these variances are justified.

Automobile Parking: A maximum of 228 parking spaces is allowed. The maximum number allowed is based on 1 space per bedroom for the multi-family apartment units and 1 space per lodging unit for the motel units. There is no minimum parking requirement for this proposal. A total of 186 surface parking spaces are proposed on the site. The petitioner has also proposed to formalize approximately 25 parallel parking spaces on Morningside Drive. The parallel parking spaces on Morningside Drive will narrow the street width, slowing automobile traffic and improving the safety of bicyclists and pedestrians along this designated bicycle route.

Bicycle Parking: A total of 30 bicycle parking spaces are required and 60 spaces have been shown. The spaces are well distributed throughout the site. At least 17 of these spaces are required to be covered Class II spaces. At least 7 are required to be long-term covered Class I spaces.

Landscaping: The property has a few large trees in the interior of the site which are being preserved. Although close, there are still a few minor changes needed to the landscape plan. Staff finds that a compliant plan is feasible and will be required prior to the issuance of a building permit.

Pedestrian Facilities: Five foot wide sidewalks and tree plots will be installed on E. 3rd St. or Morningside Dr. with this proposal. The site plan includes all required internal pedestrian paths.

Stormwater Detention: Four bioretention basins are proposed to meet stormwater quality and detention requirements.

Transit: The site is served by Bloomington Transit Routes 3 (limited service) and 8. Routes 6 and 3 are also within walking distance. Bloomington Transit stated that a transit facility is not needed at this location.

ENVIRONMENTAL COMMISSION MEMO:

1. The Petitioner shall continue working with staff on a compliant Landscape

Plan, and shall not be given any permits to begin work until the plan is approved.

Staff Response: Staff recommends a condition that a compliant landscape plan be submitted prior to permit issuance.

2. The Petitioner should create an environmentally sustainable and Complete Street aesthetic at this important location with increased landscaping and other visual and ecological enhancements.

Staff Response: The petitioner will be installing sidewalks and tree plots on both E. 3rd St. and Morningside Dr. Additionally, the petitioner is proposing on-street parallel parking on Morningside, which will narrow the street width, slowing automobile traffic and improving the safety of bicyclists along this designated bicycle route.

3. The Petitioner should apply green building and site design practices to create a high performance, low carbon-footprint structure.

Staff Response: Although not required, staff encourages the petitioner to incorporate as many green building practices as possible.

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

Staff Response: Although not required, staff encourages the petitioner to provide on-site recycling for residents and motel guests.

DEVELOPER TRACK RECORD: Renaissance Rentals manages and has developed several multi-family projects within Bloomington with a favorable track record. Projects include:

1. Scholar's Rock
2. Scholar's Quad
3. Covenant Hill
4. MeadowCreek
5. Huntington Gardens

RECOMMENDATION: Staff recommends approval of the site plan with the following conditions:

1. This approval is contingent upon the granting of variances from Arterial Architecture Standards by the Board of Zoning Appeals or Hearing Officer.
2. A compliant landscape plan must be submitted and approved prior to issuance of a building permit.
3. A photometric plan must be submitted and approved prior to issuance of a building

permit.

4. At least 17 covered Class II bicycle parking spaces and at least 7 long-term covered Class I bicycle parking spaces shall be shown on plans prior to issuance of a building permit.
5. Width of the southernmost lane on Morningside must be reduced to 10' prior to issuance of a building permit.

MEMORANDUM

Date: February 21, 2013
To: Bloomington Plan Commission
From: Bloomington Environmental Commission
Through: Linda Thompson, Senior Environmental Planner
Subject: SP-06-13, Summerhouse Inn
4501 E. Third Street

This memorandum contains the Environmental Commission's (EC) input and recommendations regarding the request of a Site Plan approval for a mixed-use project of 76 motel units and 152 residential units, located on 6.23 acres zoned Commercial Arterial. The site is currently a 4-building, 96-unit motel that will be razed except a separate lobby building. The proposal is for 11 newly-constructed 3-story buildings. The first floor of these structures would be used for a full-time motel, while the second and third stories would be for 1-bedroom apartments that could be available for use as motel rooms during the summer months.

ISSUES OF CODE COMPLIANCE:

1.) LANDSCAPE PLAN:

The Petitioner has been working with staff on the Landscape Plan and has made some modifications already. However, as of the final revision deadline, a sufficient Landscape Plan has not been submitted. The EC recommends that the Landscape Plan be modified to the Unified Development Ordinance (UDO) standards.

ISSUES OF SOUND ENVIRONMENTAL DESIGN:

2.) GATEWAY CHARACTER:

The EC notes that this area is an excellent candidate for a "Complete Streets" approach (<http://www.completestreets.org/>) to enhance its navigability for all users – pedestrians, bicyclists, handicapped people, and others. While the EC recognizes that the developer is not responsible for the street way itself, we encourage the developer to promote a vision for the site that complements and anticipates the complete streets concept. The proposed development is on a major route into Bloomington, and the EC believes that the proposed site plan represents an opportunity to welcome travelers into our city with a special sense of place and our city's unique character.

3.) GREEN BUILDING & SITE DESIGN:

Green building and environmental stewardship are of utmost importance to the people of

Bloomington and sustainable features are consistent with the spirit of the Unified Development Ordinance (UDO). Additionally, they are supported by Bloomington's overall commitment to sustainability and its green building initiative (<http://Bloomington.in.gov/greenbuild>). Sustainable building practices are explicitly called for by the Mayors' Climate Protection Agreement signed by Mayor Kruzan; by City Council Resolution 06-05 supporting the Kyoto Protocol and reduction of our community's greenhouse gas emissions; by City Council Resolution 06-07, which recognizes and calls for planning for peak oil; and by a report from the Bloomington Peak Oil Task Force, *Redefining Prosperity: Energy Descent and Community Resilience Report*.

Some general recommendations the EC offers for this site include energy-saving lighting and appliances; solar systems (e.g. solar photovoltaic cell and solar hot water systems); recycled products, such as counter tops and carpets; and high-efficiency insulation and windows.

Some specific recommendations for this site include:

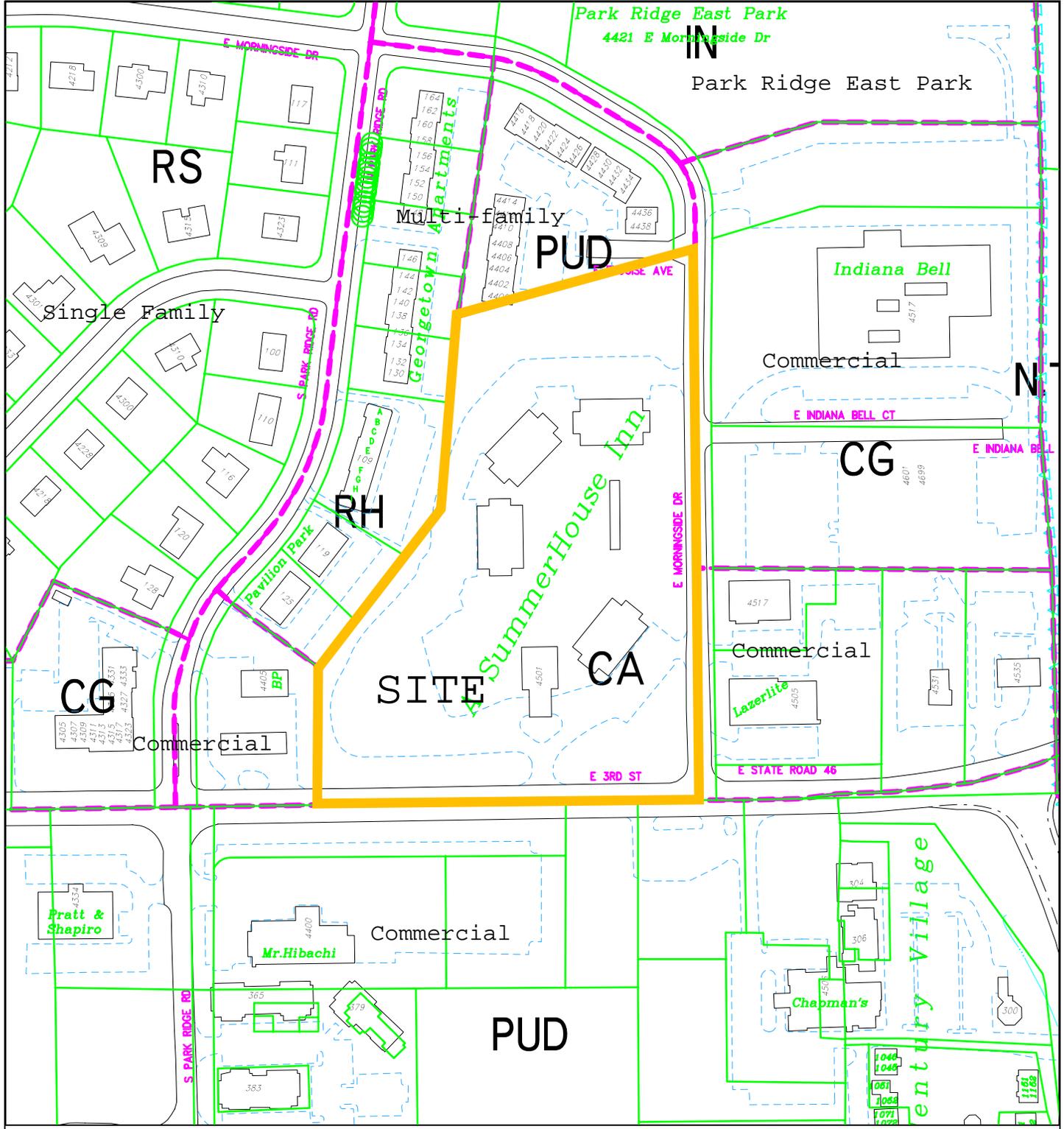
- ~ collecting all possible unused scraps from the construction and demolition activities for reuse or recycling . This material could be sold to local salvage businesses, given to a resale store for future re-use, or recycled;
- ~ installing charging stations for electric vehicles for some of the parking spaces; and
- ~ using reflective roofing material.

4.) RECYCLING:

The EC recommends that space should be allocated for recyclable-materials collection, which will reduce the development's carbon footprint and promote healthy indoor and outdoor environments. Lack of recycling services is the number one complaint that the EC receives from apartment dwellers in Bloomington. Recycling has become an important norm that has many benefits in energy and resource conservation. Recycling is thus an important contributor to Bloomington's environmental quality and sustainability and it will also increase the attractiveness of the apartments to prospective tenants and short-term motel customers.

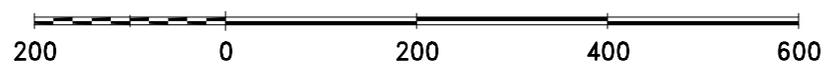
EC RECOMMENDATIONS:

- 1.) The Petitioner shall continue working with staff on a compliant Landscape Plan, and shall not be given any permits to begin work until the plan is approved.
- 2.) The Petitioner should create an environmentally sustainable and Complete Street aesthetic at this important location with increased landscaping and other visual and ecological enhancements.
- 3.) The Petitioner should apply green building and site design practices to create a high performance, low carbon-footprint structure.
- 4.) The Petitioner should provide space for recyclable materials to be stored for collection, and a recycling contractor to pick it up.

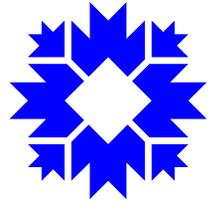


SP-06-13
 4501 E. 3rd St.
 Summerhouse Inn
 Zoning and Land Use Map

By: bannok
 10 Jan 13



City of Bloomington
 Planning



Scale: 1" = 200'

For reference only; map information NOT warranted.



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

Petitioner's Statement

Location

The project is located at the existing Summerhouse Inn hotel site at 4501 E. 3rd Street at the NWC of E. 3rd Street and Morningside Drive.

Zoning

The site is zoned CA (Commercial Arterial). Adjacent zoning to the west is CA, Northwest is RH, North is PUD, Northeast is CG and East is CA.

Existing Use

The site's existing use is a motel. There are 4 buildings with 24 units for a total of 96 units. There is also an office building, pool and maintenance building on site.

Proposed Use

The proposed use will continue to be motel on the first floor. With development of new buildings on site, first floor motel units will total 76 units. Residential units on the 2nd and 3rd floor of each building will total 152. The total number of units, both residential and motel on site will be 228.

Development Standards

Site Area = 6.23 acres net

Density = 15 units acre (93.45 units permitted)

Units = 1 bedroom (525 SF to 570 SF)

Total DUE's permitted = 186.9

1st Floor motel units do not count towards density

Setbacks = 15' front, 7' side and rear building

20' parking setback behind front of building

Adjacent to RH = 30' parking, 20' building

Primary structure height = 50'

Max. impervious surface coverage = 60%

Parking Provided

The project will include 211 surface parking spaces. On site spaces will total 186 spaces, parallel parking spaces created along Morningside Drive will total 25 spaces. Parking provided equates to a parking ratio of 0.93 parking spaces per unit.



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

Impervious Surface Coverage

The existing site impervious surface coverage is 50.49%. Proposed impervious surface coverage after development is 55.57%. The majority of the large trees within the central common area around the pool will be retained.

Phasing

The development will be completed in two phases. Phase 1 consists of buildings 1-6. Phase 2 will consist of buildings 7-10. The existing motel units within the Phase 2 area will remain in operation upon completion of the Phase 1 development. With completion of Phase 1, there will be 72 "old" motel units on site and 48 "new" motel units for a total of 120 motel units and 96 residential units. Completion of Phase 2 will decrease the total motel units on site to 76 and increase the residential units to 152 as described above.

Utility Service

Sanitary sewer and water service is available on site. New mains will be installed within the development to provide improved service. Stormwater detention areas and water quality basins will also be installed, where none currently exist. Private utilities are available on site or adjacent to the site to serve the development.

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LANDSCAPE NOTES

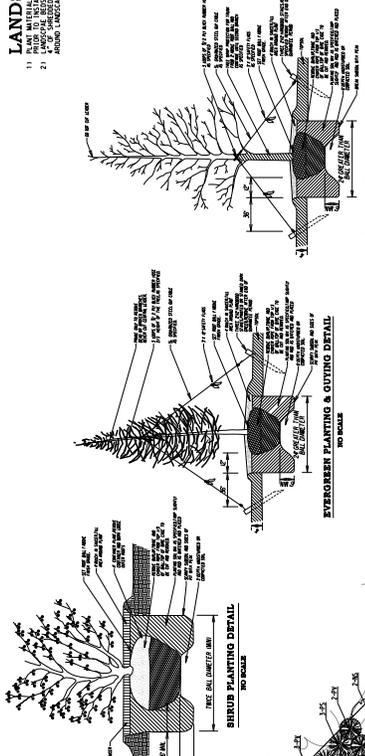
1. REFER TO THE ARCHITECTURAL PLAN FOR THE EXISTING UTILITY LOCATIONS.
2. ALL TREE PLANTINGS SHALL BE INSTALLED AT THE SPECIFIED LOCATIONS.
3. ALL TREE PLANTINGS SHALL BE INSTALLED AT THE SPECIFIED LOCATIONS.

LANDSCAPING REQUIREMENTS SCALE: 1"=30'

1. ALL TREES SHALL BE PLANTED AT THE SPECIFIED LOCATIONS AND SHALL BE INSTALLED AT THE SPECIFIED LOCATIONS.

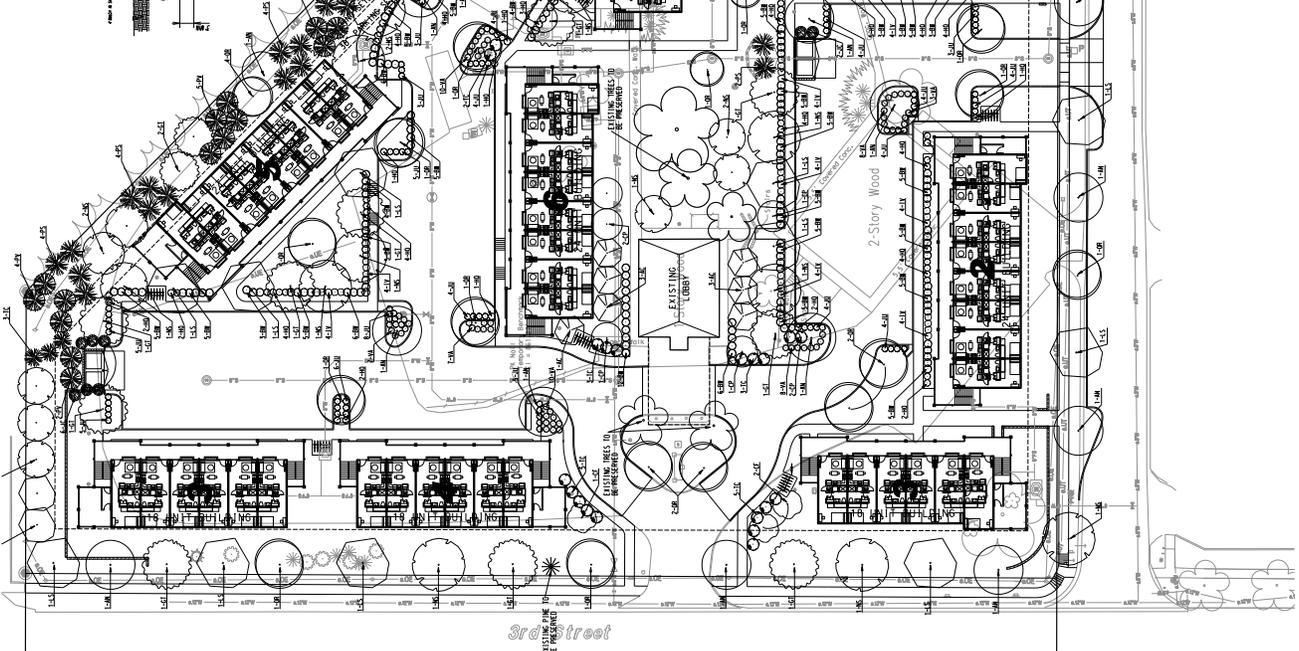
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3. ALL TREES SHALL BE PLANTED AT THE SPECIFIED LOCATIONS AND SHALL BE INSTALLED AT THE SPECIFIED LOCATIONS.



