Passed:

ORDINANCE 99-17

TO AMEND THE PRELIMINARY PLAN FOR PARCEL H OF THE CANADA FARM PLANNED UNIT DEVELOPMENT (PUD)
Re: 3809 South Sare Road
(Ken Blackwell, Petitioner)

WHEREAS, on May 1, 1995 the Common Council adopted Ordinance 95-21, which repealed and replaced Title 20 of the Bloomington Municipal Code entitled "Zoning," including the incorporated zoning maps, and Title 21, entitled "Land Use and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

WHEREAS, the Plan Commission has considered this case, PUD-10-99, and recommended that the petitioner, Ken Blackwell, be granted a preliminary plan amendment of the property located at 3809 South Sare Road, an existing PUD;

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

SECTION I. Through the authority of IC 36-7-4 and pursuant to Chapter 20.05.09 of the Bloomington Municipal Code, the preliminary plan for Parcel H of the Canada Farm Planned Unit Development be amended. Parcel H is located at 3809 South Sare Road and is further described as follows:

A part of Section 15, Township 8 North, Range 1 West, Monroe County, Indiana, and being more particularly described as follows:

COMMENCING at a PK nail found at the northeast corner of the Northeast Quarter of said Section 15; thence SOUTH 00 degrees 10 minutes 14 seconds West 1054.06 feet on the east line of said Northeast Quarter; thence NORTH 89 degrees 17 minutes 17 seconds West 403.49 feet to a 5/8" rebar found; thence NORTH 89 degrees 16 minutes 16 seconds West 1169.80 feet on the south line of Sherwood Oaks Christian Church, Inc. to a 6 1/2" axle found flush; thence SOUTH 33 degrees 53 minutes 52 seconds West 1269.94 feet on the east lines of Rolling Oak at The Stands and Cedarwood Subdivision to a 5/8" rebar with cap stamped "SNA"; thence on the north and east line of Canada Development, LLC. the following five (5) courses: 1) SOUTH 55 degrees 56 minutes 37 seconds East 215.29 feet to a 5/8" rebar with cap stamped "SNA"; thence 2) 316.25 feet on a 2787.69 foot radius tangent curve to the left whose chord bears SOUTH 59 degrees 16 minutes 55 seconds East 316.08 feet to a 5/8" rebar with cap stamped "SNA"; thence 3) SOUTH 62 degrees 31 minutes 56 seconds East 93.76 feet to a 5/8" rebar with cap stamped "SNA"; thence 4) SOUTH 11 degrees 19 minutes 28 seconds West 861.64 feet to a 5/8" rebar with cap stamped "SNA"; thence 5) NORTH 89 degrees 51 minutes 35 seconds West 649.84 feet to a 1/2" rebar with cap stamped "UTT" at the northeast corner of land of Field; thence on the east and south line of said land of Field the following four (4) courses: 1) SOUTH 14 degrees 40 minutes 49 seconds East 628.97 feet to a 1/2" rebar with cap stamped "UTT"; thence 2) SOUTH 79 degrees 53 minutes 21 seconds West 186.45 feet to a 1/2" rebar with cap stamped "UTT"; thence 3) SOUTH 58 degrees 42 minutes 17 seconds West 195.82 feet to a 1/2" rebar; thence 4) NORTH 85 degrees 11 minutes 58 seconds West 249.36 feet to a 1/2" rebar found on the east line of land of Southside Land Holding, LLC.; thence on said east line and on the east line of land of MCCSC SOUTH 00 degrees 32 minutes 55 seconds West 579.77 feet to the south right-of-way of Sare Road and the POINT OF BEGINNING; thence continuing on said east line SOUTH 00 degrees 32 minutes 55 seconds West 273.36 feet to the centerline of Jackson Creek; thence on said centerline the following two (2) courses: 1) NORTH 76 degrees 55 minutes 21 seconds East 78.11 feet; thence 2) NORTH 20 degrees 38 minutes 37 seconds East 163.84 feet; thence in a northerly and easterly direction on said centerline to the west line of the land of Deckard (tie line = NORTH 65 degrees 28 minutes 29

seconds East 1674.72 feet); thence NORTH 00 degrees 21 minutes 01 second West 36.95 feet to a 4" x 4" concrete monument at the northwest corner thereof; thence on the west and north lines of land of Young the following two (2) courses: 1) NORTH 00 degrees 06 minutes 10 seconds East 130.24 feet to a 5/8" rebar with cap stamped "SNA"; thence 2) SOUTH 89 degrees 22 minutes 17 seconds East 31.72 feet to the southwesterly right-of-way of Canada Drive; thence on said right-of-way the following two (2) courses: 1) NORTH 22 degrees 57 minutes 59 seconds West 142.07 feet; thence 2) 310.92 feet on a 545.00 foot radius tangent curve to the left whose chord bears NORTH 39 degrees 18 minutes 35 seconds West 306.27 feet to the easterly right-of-way of Sare Road; thence on said right-of-way the following four (4) courses: 1) 491.83 feet on a 1850 foot radius non-tangent curve to the right whose chord bears SOUTH 43 degrees 16 minutes 19 seconds West 490.39 feet; thence 2) SOUTH 50 degrees 53 minutes 18 seconds West 100.35 feet; thence 3) 1049.54 feet on a 7850 foot radius tangent curve to the right whose chord bears SOUTH 54 degrees 43 minutes 06 seconds West 1048.76 feet; thence 4) SOUTH 58 degrees 32 minutes 56 seconds West 194.87 feet; thence SOUTH 00 degrees 32 minutes 55 seconds West 217.67 feet to the POINT OF BEGINNING, containing 11.13 acres, more or less.

