

CITY OF BLOOMINGTON



**FEBRUARY 24, 2014 @ 5:30 p.m.
COUNCIL CHAMBERS #115
CITY HALL**

**CITY OF BLOOMINGTON
PLAN COMMISSION AGENDA
FEBRUARY 24, 2014 @ 5:30 p.m.**

❖ City Hall Council Chambers, #115

ROLL CALL

MINUTES TO BE APPROVED: Feb. 10, 2014

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

CASES CONTINUED TO MARCH 10, 2014:

SP/UV-38-13 ERL-14, LLC
1250 N. College Ave.
Site plan review for a 4-story mixed-use building. PC review of a Use Variance to allow first floor residential use *(Case Manager: Jim Roach)*

SP/UV-34-13 GMS – Pavilion Properties
306 E. Kirkwood Ave.
Site plan approval for a 3-story mixed-use building. Also, Plan Commission review of a Use Variance for a bank drive-through in the CD zoning district. *(Case Manager: Jim Roach)*

PUD-03-14 Bloomington Cohousing LLC
2005 Maxwell St.
Rezone to PUD, approval of a PUD district ordinance, and preliminary plan for 25 mixed housing units. *(Case Manager: James Roach)*

APPROVAL OF CONSENT AGENDA:

SP-02-14 John Halluska
117 E. 6th St.
Site plan approval to allow a 2-story addition to an existing building. *(Case Manager: Eric Greulich)*

PETITIONS:

PUD-40-13 First Capital Group
3209 E. Moores Pike
Site plan approval to allow construction of a 12,000 sq. ft. medical office
(Case Manager: Eric Greulich)

PUD-1-14 Habitat for Humanity
901 W. Cottage Grove Ave.
Request to rezone approximately 7 acres from RC to PUD. Also requested is preliminary plan district ordinance and preliminary plat approval for a 43-lot subdivision.
(Case Manager: Patrick Shay)

****Next Plan Commission hearing scheduled for March 10, 2014**

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
LOCATION: 3201 E. Moores Pike**

**CASE #: PUD-40-13
DATE: February 24, 2014**

**PETITIONER: First Capital Group
810 S. Auto Mall Road**

**COUNSULTANT: Bynum Fanyo & Associates, Inc.
528 N. Walnut Street, Bloomington**

REQUEST: The petitioner is requesting final plan approval to allow for the construction of a 12,000 sq. ft. multi-tenant commercial building.

BACKGROUND:

Area:	2.2 acres
Current Zoning:	Planned Unit Development (PUD)
GPP Designation:	Community Activity Center
Existing Land Use:	Undeveloped
Proposed Land Use:	Multi-tenant Office
Surrounding Uses:	North – Jackson Creek Shopping Center West – AMC movie theater South – Single-family residences (Bittner Woods) East – Multi-family Apartments (College Park at Campus Corner) and retirement community (Red Bud Hills and Autumn Hills)

REPORT SUMMARY: This 2.2 acre property is located on the north side of Moores Pike just east of the intersection with College Mall Road. The property is zoned Planned Unit Development. The property is currently undeveloped and has several mature trees and emerging canopy species scattered throughout the property. The property had previously been used by a single family residence, but the residence was removed in 2000 when the property was rezoned.

This site was rezoned in 2000 (PUD-03-00) from RS3.5/PRO6 to a Planned Unit Development to allow for a mixture of medical and office uses. A specific list of uses, as well as prohibited uses, was approved with that petition. In 2003, an amendment (PUD-15-03) was approved adding “climate-controlled storage” to the list of permitted uses as well as a final plan for an office building and separate climate controlled warehouse. Neither the office nor the warehouse was constructed, and the property has remained vacant.

The current owner is now requesting final plan approval to allow for a 12,000 sq. ft. multi-tenant building and 48 parking spaces. The building has been placed at the front setback line and the parking is located 20’ behind the front of the building. The existing drivecut will remain in the same approximate location and will be widened to allow two-way traffic. A new 8’ wide asphalt sidepath and street trees are required along Moores Pike. New landscaping will also be installed throughout the property to meet current requirements.

SITE PLAN REVIEW:

Development Standards: The proposed site plan meets the approved setbacks. The approved setbacks for this PUD are as follows:

	Building	Parking
Rear	25'	5'
Side (East)	25'	12'
Side (West)	10'	8'
Front	65'	75'

List of Permitted Uses: The list of permitted uses was set forth in the 2000 initial rezoning and amended in 2003. No change or alteration to the list of permitted uses is approved with this petition. The list of permitted uses as outlined in previous approvals includes:

Permitted Uses:

- Climate controlled storage
- Business Professional Office (including, but not limited to- Accounting, Consulting, Legal, Real Estate, and Insurance)
- Corporate Offices
- Government Offices
- Contractor's Offices (subject to the "Further Restrictions" as outlined below)
- *Medical Offices
- *Dental Offices
- *Clinics

These uses are limited to 16,000 square feet. If mixed use is requested, then the maximum gross square footage allowed would be 32,000 sq. ft., with all () uses square footage being doubled when calculating the total square footage. For example, 8,000 sq. ft. of medical office space and 16,000 of professional office space would be allowed in this PUD under the calculation $[8,000(2) + 16,000=32,000]$

Specifically Prohibited Uses:

- Veterinary Clinics
- Bureau of Motor Vehicle Offices
- Post Offices

Further Restrictions on Permitted Uses:

- No outdoor storage of equipment or materials
- No warehouse/garage space is permitted

Architecture: A mixture of brick, glass, and limestone will be used for the new building. The building faces Moores Pike with a pedestrian entrance and sidewalk connection to Moores Pike. The initial rezoning required any buildings in the PUD to have a shingled, pitched roof. The petitioner is requesting a waiver from that requirement to allow for a

flat roof. Staff has worked with the petitioner to increase the visual appearance of the building and supports the proposed waiver. A significant amount of windows have been placed along the front to increase the appearance from the street. The PUD also required windows along the east and west sides of the building. No elevation has been provided for the west facade. Staff recommends that windows be installed along the west side of the building for at least the first 50'. A condition of approval has been included to that effect.

Access: The site has one access point on Moores Pike that will be widened with this petition to allow two-way traffic. A passing blister is required along the south side of Moores Pike and will be installed within the right-of-way.

Environmental Issues: The site has sat vacant for several years and has several emerging maple trees scattered throughout the site with some mature trees along the property boundary. No sensitive or protected environmental features are present on the site. The petitioner is proposing to place the remaining undeveloped north portion of the property in a Conservation Easement.

Parking: The proposed site plan shows 48 parking spaces including 3 handicap accessible spaces. The 12,000 sq. ft. building would be allowed one space per 250 sq. ft. of floor area which would be 48 spaces. The proposed site plan does not exceed the maximum number of spaces allowed by the UDO. A bike rack is also required to provide parking for a minimum of 4 bicycles.

Lighting: While a specific lighting plan has not been submitted, the PUD required that the front parking area be lighted with maximum 36" tall bollard lighting. Staff still believes this is appropriate for the front parking area adjacent to the building and closest to the single family residences to the south.

Pedestrian Facilities: An 8' wide asphalt sidepath is required along the Moores Pike frontage. With all of the previous approvals, an internal sidewalk connection was required through this property linking the Redbud Hills/Autumn Hills buildings to the Jackson Creek Shopping Center to the northwest. A pedestrian easement was recorded along the property line as well to provide for that future connection. The Plan Commission also required Autumn Hills to install a sidewalk stub and staircase at the common property line with the intent that a pedestrian connection through this petition site would be installed at the time it came forward for site plan approval. That sidewalk connection and staircase were installed and stubbed to the common property line. Staff has inspected the site and determined that the most appropriate location for the sidewalk connection would still be to follow the existing topography along the east and north property lines to connect to Jackson Creek Shopping Center. Although the petitioner objects to this requirement, staff feels that this sidewalk connection is still necessary and should be required with this petition. A condition of approval has been included requiring the sidewalk connection.

Stormwater: Preliminary approval has been given for the proposed stormwater management plan. A stormwater detention/water quality pond is being shown to meet detention and water quality improvement requirements.

Utilities: There is an existing water line along Moores Pike, and a sanitary sewer line

has been stubbed on the east side of the property. Both are adequately sized to accommodate this development.

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The Bloomington Environmental Commission (EC) has made 3 recommendations concerning this development:

- 1.) The Conservation Easement should be irradiated of invasive species, and replanted with native species in open areas, and maintained for at least three years.

Staff Response: Staff agrees that this approach is desirable, however it is not required by the UDO for establishment of a conservation easement.

- 2.) A revised Landscape Plan, including changes to native species, shall be submitted prior to any permits being issued.

Staff Response: The petitioner shall submit a landscape plan showing the use of only native species prior to the issuance of a grading permit.

- 3.) The EC recommends that the Petitioner use green, sustainable building practices to reduce the carbon foot print of buildings, one of the largest contributors in our country.

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

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

1. Approved per all other terms and conditions of PUD-03-00 and PUD-28-03.
2. A 5' wide concrete sidewalk is required between the adjacent sidewalk stub from Autumn Hills and the Jackson Creek Shopping Center.
3. Architecture of the building must be fully consistent with the submitted elevations.
4. The existing asphalt sidewalk along Moores Pike must be replaced with an 8' wide asphalt sidepath.
5. Parking lot lighting for the front parking area shall consist of 36" tall bollard lights.
6. A minimum of 4 class II bicycle spaces are required within 50' of the building's entrance.
7. Windows shall be placed along at least 50' of the southern most side of the west side of the building. Size and type shall be similar to the windows shown along the south and east elevations.

MEMORANDUM

Date: January 24, 2014

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: PUD-40-13, First Capital, Moores Pike building
3209 E. Moores Pike

This memorandum contains the Environmental Commission's (EC) recommendations regarding a Final Plan request to allow a multi-tenant commercial building on a site that is about half cleared and half wooded. The half closest to Moores Pike is covered with mowed turf grass, and the half at the back of the property is wooded with native trees and many invasive understory shrubs.

EC CONCERNS

1.) CONSERVATION EASEMENT:

The northern end of the property is proposed to be dedicated to a Conservation Easement. This portion of the site is covered by vegetation that includes several native hardwood species, with some large trees but mostly small- and medium-sized early successional trees such as walnut and ash. Dense stands of young walnut trees occupy some areas. The area is also densely vegetated with understory invasive species such as bush honeysuckle, multi flora rose and purple winter creeper. Also growing abundantly we find native wild grape vines, and they can cause problems by strangling trees and other plants. The EC recommends that the petitioner employ a company that has expertise in eradicating invasive species, and maintain their work for three years to ensure that the invasives don't regrow.

In addition to removing the invasive species, the EC recommends that dense walnut stands be substantially thinned to reduce the growth-inhibiting effects of a substance, juglone, produced by walnut trees and to create better growing conditions for the remaining trees. We also recommend that some new native species be planted in the open spots to mitigate the new growth of invasives. The new plant species should be those that are demonstrably tolerant of walnut trees and roots. Not all native species tolerate the juglone that walnut trees produce.

2.) LANDSCAPE PLAN:

The Landscape Plan previously submitted is not approved and a Request for Additional Information (RAI) was sent to the Petitioner by staff. Furthermore, the Petitioner's Statement commits to using native plants. Therefore the requested modifications need to be made and a

revised plan submitted.

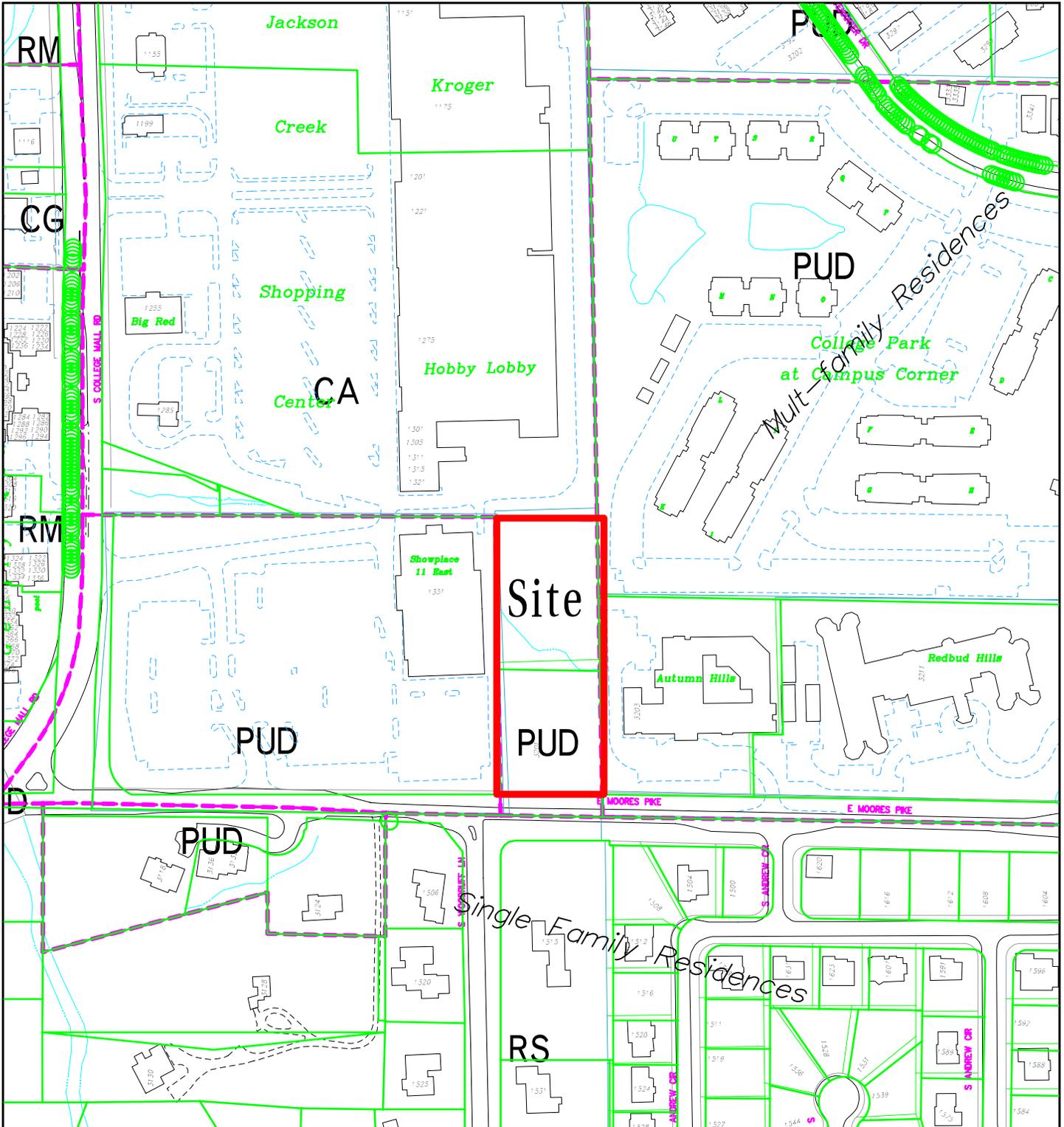
3.) GREEN BUILDING & SITE DESIGN:

The EC recommends that state-of-the-art green building features be employed in this project. According to the U.S. EPA, buildings contribute 38% of all greenhouse gases produced. Green building and environmental stewardship are of utmost importance to the people of Bloomington, and sustainable features are consistent with the spirit of the 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."

The EC's specific recommendations for this site that will reduce its carbon footprint include
 ~ creation of "green walls" on the outside of the building to reduce the urban heat island effects;
 ~ installation of charging stations for electric vehicles for some of the parking spaces; and
 ~ use of reflective roofing material, given that the Petitioner is now requesting a flat roof.

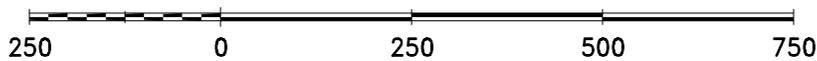
EC RECOMMENDATIONS:

- 1.) The Conservation Easement should be cleared of invasive species and in the open areas created replanted with native species tolerant to walnut trees, and all maintained for at least three years.
- 2.) A revised Landscape Plan, including changes to native species, shall be submitted prior to any permits being issued.
- 3.) The Petitioner should apply green building and site design practices to create a high performance, low carbon-footprint structure.



PUD-40-13 First Capital Group
 3201 E Moores Pike
 Plan Commission
 Site Location, Zoning, Land Use, Parcels

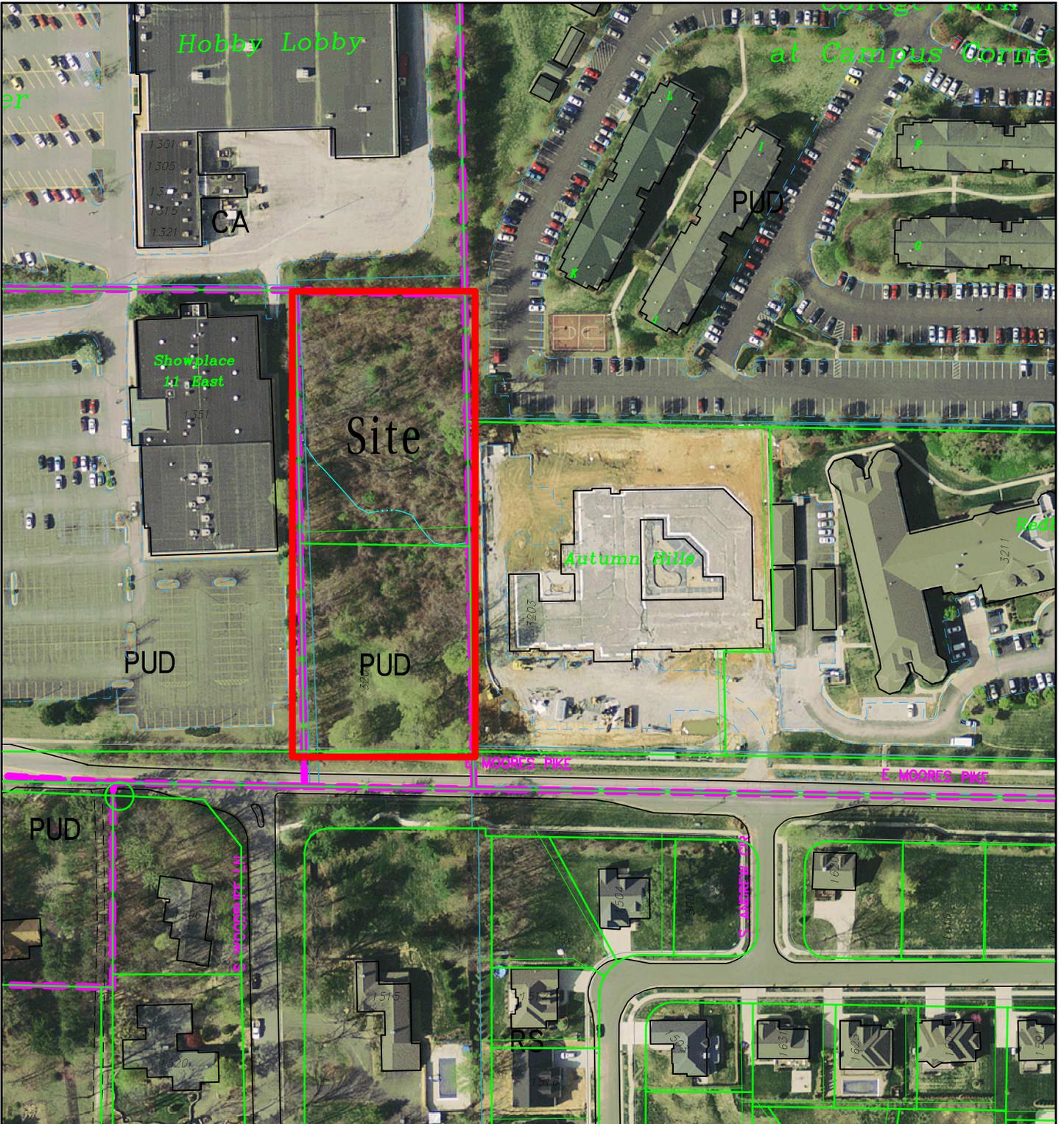
By: greulice
 31 Jan 14



City of Bloomington
 Planning

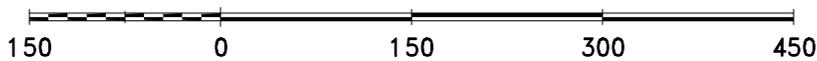
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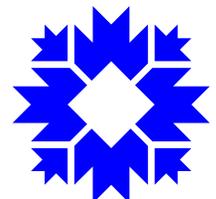


PUD-40-13 First Capital Group
 3201 E Moores Pike
 Plan Commission
 2011 Aerial Photograph

By: greulice
 3 Feb 14



City of Bloomington
 Planning



Scale: 1" = 150'

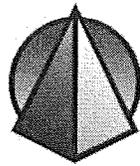
For reference only; map information NOT warranted.

1720 N. KINSER PIKE
[47404]
P.O. BOX 40
BLOOMINGTON, INDIANA
47402-0040

PHONE: (812) 330-0077

FAX: (812) 323-3087

www.FIRSTCAPITALUSA.COM



FIRSTCAPITAL
GROUP

November 12, 2013

City of Bloomington Plan Commission
401 N. Morton Street
Bloomington, IN 47403

Re: Plan Approval

Dear Plan Commission Members:

The purpose of our request is to be able to construct a 12,000 square foot multi-tenant office/MOB building. Currently, one tenant, an oral surgeon, has committed for approximately half the space. The remaining space is being market for additional tenants.

The site plan generally consists of a building forward design. The façade facing Moores Pike has an architectural design depicting a front entrance though the primary entrance is on the west side of the building. It has parking to the east and north of the building. The storm water drainage has been designed to sheet flow to the north parking lot edge where the storm water will enter a rain garden to be filtered prior to entering the detention pond. The detention pond will reduce the runoff rates to pre-development flow rates.

As per the plans, a passing blister will be constructed on the south side of Moores Pike to allow east bound traffic to pass east bound left turning traffic. There will be a pedestrian path constructed at our southeast corner and running west along Moores Pike to the existing sidewalk at the southeast corner of the theater lot. This will provide access to Renwick and other shopping/retail to the north.

All natural areas outside of the detention site and parking lot will be placed in a conversation easement. All proposed landscaping will comply with existing codes and consist of native species enumerated in the UDO's landscape development standards.

PUD-40-13
Petitioner Statement

If there are any questions or concerns, please contact me at your convenience. Thank you for your consideration and support.

Regards,

A handwritten signature in black ink, appearing to read "Randy Lloyd". The signature is fluid and cursive, with a large, stylized "L" at the end.

Randy Lloyd, Partner and Corporation Counsel
First Capital Group

XC: City of Bloomington Utilities
Troy Powell, CBU

revisions:

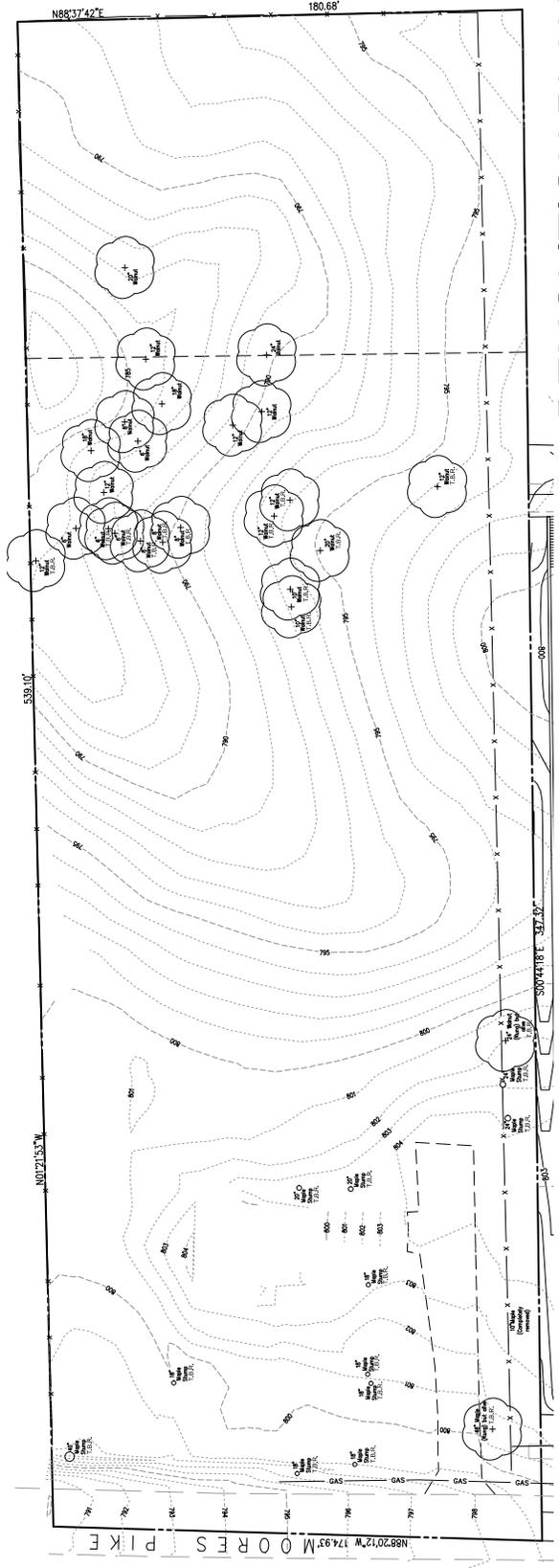
ARCHITECTURE
CIVIL ENGINEERING
PLANNING
BLOOMINGTON, INDIANA
(812) 339-2990 (FAX)

BFB
BYNUM FAYVO & ASSOCIATES, INC.
528 North Walnut Street
Bloomington, Indiana
(812) 332-8030