TREE PLANTING & CUTTING DETAIL

EXISTING TREES TO BE PRESERVED
TRUNK DIAMETER 8" MIN.
TRUNK DIAMETER 8" MIN.
TRUNK DIAMETER 8" MIN.



LANDSCAPE PLANT TABLE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
1	AN 30	ANNE'S HONEY SUEDE	2' COLIUM	
2	BL 30	BLOOMING GLOBE	2' COLIUM	
3	BU 30	BURNING BUSH	2' COLIUM	
4	CA 30	CANDIDIA	2' COLIUM	
5	CH 30	CHERRY BLOSSOM	2' COLIUM	
6	CO 30	CORONILLA	2' COLIUM	
7	CR 30	CRABAPPLE	2' COLIUM	
8	CU 30	CURRY LEAF	2' COLIUM	
9	DA 30	DAFFODIL	2' COLIUM	
10	DE 30	DEER BELL	2' COLIUM	
11	DI 30	DIANE'S WAX	2' COLIUM	
12	DR 30	DRAGON TREE	2' COLIUM	
13	DU 30	DUKE'S BLUE	2' COLIUM	
14	EA 30	EAST LINDEN	2' COLIUM	
15	EL 30	ELM	2' COLIUM	
16	EM 30	EMERALD PINNACLES	2' COLIUM	
17	EN 30	ENGLISH SPINACH	2' COLIUM	
18	EP 30	EPHEDRA	2' COLIUM	
19	ER 30	ERIGONIA	2' COLIUM	
20	ES 30	ESCHERICHIA	2' COLIUM	
21	ET 30	ETERNAL BLUE	2' COLIUM	
22	EU 30	EUONYMUS	2' COLIUM	
23	EV 30	EVONYMUS	2' COLIUM	
24	EX 30	EXOTIC	2' COLIUM	
25	FA 30	FORSYTHIA	2' COLIUM	
26	FE 30	FERTILE	2' COLIUM	
27	FI 30	FIREBIRD	2' COLIUM	
28	FL 30	FLORIDA	2' COLIUM	
29	FM 30	FORSYTHIA	2' COLIUM	
30	FO 30	FORSYTHIA	2' COLIUM	
31	FR 30	FORSYTHIA	2' COLIUM	
32	FS 30	FORSYTHIA	2' COLIUM	
33	FT 30	FORSYTHIA	2' COLIUM	
34	FU 30	FORSYTHIA	2' COLIUM	
35	FV 30	FORSYTHIA	2' COLIUM	
36	FW 30	FORSYTHIA	2' COLIUM	
37	FX 30	FORSYTHIA	2' COLIUM	
38	FY 30	FORSYTHIA	2' COLIUM	
39	FZ 30	FORSYTHIA	2' COLIUM	
40	GA 30	GALAXY	2' COLIUM	
41	GB 30	GALAXY	2' COLIUM	
42	GC 30	GALAXY	2' COLIUM	
43	GD 30	GALAXY	2' COLIUM	
44	GE 30	GALAXY	2' COLIUM	
45	GF 30	GALAXY	2' COLIUM	
46	GG 30	GALAXY	2' COLIUM	
47	GH 30	GALAXY	2' COLIUM	
48	GI 30	GALAXY	2' COLIUM	
49	GJ 30	GALAXY	2' COLIUM	
50	GK 30	GALAXY	2' COLIUM	
51	GL 30	GALAXY	2' COLIUM	
52	GM 30	GALAXY	2' COLIUM	
53	GN 30	GALAXY	2' COLIUM	
54	GO 30	GALAXY	2' COLIUM	
55	GP 30	GALAXY	2' COLIUM	
56	GQ 30	GALAXY	2' COLIUM	
57	GR 30	GALAXY	2' COLIUM	
58	GS 30	GALAXY	2' COLIUM	
59	GT 30	GALAXY	2' COLIUM	
60	GU 30	GALAXY	2' COLIUM	
61	GV 30	GALAXY	2' COLIUM	
62	GW 30	GALAXY	2' COLIUM	
63	GX 30	GALAXY	2' COLIUM	
64	GY 30	GALAXY	2' COLIUM	
65	GZ 30	GALAXY	2' COLIUM	
66	HA 30	HAWAIIAN	2' COLIUM	
67	HB 30	HAWAIIAN	2' COLIUM	
68	HC 30	HAWAIIAN	2' COLIUM	
69	HD 30	HAWAIIAN	2' COLIUM	
70	HE 30	HAWAIIAN	2' COLIUM	
71	HF 30	HAWAIIAN	2' COLIUM	
72	HG 30	HAWAIIAN	2' COLIUM	
73	HH 30	HAWAIIAN	2' COLIUM	
74	HI 30	HAWAIIAN	2' COLIUM	
75	HJ 30	HAWAIIAN	2' COLIUM	
76	HK 30	HAWAIIAN	2' COLIUM	
77	HL 30	HAWAIIAN	2' COLIUM	
78	HM 30	HAWAIIAN	2' COLIUM	
79	HN 30	HAWAIIAN	2' COLIUM	
80	HO 30	HAWAIIAN	2' COLIUM	
81	HP 30	HAWAIIAN	2' COLIUM	
82	HQ 30	HAWAIIAN	2' COLIUM	
83	HR 30	HAWAIIAN	2' COLIUM	
84	HS 30	HAWAIIAN	2' COLIUM	
85	HT 30	HAWAIIAN	2' COLIUM	
86	HU 30	HAWAIIAN	2' COLIUM	
87	HV 30	HAWAIIAN	2' COLIUM	
88	HW 30	HAWAIIAN	2' COLIUM	
89	HX 30	HAWAIIAN	2' COLIUM	
90	HY 30	HAWAIIAN	2' COLIUM	
91	HZ 30	HAWAIIAN	2' COLIUM	
92	IA 30	IRIDIUM	2' COLIUM	
93	IB 30	IRIDIUM	2' COLIUM	
94	IC 30	IRIDIUM	2' COLIUM	
95	ID 30	IRIDIUM	2' COLIUM	
96	IE 30	IRIDIUM	2' COLIUM	
97	IF 30	IRIDIUM	2' COLIUM	
98	IG 30	IRIDIUM	2' COLIUM	
99	IH 30	IRIDIUM	2' COLIUM	
100	II 30	IRIDIUM	2' COLIUM	

3rd Street
Hennings Drive
3746
SHEET
8 of 12
2/20/13
LANDSCAPE PLAN

SMITH
483 S. Center Boulevard
Bloomington, Indiana 47404
PH: (317) 343-9138
FAX: (317) 343-9139
WWW.SMITHINC.COM



EAST ELEVATION [SOUTH]



EAST ELEVATION [NORTH]

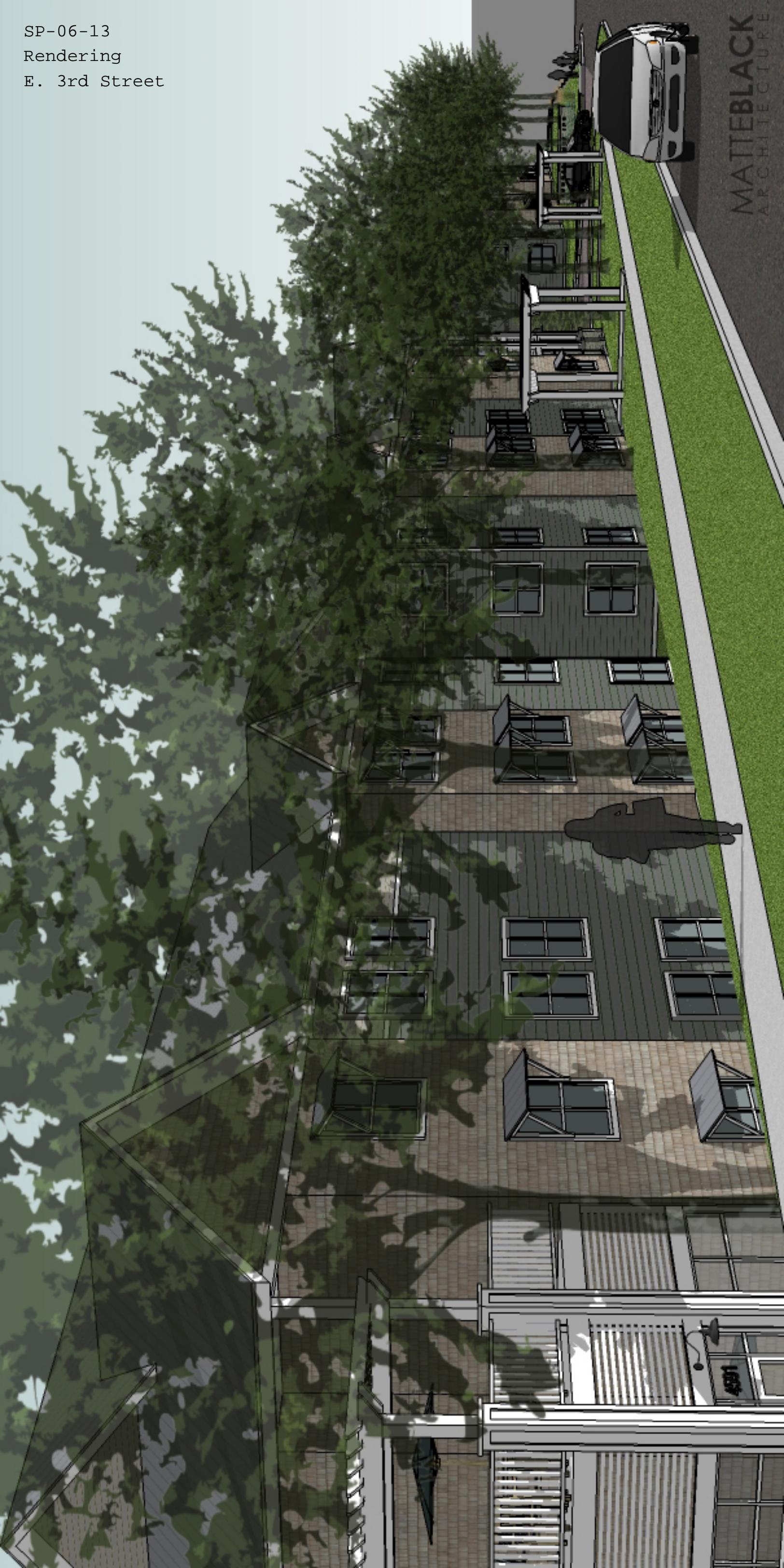
- METAL ROOFING
- SHAKE SIDING
- LAP SIDING
- STONE BASE

- WOOD TRELLIS
- METAL RAILING
- LOUVER SCREEN
- MESH SCREEN

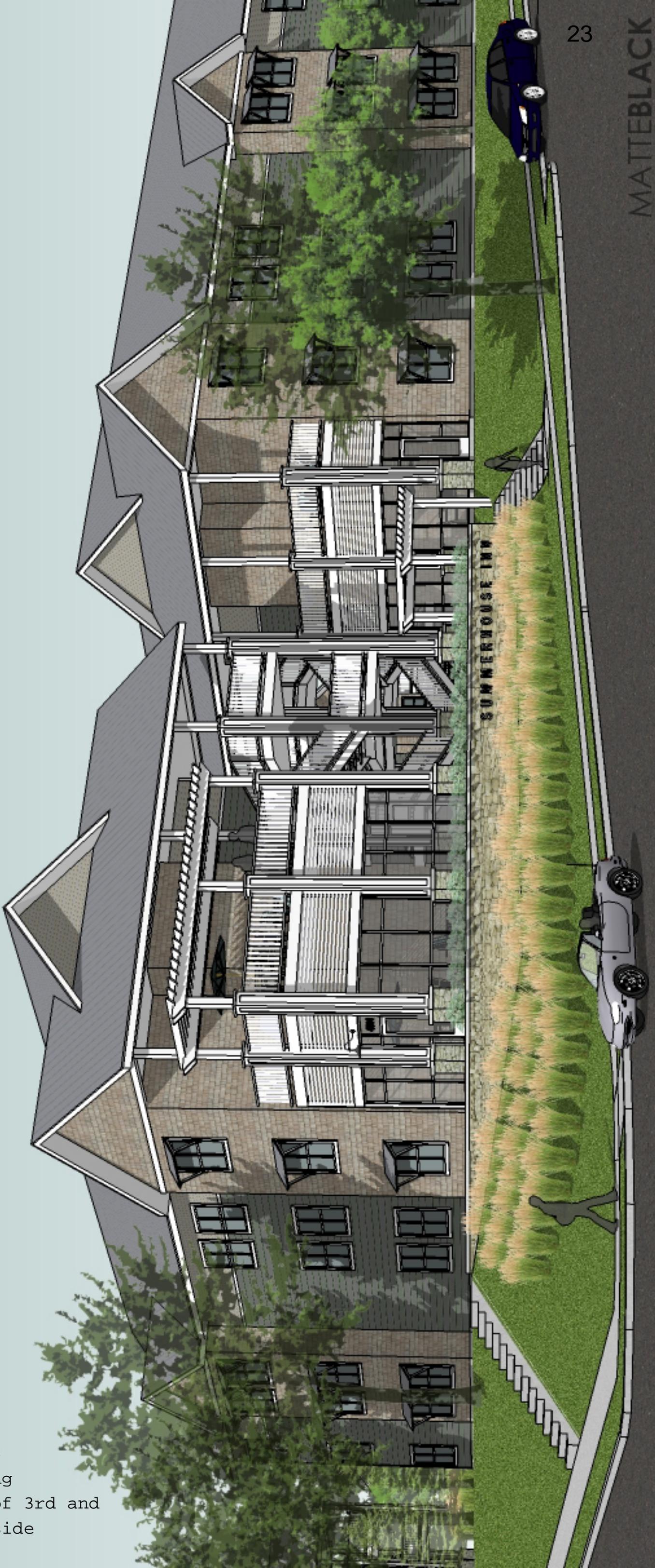




SP-06-13
Rendering
E. 3rd Street



MATTEBLACK
ARCHITECTURE



SP-06-13
Rendering
Corner of 3rd and
Morningside

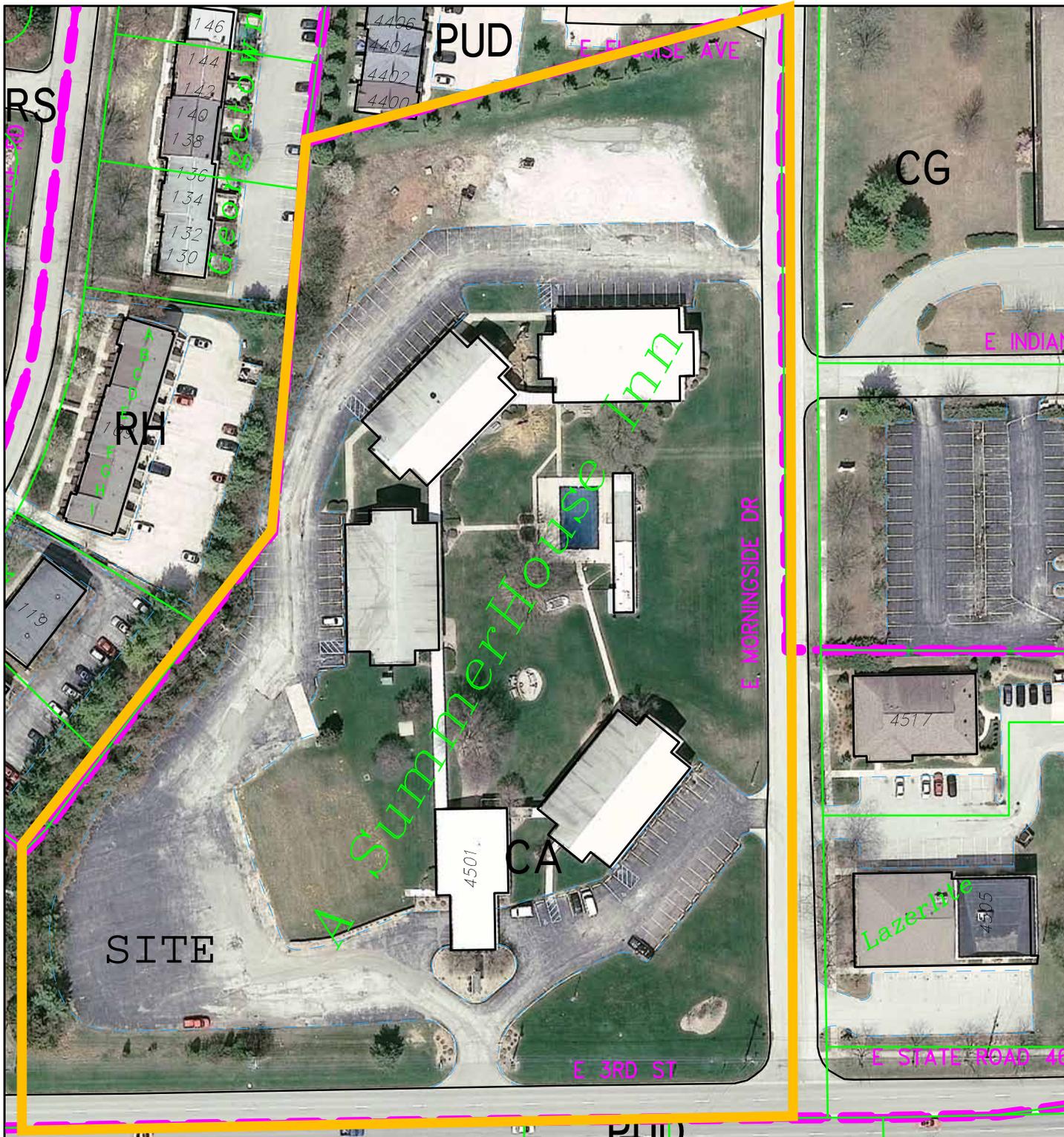


SP-06-13
Rendering
Morningside Drive



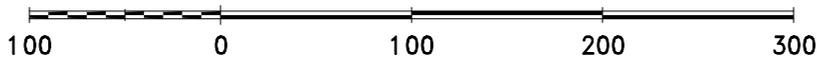
SP-06-13
Rendering
Morningside Drive





SP-06-13
 4501 E. 3rd St.
 Summerhouse Inn
 2010 Aerial Photograph

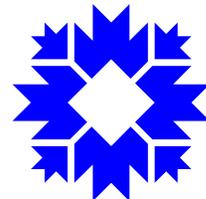
By: bannok
 26 Feb 13



For reference only; map information NOT warranted.