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

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

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

TIMOTHY MAYER, President
Bloomington Common Council

ATTEST:

Patricia Williams
PATRICIA WILLIAMS, Clerk
City of Bloomington

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

Patricia Williams
PATRICIA WILLIAMS, Clerk
City of Bloomington

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

JOHN FERNANDEZ, Mayor
City of Bloomington

SYNOPSIS

This ordinance amends the preliminary plan for Parcel H of the Canada Farm PUD to allow a 38-unit assisted living facility for people with Alzheimer's disease as an additional approved use of this 11 acre parcel.

Signed copies to:
Planning
Petitioner

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 99-17 is a true and complete copy of Plan Commission Case Number PUD-10-99 which was given a recommendation of approval by a vote of 10 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on May 24, 1999.

Date: May 25,1999.

Donald F. Hastings, Secretary
Plan Commission

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

Patricia Williams, City Clerk

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

Type of Legislation:

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

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

Cause of Request:

Planned Expenditure_____ Emergency_____
Unforseen Need _____ Other_____

Funds Affected by Request:

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

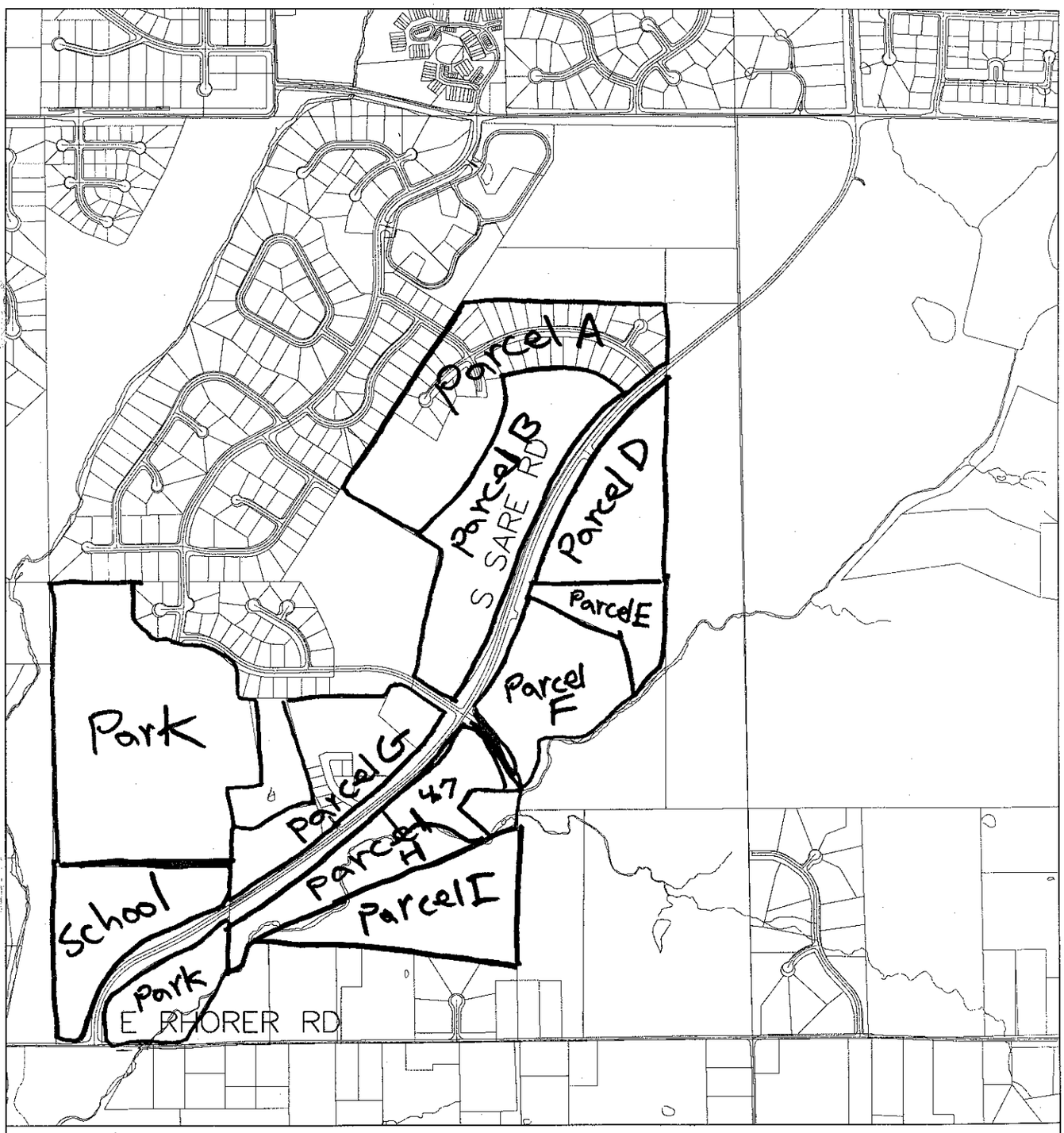
Signature of Controller_____

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

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

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

FILENAME: ORD-CERT.MRG



City of Bloomington

By: work
26 May 99

800 0 800 1600 2400

N

Scale: 1" = 800'

For reference only; map information NOT warranted.

Interdepartmental Memo

To: Members of the Common Council

From: Tom Micuda, Planning Department TM

Subject: Case # PUD-10-99

Date: May 25, 1999

Attached are the staff reports, petitioner's statements, location maps, and site plan exhibits which pertain to Plan Commission Case # PUD-10-99. The Plan Commission voted 10 - 0 to send this petition to the Council with a favorable recommendation.

BACKGROUND

The petitioners are requesting a preliminary plan amendment to Parcel H of the Canada Farm Planned Unit Development (PUD). This amendment would allow construction of a 38-unit assisted living center catering to residents with Alzheimer's Disease.