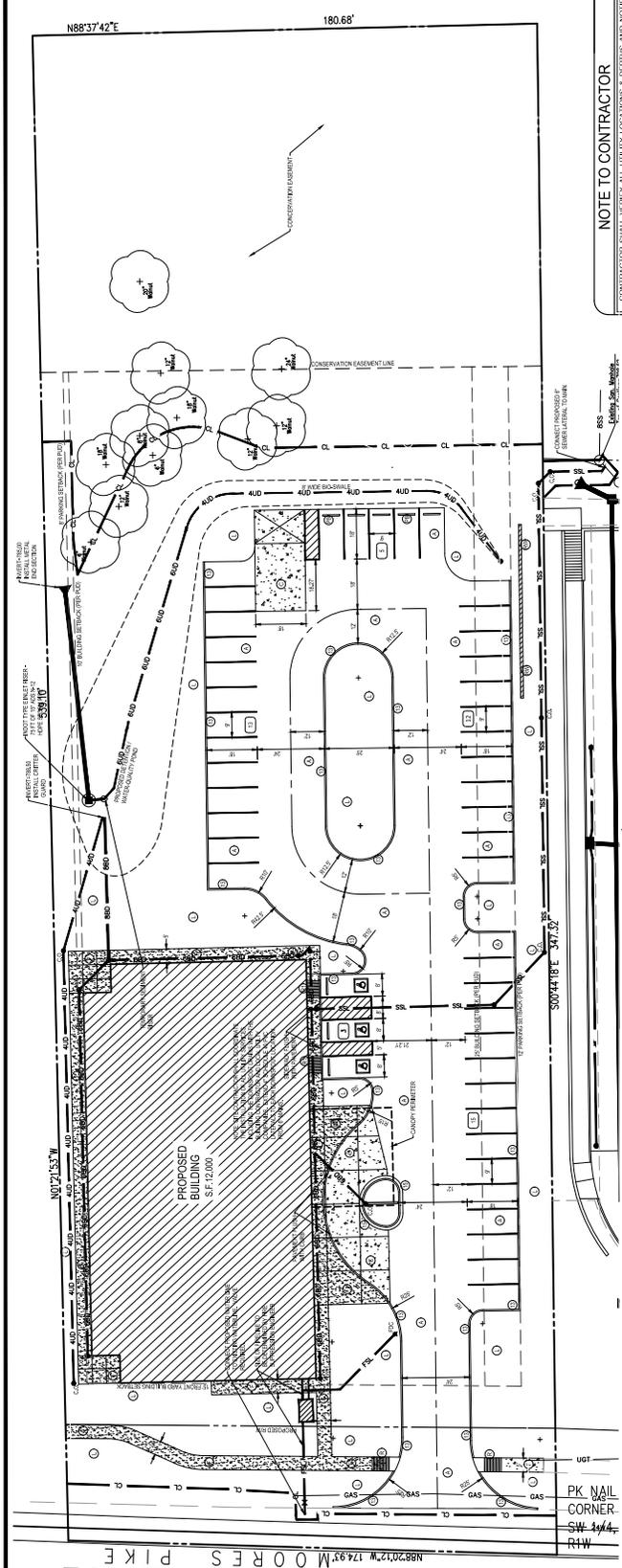
verified by:

PROPOSED
MOORES PIKE MEDICAL BUILDING
3201 E. MOORES PIKE
BLOOMINGTON, INDIANA

11
SITE UTILITY PLANS
designed by: JBT
drawn by: JBT
checked by: JBT
sheet no.: C201
project no.: 401022



DEMOLITION PLAN



NOTE TO CONTRACTOR

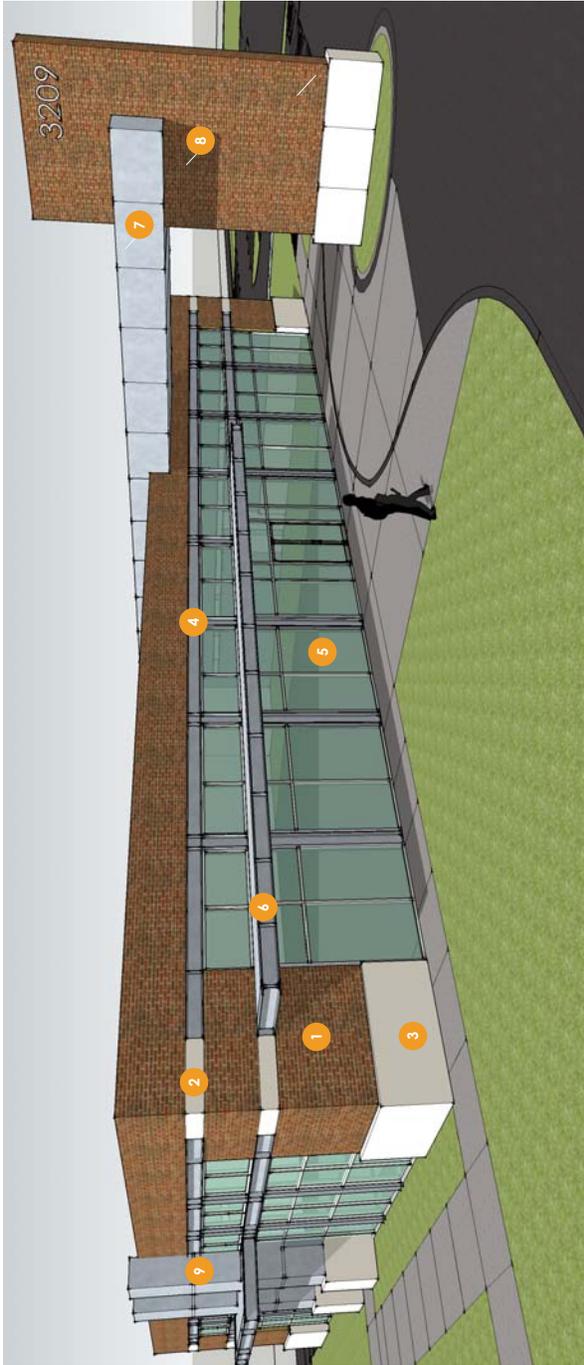
CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ALL AGENCIES OF ANY UTILITIES FOUND. ALL UTILITIES SHALL BE MARKED TO CONTRACTOR PRIOR TO & AFTER ANY EXCAVATION. NO PAINT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CORRECTING ELEVATIONS.

SITE UTILITY PLAN

SCALE: 1"=50'

PK NAIL CORNER

PUD-40-13
Site Plan



- 1 BUILDING MATERIAL
RED BRICK VENEER
- 2 BUILDING RIBBONS
LIMESTONE PANELS
- 3 BUILDING BASE
LIMESTONE PANELS
- 4 POST AND BEAM
STEEL - PAINT TO COMPLEMENT ANODIZED ALUMINUM
- 5 STOREFRONT SYSTEM
ANODIZED ALUMINUM - CLEAR OR TINTED GLAZING
- 6 SHADE STRUCTURE
STEEL - PAINTED TO COMPLEMENT ANODIZED ALUMINUM
- 7 DRIVE CANOPY
METAL PANEL TO COMPLEMENT ANODIZED ALUMINUM
- 8 FEATURE WALL - TENANT SIGNAGE
RED BRICK WITH TAPERED LIMESTONE BASE & ANODIZED ALUMINUM ADDRESS NUMBERS
- 9 PLASTERS
METAL PANEL TO COMPLEMENT ANODIZED ALUMINUM WITH LIMESTONE BASE



PUD-40-13
South and East Elevations

BLOOMINGTON PLAN COMMISSION
STAFF REPORT – First Hearing
LOCATION: 901 W. Cottage Grove Ave.

CASE #: PUD-1-14
DATE: February 24, 2014

PETITIONER: Habitat for Humanity of Monroe County
 213 E. Kirkwood Ave, Bloomington

COUNSEL: Smith Brehob & Associates
 453 S. Clarizz Blvd, Bloomington

Kirkwood Design Studio
 113 E. 6th St, Bloomington

REQUEST: The petitioner is requesting to rezone approximately 7 acres from Residential Core (RC) to Planned Unit Development (PUD), District Ordinance approval, Preliminary Plan approval, and preliminary plat approval of a 44-lot subdivision. The petitioner is also requesting a waiver of the required second hearing.

SITE INFORMATION:

Lot Area:	Approximately 6.96 acres (8.29 acres for plat)
Proposed Units/Lots:	35
Current Zoning:	Residential Core
Proposed Zoning:	Planned Unit Development
GPP Designation:	Core Residential
Existing Land Use:	Vacant, Wooded
Proposed Land Use:	Attached and Detached Single Family Residential
Surrounding Uses:	North – B-Line Trail, Single Family, Opportunity House South – Rev. Butler Park, Single Family Residential East – Commercial West – Single Family

REPORT: This site is an aggregation of parcels that are bound on the north by the City's B-Line Trail and the south by an active rail line. The site is undeveloped and nearly 100% wooded and has pockets of significant elevation change. It was owned in the past by the railroad and has been transferred to private ownership over the last several years. These parcels have several challenges to development. In addition to the topographical and tree coverage issues, this site has no current vehicular access and is irregularly shaped. Access is difficult due to the lack of adequate adjacent right-of-way, restrictions of at-grade rail crossings, topography, and the desire to limit access across the B-Line Trail.

With these factors in place, a subdivision compliant with current UDO standards would prove cost restrictive. The petitioner, a non-profit that provides desirable affordable housing opportunities, purchased the property and is proposing a compact subdivision that would include reduced lot sizes to accommodate up to

35 single family (attached and detached) homes. These homes would all be placed on individual lots. This proposal includes more homes than would be permitted under a more conventional subdivision. This is one of the reasons a PUD approach is being proposed. However, the petitioner's proposal would provide a desired community benefit in supplying approximately 3 years of construction sites for income eligible, owner occupied housing. In addition, these homes would be uniquely located on a near downtown site with nearby services such as parks, schools, trails, shopping opportunities, and public transportation.

The petitioner has worked with staff to develop a plan that will retain a significant portion of the vegetation and provide for adequate storm water retention. The plan also creates a loop street network with half of the loop being a full public street with parallel parking on both sides and a rear loading alley along the southern property line adjacent to the active rail line. All of the homes would face a central green to be placed within common area and would include covered front porches. The homes along the north property line, adjacent to the trail, would include front porches on both the internal street and facing the B-Line trail.

The petitioner has proposed to allow flexibility in the layout of the development to permit individual lots to have either attached or detached units with a maximum of 8 attached structures (16 total units). Staff is comfortable with this proposal, but recommends that all of the units fronting the B-Line Trail be detached units.

PRELIMINARY PLAN ISSUES:

Access: The petition site is not currently accessible for vehicles. The site cannot be accessed from the south due to the adjacent rail line. There is currently an unimproved right of way, N. Diamond St, that terminates into the B-Line trail adjacent to the petition site. This right-of-way is very narrow and would intersect the site at a point with a significant elevation change immediately adjacent to the B-Line Trail. The petitioner has worked with the adjacent property owner (Opportunity House) to propose a more desirable vehicular access point further to the east. The proposed access point will be placed within right-of-way and will cross a small drainage way. The new access will extend from the existing terminus of W. Cottage Grove Ave. and cross the B-Line trail where an existing pedestrian pathway at trail grade has been informally established. Although additional street connections would be desirable, the existing topography and the rail line to the south make additional connections completely infeasible.

Alley: In addition to the proposed public street, the petitioner has proposed to provide an alley to the south to provide looped vehicular access. This alley will allow adequate emergency access, access to parking areas for Lots 5-20, and trash/recycling services. This alley has been designed with a 20-foot right-of-way and 14 feet of pavement to be consistent with the UDO requirements.

Pedestrian Facilities: The new access into the site and the internal street will have 5-foot sidewalks on both sides. There will also be an additional 5-foot sidewalk along the southern boundary of the common green area to access the individual units on Lots 5-20. As is typical, there will not be any sidewalks within

the alley right-of-way. The petitioner has also proposed an additional pedestrian connection to the B-Line Trail on the western portion of the site. The path is shown at 4 feet in width. Staff proposes that this path be widened to 5 feet.

Architecture: The petitioner has worked with their consultant to propose multiple housing alternatives. They have also worked to integrate differing housing types and heights to the proposal to avoid monotonous construction, especially along the B-Line. The approximate 12 homes along the B-Line would all be detached homes. These homes would be a mixture of one and two-story structures with varying rooflines. Three additional one-story homes would be located to the west and four, one-story homes with walk-out basements would be located adjacent to the stormwater pond and preservation area to the east. Lastly, there will be approximately 8, two-story attached single family structures (16 homes) along the southern property line. The proposed homes would be clad in vinyl and staff has included sample architecture in your packet.

Parking: There are approximately 50 on-street spaces proposed with this request and 32 spaces along the proposed alley. This provides 82 spaces for the 35 proposed units. A minimum of 70 spaces would typically be required for such a project, so the proposal is consistent with other single family and paired home projects.

Environmental: The 7 acre property is almost 100% wooded. From a tree quality standpoint, only the perimeter of the property contains large mature trees. An aerial photograph of the site reveals that in the 1960s the property was almost entirely free of tree cover. The property contains no karst features, streams, or wetlands. There are some steep slopes on the west end of the site and along the B-Line. However, the west end of the site (property most recently owned by the railroad) is not being proposed for any development. Along the B-Line, the homes are being proposed well away from a steep slope extending south from the trail. No disturbance to this slope area will be occurring.

With regards to the vegetation, the City's tree preservation standards require 50% of the existing tree canopy to be saved. The petitioner is requesting a PUD approach because the economics of the proposal dictate a greater number of buildable lots and more disturbance area than the ordinance typically allows. Strict compliance with code would require the petitioner to save 3.48 wooded acres of the 6.96 acre site. The petitioners are proposing to save roughly 2.52 acres of woods (36% of the site). Preservation efforts will be concentrated along the B-Line Trail, the active railroad corridor to the south, east end of the site (where stormwater will be held) and west end of the site (on land acquired from the railroad).