City of Bloomington
 Planning



Scale: 1" = 100'

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 2221 and 2231 Martha Street**

**CASE #: UV-8-13
DATE: March 4, 2013**

**PETITIONER: Atlantis Properties Asset Management Company, LLC
P.O. Box 1370, Bloomington, IN 47402**

REQUEST: The petitioner is requesting a Use Variance to allow the property located at 2231 Martha Street to have an occupant load of five people rather than the required three people for a single family district. In return, the undeveloped lot owned by the petitioner at 2221 Martha Street would be deed restricted as an unbuildable lot.

BACKGROUND: The properties located at 2221 and 2231 Martha Street are both zoned Residential Single-family (RS). The property at 2231 Martha Street contains an existing structure with a rental occupancy permit for three adults. The property at 2221 Martha Street is a vacant lot. In November of 2012, the petitioner filed a building permit to construct a new rental home on this vacant lot. Photos and plans showing the proposed structure are included in the packet material. The same exact house plans were also submitted for a second building permit concerning the property located at 2207 North Dunn St. This is the second use variance case for the same petitioner.

Because there are very few code requirements in the Unified Development Ordinance that regulate the aesthetics of single family home architecture, the proposed building plans for this vacant lot can comply with all aesthetic requirements contained in the UDO. Additionally, the height, setbacks, and other development standards comply with code. The petitioner has built a very similar rental structure located at 538 South Washington Street. The visual impact of this existing structure is mitigated by the lot location away from Washington Street. Additionally, there are other structures that block views, and the property is zoned multifamily.

After a thorough analysis of both permits and the ordinance, staff requested that the petitioner voluntarily modify the permits to make them more compatible with existing structures in the Matlock Heights neighborhood. A map showing neighborhood boundaries is contained in the packet material. The neighborhood is going through the review process by the City's Historic Preservation Commission to become a Conservation District. These districts require the adoption of residential design guidelines and require Commission review of new construction and demolition requests. The petitioner submitted these permits with an acknowledgement that the potential Conservation District would negate construction of these proposed rental homes.

The petitioner indicated to staff that he would not modify the proposed house plans to construct more compatible structures. Furthermore, the petitioner indicated to staff that his preference was not necessarily to construct the structures at all. Rather, he was making sure his right to build was protected before the Conservation District issue is considered by the City Council. Additionally, the petitioner and at least one other property owner along Martha Street have always believed that the locations of these lots next to the Bypass and near apartment and commercial development warrant a non-single family zoning designation.

Because there are issues associated with rezoning a number of properties along the Bypass and both staff and the neighborhood have significant concerns about the incompatibility of the proposed rental homes, staff believes that a targeted Use Variance approach makes the most sense to resolve the impasse. The approach outlined below is supported by the petitioner, several Council members, and the leadership of the Matlock Heights neighborhood. The approach, most specifically as it pertains to the property on Martha Street, is opposed by an adjacent property owner.

The Use Variance request for 2221 and 2231 Martha Street is proposed to work as follows:

- The petitioner would receive a revised rental occupancy permit to have a 5 person occupant load at 2231 Martha Street. The home is the largest in the area and located on a lot that was part of the parent tract for both addresses. The home would not require any modification for this occupant load.
- Prior to this permit being granted, the petitioner would withdraw the building permit request and record a zoning commitment approved by City Legal that renders the property at 2221 Martha Street as unbuildable. A draft agreement is included in the packet and would not allow primary structures, accessory structures, or any parking/surfacing for parking to be placed on the property. Like all agreements, it would be binding on future owners and is clearly enforceable by the City and adjoining owners. It can only be removed through action of the Plan Commission, with adequate notice, in a public hearing.

GROWTH POLICIES PLAN: In order to make a recommendation to the Board of Zoning Appeals on this use variance request, the Plan Commission must determine that the request does not substantially interfere with the Growth Policies Plan (GPP). The GPP designates this property as Urban Residential. These areas were developed after the Core Neighborhoods in the City were largely built-out. Contained within these areas are vacant lots that the GPP identifies with neighborhood conservation policies. In other words, development on these two parcels should conserve neighborhood character and form. Fundamentally, such development must encourage residential desirability and stability. Where new infill development is proposed, it should be consistent and compatible with preexisting developments. More specifically, site design for any new development should emphasize building and site compatibility with existing densities, intensities, building types, landscaping and other planning features.

Staff Finding: Staff finds that the Use Variance does not substantially interfere with the GPP. Staff fully acknowledges the unusual nature of the petition and the importance of reducing occupancy within single family zoning districts. However, the total occupancy of both lots is actually decreased with this request. If 2221 Martha Street is deed restricted as unbuildable, the legal total occupancy of both lots is actually decreased from an aggregate of six to five. Additionally, there is benefit to adjacent property owners as well as the neighborhood in general to create a no-build option at 2221 Martha Street. Development of this lot, in the manner proposed by the petitioner, would detract from neighborhood character, deviate substantially in terms of form and building type, and make the area less desirable for owners. While staff is not prepared to support a larger scale rezoning of the Martha Street area which would substantially increase occupant loads, staff concludes that a higher load for a directly adjoining

property creates virtually the same occupant-related impact while providing substantial improvement to neighborhood compatibility.

RECOMMENDATION: Staff finds that this use variance will not substantially interfere with the Growth Policies Plan. Based upon the written report, staff recommends forwarding UV-8-13 to the Board of Zoning Appeals with a positive recommendation.



UV-8-13 and UV-9-13
Aerial Location Map

By: micudat
25 Feb 13

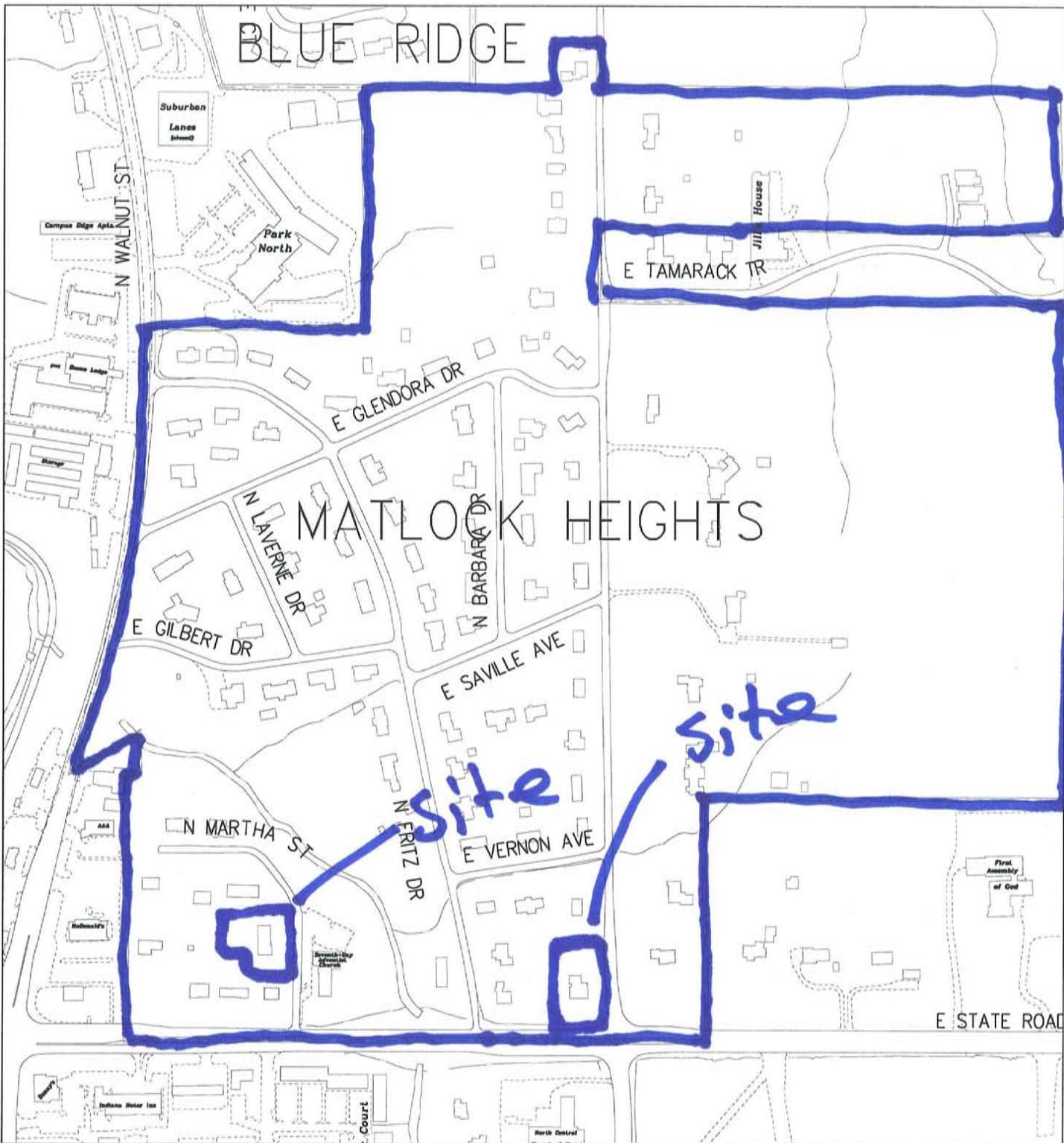


City of Bloomington
Planning



Scale: 1" = 200'

For reference only; map information NOT warranted.

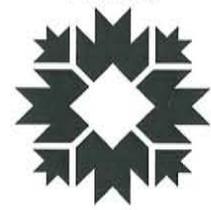


Neighborhood Boundaries

By: micudat
27 Feb 13



City of Bloomington
Planning



Scale: 1" = 400'

For reference only; map information NOT warranted.



January 25, 2013

City of Bloomington Planning Department

Ref: Use Variance for 2231 N Martha

Atlantis Properties Asset Management Company LLC is requesting a "Use Variance" to allow multi-family occupancy for 2231 N Martha Street. Atlantis Properties agrees to enter into a "no-build agreement" on the adjacent vacant lot in return. Atlantis Properties feels this is in the best interest for both the proposed Matlock Neighborhood's proposed Conservation District and itself as the owner.

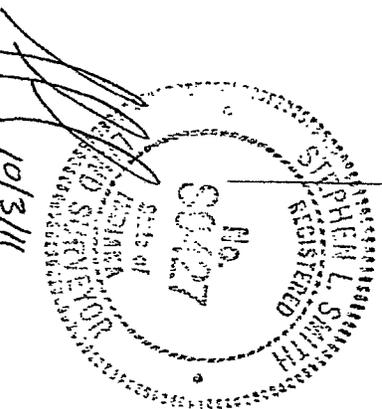
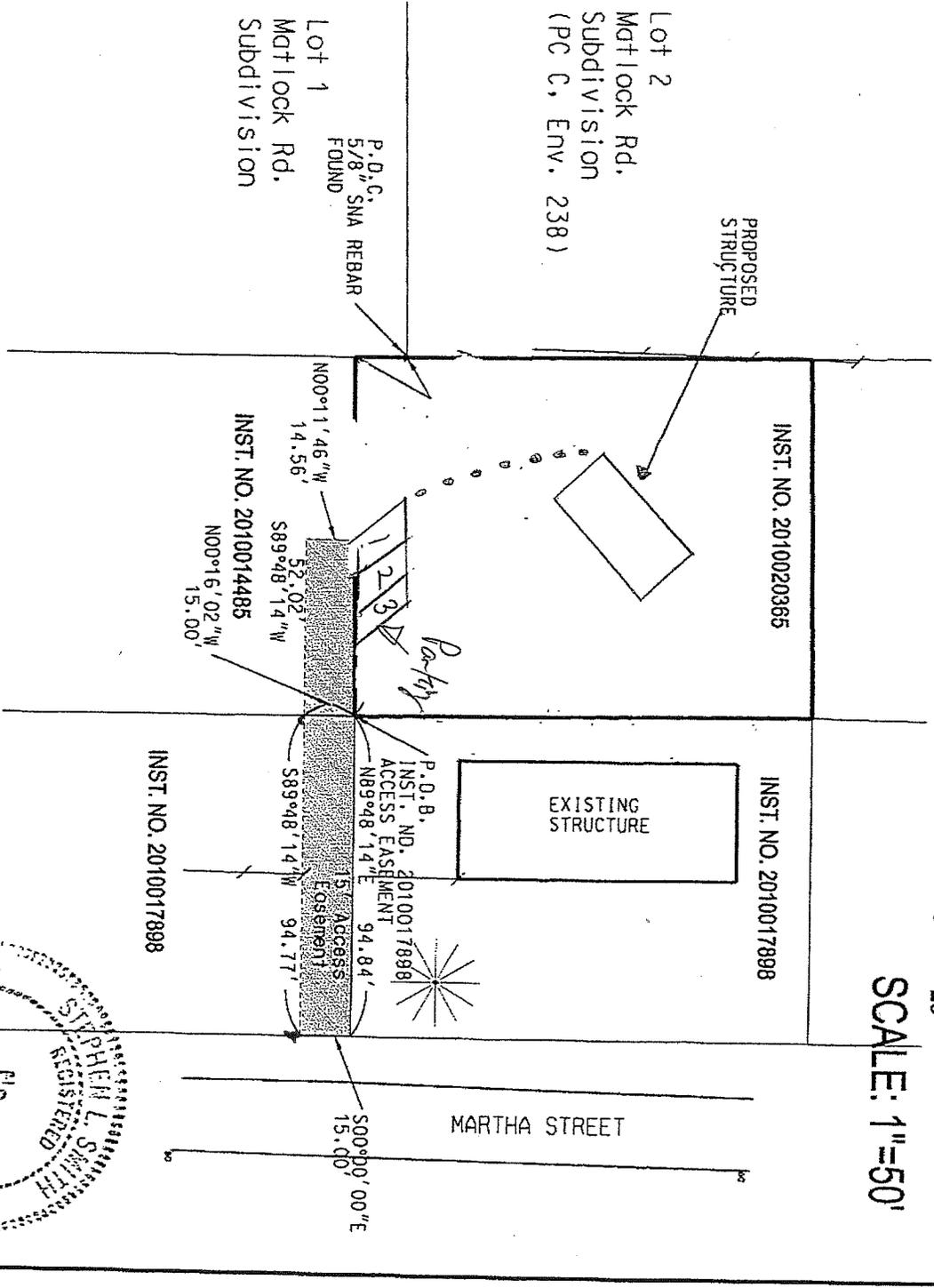
Thank you,

Brad Gillenwater
Managing Member

2616 S Robins Bow, Bloomington, IN 47401

IU4RENT@gmail.com

UV-8-13 Petitioner's
Statement



10/3/11

Site Plan

UV-8-13 Site Plan



Vacant Lot
and Proposed
House Location

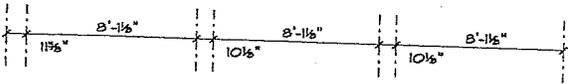
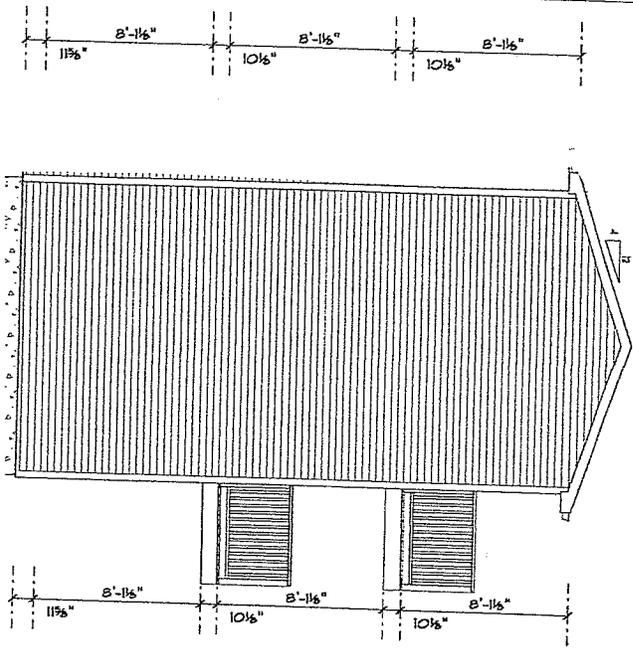
12/7/2012

Site Photo

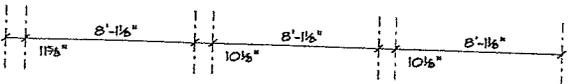
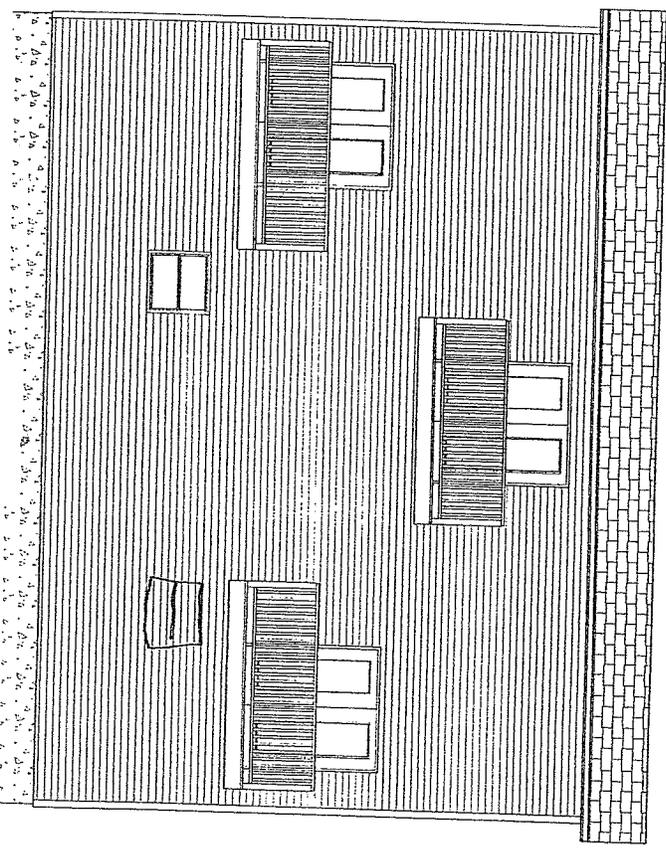
MAETHA ST #3