The Canada Farm PUD was originally rezoned in 1996 to allow a mixed use development consisting of residential, office, and commercial land use parcels. More specifically, the 1996 approval encompassed 129.5 acres and authorized a 4.7 acre office parcel (Parcel E), a 10.7 acre retail commercial parcel (Parcel F), a 25 acre/75 unit single family subdivision (Parcel A), and 73.8 acres/556 units of multifamily development (Parcels B,G,D,H, and I). Since that time, there has been one substantive change to the PUD. This change was a preliminary plan amendment to allow a 42-unit assisted living facility known as Sterling House. This amendment was approved by the City Council in 1997. In this new petition, the Sterling House group is once again seeking a preliminary plan amendment to allow a 38-unit facility. This facility would specifically provide housing for Alzheimer's patients. A PUD amendment is required because the Zoning Ordinance does not classify assisted care facilities as multifamily land uses. Instead, they are considered to be "Convalescent, Nursing, or Rest Homes."

Parcel H is located west of the Jackson Creek floodway, south of the future retail commercial development on Parcel F, and east of Sare Rd. and the existing Sterling House facility on Parcel G. The parcel in question is 4.7 acres in area and was originally approved for 28 multifamily units (5.96 units per acre). A remainder

parcel of 6.43 acres will maintained as open space within the Jackson Creek floodway. This land will not be developed.

ANALYSIS OF THE LAND USE AMENDMENT

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

1) SITE PLANNING IMPACTS: Since the petitioner's amendment represents a 10 unit increase in density for the Canada Farm, the Planning staff requested the submittal of a comparison study between assisted living facilities and multifamily development. The petitioner's study compared a 28 unit, townhouse-style, multifamily development to a 38 unit assisted care facility. The density impact factors which were analyzed include: 1) trip generation, 2) total building square footage, 3) required parking, 4) total impervious area, and 5) stormwater runoff rates.

a. Trip Generation: The petitioner's study indicates that the proposed 38-unit facility will produce about ½ of the daily trips expected for a 28-unit multifamily complex.

b. Building Square Footage: The petitioner's study indicates that the building area associated with a 38-unit assisted care facility is 30,000 square feet. In contrast, the building area associated with 28 multifamily units (2-3 bedrooms plus garages) is estimated to be 60,000 square feet.

c. Parking and Impervious Area: The petitioners have assumed that the 28 multifamily units would require 60 parking spaces. This is a ratio of approximately two spaces per unit. The proposed assisted care facility requires one parking space per two units (19 total spaces).

d. Stormwater Runoff: As would be expected with reduced parking and building square footages, the proposed 38-unit assisted care facility will generate less stormwater runoff in comparison to a 28-unit multifamily complex.

CONCLUSION: *Based on this analysis, staff and the Plan Commission concluded that the proposed assisted living facility will have fewer site planning impacts in comparison to traditional multifamily development.*

2) DISPERSAL OF MEDICAL SERVICES: The proposed amendment represents the continuation of a trend towards locating assisted living facilities at the developing fringes of Bloomington. To this end, staff estimates that the approximate driving

distance from all of the recently approved assisted living facilities to Bloomington Hospital ranges from approximately 2.3 miles to 4.3 miles. At the Plan Commission hearings, staff raised the issue as to whether proximity to hospital services and downtown retail services should be used as a standard for evaluating the placement of this type of assisted living center. In this instance, however, hospital services are not a critical need because the typical Alzheimer's patient is physically healthy and requires more supervision than specialized medical care. Additionally, the proposed facility will be located adjacent to both future commercial development and an eight foot multiuse pathway. This will allow for easy access to services typically found in the downtown area.

CONCLUSION: *Staff finds that the Alzheimer's patients in this facility would not suffer locational disadvantages by residing within the Canada Farm PUD.*

3) SITE PLANNING QUALITY: Another consideration which should be evaluated as part of this amendment request is the quality of the preliminary site plan. To this end, the Plan Commission approved the following modifications:

a. Elimination of two proposed single family units: Per staff's request, the two single family homes have been eliminated from the preliminary site plan.

b. Lighting: As part of the final plan approval for the petitioner's sister facility (Sterling House), pedestrian-scale lighting was installed along both Sare Road and Canada Park Drive. Per staff's request, this lighting design will be continued along both roadway frontages.

c. Berming: As was done with the existing Sterling House facility, the petitioners will be installing a berm along the front setback with Sare Road to better screen the proposed drop-off area.

d. Pedestrian Accommodations: Per staff's request, the petitioner has designed a pathway system which will allow residents to walk around the perimeter of the building as well as enjoy the available open space at the rear of the property along the east fork of Jackson Creek.

e. Environmental Protection: In response to recommendations from the Planning Subcommittee of the Environmental Commission, the petitioners have committed to installing runoff quality measures that will allow stormwater to be filtered before it enters the east fork of Jackson Creek. Additionally, the petitioner's have also agreed with staff's recommendation to replant hardwood trees in the open space/floodway areas to make up for an existing tree line which will be removed to accommodate the new construction.

CONCLUSION: *With the petitioner's commitment to implement the changes outlined above, staff finds that the preliminary site plan fulfills PUD goals concerning aesthetic quality, pedestrian orientation, and environmental protection.*

SUMMARY OF STAFF ANALYSIS: Based on the petitioner's analysis and staff's research, it can be concluded that the proposed 38 unit facility will generate less traffic, impervious surface coverage, and stormwater runoff in comparison with a 28 unit multifamily development on this parcel. This is due to both the unique condition of the residents and the use of a single large structure and parking area rather than multiple buildings with dispersed parking areas. Furthermore, staff cannot find evidence that the Alzheimer's patients will suffer a locational disadvantage by residing far from both hospital services and downtown retail amenities. Additionally, the preliminary site plan has been modified to address staff recommendations from the first hearing and now represents a viable alternative to a 28-unit multifamily site plan.