Development Standards: With the District Ordinance, the petitioner has proposed several variations to the underlying RC zoning. These standards include small lots (2,015 square foot minimum), reduced lot widths (31-foot minimum), 10-foot rear setbacks (17 feet for the structures along the alley) and front build-to line. The petitioner has designed the subdivision to locate the homes on one of the side lot lines. This will allow for one large side yard rather

than two small side yards in the hope of providing a more usable space for future owners. To accommodate these 0-foot setbacks, the future plat would show a 2-foot eave overhang easement as well as a 5-foot no build easement to allow windows to be installed on the property line.

Final Plans: Future final plans will be heard by the Plan Commission. However, staff recommends that the initial tree removal for the site be permitted at staff level.

Neighborhood Input: The petitioner has held three formal neighborhood meetings since acquiring the property, with the last two being held in early December and on February 5. Many neighbors have also met with the petitioner more informally to discuss the project. Overall, the input received by staff has been largely positive and supportive. Issues cited in the most recent neighborhood meeting include:

- Density in excess of surrounding patterns
- Loss of the wooded property, which is fondly viewed as a desired break in the urban landscape as well as a wildlife habitat
- Whether the Commission should allow the requested waiver of second hearing
- Importance of tree preservation along the perimeter of the property and the enhancement of these natural buffers with significant new landscaping, particularly more forest appropriate species rather than ornamental varieties
- Connectivity to Butler Park as well as how the proposed B-Line crossing will be handled
- Traffic impacts to Diamond Street
- Design and maintenance of the proposed public green

GROWTH POLICIES PLAN: The GPP designates this particular property as “Residential Core.” Applicable land use guidance for how this property should develop is as follows:

Compact Urban Form (Page 5) – *Revise development regulations for near-downtown and near-campus areas to encourage increased residential densities.*

Staff notes that the development location is less than 300 feet from the Commercial Downtown zoning district. Absent other factors, development at higher densities is appropriate in such areas.

Nurture Environmental Integrity (Page 9) – *Adopt a tree preservation ordinance that emphasizes species diversity, protecting blocks of high quality vegetation and natural corridors, and preserving community wide tree crown coverage.*

The tree preservation issue is an important decision point in this case because the ordinance following the GPP requires 50% canopy preservation and this petition is proposing 36%. The Plan Commission could certainly take the position that the proposal must comply with this

standard. Mitigating circumstances opposing strict compliance include the relatively young condition of the wooded habitat, the community goal for affordable housing – particularly in locations close to urban services, and the general goal of providing higher density infill development. Staff ultimately supports these other community goals rather requiring the PUD to strictly comply with code.

Conserve Community Character (Page 18) – *Revise the Zoning Ordinance to include standards for infill development in residential areas that are consistent and compatible with preexisting development.*

This is also a central question with the proposal because the petitioner is requesting smaller lot sizes, setbacks, and lot widths than prescribed by the Residential Core zoning district. If the property was embedded in either the Near West Side Neighborhood (south of Reverend Butler Park) or the area along 11th Street or Cottage Grove Ave. (no neighborhood association), staff would find this degree of code deviation to not be appropriate. However, because the property is more isolated due to its location between a City trail and an active rail line, a higher density development pattern is reasonable and ultimately supportable.

Core Residential Land Use Policies (Page 30) – The petitioner’s property contains this land use designation. The intent section for this land use designation notes: “Core Residential areas are characterized by a grid-like street system, alley access to garages, small street setbacks, and a mixture of owner-occupants and rental tenants.” This section goes on to prioritize that such “areas must be protected and maintained.” However, the GPP does also note that “Multi-family residential and neighborhood-serving commercial uses may be appropriate for this district when compatibly designed and properly located to respect and complement single family dwellings.”

The petitioner’s proposal largely complies with these policies. The one and two story structures have similar square footages and massing in comparison to existing nearby housing stock. Roof pitches are a little flatter than homes in the Near West Side Neighborhood but quite compatible with the housing stock to the north. Other than lot dimensions, the layout of the proposal is compatible featuring alley access, small street setbacks, narrow lot widths, and on-street parking. Differences include the inability to provide multiple access points due to unique site conditions, the presence of some duplex structures, and reduced lot sizes. However, most importantly, the proposed development is designed to be owner occupied, modest in cost, and contain homes that are very reflective of nearby design styles.

PRELIMINARY PLAT ISSUES:

Utilities: The petitioner is proposing to extend an existing 8” water line from Diamond Street and continue under the internal street. An 8” sanitary sewer line will follow a similar path with individual laterals being made to this extension. Stormwater for the site will largely be collected within the street system and

directed to detention and biofiltration ponds on both the east and west end of the property.

Street Trees: Street trees will be located on both sides of the new public street within a standard tree plot, but will not be located on the proposed alley.

Common Areas: The subdivision plat will include covenants and a facilities maintenance plan that will dictate the use and responsibilities for all common areas and easements. This includes the larger common area at the center of the proposed development. A draft of this document has been submitted to staff with this proposal and will be finalized with the future final plat request. The petitioner indicates that the common area will not be designed until future homeowners have a chance to express preferences for certain amenities (gardens, playfields, orchards, playground equipment, etc.)

Right-of-Way: The proposed street includes two 10-foot travel lanes as the drive extends west into the site. There will also be 8' parallel parking spaces on both sides of the street. When added to the 5-foot wide sidewalk and street trees on both sides of the street, there will be a total right-of-way of 61 feet for the first section of street extending across the B-Trail, with the internal section necessitating 56 feet of right of way. The alley will be placed within a 20-foot right-of-way.

Plat Area: The preliminary plat for this approval includes the approximate 6.96 acres requesting rezoning, but also several remnant lots that the petitioner has also purchased from the railroad. These lots are not proposed to be included in the PUD, but will be included on the final plat. These are not buildable lots and must be dedicated as common area and conservation/tree preservation easements with the final plat.

ENVIRONMENTAL COMMISSION: The Bloomington Environmental Commission (EC) has made 7 recommendations concerning this development.

1.) The request for one single hearing should be denied and two hearings be held as required.

Staff's Response: See below

2.) The EC recommends that any development of this site be seriously reconsidered.

Staff's Response: Staff understands the petitioner's desire to preserve this area. However, the owner of the property has chosen to move forward with this development request.

3.) The Tree Preservation Easements should instead be dedicated to Conservation Easements.

Staff's Response: Proposed Condition of Approval #8 addresses this issue and recommends that the Plan Commission determine the type of environmental easements with the future final plan approval.

4.) The Site Plan should adhere to the UDO standards for tree protection and pervious surface.

Staff's Response: The EC report states that PUD's are not intended for the purpose of "getting around" the City's development standards and that the "site should be developed following the UDO standards, at least." Staff respectfully disagrees with this assessment. The PUD process is only necessary when proposed development does not meet UDO standards. The PUD process specifically allows flexibility in development standards to be balanced with the benefits of the overall development. In this case, the petitioner is seeking to allow a reduction in lot areas, tree preservation, and a provision for attached single family housing. These reductions will allow for a predictable, compact, owner-occupied, and affordable neighborhood to be created in close proximity to the downtown.

Even with the reduced lot sizes, the petitioner has not requested any change to the 45% maximum impervious surface coverage of any of the individual lots.

5.) The Petitioner should use green, sustainable building practices to reduce the carbon foot print of homes, resulting in lower expenses for the homeowners.

Staff's Response: Habitat for Humanity of Monroe County has demonstrated a history of efficient construction with the direct intent of reducing the future energy burdens of homeowners.

6.) The Petitioner should design with Low Impact Development practices.

Staff's Response: The petitioner has committed to the use of biofiltration areas on both the eastern and western portion of the site. These details will be reviewed more fully at the final plan stage.

7.) The UDO rules for steep slope protection should be followed.

Staff's Response: No alterations to the steep slope regulations are being proposed. The steep slopes on the property are not natural slopes and were created with the cut and fill associated with the construction of the adjacent rail lines. In addition, the majority of the steeper slopes will be maintained and placed within easements along the B-Line Trail and on the westernmost portion of the property.

WAIVER OF SECOND HEARING: The petitioner has requested a waiver of the second required hearing for this rezoning request. One reason for this request is the desire to receive a decision prior to April 1, 2014. This decision will allow for the petitioner to commence with the felling of some trees prior to a prohibition on

tree removal within Indiana Bat habitat areas. This is an issue because the petitioner will be seeking Federal funds for the project. A two hearing process would result in such clearing not taking place until November. By July, the petitioner projects that they will run out of available lots for up to 20 needy families. Although staff is comfortable with the petitioner's request, this decision is strictly up to the Plan Commission.

CONCLUSION: Overall, staff finds this development to be an extremely desirable affordable housing project and reasonable rezoning request given the site's more isolated context than other core neighborhood locations. It is difficult for affordable housing providers to construct new housing units within close proximity to the downtown and City services. Although this development includes a higher density of single family homes than would be automatically permitted by zoning, the increase in units is necessary to develop this difficult site. In addition, staff finds that the petitioner's designs for house styles are the proper scale, contain enough variety in color, massing, and roof lines, and reflect nearby housing characteristics.

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

1. Only the two parcels located between the B-Line Trail and the rail line shall be rezoned to Planned Unit Development (PUD). The remaining remnant parcels shall be placed within conservation easements on the plat for the subdivision. The preliminary plat approval is contingent upon approval of this rezone.
2. The petitioner shall work with the Planning and Parks and Recreation staffs to install an 8-foot asphalt pedestrian path from the B-Line Trail to Reverend Butler Park. This pathway is to be located on a remnant railroad property east of the PUD site, with the possible dedication of said property to Parks.
3. One side of the Cottage Grove extension from Diamond Street to the B-Line Trail shall include an 8-foot wide sidepath connecting to the B-Line Trail. The extension of Cottage Grove Avenue to the subject property must be deeded to the City of Bloomington as right-of-way prior to issuance of any building permits.
4. No attached units shall be placed on Lots 24-35.
5. Final utility and drainage designs will be approved with the final plan.
6. The rear yard setback along the alley must be increased to 18 feet from the right-of-way line.
7. At the time of building permit review, the submitted building exterior designs shall be consistent with the information contained in this packet.
8. The petitioner shall work with the Planning staff at the final plan stage to develop a detailed tree preservation and landscaping plan focused most specifically in creating maximum perimeter vegetation buffers and planting new larger caliper plant species. The proposed tree preservation easements should be evaluated at the final plat stage for possible designation as conservation easements.

9. The petitioner shall work with City staff, with input from the Bicycle and Pedestrian Safety Commission, to develop a detailed B-Line crossing plan for the extension of the public street into the PUD site.
10. Initial tree removal shall be reviewed at staff level. All future final plans shall be reviewed by the Plan Commission.
11. The internal path connection between Lot 24 and Lot 25 to the B-Line Trail must be amended to 5 feet in width.

MEMORANDUM

Date: January 24, 2014
To: Bloomington Plan Commission
From: Bloomington Environmental Commission
Through: Linda Thompson, Senior Environmental Planner
Subject: PUD-1-14, Habitat for Humanity neighborhood
901 W. Cottage Grove

This memorandum contains the Environmental Commission's (EC) recommendations regarding a request to re-zone a Residential Core area to a Planned Unit Development (PUD); and Preliminary Plan, PUD District Ordinance, and Preliminary Plat approvals. The site is about 8.3 acres, with a request to subdivide it into 43 lots with 35 paired and single homes. The Petitioner is requesting allowance of only one hearing instead of two.

EC CONCERNS

1.) ONE HEARING:

The EC believes that this proposal has enough significant environmental issues that a single hearing is not appropriate. Therefore the EC recommends that this petition go through the required two-hearing process.

2.) SOIL AND WATER QUALITY QUESTIONS:

The Unified Development Ordinance (UDO) does not contain any requirements or limitations regarding substances classified as hazardous. Those types of rules are enforced by the state or federal agencies that manage each of the various programs. As part of the City's review of the project for possible future Federal funding, environmental assessments were provided to the City for review. Staff notes that a modified Phase I report did reveal some pockets of contamination, and the petitioner has explained them to be confined to the undeveloped area of the PUD. Although this is not a City planning review issue, the Environmental Commission likes to be assured that properties are free of any contamination questions prior to supporting proposed development projects. The Commission urges the petitioner to work with any regulatory agencies to provide assurances to this effect.

3.) FOREST HABITAT PRESERVATION:

The EC inspected sample areas throughout the site and found that it has extensive tree growth, with most of the area being dominated by mixed-age native hardwoods. The dominant species include black cherry, ash, and tuliptree. Also observed were sugar maple, sycamore, red oak,

silver maple, cottonwood, hackberry, sassafras, and boxelder. The understory contains native shrubs and vines with light to medium stands of invasive species such as bush honeysuckle and multiflora rose interspersed throughout. There is a rather dense stand of bush honeysuckle at the northeast end in an area planned to be disturbed by the development. The composition of the herbaceous layer and extent of native plants cannot be determined until the growing season begins.

Clearing of this site will result in substantial loss of forest wildlife habitat and forest ecosystem services within the City planning jurisdiction. Consequently, the EC believes that this site would best serve the city's environmental integrity if left undeveloped and remained a wooded, wildlife habitat in perpetuity.