Not for Sale

LEFT ELEVATION
SCALE 1/4" = 1'-0"

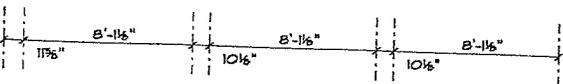
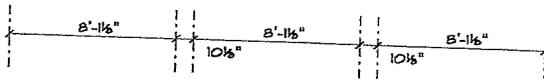
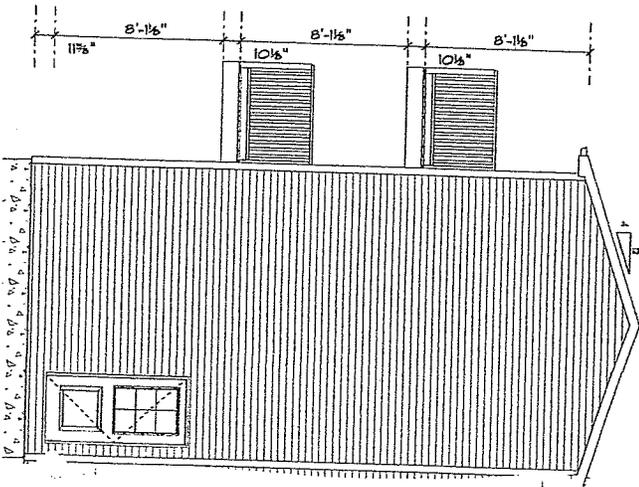
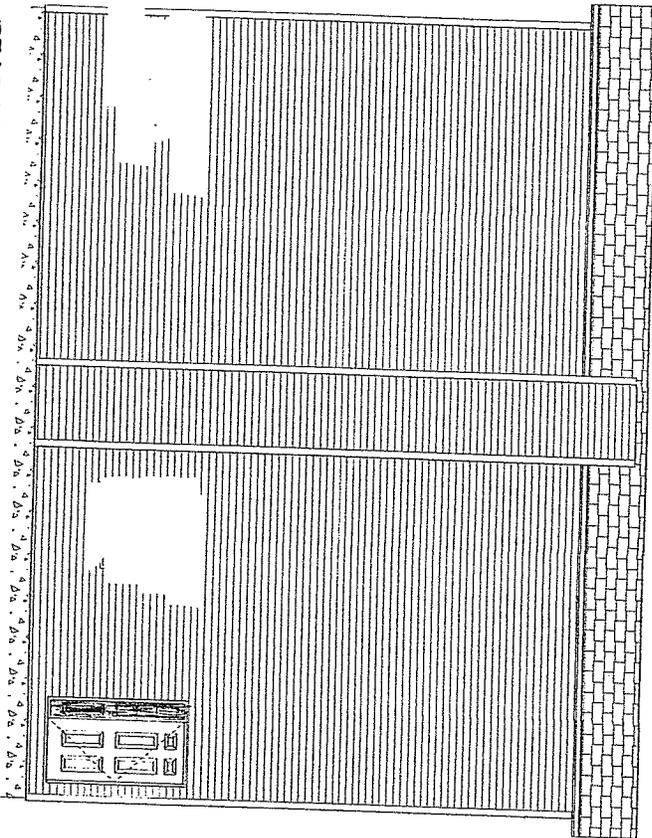


FRONT ELEVATION
SCALE 1/4" = 1'-0"



Previous Proposed Home

REAR ELEVATION
SCALE 1/4" = 1'



Not to scale

Previously Proposed Home

NEW CONSTRUCTION

Revised:
11-6-2009
1/4" = 1'

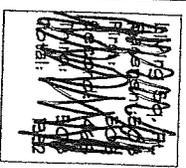




Photo of similar home



Photo of similar home



Photo of similar home

DRAFT ZONING COMMITMENT

This Commitment is being made in connection with an approval of a Use Variance given by City of Bloomington Board of Zoning Appeals, Case Number UV-4-13, having been first heard by the Plan Commission, Case Number UV-8-13, being for real estate located in Monroe County, Indiana. This real estate is described as 2221 North Martha Street, Bloomington, Indiana (hereinafter, "the Real Estate"), currently a vacant lot, the legal description of which is:

A part of the Northwest quarter of Section 28, Township 9 North, Range 1 West, in Monroe County, Indiana, bounded and described as follows, to wit: Beginning at a point that is 1013.6 feet West and 210 feet North of the Southeast corner of the said Northwest quarter; thence running North for a distance of 135 feet; thence running West for a distance of 106.25 feet; thence running South for a distance of 135 feet; thence running East for a distance of 106.25 feet, and to the place of beginning. Containing in all 0.33 acres, more or less. Whose Tax ID number is 53-05-28-200-038.000-005.

Which real estate is owned by Changing Latitudes, LLC ("Owner") pursuant to a deed recorded under Instrument #2010020365 QC in the Office of the Recorder of Monroe County, Indiana.

The Owner hereby commits, on its own behalf and on behalf of its successors and assigns, that:

The purpose of this Zoning Commitment is to assure that the Real Estate will be maintained in its current vacant condition in perpetuity, and that it will remain a predominantly natural, scenic and undeveloped lot except as otherwise provided herein. The following acts and uses shall be prohibited on the Real Estate:

1. **Constructing, placing, or allowing to remain any temporary or permanent building, tennis court, landing strip, mobile home, swimming pool, asphalt, gravel or concrete pavement, road, parking lot, or other temporary or permanent structure or facility on, above or under the Real Estate;**
2. **Mining, excavating, dredging or removing from the Real Estate of soil, loam, peat, gravel, sand, rock or other mineral resource or natural deposit which would make or cause topographical changes to the Real Estate;**
3. **Use, parking, or storage of vehicles including motorcycles, mopeds, all-terrain vehicles, trail bikes, or any other motorized vehicles on the Real Estate except for vehicles necessary for public safety (i.e., fire, police, ambulance, other governmental official) in carrying out their lawful duties;**

**SAMPLE
COMMITMENT**

BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 411 East State Road 45/46 Bypass
2207 North Dunn Street

CASE #: UV-9-13
DATE: March 4, 2013

PETITIONER: Atlantis Properties Asset Management Company, LLC
P.O. Box 1370, Bloomington, IN 47402

REQUEST: The petitioner is requesting a Use Variance to allow the property located at 411 East State Road 45/46 Bypass to have an occupant load of five people rather than the required three people for a single family district. In return, the undeveloped lot owned by the petitioner at 2207 North Dunn Street would be deed restricted as an unbuildable parcel.

BACKGROUND: The properties located at 411 East State Road 45/46 Bypass and 2207 North Dunn Street are zoned Residential Single-family (RS). The property at 411 East State Road 45/46 Bypass contains an existing structure with a rental occupancy permit for three adults. The property at 2207 North Dunn Street is a vacant lot. In November 2012, the petitioner filed a building permit to construct a new rental home on this vacant lot. Photos and plans showing the proposed structure are included in the packet material. The same exact house plans were also submitted for a second building permit concerning the property located at 2221 Martha Street (another Use Variance request).

Because there are very few code requirements in the Unified Development Ordinance that regulate the aesthetics of single family home architecture, the proposed building plans for this vacant lot can comply with all aesthetic requirements contained in the UDO. Additionally, the height, setbacks, and other development standards comply with code. The petitioner has built a very similar rental structure located at 538 South Washington Street. The visual impact of this existing structure is mitigated by the lot location away from Washington Street. Additionally, there are other structures that block views, and the property is zoned multifamily.

After a thorough analysis of both permits and the ordinance, staff requested that the petitioner voluntarily modify the permits to make them more compatible with existing structures in the Matlock Heights neighborhood. A map showing neighborhood boundaries is contained in the packet material. The neighborhood is going through the review process by the City's Historic Preservation Commission to become a Conservation District. These districts require the adoption of residential design guidelines and require Commission review of new construction and demolition requests. The petitioner submitted these permits with an acknowledgement that the potential Conservation District would negate construction of these proposed rental homes.

The petitioner indicated to staff that he would not modify the proposed house plans to construct more compatible structures. Furthermore, the petitioner indicated to staff that his preference was not necessarily to construct the structures at all. Rather, he was making sure his right to build was protected before the Conservation District issue is considered by the City Council. He has also previously discussed having the properties

he owns near the Bypass and along Martha Street rezoned for non-single family occupancy or use.

Because there are issues associated with rezoning a number of properties along the Bypass and both staff and the neighborhood have significant concerns about the incompatibility of the proposed rental homes, staff believes that a targeted Use Variance approach makes the most sense to resolve the impasse. The approach outlined below is supported by the petitioner, several Council members, and the leadership of the Matlock Heights neighborhood. The approach, most specifically as it pertains to the property on Martha Street, is opposed by an adjacent property owner.

The Use Variance request for 411 East State Road 45/46 Bypass and 2207 North Dunn Street is proposed to work as follows:

- The petitioner would receive a revised rental occupancy permit to have a 5 person occupant load at 411 East State Road 45/46 Bypass. Unlike the existing structure on Martha Street, this structure does need a building addition in order to feasibility house the 5 potential occupants. Plans for the building addition are included in the packet. The proposed addition does not require Plan Commission review, but staff has checked it for code compliance. The proposed addition is one story in nature, will have cement board siding, complies with setbacks, and is line with the existing patio on the north side of the property.
- Prior to this permit being granted, the petitioner would withdraw the building permit request and record a zoning commitment approved by City Legal that renders the property at 2207 North Dunn Street as unbuildable. A draft agreement is included in the packet and would not allow primary structures, accessory structures, or any parking/surfacing for parking to be placed on the property. Like all agreements, it would be binding on future owners and is clearly enforceable by the City and adjoining owners. It can only be removed through action of the Plan Commission, with adequate notice, in a public hearing.

GROWTH POLICIES PLAN: In order to make a recommendation to the Board of Zoning Appeals on this use variance request, the Plan Commission must determine that the request does not substantially interfere with the Growth Policies Plan (GPP). The GPP designates this property as Urban Residential. These areas were developed after the Core Neighborhoods in the City were largely built-out. Contained within these areas are vacant lots that the GPP identifies with neighborhood conservation policies. In other words, development on these two parcels should conserve neighborhood character and form. Fundamentally, such development must encourage residential desirability and stability. Where new infill development is proposed, it should be consistent and compatible with preexisting developments. More specifically, site design for any new development should emphasize building and site compatibility with existing densities, intensities, building types, landscaping and other planning features.

Staff Finding: Staff finds that the Use Variance does not substantially interfere with the GPP. Staff fully acknowledges the unusual nature of the petition and the importance of reducing occupancy within single family zoning districts. However, the total occupancy of both lots is actually decreased with this request. If 2207 North Dunn Street is deed

restricted as unbuildable, the legal total occupancy of both lots is actually decreased from an aggregate of six to five. Additionally, there is benefit to adjacent property owners as well as the neighborhood in general to create a no-build option at 2207 North Dunn Street. Staff also notes that there are two additional factors occurring in this situation that make the Use Variance even more supportable. First, there is a greater number of owner occupied properties near the petitioner's properties, in comparison to the Martha Street situation. Second, the property which could be constructed upon is easily visible from a Collector level street.

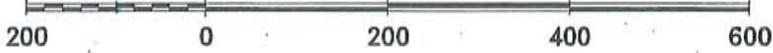
Development of this lot, in the manner proposed by the petitioner, would detract from neighborhood character, deviate substantially in terms of form and building type, and make the area less desirable for owners. While staff is not prepared to support a larger scale rezoning along the Bypass which would substantially increase occupant loads, staff concludes that a higher load for a directly adjoining property creates virtually the same occupant-related impact while providing substantial improvement to neighborhood compatibility.

RECOMMENDATION: Staff finds that this use variance will not substantially interfere with the Growth Policies Plan. Based upon the written report, staff recommends forwarding UV-9-13 to the Board of Zoning Appeals with a positive recommendation.



UV-8-13 and UV-9-13
Aerial Location Map

By: micudat
25 Feb 13

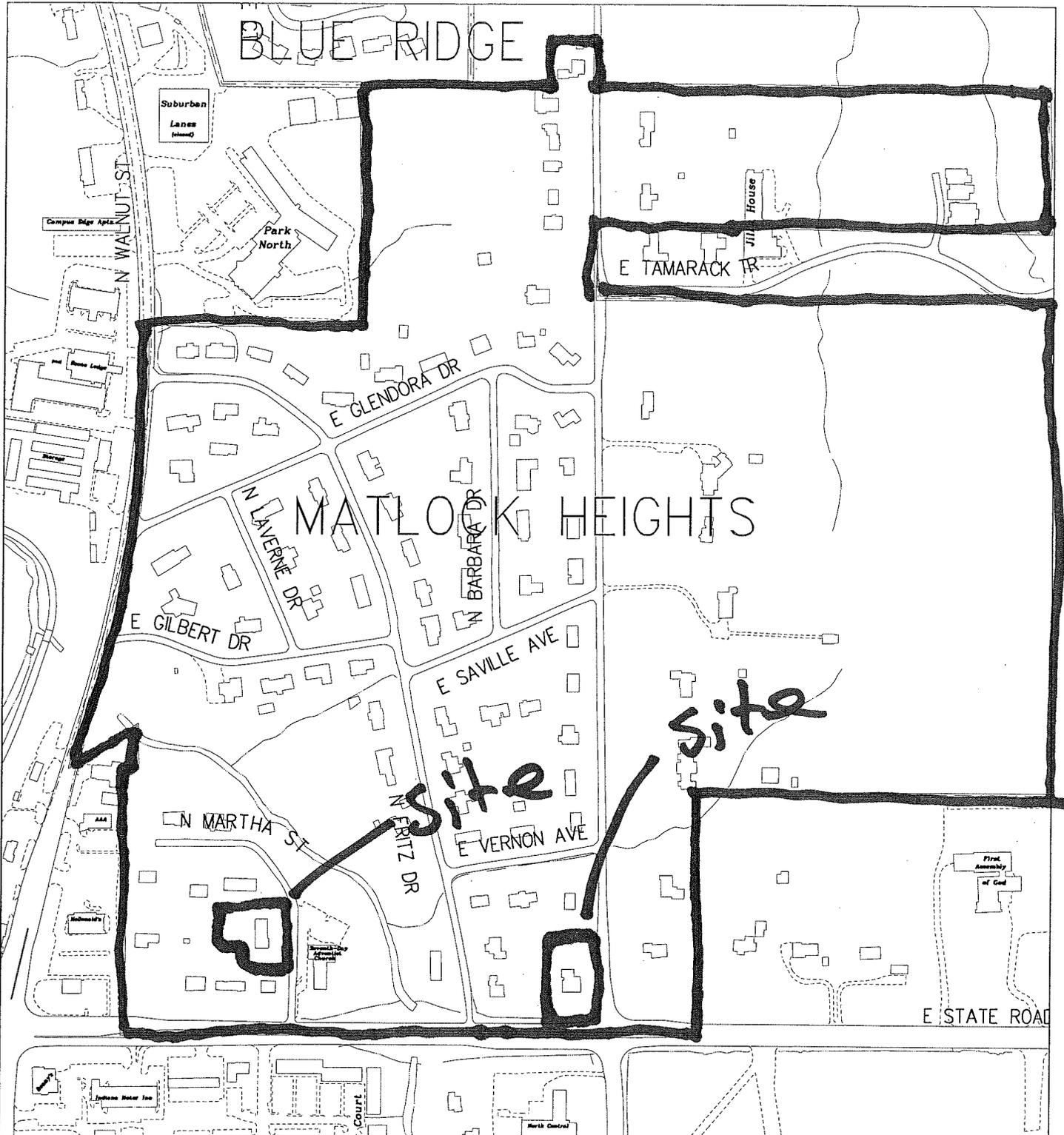


City of Bloomington
Planning



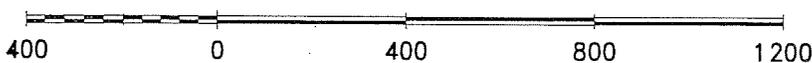
Scale: 1" = 200'

For reference only; map information NOT warranted.



Neighborhood Boundaries

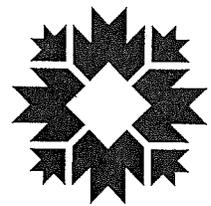
By: micudat
27 Feb 13



For reference only; map information NOT warranted.



City of Bloomington
Planning



Scale: 1" = 400'



January 28, 2013

City of Bloomington Planning Department

Ref: Use Variance for 411 E State Road 45-46

Atlantis Properties Asset Management Company LLC is requesting a "Use Variance" to allow multi-family occupancy for 411 E State Road 45-46. Atlantis Properties agrees to enter into a "no-build agreement" on the adjacent vacant lot in return. Atlantis Properties feels this is in the best interest for both the proposed Matlock Neighborhood's proposed Conservation District and itself as the owner.