CONCLUSION

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

1. The final plan for this petition shall be delegated to the Planning staff. This final plan shall specifically address the following issues: a) vegetation replanting, b) stormwater quality, c) berming, d) additional pedestrian pathways, and e) pedestrian-scale lighting.

2. As per the petitioner's presentation, the final plan will include 4 parking spaces in front of the building.

BLOOMINGTON PLAN COMMISSION
FINAL REPORT
LOCATION: 3809 South Sare Rd.

CASE#: PUD-10-99
DATE : May 24, 1999

PETITIONER: Name: Ken Blackwell
Address: 3201 E. Rogers Rd., Bloomington, IN

COUNSEL: Name: Smith Neubecker & Associates, Inc.
Address: 4625 E. Morningside Drive, Bloomington

PRELIMINARY HEARING DATE: May 3, 1999

REQUEST: The petitioners are requesting a preliminary plan amendment to Parcel H of the Canada Farm Planned Unit Development (PUD). This amendment would allow construction of a 38-unit assisted living center catering to residents with Alzheimer's Disease. Also requested is the delegation of final plan approval to the Planning staff.

RESOLUTION OF FIRST HEARING ISSUES

At the first Plan Commission hearing, staff presented a report which identified criteria for determining whether the Canada Farm PUD should be amended to allow a 38-unit assisted care facility to replace the 28 multifamily units originally approved for Parcel H. For background covering the criteria and staff's preliminary findings, please consult the first hearing staff report contained in this packet. In summary, the review criteria which staff have selected are as follows:

1) SITE PLANNING IMPACTS: Since the petitioner's amendment represents a 10 unit increase in density for the Canada Farm, the Planning staff requested the submittal of a comparison study. As outlined in the first hearing staff report, this study compared a 28 unit, townhouse-style, multifamily development to a 38 unit assisted care facility. The density impact factors which were analyzed include: 1) trip generation, 2) total building square footage, 3) required parking, 4) total impervious area, and 5) stormwater runoff rates.

a. Trip Generation: The petitioner's study indicates that the proposed 38-unit facility will produce about ½ of the daily trips expected for a 28-unit multifamily complex. *As a result, fewer traffic impacts are expected in comparison to multifamily development.*

b. Building Square Footage: The petitioner's study indicates that the building area associated with a 38-unit assisted care facility is 30,000 square feet. In contrast, the building area associated with 28 multifamily units (2-3 bedrooms plus garages) is estimated to be 60,000 square feet. *Based on this information, staff would agree with the petitioners that an assisted care facility requires less building area than a typical multifamily development within the Canada Farm PUD.*

Second Hearing Staff Report

c. Parking and Impervious Area: The petitioners have assumed that the 28 multifamily units would require 60 parking spaces. This is a ratio of approximately two spaces per unit. The proposed assisted care facility requires one parking space per two units (19 total spaces). *Even if a multifamily project were scaled back to incorporate lower bedroom counts (efficiencies or 1-unit buildings), this project would require fewer parking spaces and, hence, less total impervious land cover.*

d. Stormwater Runoff: *As would be expected with reduced parking and building square footages, the proposed 38-unit assisted care facility will generate less stormwater runoff in comparison to a 28-unit multifamily complex.*

CONCLUSION: *Based on this analysis, staff finds that the proposed assisted living facility will have fewer site planning impacts in comparison to traditional multifamily development.*

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2) DISPERSAL OF MEDICAL SERVICES: As outlined in the first hearing, this amendment represents the continuation of a trend towards locating assisted living facilities at the developing fringes of Bloomington. To this end, staff estimates that the approximate driving distance from all of the recently approved assisted living facilities to Bloomington Hospital ranges from approximately 2.3 miles to 4.3 miles. At the first hearing, staff raised the issue concerning proximity to hospital services as a means to stimulate discussion over whether assisted living facilities should be located closer to the urban core. In this instance, however, hospital services are not a critical need because the typical Alzheimer's patient is physically healthy and requires more supervision than specialized medical care. Additionally, the proposed facility would be located adjacent to both future commercial development and an eight foot multiuse pathway. This will allow for easy access to services typically found in the downtown area.

CONCLUSION: *Staff finds that the Alzheimer's patients in this facility would not suffer locational disadvantages by residing within the Canada Farm PUD.*

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3) SITE PLANNING QUALITY: Another consideration which should be evaluated as part of this amendment request is the quality of the preliminary site plan. To this end, staff presents the following findings:

a. Elimination of the two single family units: Per staff's request, the two single family homes have been eliminated from the preliminary site plan.

b. Lighting: As part of the final plan approval for the petitioner's sister facility (Sterling House), pedestrian-scale lighting was installed along both Sare Road and Canada Park Drive. Per staff's request, this lighting design will be continued along both roadway frontages.

c. Berming: As was done with the existing Sterling House facility, the petitioners will be installing a berm along the front setback with Sare Road to better screen the proposed drop-off area.

d. Pedestrian Accommodations: Per staff's request, the petitioner has designed a pathway system which will allow residents to walk around the perimeter of the building as well as enjoy the available open space at the rear of the property along the east fork of Jackson Creek.