4.) TREE PRESERVATION EASEMENT:

The area intended for Tree Preservation Easement contains a similar tree composition as described above but also contains a stand of small sassafras trees, and a greater abundance of large sycamores and cottonwoods. The understory contains light stands of invasive species and considerable woody debris. The EC recommends that the invasive shrubs be removed so that the understory can regain vitality or remain healthy. The EC also recommends conducting an herbaceous plant species survey in the spring to determine the quality of the understory native species and the locations of the higher quality areas that should be protected. Tree preservation should not be limited to keeping trees over six inches diameter at breast height (DBH), but should also take into account species diversity and spacing of healthy trees. All large snags should be preserved for songbirds, bats, and other wildlife.

Because this site would better serve our local and regional ecosystem services left undisturbed, the EC believes that the Tree Preservation Easement area should at least be dedicated to Conservation Easement instead of Tree Preservation Easement as described in UDO 20.07.070, and 20.05.080: Easement Standards. The difference between the two easement types is that a Conservation Easement “prohibits any land-disturbing activities including the placement of a fence, or alteration of any vegetative cover, including mowing, within the easement area”, and a Tree Preservation Easement “prohibits the removal of any tree over six (6) inches DBH within the easement area.” Both easement types require signage and may be cleared of invasive species with written permission.

5.) FOLLOW UDO ENVIRONMENTAL STANDARDS:

The EC believes that any PUD should not reduce its environmental protection if it results in being inferior to the UDO standards. These standards went through a public process and were vetted by the citizenry and voted on by our lawmakers. A PUD is not intended for the purpose of getting around the city's provisions; thus, a wholly forested site should be developed following the UDO standards, at least. Therefore the EC recommends that the site preserve the UDO required amount of wooded land and pervious surface.

6.) GREEN BUILDING:

The Petitioner gave a verbal commitment to green building and site design, but the PUD District Ordinance does not state a commitment. The EC recommends that state-of-the-art green building features be employed in this project. According to the U.S. EPA, buildings contribute

38% of all greenhouse gases produced. Green building and environmental stewardship are of utmost importance to the people of Bloomington, and sustainable features are consistent with the spirit of the 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 Krusan; 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."

The EC recommends that the Petitioner commit to designing the building with as many best practices for energy savings as possible. 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.

7.) LOW IMPACT DEVELOPMENT:

The EC expects any PUD District Ordinance to contain a pledge to protect and enhance environmental quality in developing parcels by ensuring cutting-edge stormwater management, karst protection, habitat conservation, and tree preservation. Therefore, the EC recommends that the plan be crafted to include state-of-the-art Low Impact Development (LID) best practices.

The premise of LID is to manage rainfall at the source using decentralized small-scaled controls that will infiltrate, filter, store, evaporate, and detain runoff close to its source. Examples of the types of LID practices that could be used are listed below.

1. Floodwater storage that can manage runoff timing
2. Multiple small biofiltration basins and trenches
3. Vegetated roofs
4. Pervious pavement
5. Well-planned native landscaping
6. Remove curbs and gutters to allow sheet flow
7. Rain gardens with native phytofiltrating plants

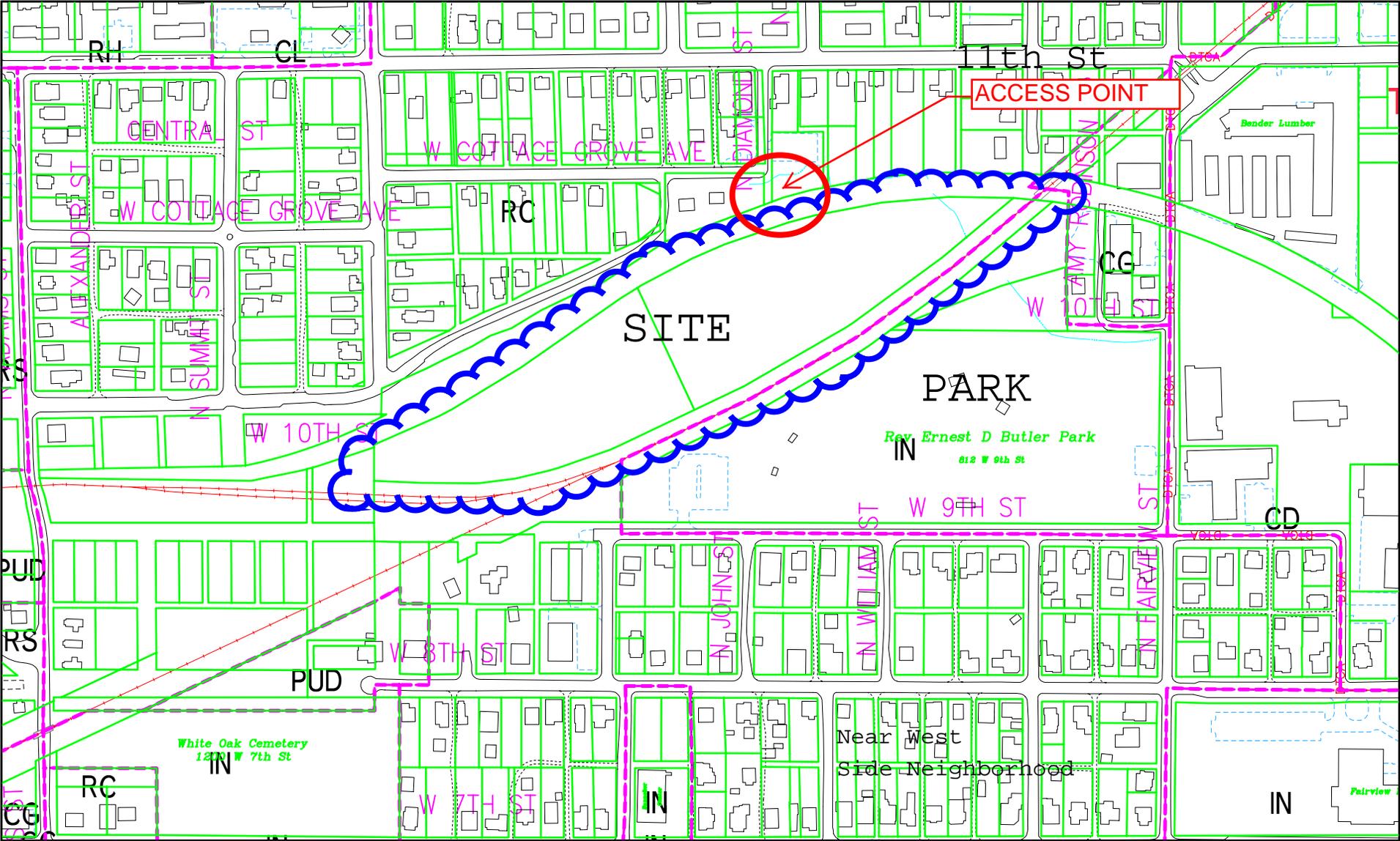
8.) STEEP SLOPES:

The steep slopes around the perimeter of the site should be protected as the UDO 20.05.039 requires.

EC RECOMMENDATIONS:

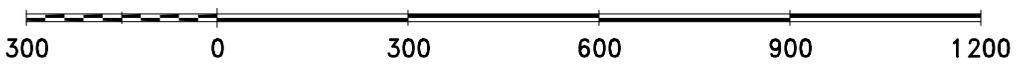
- 1.) The request for one single hearing should be denied and two hearings be held as required.

- 2.) The EC recommends that any development of this site be seriously reconsidered.
- 3.) The Tree Preservation Easements should instead be dedicated to Conservation Easements.
- 4.) The Site Plan should adhere to the UDO standards for tree protection and pervious surface.
- 5.) The Petitioner should use green, sustainable building practices to reduce the carbon foot print of homes, resulting in lower expenses for the homeowners.
- 6.) The Petitioner should design with Low Impact Development practices.
- 7.) The UDO rules for steep slope protection should be followed.



PUD-01-14
Location/Zoning Map

By: shapp
3 Jan 14



For reference only; map information NOT warranted.



City of Bloomington
Planning



Scale: 1" = 300'

Smith Brehob & Associates, Inc.

Providing professional land planning, design, surveying and approval processing for a sustainable environment.

Stephen L. Smith P.E., L.S.
Steven A. Brehob B.S., C.R.T.

January 24, 2014

City of Bloomington Planning Department
C/o Pat Shay
Showers Building
Bloomington, Indiana

Re; B-Line Neighborhood
Preliminary Plat and Planned Unit Development
Supplemental Submission

Dear Pat,

Several changes have been made to the B-Line neighborhood proposal based on feedback that we have received since the initial application was made on January 9, 2014.

The primary change in the plan is movement of two homes from the single detached home area and the addition of two homes in the paired home area and changing three of the detached homes to two story homes. This change provides better balance of the open area on each lot. The two story homes provide variety/change in the detached home area. Additional design data and drawings have also been submitted to CBU for the water, storm water and sewer systems.

The revised District Ordinance, site plans, preliminary plat and plan, site section drawings and illustrative home floor plans and elevations are being submitted with this letter. An outline of the homeowners association documents has been prepared and is also being submitted. The final documents will be prepared with the final plat.

Very truly yours,

Stephen L. Smith
Smith Neubecker & Assoc., Inc.

Cc; file
KDS
Habitat

**PUD-01-14
Petitioner's Statement
& District Ordinance**



Habitat B-Line Neighborhood
Planned Unit Development District Ordinance
 Updated 1/24/14

Monroe County Habitat is proposing an environmentally sensitive and sustainable new urbanist style neighborhood on their property along the B-Line trail. Up to 35 paired and single homes are proposed. The neighborhood adjoins the B-Line trail; residents will have an easy walk to schools, parks, other neighborhoods and downtown Bloomington.

The proposal is for small lots with common open green areas and retention of wooded areas as common space. Each of the lots either fronts on the B-line trail, fronts on the common green or backs on the common wooded areas. The proposal is for small lots in a dense infill location but with significant preserved and accessible shared open space.

The architecture of the homes has been developed to respond to this environment. The building forward designs with front porches help to create the neighborhood. The homes along the B-line also have porches facing the B-line trail.

This District Ordinance, the Preliminary Plan Drawing and supporting documents provides the program and development standards for Habitat's *B-Line Neighborhood*.

Architecture

Habitat for Humanity's principle of 'simple, decent housing' will guide the architecture of the Habitat B-Line neighborhood. There will be a mix of house sizes, ranging from 2-bedrooms to 4-bedrooms.

Homes at Perimeter

The houses around the perimeter of the site to the north, west and east sides will be mainly single story with a mix of three (3) two story houses, except at the east side where the grade allows for a lower level. The single story houses will have a simple bungalow form which is found in the adjacent neighborhoods. The houses will have either a 5:12 gable, hip or combination hip/gable roof. A single story, 5:12 maximum roof slope allows for construction by Habitat volunteers.

Since these houses border the B-line trail and have desirable views to wooded areas to the east and west, each house will have a porch at the front and the back. The dual-sided nature of the houses will provide an appropriate public façade to the B-Line trail.

Smith Brehob & Associates, Inc.



Houses will sit along the property line on the low side of the lot to maximize the side yards. Both porches are located along the same side of the house which relates to the private side yard. Along the rear side yard will be a five foot deep exterior storage room.

To impart variety to the streetscape no two houses next to each other will have the same roof form or siding color.

Paired Homes along Public Green

While the two-story paired homes have the overall appearance of one large house, a three foot offset in plan, distinct roof massing and separate porches provide a visual distinction between the houses in the pair. These two-story paired houses create a defined edge to the south side of the public green. The roofs are a combination of gable and hip forms. Each unit will have a porch to the front or to the side yard. These paired homes will consist of (2) two-bedroom houses, (2) three-bedroom houses or (1) two-bedroom and (1) three-bedroom house. A storage room is located to the rear of each house.

Materials

All of the houses will have vinyl horizontal lap siding like Certainteed Mainstreet (Reference attached full range of manufacturers color chart), 3-tab asphalt shingle roofing, double hung windows with vinyl trim, vinyl soffit, pre-finished metal fascia, painted wood porch railings and columns, and six-panel insulated steel or fiberglass entry doors.

The Site Plan

The site plan/subdivision plat provides for a connection to Diamond Street and crossing the B-line trail to enter the site. 35 home sites are arranged along a public street with parallel parking and an alley with perpendicular parking on the south side. A common green lies between the street right of way and the homes on the south side of the road. A small turnaround is provided at the west end of the road for cars and small trucks. Larger service and emergency vehicles can smoothly flow through the turnaround and back out of the neighborhood using the alley.

All of the home sites are on the central part of the site. The wooded low area to the east and the rougher topographic area to the west will be preserved as common green space owned by the owners association. Habitat owns several smaller tracts that are separated from the main parcel by rail road and street right of way. These small tracts will also be preserved and become common green area for the association.

The parcel that Habitat owns to the east of the primary site provides a connection from the B-line trail to the Ninth Street Park. An 8' paved multiuse path will connect the park property with the B-line trail. This connection is particularly important since Habitat is obligated by agreement with Indiana Railroad to place a



chain link fence along the entire south property line that is adjacent to the railroad. The fence will block the popular path from Diamond Street to the Ninth Street Park area.