Thank you,

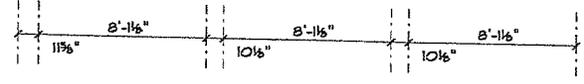
Brad Gillenwater
Managing Member

2616 S Robins Bow, Bloomington, IN 47401

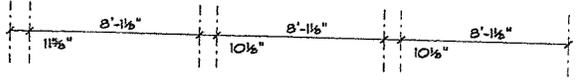
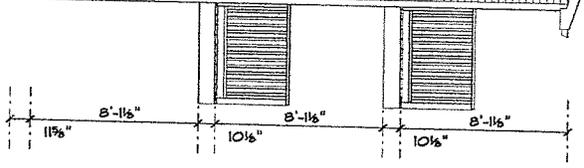
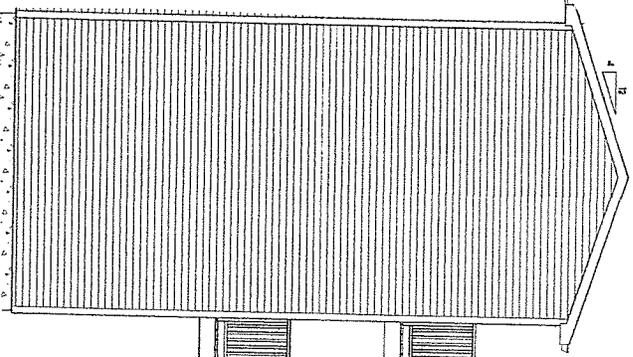
IU4RENT@gmail.com

UV-9-13 Petitioner's
Statement

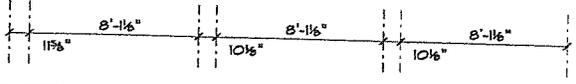
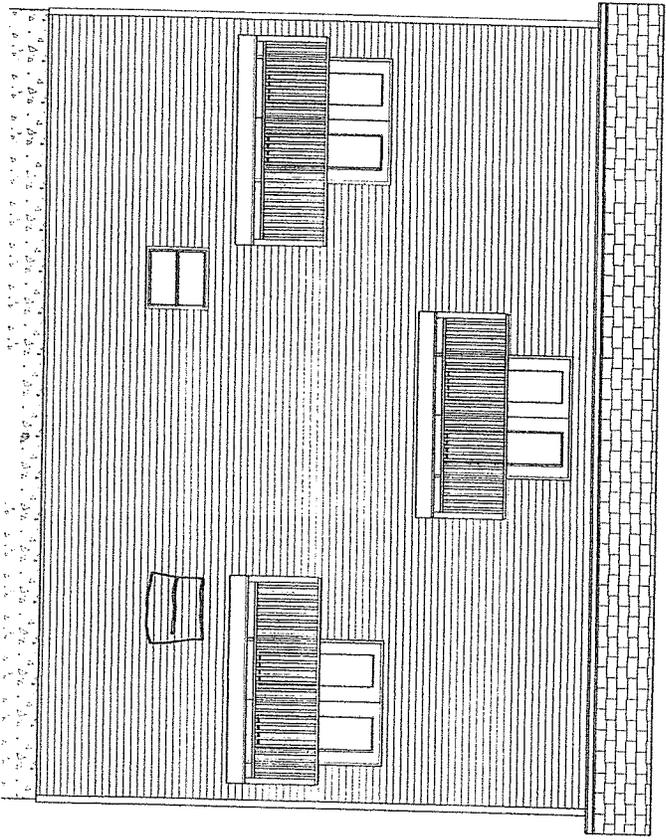
Not for Sale



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



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



Previously proposed home



Photo of similar home



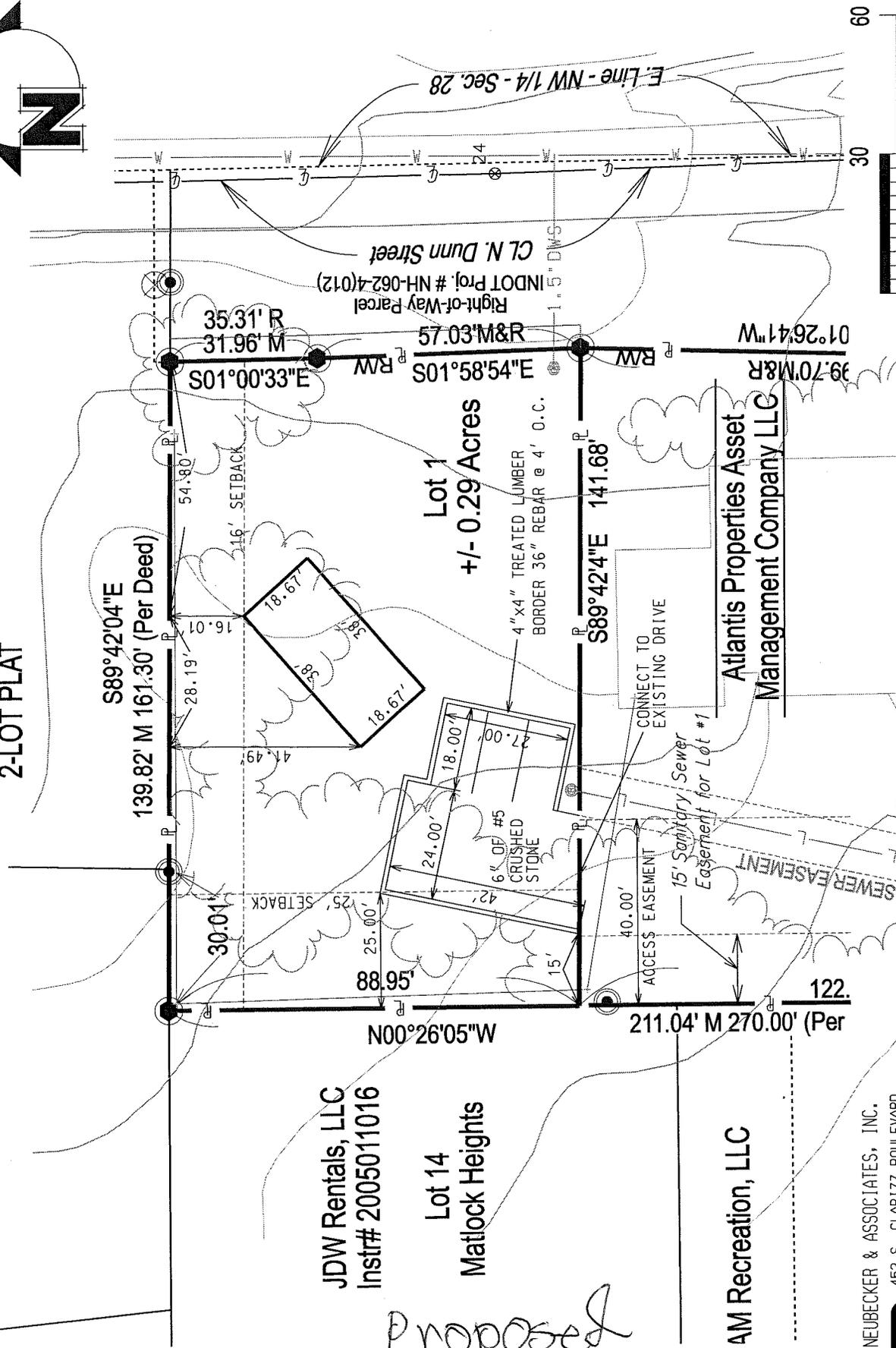
Photo of Similar Home



Photo of similar home

**PLOT PLAN FOR LOT #1
NORTH DUNN
2-LOT PLAT**

PROJECT NO.: 4401
DRAWN BY: RGB
DATE: 12/12/12



JDW Rentals, LLC
Instr# 2005011016

Lot 14
Matlock Heights

*Proposed
Site Plan*

AM Recreation, LLC

Atlantis Properties Asset
Management Company LLC

ARTH NEUBECKER & ASSOCIATES, INC.
 453 S. CLARIZZ BOULEVARD
 BLOOMINGTON, INDIANA, 47401
 TELEPHONE: (812) 336-6536
 FAX: (812) 336-0513
 WWW.SNA1NC.COM



Previous site plan



SCALE: 1"=30'

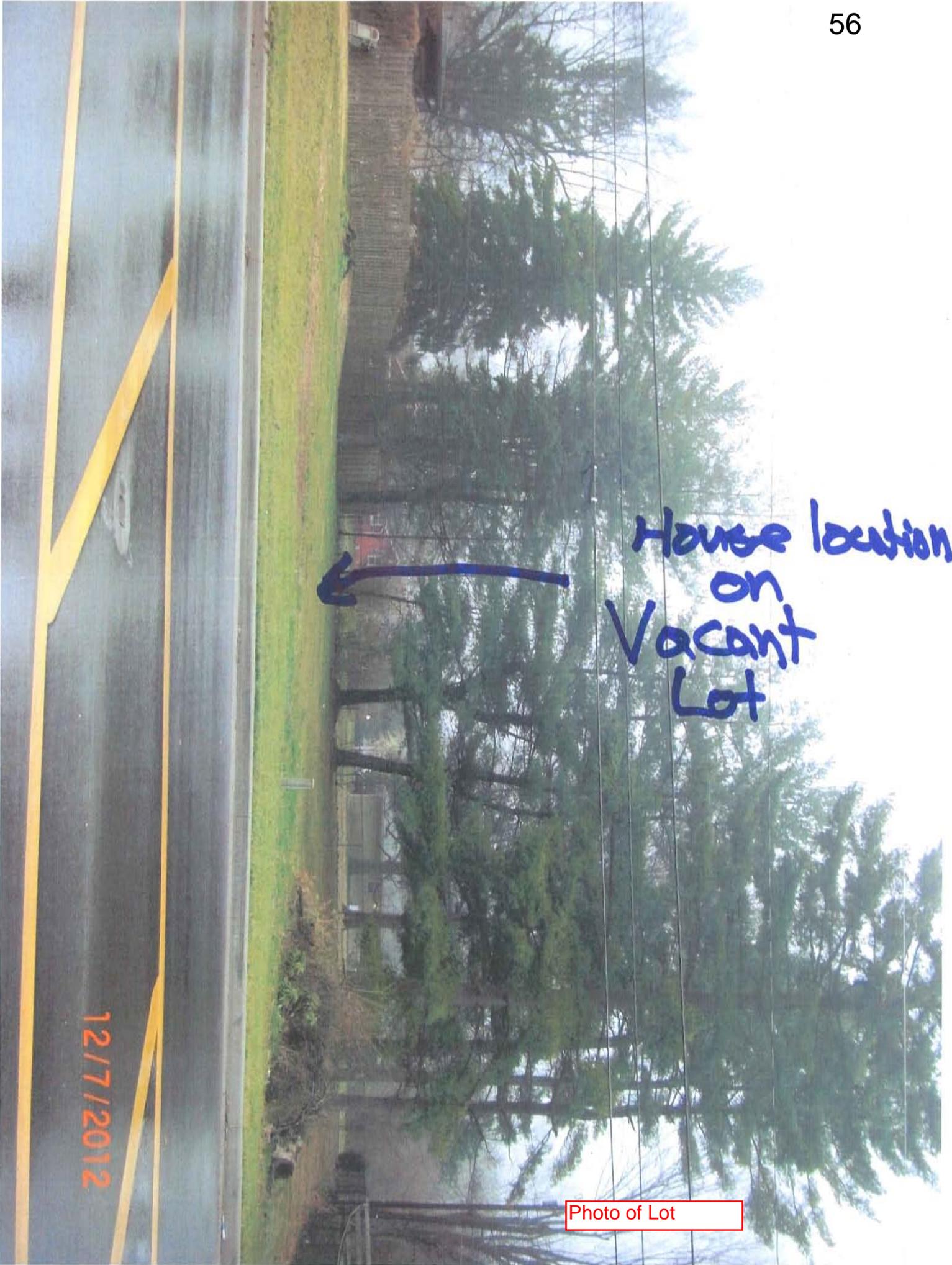
House location
on
Vacant
Lot



12/7/2012

Photo of Lot

Dunn St #1



DRAFT ZONING COMMITMENT

This Commitment is being made in connection with an approval of a Use Variance given by City of Bloomington Board of Zoning Appeals, Case Number UV-4-13, having been first heard by the Plan Commission, Case Number UV-8-13, being for real estate located in Monroe County, Indiana. This real estate is described as 2221 North Martha Street, Bloomington, Indiana (hereinafter, "the Real Estate"), currently a vacant lot, the legal description of which is:

A part of the Northwest quarter of Section 28, Township 9 North, Range 1 West, in Monroe County, Indiana, bounded and described as follows, to wit: Beginning at a point that is 1013.6 feet West and 210 feet North of the Southeast corner of the said Northwest quarter; thence running North for a distance of 135 feet; thence running West for a distance of 106.25 feet; thence running South for a distance of 135 feet; thence running East for a distance of 106.25 feet, and to the place of beginning. Containing in all 0.33 acres, more or less. Whose Tax ID number is 53-05-28-200-038.000-005.

Which real estate is owned by Changing Latitudes, LLC ("Owner") pursuant to a deed recorded under Instrument #2010020365 QC in the Office of the Recorder of Monroe County, Indiana.

The Owner hereby commits, on its own behalf and on behalf of its successors and assigns, that:

The purpose of this Zoning Commitment is to assure that the Real Estate will be maintained in its current vacant condition in perpetuity, and that it will remain a predominantly natural, scenic and undeveloped lot except as otherwise provided herein. The following acts and uses shall be prohibited on the Real Estate:

1. **Constructing, placing, or allowing to remain any temporary or permanent building, tennis court, landing strip, mobile home, swimming pool, asphalt, gravel or concrete pavement, road, parking lot, or other temporary or permanent structure or facility on, above or under the Real Estate;**
2. **Mining, excavating, dredging or removing from the Real Estate of soil, loam, peat, gravel, sand, rock or other mineral resource or natural deposit which would make or cause topographical changes to the Real Estate;**
3. **Use, parking, or storage of vehicles including motorcycles, mopeds, all-terrain vehicles, trail bikes, or any other motorized vehicles on the Real Estate except for vehicles necessary for public safety (i.e., fire, police, ambulance, other governmental official) in carrying out their lawful duties;**

**SAMPLE
COMMITMENT**

Dated this _____ day of _____, 2013.

By _____
Brad Gillenwater, President of Changing Latitudes, LLC

ATTEST:

STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

Personally appeared before me, a Notary Public in and for said County and State, _____ and _____, to me known to be the owner of the attached real estate who acknowledged execution of the above and foregoing instrument to be his or her voluntary act and deed.

WITNESS my hand and Notarial Seal this _____ day of _____, 2013.

Printed Name of Notary Public

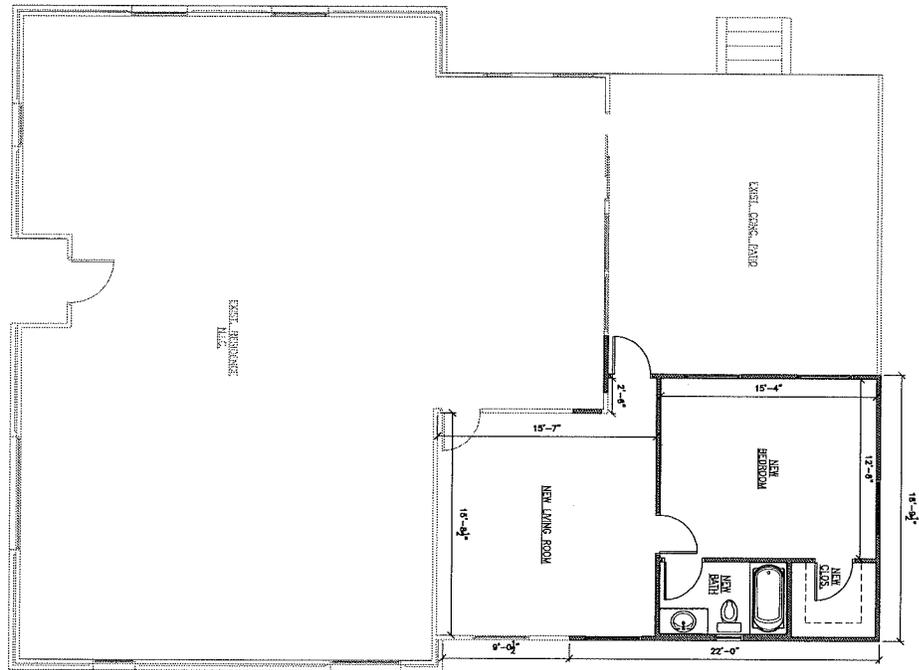
Signature of Notary Public

My Commission Expires:

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Patricia M. Mulvihill. This instrument prepared by Patricia M. Mulvihill, Attorney at Law, City of Bloomington, P.O. Box 100, Bloomington, Indiana 47402.