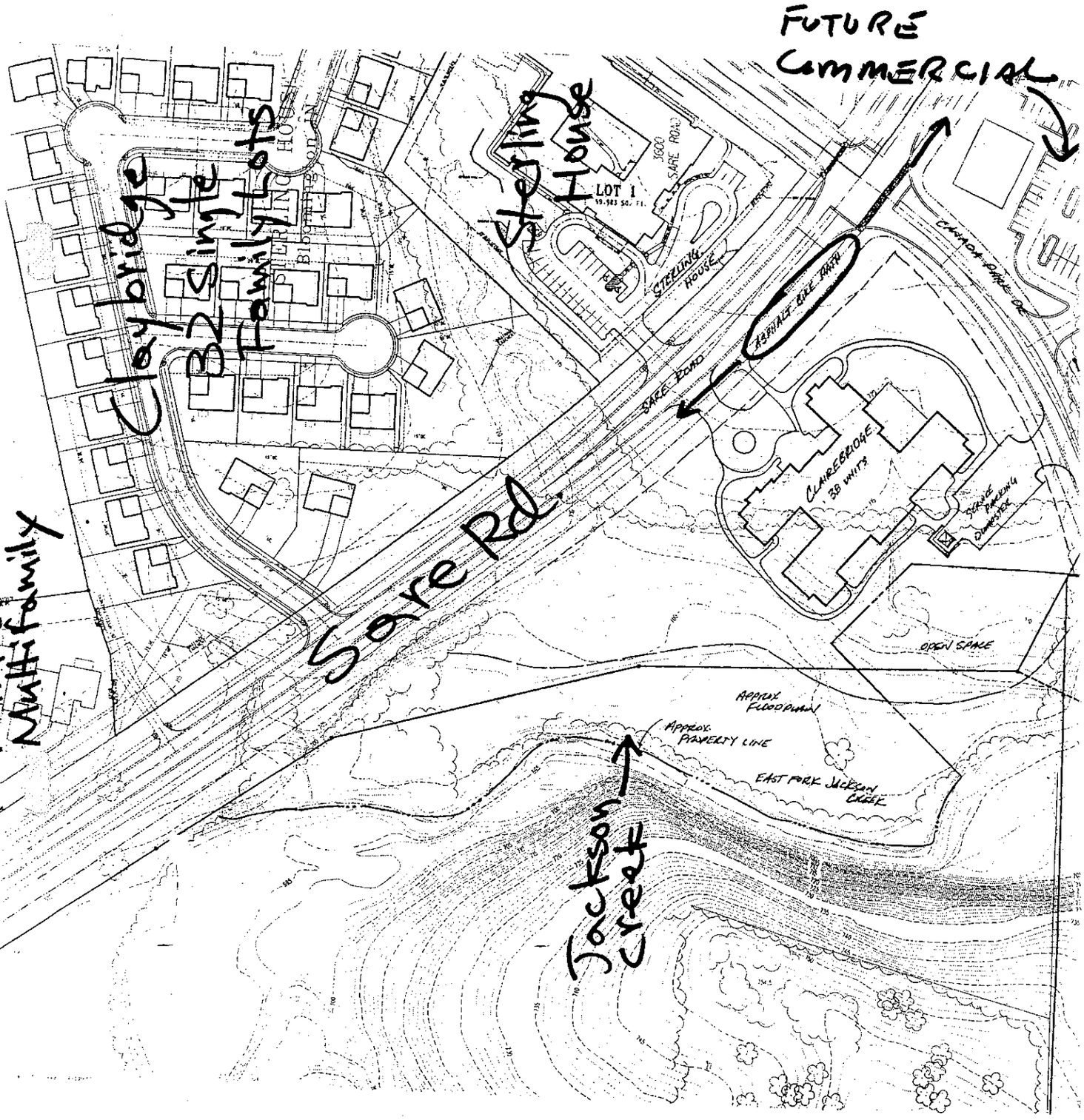
e. Environmental Protection: In response to recommendations from the Planning Subcommittee of the Environmental Commission, the petitioners have committed to installing runoff quality measures that will allow stormwater to be filtered before it enters the east fork of Jackson Creek. Additionally, the petitioner's have also agreed with staff's recommendation to replant hardwood trees in the open space/floodway areas to make up for an existing tree line which will be removed to accommodate the new construction.

CONCLUSION: *With the petitioner's commitment to implement the changes outlined above, staff finds that the preliminary site plan fulfills PUD goals concerning aesthetic quality, pedestrian orientation, and environmental protection.*