The PUD includes the 6.96 acre main parcel and 1.33 acres in other small parcels separated by railroad and street rights of way for a total of 8.29 acres. All of the parcels are included the property deeds, shown on the title sheet/preliminary plat and summarized in an attached spreadsheet. Approximately 4.44 acres of the 8.29 acres is being disturbed for development of the neighborhood. The south end of the Opportunity House parking lot parcel is being dedicated as right of way. The Preliminary Plat includes the creation of the parcels described above from the overall rail road holdings and the dedication of right of way from Opportunity House.

Lots 1 – 4 and 19 - 35 are planned for single family detached home while lots 5 – 18 are planned for attached single family homes. The lots are sized and this PUD provides that any of the lots could accommodate detached or attached homes. Attached homes will be split by the property line as a 0' setback and have a yard setback on the other side of the lot. Detached homes will have 0' setback on one side and the larger yard setback on the other side. A 5' no build easement will be placed on the lot adjacent to the 0' setback. A 2' easement will also be provided to allow the roof to overhang the adjacent lot for a 0' setback situation. These easements will be placed on the final plat for the lots planned for detached homes. If lot planned for an attached home is changed to detached, the easements will be added to the lots at that time. If two lots planned for detached homes are changed to attached homes, the plat will need to be amended to delete the easements. Refer to the attached "Easement Typical" detail.

Development Standards

The *B-line Neighborhood* is a residential subdivision in the RC zone. Development standards for the project will be those of the RC zone, the Traditional Subdivision with affordable housing incentives except as provided in this District Ordinance. The attached table "B-line neighborhood Development Standards" and the following establish standards for the PUD;

- At least 35% of the lots in the subdivision will be served by an alley
- The minimum tree plot shall be 5'
- The loop street, alley, parking and lot layout as shown on the Outline Plan Drawing is the allowed subdivision configuration
- Tree preservation shall be as shown on the Preliminary Plan drawing

Infrastructure Plan

Streets



The *B-Line Neighborhood* will be served by a main street with turnaround and an alley. The street from Diamond Street to the connection to the alley will be 24' of driving lanes with curbs, 5' tree plot, street trees and 5' sidewalk. 8' parking lanes are provided as shown on the plan. After connecting with the alley the street narrows to 20' of travel lanes. The right of way will be set at the back of the sidewalk; the entry road right of way will be 61'. The main road within the project will have a 56' right of way.

The streets will have street trees per the Unified Development Ordinance.

The alley will be 14' paved in a 20' right of way in accordance with the Unified Development Ordinance.

The streets and the alley will be dedicated to the City.

Water Supply and Sanitary Sewer

There are existing City water lines to the north of the project. An 8" main is proposed to be connected to an existing line in Diamond Street and extended along the street to the turnaround.

Sanitary sewer is available on the north side of the B-Line trail in the vicinity of the Diamond Street connection. An 8" gravity sewer will connect at that location and run along the main street to the turnaround.

Communication is ongoing with City of Bloomington Utilities regarding the details of these connections; details that are expected to be determined at Final Plan review.

Storm Water Plan

Most of the storm water runoff in the neighborhood will be directed to the street and alley, collected in inlets and then conveyed via storm sewer to detention and bio-filtration areas at the east and west ends of the site. Much of the water will filter into the groundwater in the bio-filtration areas shown on the preliminary plan. Overflow at the eastern bio-filtration area will go to the 36" storm sewer constructed with the B-line trail. Some detention is provided in the natural valley at that location. The storm water at the west end of the site currently percolates into the groundwater and also through the railroad fill to the natural draw on the south side of the tracks. This project adds the bio-filtration and retains the percolation currently taking place at that location.



Most of the house downspouts will be connected with 4" plastic pipe to a collector lines that will connect to the storm sewer system. The yard areas will drain away from the houses as shown on the plans.

Communication is ongoing with City of Bloomington Utilities regarding the design.

Common Area

The tree preservation areas, bio-filtration areas and the common green will be owned and maintained by the owners association.

The tree preservation areas will be placed in "Tree Preservation Easements" after initial construction is complete. The association will manage those areas within those restrictions. The UDO defines "Tree Preservation Easement; An easement that prohibits the removal of any tree over 6 inches in diameter at breast height within the easement area, and allows removal of dead and diseased trees that pose a safety risk or impede drainage, only after first obtaining written approval from the Planning Department."

The association will determine what improvements might be made in the common areas (subject to applicable rules and regulations).

A preliminary draft of the Facilities Maintenance Plan is being submitted with this District Ordinance. The final plan will be submitted with the final subdivision plat.



<i>Habitat B-Line Neighborhood</i>		
District Ordinance		
Development Standards		
<u>Development Standard</u>	<u>Minimum</u>	<u>Note</u>
Lot width at the building setback line	31'	Lots for which attached homes are anticipated are typically 31' to 32' and for detached homes are typically 40' to 44'
Lot Area	2015 sf	this represents the smallest lot at 31' by 65'
Front building setback and build to line from Street r/w*	10'	The covered porch must also meet this setback; steps may encroach into the setback
Front building setback and build to line from Common area*	5'	The covered porch must also meet this setback; steps may encroach into the setback
Side yard building setback	0'	Detached homes are planned to be set to one side of the lot to allow a larger more usable yard on the other side; 5' no build and 2' eve overhang easements will be placed on the adjacent lot
Combined building side yard minimum	10'	
Rear Yard building Setback	10'	
Rear Yard building Setback from Alley	17'	
*Homes may set up to 2' from the build to line as determined by the developer to accommodate unique lot/site restraints		



Habitat B-Line Neighborhood
District Ordinance
Acreage Details

	Acres
Primary Development Parcel	
Habitat Original Parcel	5.49
Indiana Railroad Parcel #2	1.47
subtotal	6.96
 Additional Habitat Parcels Separated by Railroad and Street Right of Way	
Indiana Railroad Parcel #1	0.71
Indiana Railroad Parcel #3	0.06
	0.05
	0.06
	0.33
	0.12
subtotal	1.33
Total B-Line Neighborhood Acreage	8.29
 Area disturbed by development	4.44
% of Primary Site	64%
% of Total Habitat Parcels	54%
 Area placed in central Common	0.34
% of Primary Site	5%
% of Total Habitat Parcels	4%



CIVIL ENGINEERING
LAND PLANNING &
LAND SURVEYING
BLOOMINGTON, INDIANA

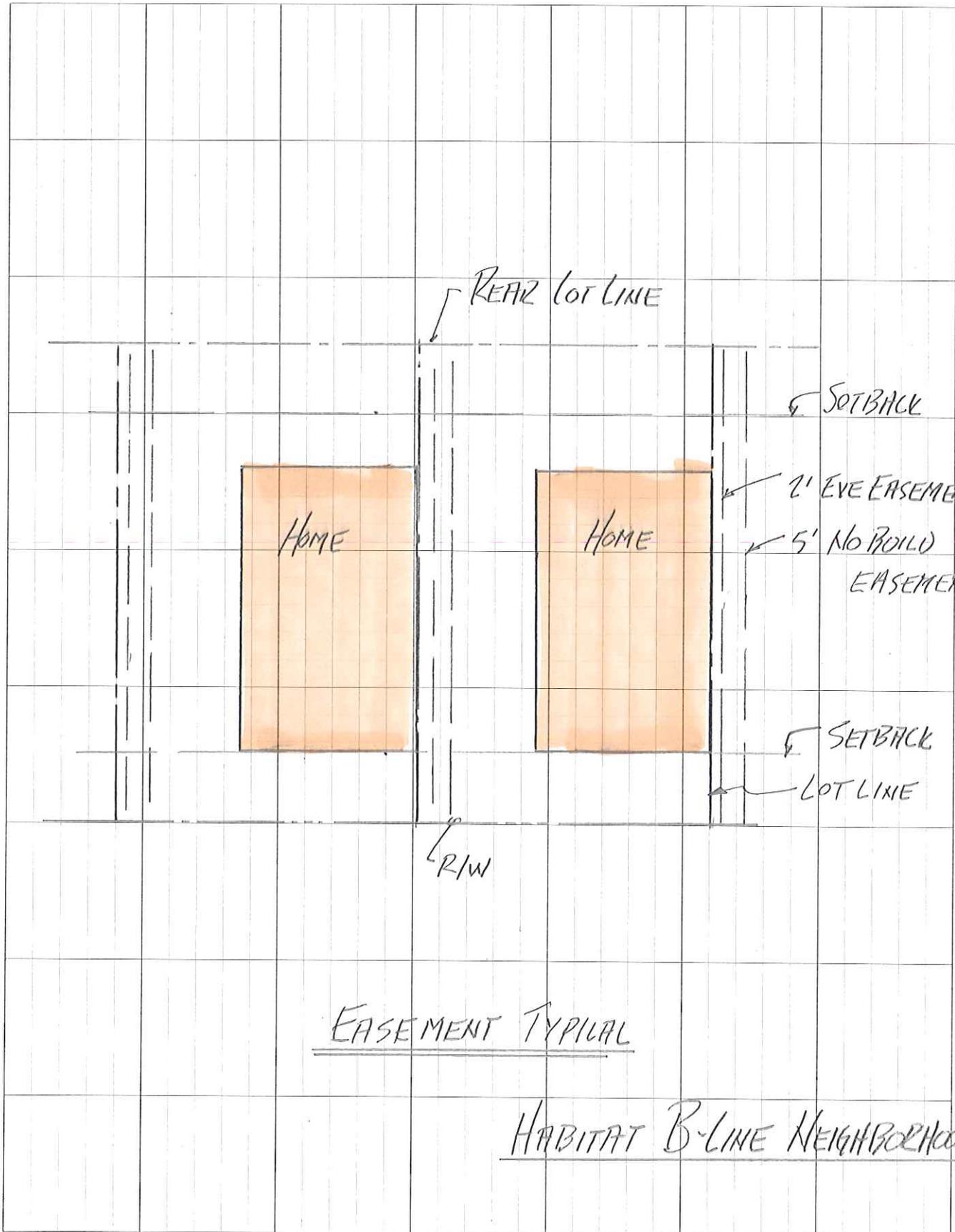
Subject _____

Project No. _____

Compiled by _____ Checked by _____

Client _____

Date _____ Sheet No. ____/____





B-Line Neighborhood Association

Certificate of Incorporation

Articles of incorporation will be filed with the Indiana Secretary of State to establish the B-Line Neighborhood Owners Association. These articles will provide for the name of the association, principal office location, registered agent, powers and duties of the Association, membership and other misc. organizational items.

Bylaws

The Bylaws set up the organizational and management structure of the Association. It will include definitions, meetings, selection and responsibilities of the Board of Directors, officers and their duties and responsibilities, record maintenance, assessments, etc.

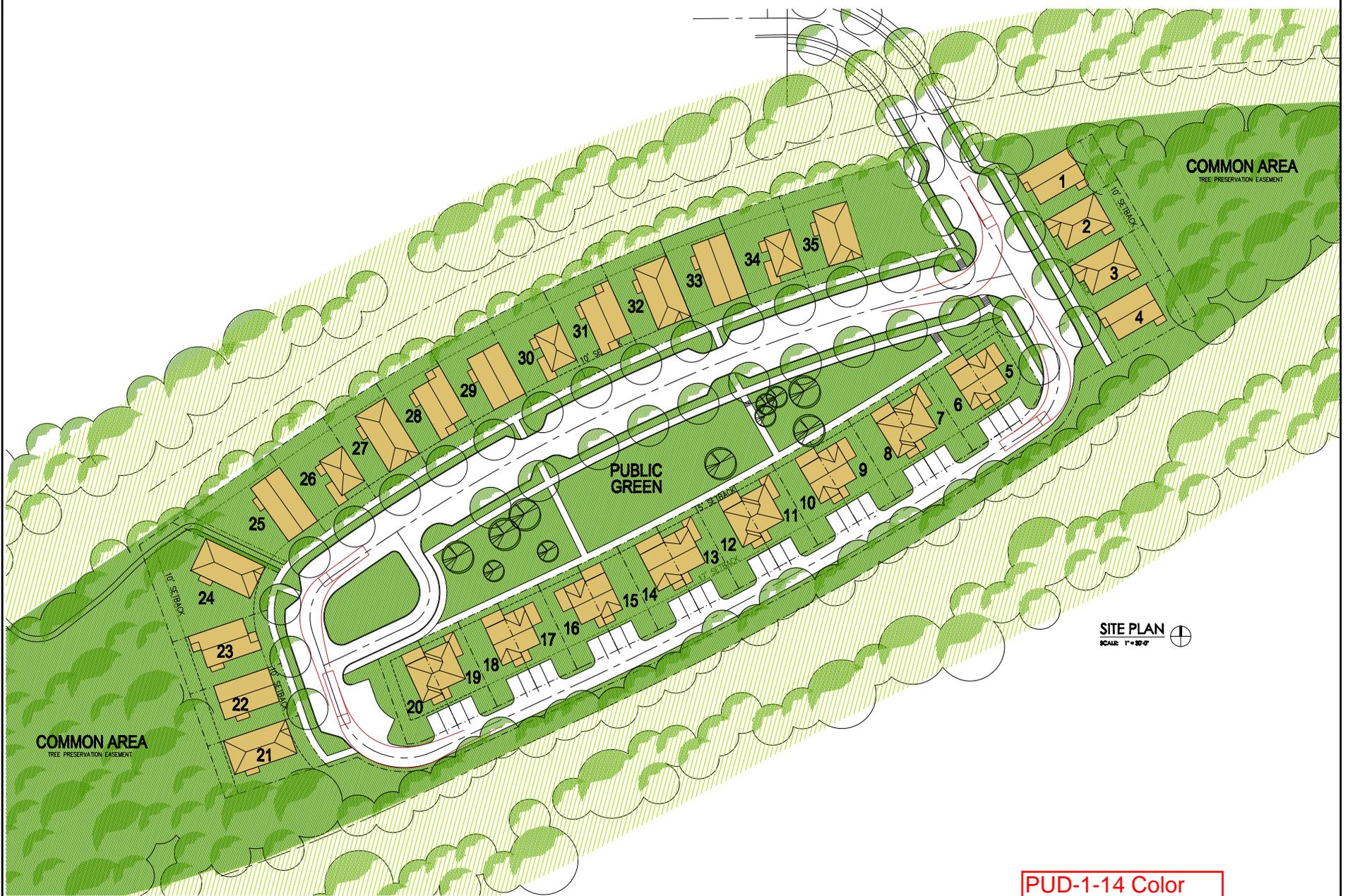
Covenants Conditions and Restrictions (CCRs)