360067/21273-8/2.18.13

SAMPLE
COMMITMENT



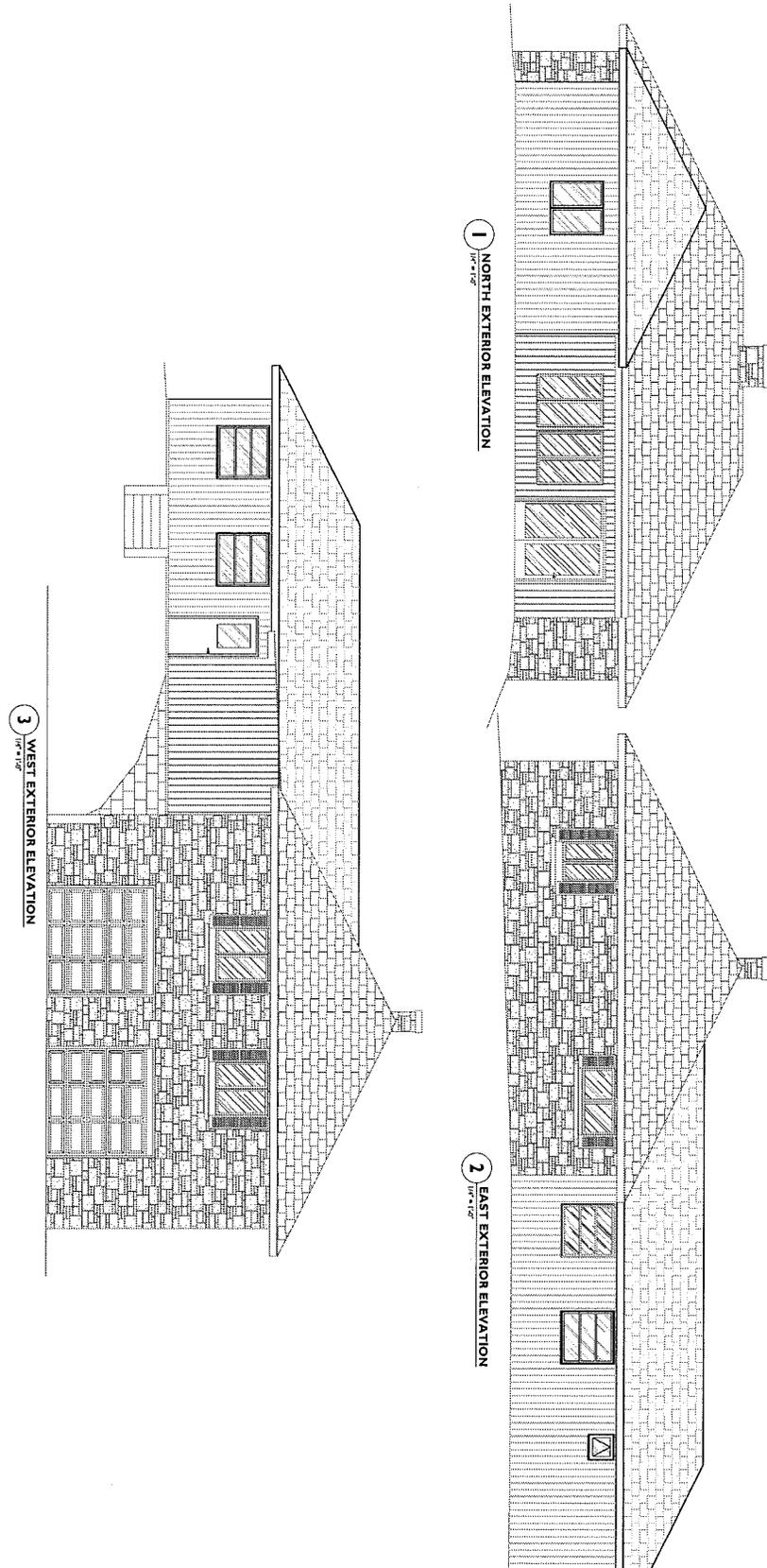
FIRST FLOOR PLAN

BAO GILMANWATER
 CONCEPTUAL
 02/03/13 MAJOR SPACE ARCHITECTURE & DESIGN
 02/03/13



Proposed interior
Layout

- EXTERIOR ELEVATION NOTES:**
- 1. ARCHITECTURAL MATERIALS TO BE USED SHALL BE AS SHOWN ON THE PLAN & ELEVATION.
 - 2. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.
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Building Elevations

Proposed Elevations

<p>AE201</p>	<p>PROJECT NO. 0000</p>	<p>A NEW RENOVATION & ADDITION FOR: BRAD GILLENWATER STREET BLOOMINGTON, INDIANA 47404</p>	<p>BRUCE ARCHITECTURE & DESIGN INC. 1101 S. WALNUT STREET - BLOOMINGTON, IN 47401 TELEPHONE: (317) 332-6239 FACSIMILE: (317) 332-8658</p>
	<p>DATE 02/01/13</p>		
<p>DESIGNED BY: [blank]</p>	<p>DRAWN BY: [blank]</p>		
<p>CHECKED BY: [blank]</p>	<p>DATE: [blank]</p>		
<p>PROJECT NO. [blank]</p>	<p>PROJECT NAME: [blank]</p>		
<p>EXTERIOR ELEVATIONS</p>			

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 1708 Fee Lane**

**CASE #: UV-10-13
DATE: March 4, 2013**

PETITIONER: Val & Lynn Nolan
5751 Mahalia Way, Bloomington
CONSULTANT: Costley & Co (Julie Costley)
487 S. Clarizz Blvd, Bloomington

REQUEST: The petitioner is requesting a use variance to allow an expansion of a lawful non-conforming single family home within the Institutional (IN) zoning district.

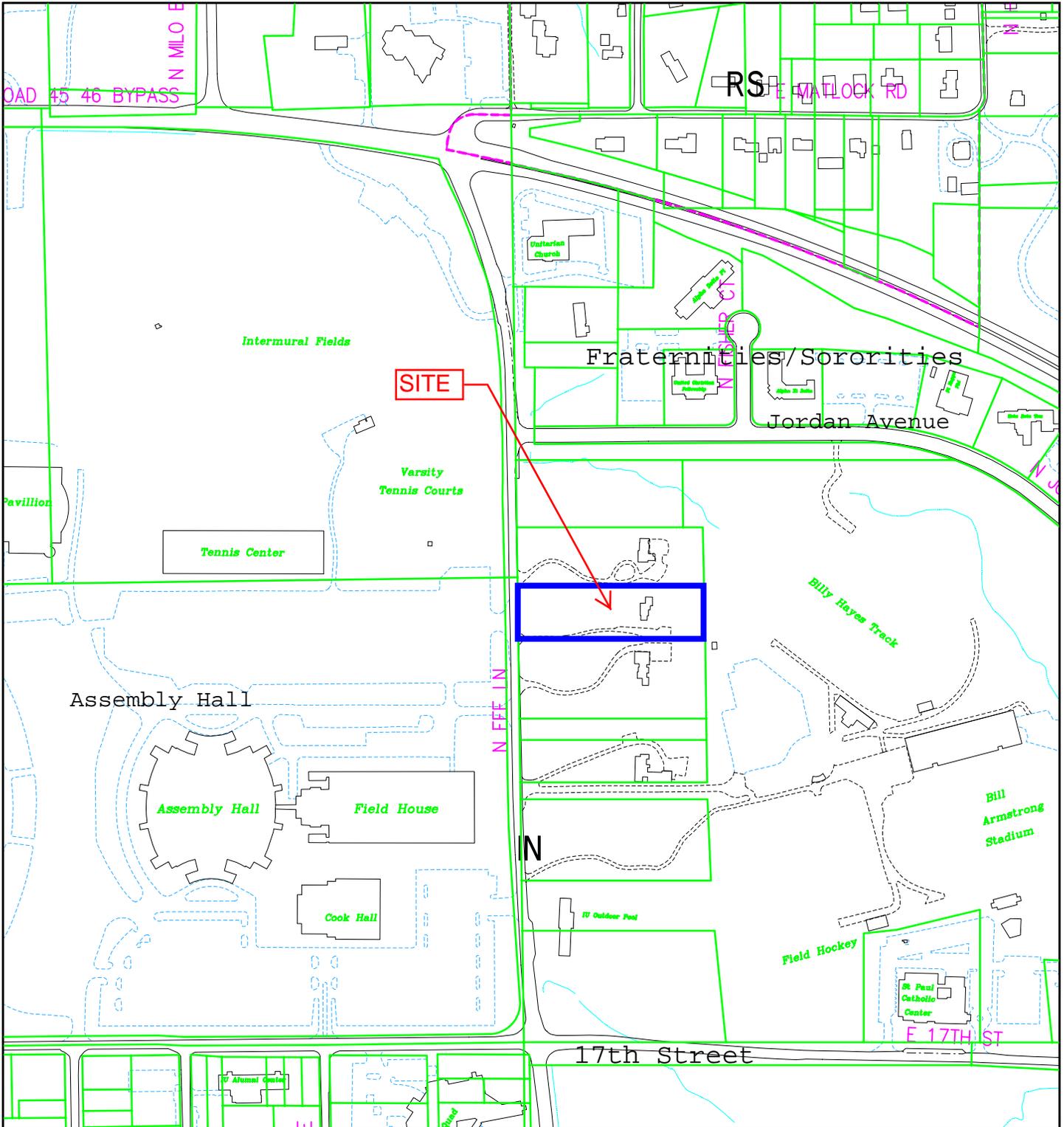
SITE DESCRIPTION: This 2 acre property is located on the east side of Fee Lane approximately 400 feet from its intersection with N. Jordan Avenue. This property is zoned Institutional (IN) and is surrounded on all sides by properties owned by Indiana University. The existing structure was built in approximately 1930 and has been used as a single family home since that time. Furthermore, the home was owner-occupied until it was initially rented in 2003. Although there is an attic area that may have been utilized at different times in the past as a bedroom, the rental application and rental permit for this structure indicated 3 bedrooms.

Upon a recent inspection by the Housing and Neighborhood Development Department (HAND), the attic area was being used a 4th bedroom. Since single family uses are not a permitted use within the IN zoning district, a use variance approval must be granted prior to the addition of any bedrooms to the structure. This request would not result in any modifications to the structure. It would legitimize the use of an attic area as a bedroom, which in all likelihood had previously been used in that manner.

GROWTH POLICIES PLAN: The GPP designates this property as Public/Semi-Public/Institutional. This designation is intended for compatible government, non-profit and social service land use activities. The use of this property is not for a public or semi-public user. However, the residential structure is existing in nature and is not proposed to be modified in any way with this petition. The structure has been at this location for approximately more than 80 years. Furthermore, this petition will not make it substantially more difficult to redevelop this property in the future as an institutional use.

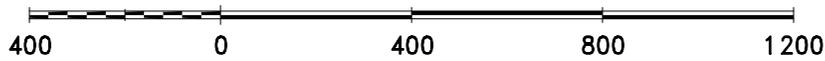
CONCLUSIONS: Staff finds that the proposed bedroom will not substantially interfere with the Growth Policies Plan (GPP). This is the only privately owned property in the immediate area. The impacts of a single bedroom on a two acre site will not significantly impact the potential of this property to be redeveloped in the future as an institutional use.

RECOMMENDATION: Staff finds that this use variance will not substantially interfere with the Growth Policies Plan. Based upon the written report, staff recommends forwarding UV-10-13 to the Board of Zoning Appeals with a positive recommendation.

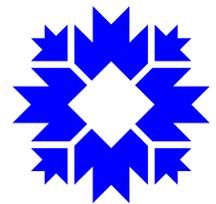


UV-10-13, Val and Lynn Nolan
 1708 N. Fee Lane
 Location/Zoning/Land-Use Map

By: shapp
 27 Feb 13



City of Bloomington
 Planning



Scale: 1" = 400'

Costley & Company Rental Management, Inc.

487 S. Clarizz Blvd.
Bloomington, IN 47401
812-336-6246

MEMO

To: City of Bloomington Planning Department
From: Julie Costley, Property Manager
Re: Petition for Use of the Property at 1708 N. Fee Lane as a 4 bedroom home
Date: January 22, 2013

This property has always had 4 bedrooms and has been grandfathered for 5 unrelated adults. We feel there may have been made a miscalculation showing it as 3 bedrooms, either at the time the property was registered with HAND or upon HAND's initial inspection.

Regardless of when this occurred, we feel the property qualifies easily for a 4 bedroom rental – there are 3 separate bedrooms on the main level and another attic type bedroom on an upper level. This bedroom has heat, a closet, adequate light and ventilation, and a separate staircase leading to it (one does not have to go through a bedroom to access this bedroom).

We request that we be allowed to market the property as 4 bedrooms rather than 3.

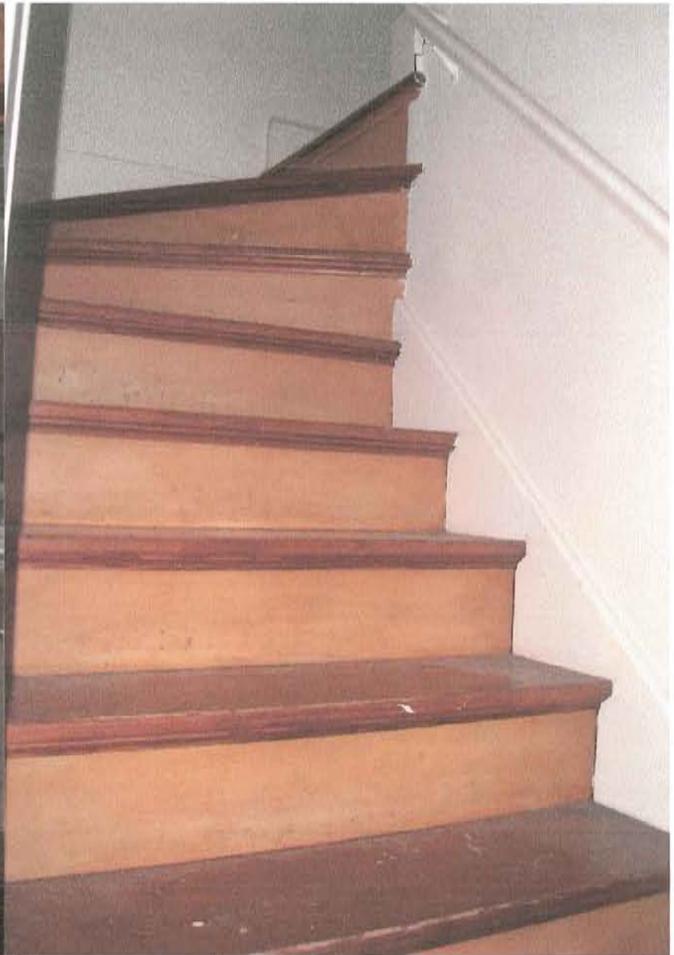


Julie Costley, Property Manager
Agent for Val and Lyn Nolan



ATTIC BR CLOSET





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STAIRS TO ATTIC BR

← ATTIC BR

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
LOCATION: 1499 W. 2nd Street**

**CASE #: PUD-11-13
DATE: March 4, 2013**

PETITIONER: BW Properties
1499 W. 2nd Street., Bloomington

COUNSEL: Kirkwood Design Studio.
113 E. 6th Street., Bloomington

REQUEST: The petitioner is requesting site plan approval to allow a new 3,800 sq. ft. light industrial building.

BACKGROUND:

Area:	1.17 acres
Current Zoning:	PUD
GPP Designation:	Community Activity Center
Existing Land Use:	Industrial/Office
Proposed Land Use:	Light Industrial
Surrounding Uses:	North – Residential/Office
	West – Office
	East – Contractor's office
	South – Single family residential

REPORT SUMMARY: This PUD, originally known as the Timothy Crum PUD, was approved in 1983 by Plan Commission under case #PUD-25-83 for light industrial/office uses. Since that time, a site plan was approved in 1992 (PUD-61-92) for an office building and parking area. A second site plan approval was later given in 1994 to allow for a storage area (PUD-11-94) to be constructed that was associated with a heating and plumbing business on the site. The heating and plumbing business has left the property and removed the storage yard. The current building is being used as offices for a music company as well as for storage and packaging.

The petitioner is requesting site plan approval in order to build a new 3,800 sq. ft. building in the area that was previously used for outdoor storage. The new building will be used for packaging, distribution, and storage needs. The building will face north toward 2nd Street and have a large delivery door on the north side for access to the interior of the building. The façade will be finished with a mix of vertical, standing seam metal and split-face block. There will also be several windows located along the upper tier of the north and south sides of the building for natural lighting. New landscaping will be installed throughout the interior of the site. A rain garden will be installed to provide water quality improvements and for stormwater detention requirements. A sidewalk was installed along 2nd Street with the original approval and is in good condition.

The original PUD site plan approval for the building and parking area approved a reduction from the Code required 30-foot PUD buffer yard requirement to only require a 25' buffer. The buffer yard was required to be planted with pine trees every 10' and a 6' tall privacy fence was also required. That same reduced buffer distance was approved with the storage area in 1994. The petitioner is also requesting to utilize the 25' setback requirement for the proposed new building.

SITE PLAN ISSUES:

Parking: With this proposal, the petitioner is not proposing to add any new parking areas to the property. There is no minimum parking requirement for this use. There is an existing asphalt driveway that is located along the front of the proposed building that is needed for access and turning movements for delivery trucks to this building as well as to the adjacent building to the east. No vehicular parking is approved within this front parking area. Vehicular parking is provided along the existing office building to the east. Staff has also noted that portions of the parking area for the existing office building has encroached into the required 25' setback to the south property line. This encroachment must be removed and the required buffer yard landscaping must be re-established.

Architecture: The proposed building would be subject to the Architectural Standards of the UDO. The building is proposed to be finished with standing seam vertical metal siding. Although not listed as a permitted siding, Staff finds the proposed material to be consistent with the intent of the PUD to be semi-industrial in nature. For exterior architectural features and design, the UDO states that:

“No building façade visible from a primary arterial or freeway/expressway shall have a blank, uninterrupted length exceeding forty (40) feet without including three (3) or more of the following design elements:

- (A) Awning or canopy;
- (B) Change in building façade height (minimum of five (5) feet of difference);
- (C) A regular pattern of transparent glass which shall comprise a minimum of fifty percent (50%) of the total wall/facade area of the first floor facade/elevation facing a street;
- (D) Wall elevation recesses and/or projections, the depth of which shall be at least three percent (3%) of the horizontal width of the building façade.”

The proposed architecture does not show full compliance with three of the above required items. The building has an 18" projection over some portions that would meet “(D)” and a semi-regular pattern of transparent glass. Staff has worked with the petitioner to develop a revised elevation to improve the visual impacts of this industrial style warehouse building which is included in the packet.

Alternative Transportation: The existing office building has a bike rack with 4 parking spaces. An additional bike rack will be required with this new building and must be installed prior to issuance of an occupancy permit.

Landscaping: With this petition there would also be new landscaping installed throughout the property. The petitioner has submitted a landscape plan that meets the UDO requirements. The petitioner is installing a new rain garden that will be planted with wetland seed mixture to provide water quality improvements.

Utilities: There is an existing 10' electric easement that runs east/west through the rear of the property that can not have any portion of the building within the easement. There is also a water line easement and sanitary sewer easement that runs through a portion of the proposed building. The petitioner has worked with the Utilities Department regarding relocation of these utility lines and no problems have been identified. A revised plat will need to be approved to relocate the utility lines and easements to accommodate the proposed building location.

DEVELOPER TRACK RECORD: The petitioner has owned several buildings throughout Bloomington and there are no outstanding zoning violations on their properties.

ENVIRONMENTAL COMMISSION MEMO:

Recommendation #1 –The Site Plan shall show a rear setback and buffer yard on the south side of the property.