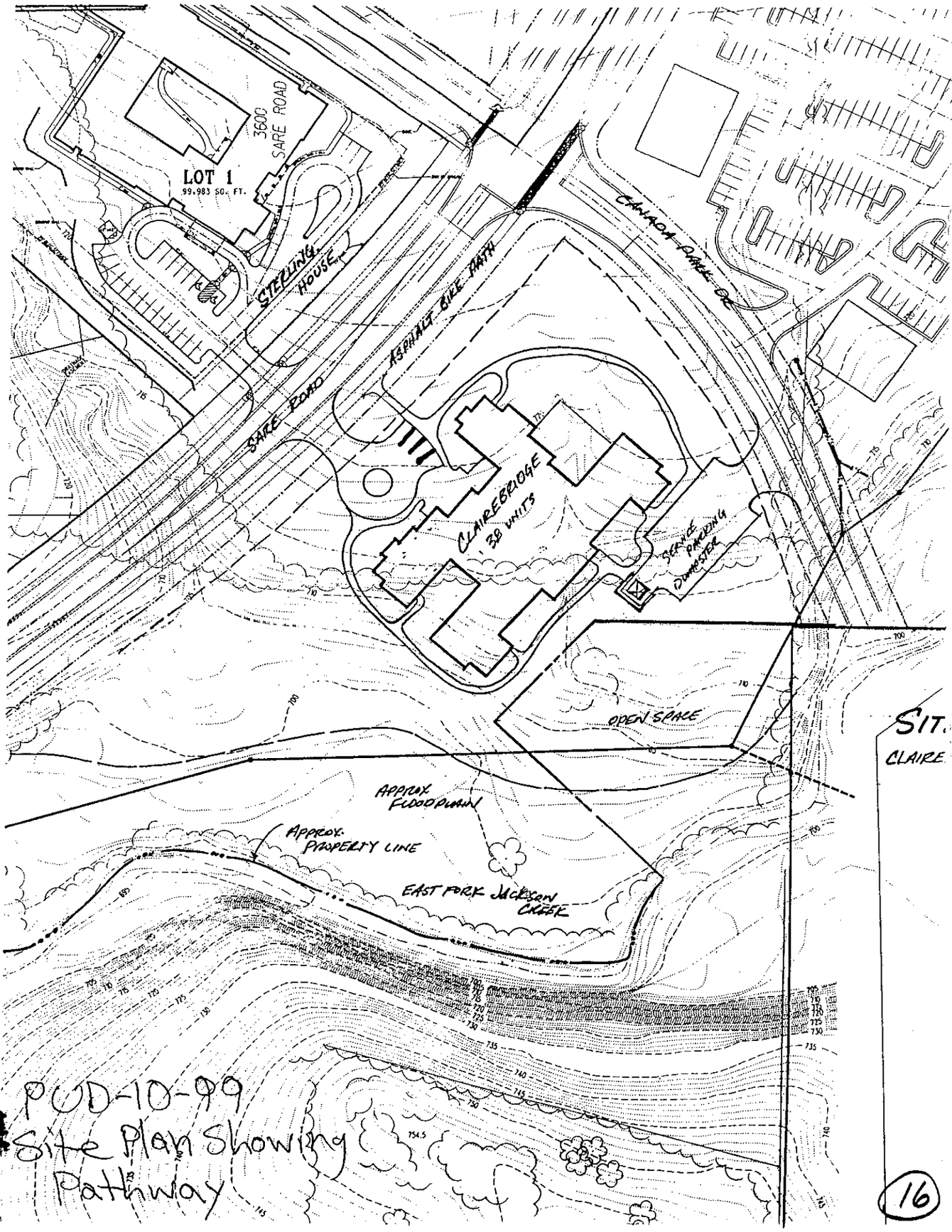
SUMMARY OF STAFF ANALYSIS: Based on the petitioner's analysis and staff's research, it can be concluded that the proposed 38 unit facility will generate less traffic, impervious surface coverage, and stormwater runoff in comparison with a 28 unit multifamily development on this parcel. This is due to both the unique condition of the residents and the use of a single large structure and parking area rather than multiple buildings with dispersed parking areas. Furthermore, staff cannot find evidence that the Alzheimer's patients will suffer a locational disadvantage by residing far from both hospital services and downtown retail amenities. Additionally, the preliminary site plan has been modified to address staff recommendations from the first hearing and now represents a viable alternative to a 28-unit multifamily site plan.

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

1. The final plan for this petition shall be delegated to the Planning staff. This final plan shall specifically address the following issues: 1) vegetation replanting, 2) stormwater quality, 3) berming, 4) additional pedestrian pathways, and 5) pedestrian-scale lighting.



SITE PLAN IN CONTEXT WITH DIA



PUD-10-99
Site Plan Showing
Pathway

16

1/8" EXTERIOR ELEVATIONS

FRONT ELEVATION

PUD-10-99
Building Elevations (17)

Smith Neubecker & Associates, Inc.

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

Daniel Neubecker L.A.
Project Manager

May 10, 1999

RECEIVED
By

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

RE: Canada Farm Parcel H

Dear Tom:

The following are responses to the City Plan Commission's concerns:

1. The two single-family homes will not be a part of this zoning amendment.

2. Pedestrian scale lighting of Lumel brand will be used as street lights as shown on the Sterling House project across the street will be used on this project as well.

3. Earth berms with landscaping will be used to buffer entry drop-off zone and guest parking. A sample will be shown for the staff's review.

4. Based on the staff's recommendation, a pathway system around the site to the greenway system will be shown.

5. The best management practice for storm water quality will be either both infiltration trenches and/or infiltration basins.

6. The number of fence row trees over 2" in diameter will be replaced on site or in openspace as a method of replacing the use of tree canopies.

7. The necessary space will be maintained on site to allow for the expansion of parking if the building is converted to an apartment or condominium building.

MJP:vp

5 Morningside Drive
Office Box 5355
mington, Indiana 47407-5355
phone 812 336-6536
812 336-0513

J:/2814/Corresp./Micuda.MJP

PUD-10-99 (6)
Updated Petitioners Statement

nith Neubecker & Associates, Inc.

phen L. Smith P.E., L.S.
ident

iiel Neubecker L.A.
ect Manager

February 23, 1999

City of Bloomington Plan Commission
C/o Tom Micuda
P. O. Box 100
Bloomington, IN 47402-0100

RE: Canada Farm Planned Unit Development
Parcel H Amendment (Clare Bridge of Bloomington)

Dear Tom and Plan Commissioners:

We are pleased to submit this PUD Amendment for an assisted living care center and two single-family homes on Parcel H within the Canada Farm PUD. Parcel H was originally zoned for 28 multi-family units on approximately 4.7 acres of land. The site is located on the southeast corner of Sare Road and Canada Park Drive. This petition represents a requested use change and additional density.

The proposed PUD amendment is for 38 units and two single-family homes. The proposed assisted care facility will have less impact on adjacent infrustructure. The inhabitants are not as active, and the majority do not drive cars. Parking demand and traffic demands will be less than the original proposed zoning.

The proposed project is an assisted care retirement facility that will provide much needed housing and care for the aged.

The development concept is one structure with two adjacent homes rather than a group of multi-family units. The following documents are being submitted with this letter as an Outline Plan application.

Cover Letter
Outline Statement
Outline Plan Drawing
Building Elevation & Floor Plan
Illustrative Multi-family Plans Conforming to Existing Zoning

We have been in communication with council members that represent the surrounding community to ensure that the proposed amendment is generally acceptable. Our plan is to work with the planning staff and adjacent neighbors to reassure them that the proposal is reasonable.