The CCRs provide details regarding the common areas, the assessments, voting rights, land use restrictions, site and building restrictions and guidelines, definition of easements, insurance for the Association, definitions etc. The following specific items are planned to be a part of the CCRS;

1. Common area will be conveyed form the Developer to the Association before conveyance of the last lot.
2. The central common green shall be available to recreational use of all of the lot owners per guidelines established by the Association.
3. The Common Area with tree preservation easements will be managed and maintained per the definition of that easement in the UDO and will be used or have their use limited by guidelines established by the Association.
 - a. For example the Association might provide for trails or play equipment in some of the tree preservation areas and allow little if any activity in others.
4. The Association will own the common areas and be responsible for their maintenance and use in accordance with all applicable regulations and zoning.
5. The Developer will surrender control of the Association with the sale of the last lot or 12/31/24 whichever is sooner.
6. There will be an annual assessment and the Association will have the right to lien lots if necessary to collect assessments.
7. Each lot is restricted to single family detached or attached housing, one unit per lot.



8. The Association Board will serve as the architectural committee
9. Definition of easements
 - a. Tree preservation easement per the definition in the Unified Development Ordinance (UDO)
 - b. Storm water easement
 - c. No build easements
 - d. House eve easement
10. Use restrictions;
 - a. Non operable vehicle not allowed
 - b. No buildings or sheds other than the primary residential structure
 - c. All utilities shall be underground
 - d. No noxious or offensive activities
 - e. No boats or campers may be stored in the street right of way or on any lot
 - f. All trash will be kept neatly in designated containers behind the front of the house except on trash collection day
 - g. No yard incinerators
 - h. Downspouts shall be connected to the storm sewer system where designated on the development plans
 - i. No fence in front of the front of a house or behind the rear of a house
 - j. Fence standards
 - k. Fence between homes must allow access to the no build easement area for the benefiting lot.
 - l. Responsible to maintain home and property; mowing, rubbish etc
 - m. Home additions must match the architectural style of the home and be reviewed and approved by the Association
 - n. Satellite dishes and antennae
 - o. All homes will have an operable front porch light
 - p. Clotheslines are acceptable behind the front of the house
 - q. No additional subdivision
 - r. No blocking or obstruction of storm water flows
 - s. No blocking of intersection line of sight
 - t. Maintain the sidewalk and street r/w and/or alley right of way adjacent to the lot



PUD-1-14 Color
Preliminary Plan

ARCHITECTURE + PLANNING
KIRKWOOD
designbuild inc.

CERTIFIED

REVISIONS

Habitat for the Neighborhood
Habitat for Humanity of Monroe County
INDIANA
BLOOMINGTON

PROJECT NO.: 2019-02
DATE: 1.24.14
DRAWN BY: BAK
CHECKED BY:

SITE PLAN
S1

B-LINE NEIGHBORHOOD

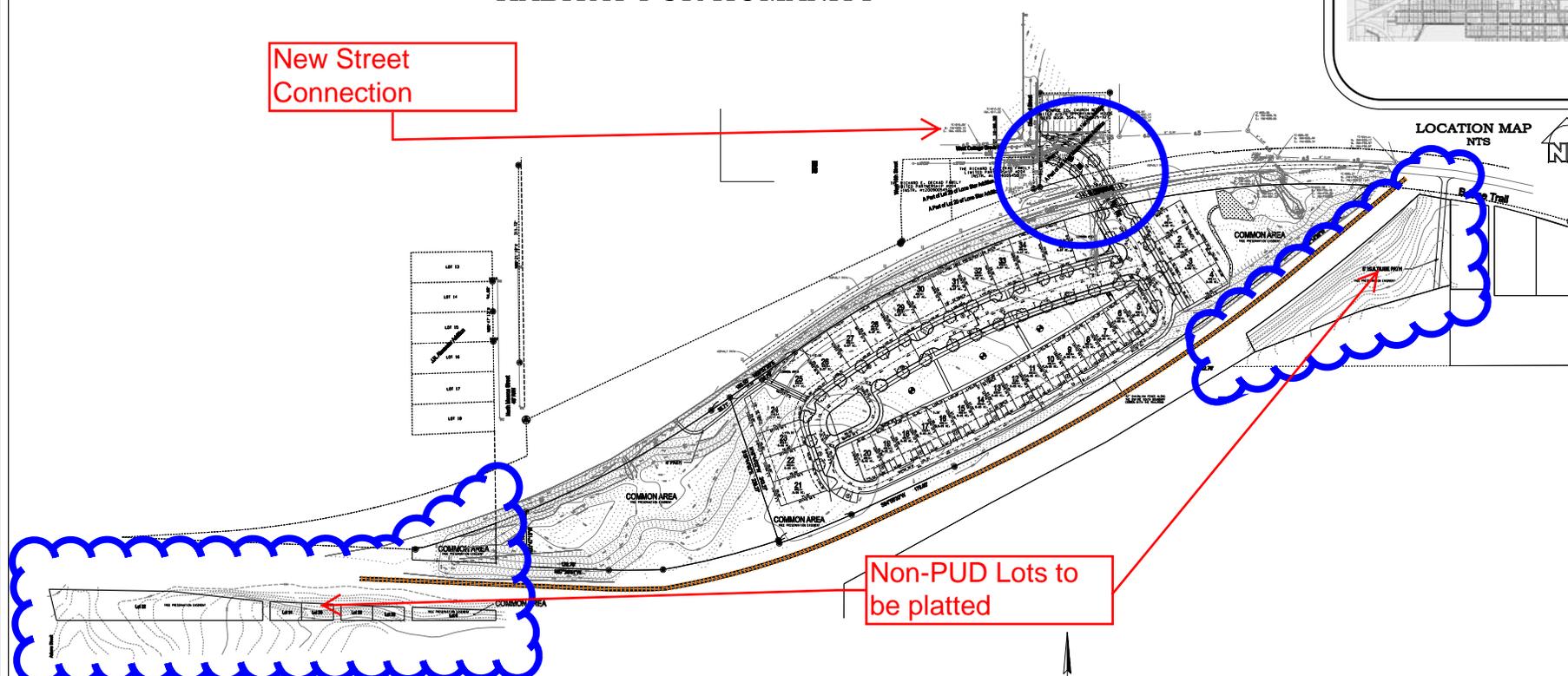
MONROE COUNTY
HABITAT FOR HUMANITY

PROJECT
LOCATION



New Street
Connection

LOCATION MAP
N.T.S.



Non-PUD Lots to
be platted

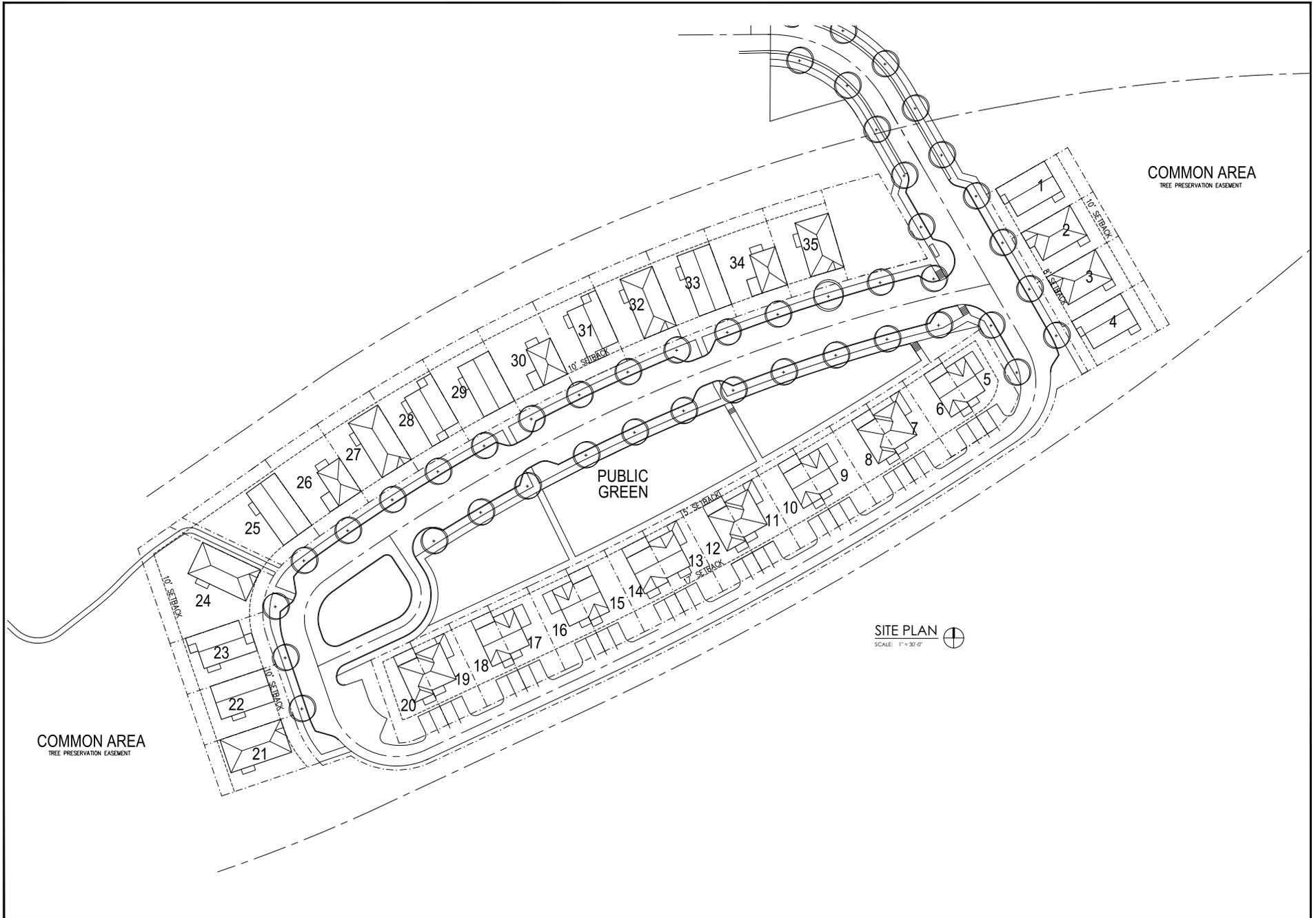
SITE MAP
N.T.S.