Staff Response: The proposed 25' buffer yard and setback is consistent with the previous approvals for this PUD. Staff believes that the setback that is shown in addition to new landscaping will provide adequate buffering for this use.

Recommendation #2 – The Landscape Plan shall be modified to reflect a rear setback and buffer yard and otherwise adhere to the UDO landscaping regulations.

Staff Response: Again the setback and buffer area that is being proposed is the same as the buffer for the adjacent properties with building and parking areas. The petitioner will be installing new landscaping to meet the buffer yard requirements and has maximized the amount of landscaping that can be installed.

Recommendation #3 – The Petitioner should apply green building practices to create a high performance and low carbon-footprint structure.

Staff Response: Although not required, Staff encourages the petitioner to incorporate as many green building practices as possible.

CONCLUSIONS: The proposed site plan is consistent with the overall PUD. The building has been arranged to avoid many of the existing easements and utility lines and still allow for landscaping and buffering to be installed. Staff seeks input from the Plan Commission regarding the proposed architecture and whether additional architectural elements should be added.

RECOMMENDATION: Staff recommends approval of PUD-11-13 with the following conditions.

1. All landscaping and site improvements must be installed prior to issuance of an occupancy permit. Any missing or dead landscaping must be replaced to meet UDO requirements.
2. A grading permit must be obtained prior to site disturbance.
3. No parking or building area is allowed within the 25' buffer yard to the south. Any existing pavement must be removed within this area and replanted with pines no more than 10' apart.
4. A bike rack is required in front of this building with 4 bicycle parking spaces.
5. A revised final plat must be approved to amend the location of the utility easements prior to issuance of any permits.

MEMORANDUM

Date: February 21, 2013
To: Bloomington Plan Commission
From: Bloomington Environmental Commission
Through: Linda Thompson, Senior Environmental Planner
Subject: PUD-11-2013 BW Properties
Final Plan at 1499 W. Bloomfield Rd.

This memorandum contains the Environmental Commission's (EC) input and recommendations regarding a Final Plan request for a new 3,800 square foot industrial building. The Petitioner wishes to expand two businesses, Secretly Canadian and SC Distribution that are on an adjoining lot within the same PUD. The new building is intended for distribution of band merchandise, such as apparel and paper items.

The EC believes that this Site Plan is not ready to be approved, and recommends that the Petitioner continue to work with Planning Staff to craft a project that meets all of the PUD and UDO requirements.

ISSUES OF CODE COMPLIANCE:

1.) BUFFER YARD:

According to the PUD-11-94 requirements, this site must retain a twenty-five (25) foot building/parking setback on the south side of the property. Furthermore, the site is required per the UDO to provide a buffer yard of twenty (20) feet in addition to the set back. Together these would equal forty-five (45) feet. The 20 foot buffer yard is following the requirements of a Type 3 buffer yard where an industrial zone (IG) abuts a residential zone (RS), as detailed in the UDO 20.05.052.

The current plan does not show the 25-foot setback on this parcel, nor does it show any additional buffer yard. The Planning staff indicates they support using the 25 feet of setback that was established with the PUD ordinance as the buffer yard too. The EC recognizes that 45 feet is quite deep for this particular parcel, therefore can support using the setback area as the buffer yard also. However, the 25 feet should be depicted on the plan along with building size adjustments, and additional vegetation. The EC believes that if the setback is to serve double duty as a buffer too, then it should be thickly vegetated.

2.) LANDSCAPE PLAN:

The Landscape Plan will need to be modified to accommodate a heavily vegetated buffer on the south side of the PUD. The EC recommends that the Petitioner change the Landscape Plan to include a vegetated buffer and resubmit it to the Planning Department for approval.

ISSUES OF SOUND ENVIRONMENTAL DESIGN:

3.) GREEN BUILDING:

The EC recommends that the developer design the building with as many best practices for energy savings as possible. The Petitioner has assured the EC that the building will meet Building Code (ASHRAE 90.1), but when the EC recommends green building, the implication is that it will be built with significantly higher standards than minimum regulations. Some examples of BMPs that go beyond the Building Code include enhanced insulation; high efficiency heating and cooling; Energy Star doors, windows, lighting, and appliances; high efficiency toilets; programmable thermostats; sustainable floor coverings; and recycled products such as carpet and counter tops. Some specific recommendations to mitigate the effects of climate change include the following.

Reduce Heat Island Effect. The roof material should have a minimum initial Solar Reflective Index (SRI) of 0.65, and an aged index of 0.55. (SRI is a value that incorporates both solar reflectance and emittance in a single value to represent a material's temperature in the sun. SRI quantifies how hot a surface would get relative to standard black and standard white surfaces. It is calculated using equations based on previously measured values of solar reflectance and emittance as laid out in the American Society for Testing and Materials Standard E 1980. It is expressed as a fraction (0.0 to 1.0) or percentage (0% to 100%)). If a roof membrane is used, it should be overlaid with a reflective coating or covered with a white, granulated cap sheet.

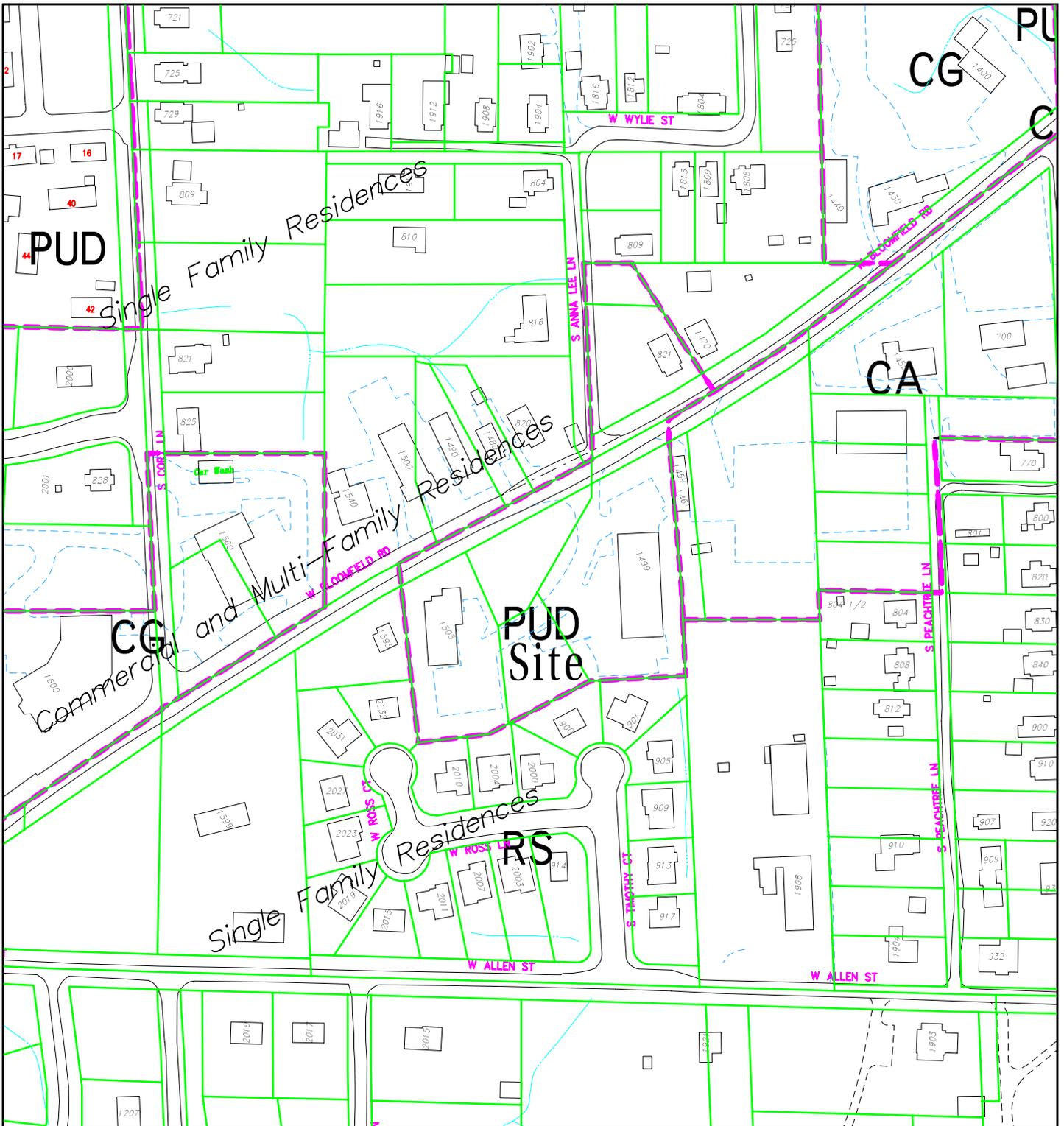
Water conservation. As recommended in the *City of Bloomington Utilities Water Conservation Plan*, every effort should be used to conserve water. All fixtures should be the low-flow type. The faucets for hand washing sinks should be the self-closing type, and the toilet design and plumbing should be the high efficiency type.

Energy efficiency. All insulation and windows should be highly insulating to save energy in both summer and winter, and to reduce greenhouse gas emissions in our region.

Green building supports Bloomington's overall commitment to sustainability and is being actively promoted by the City (<http://bloomington.in.gov/greenbuild> and UDO green building incentives 20.05.049 GD-01). Sustainable building practices are explicitly called for by the Mayors' Climate Protection Agreement signed by Mayor Kruzan, by City Council resolution 06-05 supporting the Kyoto Protocol and reduction of our community's greenhouse gas emissions, and by City Council resolution 06-07, which recognizes and calls for planning for peak oil, and by *Redefining Prosperity: Energy Descent and Community Resilience Report* of the Bloomington Peak Oil Task Force.

EC RECOMMENDATIONS:

- 1.) The Site Plan shall show a rear setback and buffer yard on the south side of the property.
- 2.) The Landscape Plan shall be modified to reflect a rear setback and buffer yard and otherwise adhere to the UDO landscaping regulations.
- 3.) The Petitioner should apply green building practices to create a high performance and low carbon-footprint structure.



PUD-11-13 BW Properties

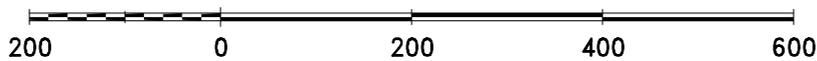
1499 W Bloomfield Rd

Plan Commission

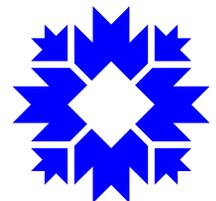
Site Location, Zoning, Land Use, Parcels

By: greulice

27 Feb 13

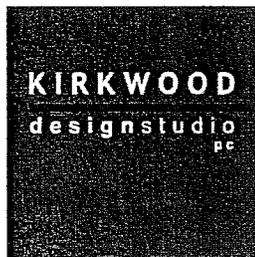


City of Bloomington
Planning



Scale: 1" = 200'

For reference only; map information NOT warranted.



February 4, 2012

Petitioner's Statement
BW Properties, 1499 West 2nd Street

A new building for BW Properties is proposed at 1499 West 2nd Street to serve as a light industrial and storage facility for their business entities. They currently operate Secretly Canadian, a record label, and SC Distribution, a music distribution company, in their existing building on the property which contains office and warehouse space. The new building will serve a business expansion into band retail merchandise which includes apparel and paper items to complement the music related inventory they currently handle.

The property at 1499 West 2nd Street was originally set up as a PUD and it includes the two lots now owned by BW Properties along with a property to the west. BW Properties owns the east-most lot which contains the existing building and the center lot which contains a driveway easement for the property to the west, electrical easement to the rear, drainage easement and an asphalt drive that is used by semi trucks to make deliveries to the existing BW Properties warehouse dock. A third party owns the west lot.

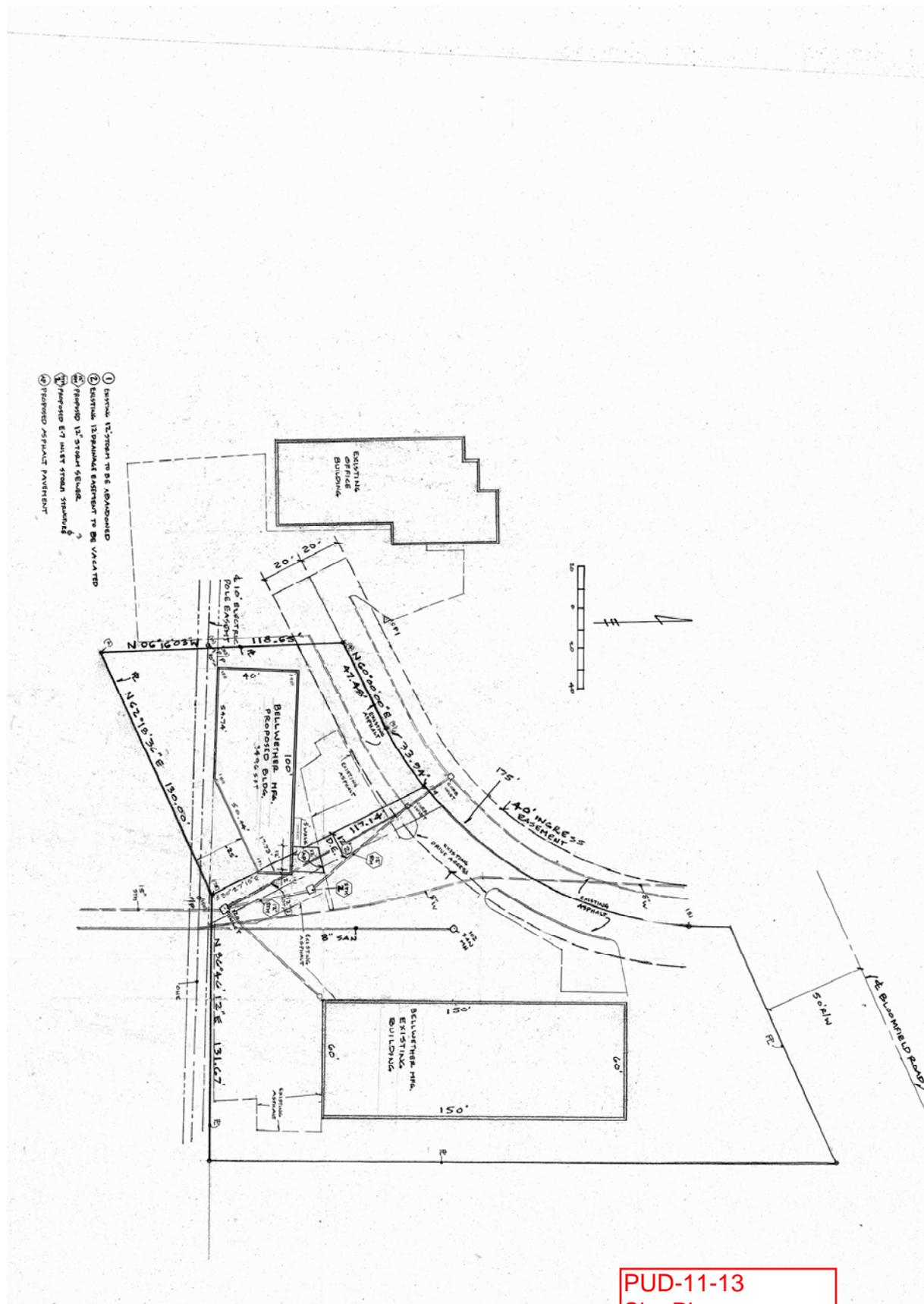
The proposed building is to be located on the center lot and will be situated between the aforementioned easements and obstructions with the exception of the drainage easement. An easement vacation/relocation is being pursued with City of Bloomington Utilities. This would allow the rerouting the drainage line further to the east of the proposed building.

The proposed building will be 3,800 square feet. It will be oriented approximately perpendicular to the existing BW Properties building and roughly parallel to West 2nd Street. A sideyard setback of 10-feet will be maintained to the west and a 15-foot setback from the rear property line. This rear setback is consistent with the neighboring Commercial Arterial requirements in the U.D.O. (the property abuts residential at the rear property line). Due to the angled rear property line the building will jog in footprint in order to meet the Owner's square footage requirements while maintaining the 15-foot minimum setback.

The (primary) north façade will have offsets, a change of materials and windows to add visual interest. The building exterior is proposed as corrugated metal siding with offsets in split-face block. Windows and the primary entry door will be aluminum storefront. An additional man door and frame will be hollow metal and a segmented overhead door will be painted steel. The roof will be monopitch sloping from the front of the building to the rear. The building roof will be metal standing seam.

A rain garden is shown to the south of the southwest portion of the building to accept the downspout discharge. In addition, a screen of white pine trees will be placed between the building and rear property line. A planting buffer behind the existing BW Properties building that was included in the approved PUD but never executed will be installed.

No new parking is proposed for the building. The Owners currently offer incentives to employees to encourage carpooling and alternative travel to work. There is a small area of new asphalt proposed at the front façade for building access and to allow transfer of inventory between the new and existing building.