We would also request the Plan Commission to delegate final plan approval to the staff so long as it is consistent with the Outline Plan and delegate final plats to the Plat Committee.

lorningside Drive
Tice Box 5355
ington, Indiana 47407-5355
one 812 336-6536
336-0513

J:/2814/Corresp./Amend.ltr

Original PUD-10-99
Petitioner's Statement (7)

CANADA FARM PUD
AMENDMENT
PARCEL H
JOB NO. 2814

The proposed amendment will allow ten extra efficiency units and two single-family home sites in a controlled environment. The assisted care facility proposal caters to the elderly with Alzheimer's. These patients do not drive cars. Most activities are pre-programmed and supervised by the staff. The normal impacts of a development of this size is significantly lessened due to the type of tenant and housing operations proposed.

A development for this site based on current zoning would allow 28 multi-family units. These units can be a mixture of two and three bedroom units and would produce over 60 required parking spaces compared to only 20 needed in the assisted care facility. For this reason the assisted care facility will have substantially less impacts on adjacent roadways. The assisted care facility has less impact on the site than would be anticipated from a 28 unit multi-family development.

The openspace surrounding the assisted care facility is a larger area than can be anticipated from a multi-family development. Two sketch plans have been prepared to show the differences between an assisted care site plan and multi-family site plan.

Based on these comparisons of preliminary sketch plans, the assisted care facility including its higher density has less impact than a less dense multi-family project.

The selection of assisted care facility for this site is based on access to major thoroughfares, direct access to openspace/greenspace and walking trails. The site is also adjacent to a commercial center. The surrounding elements provide an ideal location for the elderly that have limited mobility.

The Alzheimer's assisted care facility will cater to an older age group that needs a higher level of care. Most assisted care facilities can not provide this needed level of care.

The facility is highly controlled and supervised, therefore minimizing any possible use conflicts with adjacent properties and land uses. An additional 38 units in a controlled Alzheimer's facility will have less impact than a standard 28 unit multi-family unit development. The proposed amendment will be an improvement over the existing zoning.

Land Use

Add assisted care housing to the current allowable land use: (catering to the elderly with Alzheimer's)

38 units and two single-family homes

Site Development Criteria

The site development shall meet the criteria for RM7 zoning as identified in the height, bulk, and density standards in the City of Bloomington Zoning Ordinance.

Architectural and Lighting

Architectural style will be comparable to the Sterling House Retirement Home across the street, which will include pitched roots, limestone, brick exterior finishes and residential windows.

A package for site lighting will be prepared to provide security and safety to inhabitants. Detailed lighting will be prepared at the design development stage.

Landscaping Buffer

As a part of this proposal a detailed landscape plan will be prepared at the design development stage. The plan will comply with Code.

Environmental Assessment

During the approval process for Canada Farm PUD, a detailed environmental assessment was conducted and this area was defined for development. Areas protected as a part of the original PUD are the flood plain behind the site and the openspace around the large Oak tree. The amendment will protect flood plain and openspace area as defined in the original PUD.

Storm Water

A written agreement has been prepared between Howard Young and Ken Blackwell to allow Howard's pond to be used as detention for the Canada Park Development. The agreement will include a description of pond area as a drainage and detention easement to be dedicated to the City.

Infrastructure

Roads, walks, water, sewers and other public utilities have been installed as part of the existing PUD.

Phasing

The project is planned for three phases:

1. Assisted Care Structure
2. Single-family Home
3. Single-family Home

Signage

A final signage package will be prepared by the architect at the final design development stage.

Architecture

Enclosed is a sample of the building elevations and building floor plan showing efficiency-style rooms.

GPP

The Canada Farm PUD was approved for approximately 709 dwelling units. In order to obtain this number of units, the developer has had to install substantial infrastructure that supports this large number of units as well as help support the surrounding community. Sare Road installation, Jackson Creek sewer line and 15.0 acres of openspace to name a few of these improvements support the higher density land uses.

The majority of the improvements are in place at Canada Farm, therefore this project can easily support any small adjustments in the parcel densities. The proposed increase in density for Parcel H over the entire site is .01%, a very small change to the overall completion number of units.

The PUD can not be expected to be developed perfectly to the Outline Statement or Outline Plan because the economy is constantly changing and the marketplace must change with it. This demand requires some adjusting and tailor to accommodate more real estate projects. There are no simple methods in adjusting PUD's other than through amending the approval. These small changes in Parcel H represent changes that improve the quality of the project, catering to an important need in the community and at the same time diminishing localized impacts.

The GPP will support this proposal because it supports the seven principles.

Compact urban form:

More density is accomplished with less disturbance.

Nurture environmental integrity:

The building will be more condensed and minimizes impacts to the surrounding site less.

Leverage public capital:

The improvement's in the Canada Farm PUD are substantial and easily support the proposed density on Parcel H.

Mitigate traffic:

The occupants of this project do not drive cars, therefore traffic impact will only be from employees. Thirty-five percent less traffic will be produced from this site if developed as an assisted care project.

Serve diversity:

It is important that all citizens have the opportunity to live their lives in dignity and within a positive environment. This project creates diversity through a wide range of housing types and Alzheimer's assisted care adds more diversity to the Canada Farm PUD.

Conserve community character:

The project will create community character through a high quality architectural style.

Sustain economic and cultural vibrancy:

The project will help support the cost of Sare Road and other infrastructure. The mixing of age groups throughout our community is important in cultural vibrancy.

CLARE BRIDGE
ASSISTED LIVING CARE
AMENDMENT

This document will outline the justifications in allowing the development of higher density land use on Parcel H of the Canada Farm PUD. The proposed Clare Bridge development on Parcel H is a supportable amendment to the PUD due to the reduced impacts it produces. The reduced impacts have been outlined in a comparison chart as shown below in this document. The comparison shows that 38 efficiency units in a contained facility will be a better development than a standard multi-family development.

The reason for the reduced impacts is that the Clare Bridge development provides assisted care for the elderly, specifically those with Alzheimer's. The facility is designed with the necessary security to provide safety for the residents. The building is highly secure with internal and external controlled living areas. All activities are supervised, and the residents have organized and controlled outings.

The comparison chart shows the difference between the 28 unit multi-family land use and a proposed 38 unit assisted care. It shows a significant reduction in site impacts. Traffic generation is less than half as created from the multi-family land use. The comparison chart also shows substantially less building area and impervious area for the assisted care land use alternative.

In all areas of the project comparison, the site impacts were significantly reduced with the proposed assisted living care alternative.

COMPARISON CHART

	Multi-Family (28 Units)	Assisted Living Care (38 Units)
Site Area	4.7	4.7
Proposed Dwelling Units	28	40
Traffic Generation	164 ADT	77 ADT
Area of Buildings	56,000 s.f.	30,000 s.f.
Type of Units and Size	Townhomes/2,000 s.f.	Efficiencies
Total Impervious Surface Area	1.8 AC	1.1 AC
Parking Required	60	20
Rates of Runoff	23.2 c.f.s.	19.6 c.f.s.

J:/2814/Corresp./Compchart.rpt

PUD-10-99 (12)
Multifamily Comparison

TRAFFIC ISSUES

The residents of the Clare Bridge development do not drive; therefore, traffic generation from this project is substantially reduced in comparison to the multi-family concept. The only traffic that is generated is outside the peak times when there is a rotation in the staff, which occurs at 7 a.m., 3 p.m., and 11 p.m. The number of staff in rotation is 4-5 people.

Trip Generation = 36 out/40 bed

252 Congregate Care	ADT	Peak A.M.	Peak P.M.
Rate:	2.15	.06	.17
	77.0	2.00	6.00

230 vs. Townhouse = 28

5.86	.44	.54
164.0	12.00	15.00

Based on the Trip Generation Manual average daily trips are significantly less for an assisted care facility than for a standard townhouse development. The peak hour rates for the assisted care is substantially less, as per the above data.

AREA OF BUILDING

Based on the site plans for both the multi-family and assisted care facility, the multi-family project shows more building area consisting of 1.2 acres. This is 50% more building area than the assisted care facility. The type of units proposed for the townhouse multi-family project would be more luxurious because of the low density allowed required for this site. Upscale townhomes that are two-story in height could include a full two-car garage. The site design would require full use of the site except for the required openspace. The multi-family units will be spread the full length at property frontage on both Sare Road and Canada Park Drive. The multi-family architecture will normally be repetitive in design.

In contrast to the multi-family plan, the assisted care site plan shows a building that is centrally located on the site with more openspace along the front yard and side yards. The floor plan will also take less area of the site. The architectural design will be 1 ½ stories with an image of a large home or lodge.

PARKING

The comparison of parking areas between the two concept plans show substantial differences. The multi-family project will have 60 required parking spaces, whereas the assisted care facility only requires 18-20 spaces. The impervious surface areas are 56% less in the assisted care facility than the multi-family concept. The smaller area of impervious surface reduces runoff and reduces on-site and off-site impacts.

Runoff rates are as follows:

DRAINAGE COMPARISON

Townhouses

Impervious = 1.1 AC/.95/1.0450
Pervious = 3.6 AC/.35/1.2600
2.3050 = 0.49

Q_2 .49(4.5) 4.7 AC = 10.4 cfs
Q_{10} (6.4) 4.7 AC = 14.7 cfs
Q_{100} (8.5) 4.7 AC = 19.6 cfs

Assisted Living Care

Impervious = 1.8/.95/1.710
Pervious = 2.9/.35/1.015
2.725 = 0.58

Q_2 .58(4.5) 4.7 AC = 12.3 cfs
Q_{10} (6.4) 4.7 AC = 17.4 cfs
Q_{100} (8.5) 4.7 AC = 23.2 cfs

This comparison shows less storm water runoff will be anticipated from the assisted care facility.

PROJECT JUSTIFICATION

This report shows a comparison between a multi-family project allowed by the PUD zoning and an assisted care land use at a density not allowed by the PUD. The information presented shows that a more compact and low intensity land use at higher densities would be better than a more disruptive land use of large unit multi-family development.

The assisted care facility proposed is a far superior land use based on all the comparisons made in this study and should be the recommended land use.

The assisted care land use proposal is an amendment to the PUD providing additional safeguards for site users and adjacent properties through the use of an Outline Plan and approvals. The proposed amendment will be for adding one more use with a specific site plan as outlined. This provides the surrounding community and the City assurances in having a specific plan that can not be radically changed.

The existing PUD zoning for Parcel H will allow any site plan that conforms to the City standards. The size of the units and area of improvement can be increased or decreased. There is no certainty in the final land use. The amendment will provide more certainty and reduce impacts.

This report provides substantial justification for the proposed zoning amendment, which includes a commitment of quality architecture as shown in the submitted building elevations.

The amendment will not relieve the petitioner of the responsibility of complying with the original PUD requirement or the City Zoning Ordinance.

The project provides quality services for the special needs of the elderly. The demand for this service will only rise as greater populations start the aging process. Bloomington is a target market for the elderly and ranks high as a retirement community.

The site plan was adjusted in an attempt to plan the project with a building forward design, but unfortunately, the relationships between interior spaces, pedestrian movement, and exterior site planning were disrupted. Security would be compromised; therefore, the site plan with side yard parking and front yard drop off work best for this site and building. The prospect of this building being reused in an apartment format is remote. If the need were to arise, the parking can be doubled to 38 parking spaces at the same location by adding a row to the existing parking. This parking would supply more than Code requirements for 38 efficiencies.