- ① EXISTING 12' STREET TO BE ABANDONED
- ② EXISTING 12' STREET EXTENSION TO BE VACATED
- ③ PROPOSED 12' STREET
- ④ PROPOSED 40' WALKWAY
- ⑤ PROPOSED ASPHALT PAVEMENT

PUD-11-13
Site Plan

C1

PROJECT NO.: 201004
DATE: 2/10/13
DRAWN BY: JF
CHECKED BY: AAK

new building for
BW PROPERTIES
BLOOMINGTON INDIANA

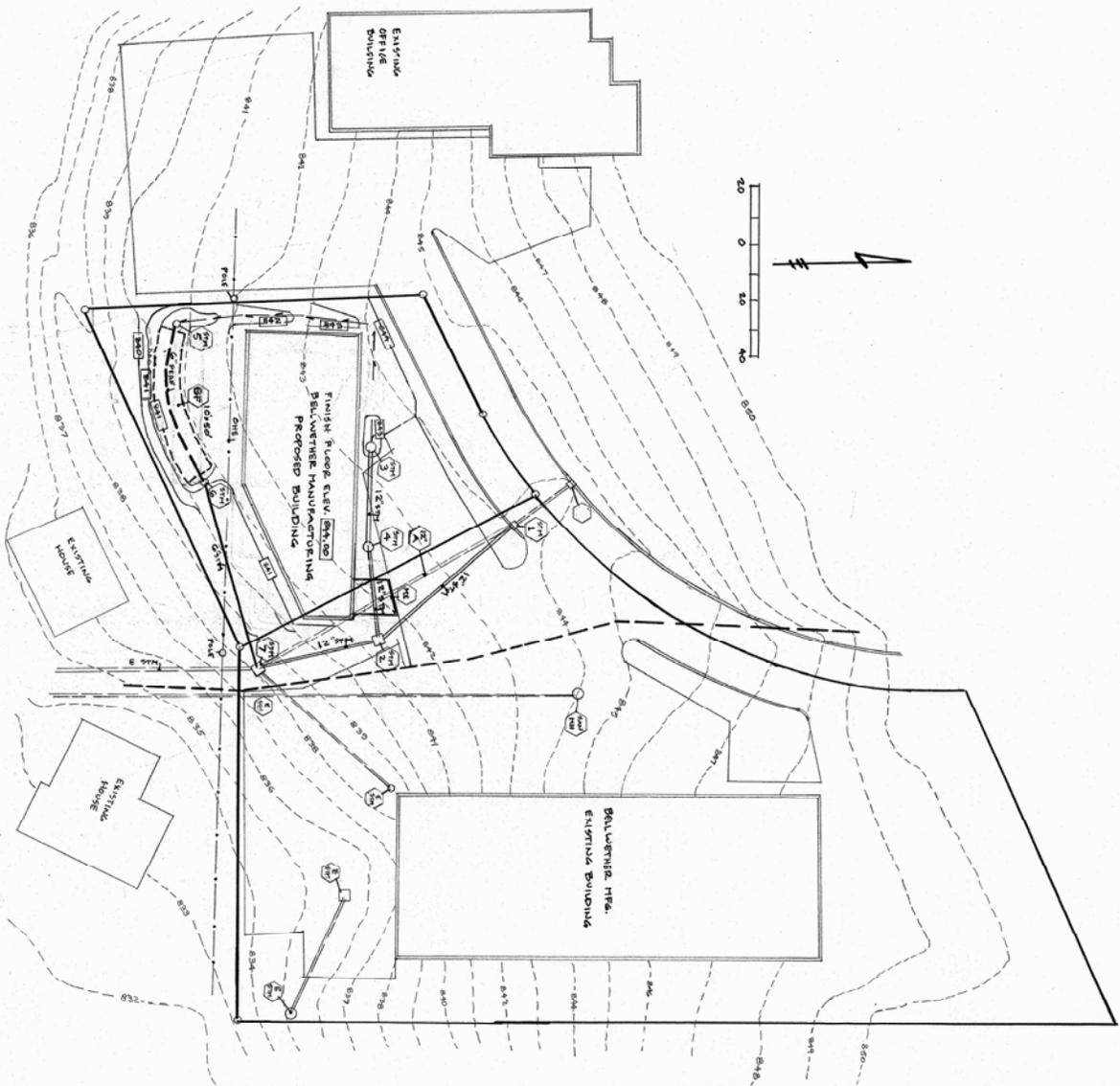
REVISIONS

OWNER

KIRKWOOD
designstudio
p.c.
ARCHITECTURE + PLANNING
113 E. 4TH STREET
BLOOMINGTON, IN 47405
PH: 812-331-2255
FAX: 812-331-2755
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- EXISTING 1 FOOT CENTERLINE
- PROPOSED 1 FOOT CENTERLINE
- DRAINAGE SWALE
- STREET STRUCTURE
- EXISTING STREET STRUCTURE
- STREET SEWER
- BIORETENTION BASIN (ALL KEEP KENNEDY)
- MATCH EXISTING GRADE



PUD-11-13
Grading Plan

GRADING PLAN
C2

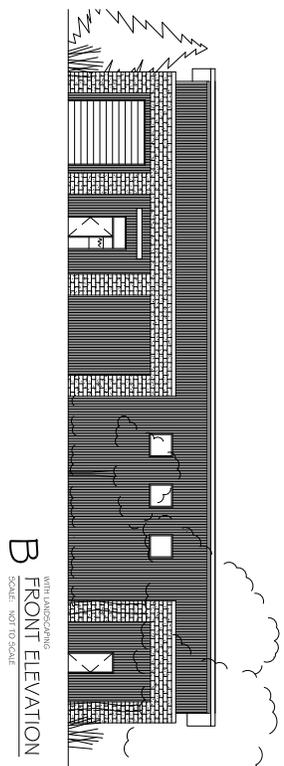
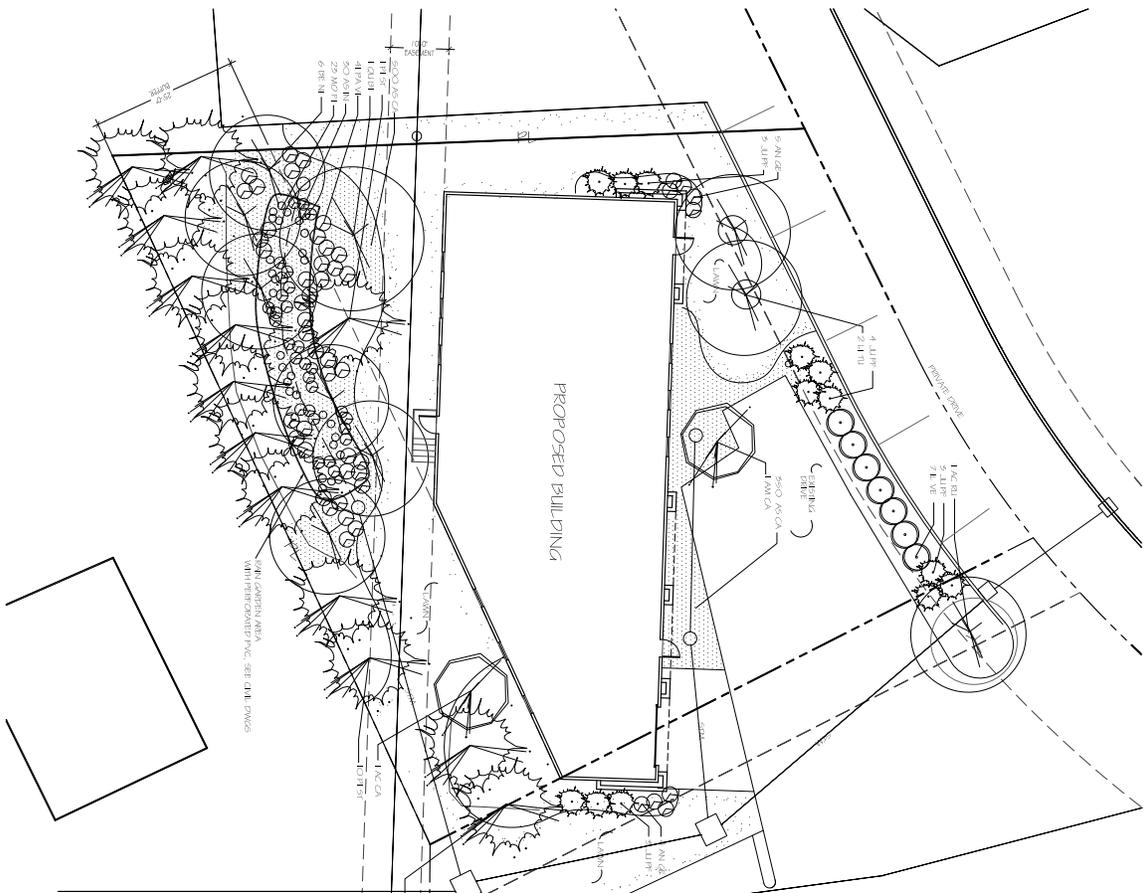
PROJECT NO.: 2004
DATE: 2/13
DRAWN BY: HP
CHECKED BY: AKK

new building for
BW PROPERTIES
BLOOMINGTON INDIANA

REVISIONS

CERTIFIED

LAND SURVEYOR
KEVIN B. POTTER, L.S. #0487
369 EAST CLANNINGHAM STREET MARTINSVILLE, IN 46151
PHONE: 812-331-7981



PLANT LIST

LABEL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
NA1 CA	Medicago sativensis, Autumn Bicolor	Sunflower	2	1.5H	
SC1 SU	Acacia farnesiana	Acacia Farnesiana	1	2' DIA	
LI1 TU	Lonicera xylorrhiza	Turtle Tree	2	2' DIA	
QU1 BI	Quercus bicolor	Swamp White Oak	1	2' DIA	
BE1 NI	Betula nigra	River Birch	6	2' DIA	
FR1 ST	Fraxinus saxonica	White Elm	24	6.0H	
SH1 BBS					
LI1 VE	Linum catharticum	Wandering Jew	7	3.0H	
LI1 PE	Linum catharticum	Sea Garden Juniper	13	3.0H	
FR1 ENNA	Fernanandus ovifolius	Blackberry	9	1.0H	
AS1 NI	Asplenium nidus	Swamp Milkweed	30	1.0H	
FR1 VI	Fernanandus ovifolius	Blackberry	41	1.0H	
MO1 FI	Moronega tomentosa	Blue Fern	23	1.0H	
WO1 CA	Wormwood	Wind Dryer	250	07	

PUD-11-13
Landscape Plan

L1

LANDSCAPE PLAN

new building for
BW PROPERTIES

BLOOMINGTON INDIANA

REVISIONS

DATE: 2/13/13

DRAWN BY: CK

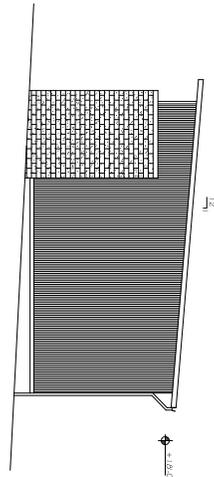
CHECKED BY: AKK

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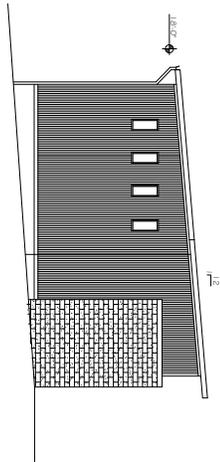
ARCHITECTURE + PLANNING

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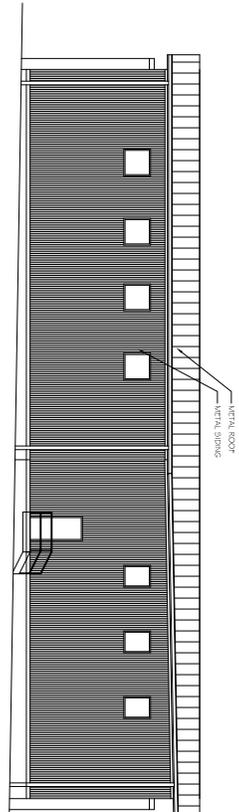
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DRAWING NO.: 13-001-001-001
DATE: 2/13/13
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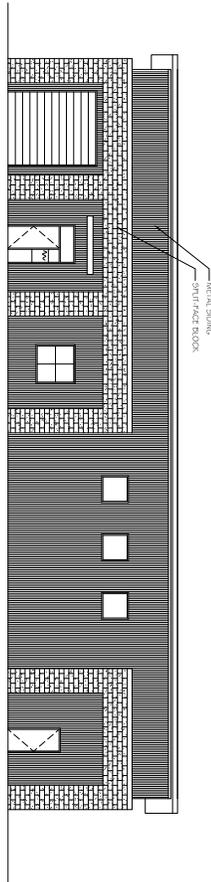
C WEST ELEVATION
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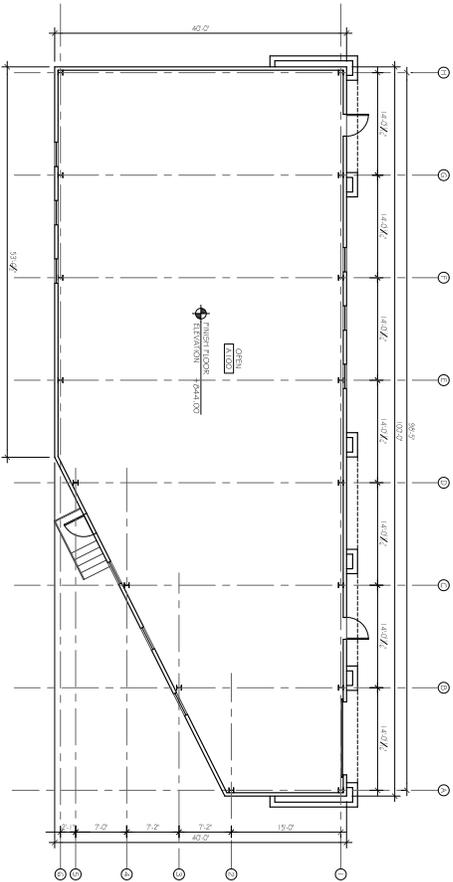
D EAST ELEVATION
SCALE: 1/8" = 1'-0"



C SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



B NORTH (FRONT) ELEVATION
SCALE: 1/8" = 1'-0"



A FLOOR PLAN
SCALE: 1/8" = 1'-0"

PUD-11-13 Elevations

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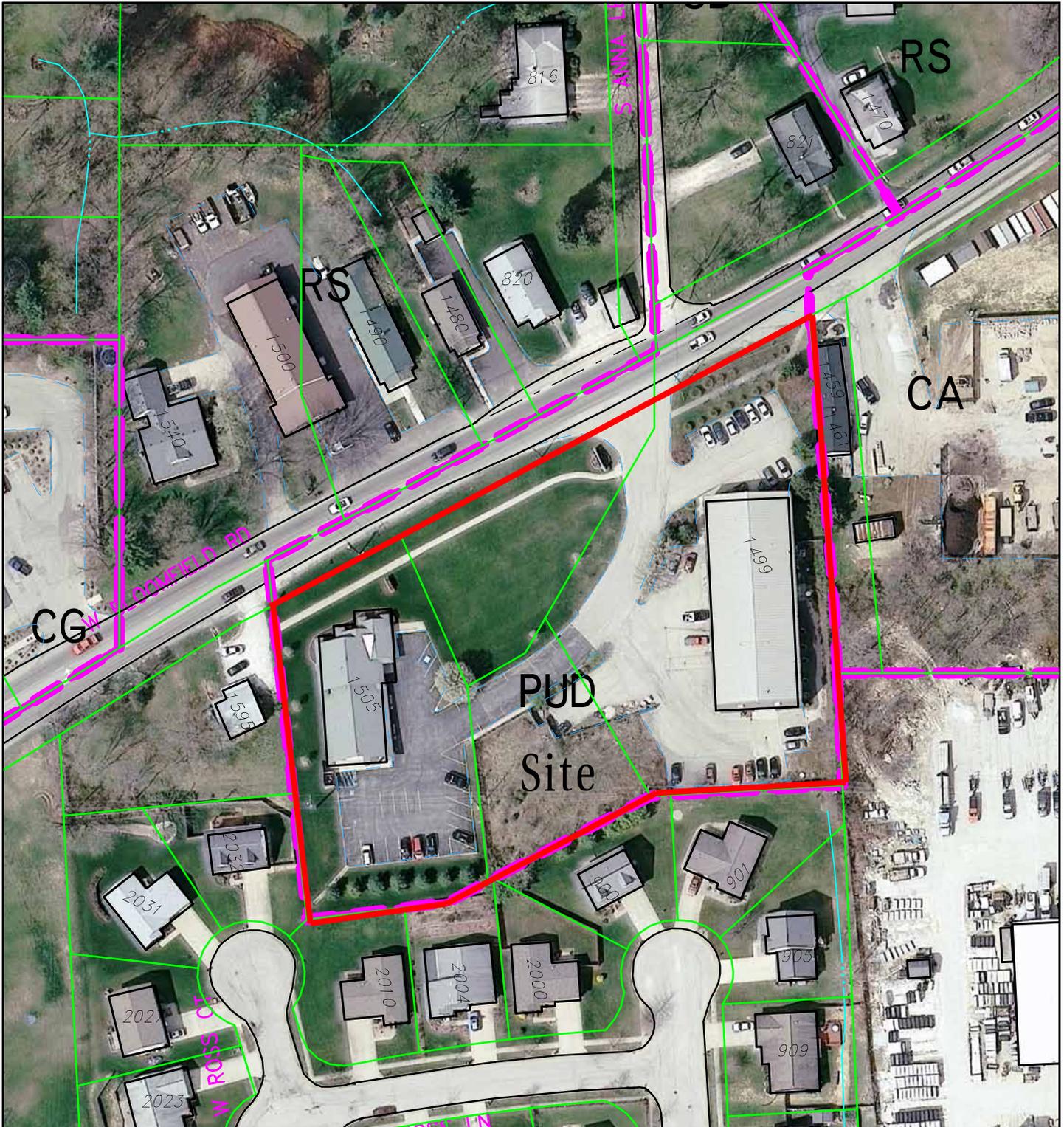
REVISIONS

CHANGED

new building for
BW PROPERTIES
BLOOMINGTON INDIANA

PROJECT NO.: 20104
DATE: 2/18/13
DRAWN BY: JF
CHECKED BY: AKK

A1
ELEVATION DRAWINGS



PUD-11-13 BW Properties

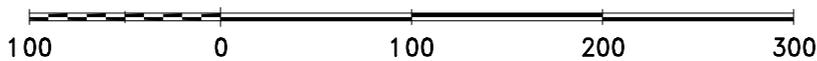
1499 W Bloomfield Rd

Plan Commission

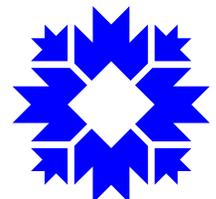
2010 Aerial Photograph

By: greulice

27 Feb 13



City of Bloomington
Planning



Scale: 1" = 100'

For reference only; map information NOT warranted.