HE
DARD

SMITH BARRIS ASSOCIATES INC. BIRMINGHAM, ALABAMA

JOB NUMBER: 4553

PUD-1-14
Preliminary Plat
Layout



KIRKWOOD
 ARCHITECTURE + PLANNING
 1131 E. 4TH STREET
 BLOOMINGTON, IN 47408
 WWW.KIRKWOODARCHITECT.COM

CERTIFIED

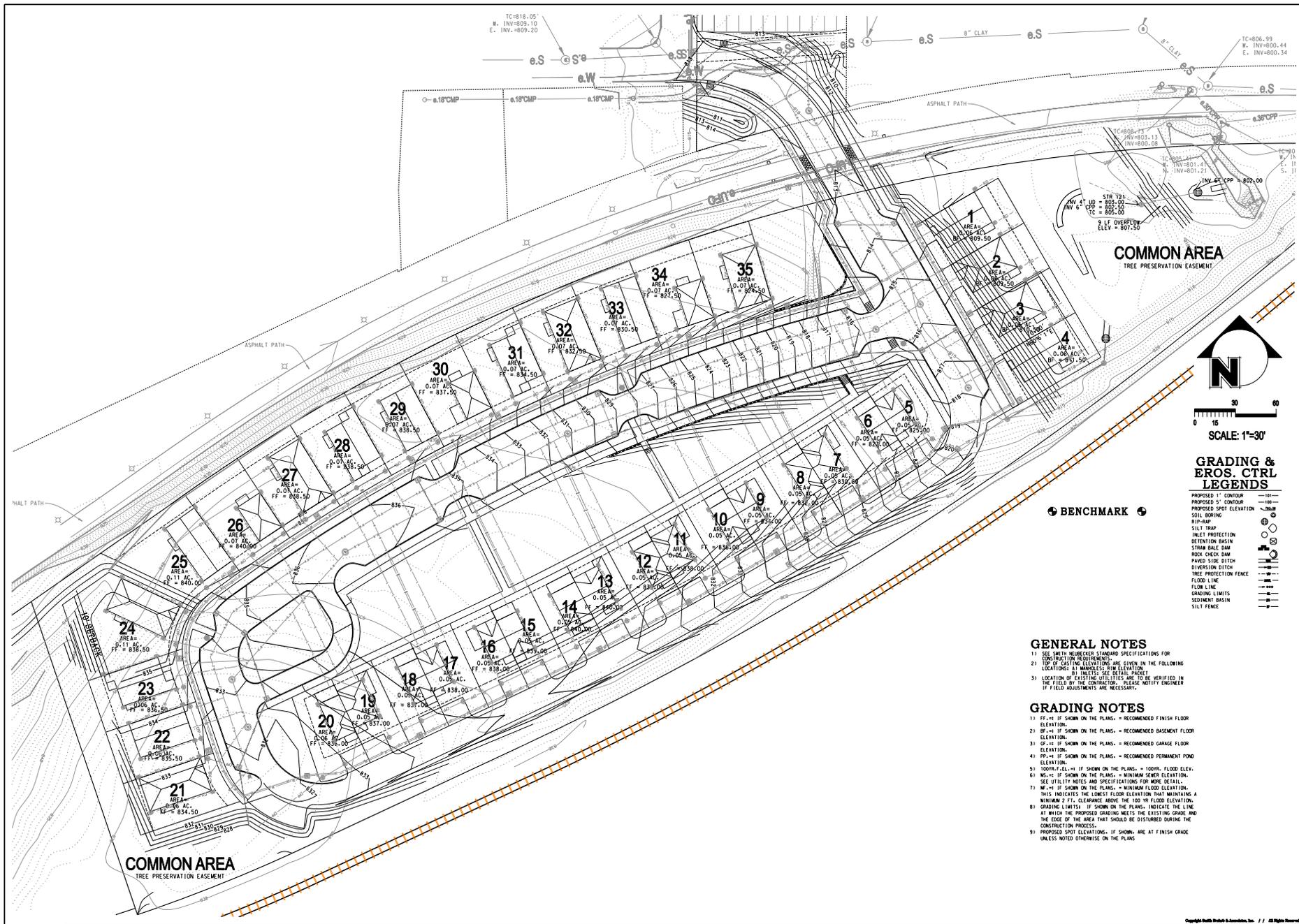
REVISIONS

Habitat's B-Line Neighborhood
Habitat for Humanity of Monroe County
 INDIANA
 BLOOMINGTON

PROJECT NO.: 2013-42
 DATE: 1.24.14
 DRAWN BY: BAK
 CHECKED BY:

SITE PLAN
S1

PUD-01-14 Preliminary Plan



Smith Brubaker & Associates, Inc.
 445 S. Center Boulevard
 Monroeville, Louisiana 70501
 Tel: 813-352-5200
 Fax: 813-352-5213
 Web: http://smithbrubaker.com

CONSTRUCTION DATE
 //

B-LINE NEIGHBORHOOD
MONROE COUNTY
HABITAT FOR HUMANITY

NO.	DATE	REVISIONS

APPROVED
 SLS
 ROB
 CHAIRMAN
 SLS
 DATE

4553
 SHEET
3 OF 11
 DATE
 1/09/14

GRADING PLAN

GRADING & EROS. CTRL LEGENDS

- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED SPOT ELEVATION
- SOIL BORING
- RIP-RAP
- SILT TRAP
- INLET PROTECTION
- DETENTION BASIN
- STRAIN BALE DAM
- ROCK CHECK DAM
- PAVED SIDE DITCH
- DIVERSION DITCH
- TREE PROTECTION FENCE
- FLOOR LINE
- GRADING LIMITS
- SEDIMENT BASIN
- SILT FENCE

GENERAL NOTES

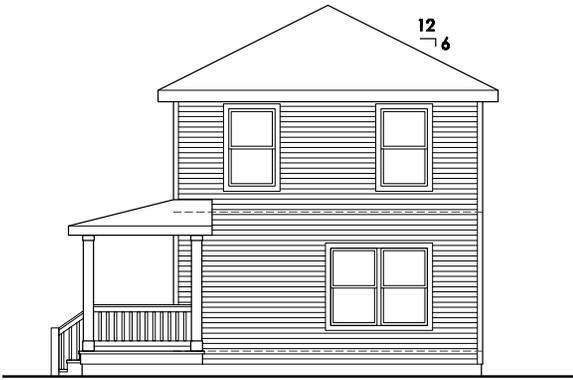
- 1) SEE SMITH NEIGHBORHOOD STANDARD SPECIFICATIONS FOR CONSTRUCTION REQUIREMENTS.
- 2) TOP OF CASTING ELEVATIONS ARE GIVEN IN THE FOLLOWING LOCATIONS: AT MANHOLE; RIM ELEVATION AT INLETS; SEE DETAIL PACKET AT INLETS.
- 3) LOCATION OF EXISTING UTILITIES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. PLEASE NOTIFY ENGINEER IF FIELD ADJUSTMENTS ARE NECESSARY.

GRADING NOTES

- 1) FF=+ IF SHOWN ON THE PLANS. = RECOMMENDED FINISH FLOOR ELEVATION.
- 2) BE=- IF SHOWN ON THE PLANS. = RECOMMENDED BASEMENT FLOOR ELEVATION.
- 3) GE=+ IF SHOWN ON THE PLANS. = RECOMMENDED GARAGE FLOOR ELEVATION.
- 4) PP=+ IF SHOWN ON THE PLANS. = RECOMMENDED PERMANENT POND ELEVATION.
- 5) 100YR-F-EL=+ IF SHOWN ON THE PLANS. = 100YR. FLOOD ELEV.
- 6) WC=+ IF SHOWN ON THE PLANS. = MINIMUM SEWER ELEVATION. SEE UTILITY NOTES AND SPECIFICATIONS FOR MORE DETAIL.
- 7) WF=+ IF SHOWN ON THE PLANS. = MINIMUM FLOOD ELEVATION. THIS INDICATES THE LOWEST FLOOR ELEVATION THAT MAINTAINS A MINIMUM 2 FT. CLEARANCE ABOVE THE 100 YR FLOOD ELEVATION.
- 8) GRADING LIMITS. IF SHOWN ON THE PLANS, INDICATE THE LINE AT WHICH THE PROPOSED GRADING MEETS THE EXISTING GRADE AND THE EDGE OF THE AREA THAT SHOULD BE DISCOURAGED DURING THE CONSTRUCTION PROCESS.
- 9) PROPOSED SPOT ELEVATIONS. IF SHOWN, ARE AT FINISH GRADE UNLESS NOTED OTHERWISE ON THE PLANS.

PUD-01-14
Grading Plan

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D HIP ROOF
3/4 BEDROOM HOUSES



A HIP ROOF WITH GABLE BAY
2/3/4 BEDROOM HOUSES



B GABLE ROOF WITH INSET PORCH
2/3/4 BEDROOM HOUSES



C GABLE ROOF WITH GABLE PORCH
2/3 BEDROOM HOUSES

FRONT ELEVATIONS

SINGLE FAMILY HOUSE ELEVATIONS

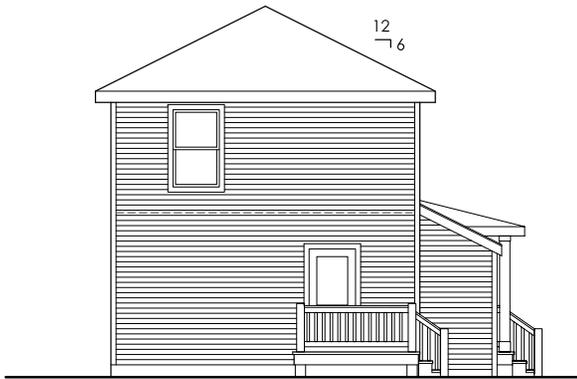
HABITAT'S B-LINE NEIGHBORHOOD

HABITAT FOR HUMANITY OF MONROE COUNTY

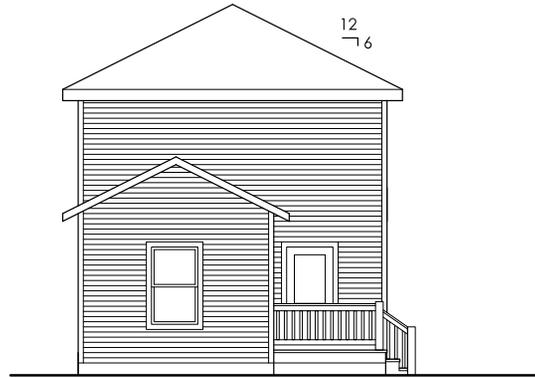
1.24.14



PUD-01-14
Elevations for
detached homes



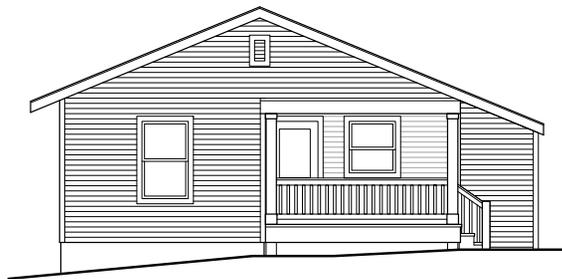
D HIP ROOF
3 BEDROOM HOUSES



E HIP ROOF
4 BEDROOM HOUSES



A HIP ROOF WITH GABLE BAY
2/3/4 BEDROOM HOUSES



B GABLE ROOF WITH INSET PORCH
2/3/4 BEDROOM HOUSES



C GABLE ROOF WITH GABLE PORCH
2/3 BEDROOM HOUSES

REAR ELEVATIONS

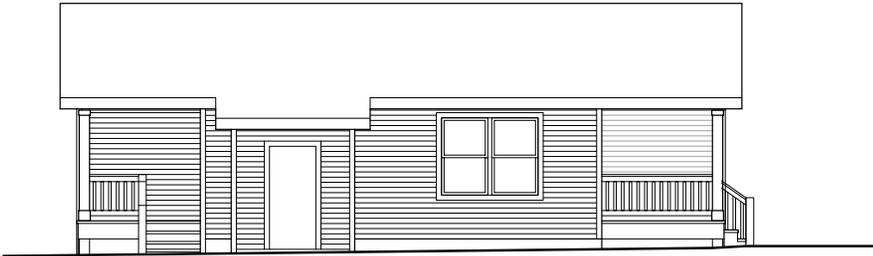
SINGLE FAMILY HOUSE ELEVATIONS

HABITAT'S B-LINE NEIGHBORHOOD

HABITAT FOR HUMANITY OF MONROE COUNTY

1.24.14

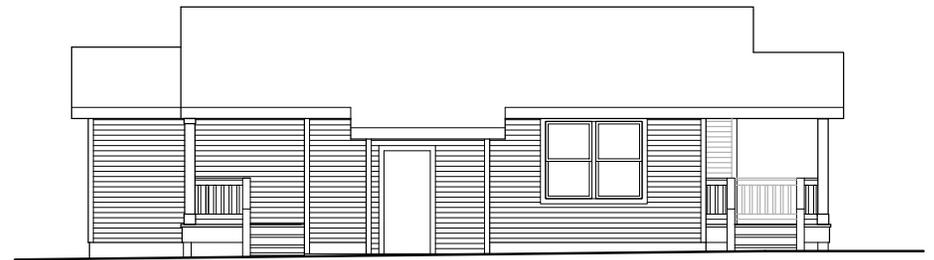




B GABLE ROOF WITH INSET PORCH
2/3/4 BEDROOM HOUSES



A HIP ROOF WITH GABLE BAY
2/3/4 BEDROOM HOUSES



C GABLE ROOF WITH GABLE PORCH
2/3 BEDROOM HOUSES

SIDE ELEVATIONS



A HIP ROOF WITH GABLE BAY
3-BEDROOM HOUSES



B HIP ROOF WITH GABLE PORCH
4-BEDROOM HOUSES

SIDE ELEVATIONS

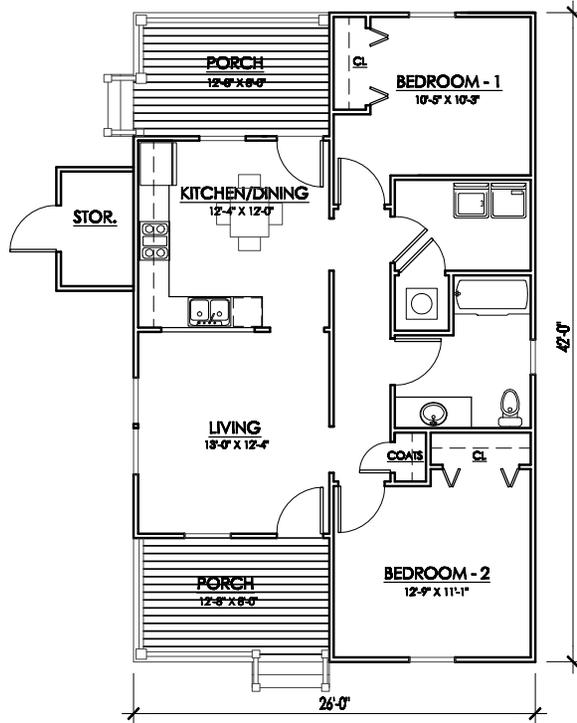
SINGLE FAMILY HOUSE ELEVATIONS

HABITAT'S B-LINE NEIGHBORHOOD

HABITAT FOR HUMANITY OF MONROE COUNTY

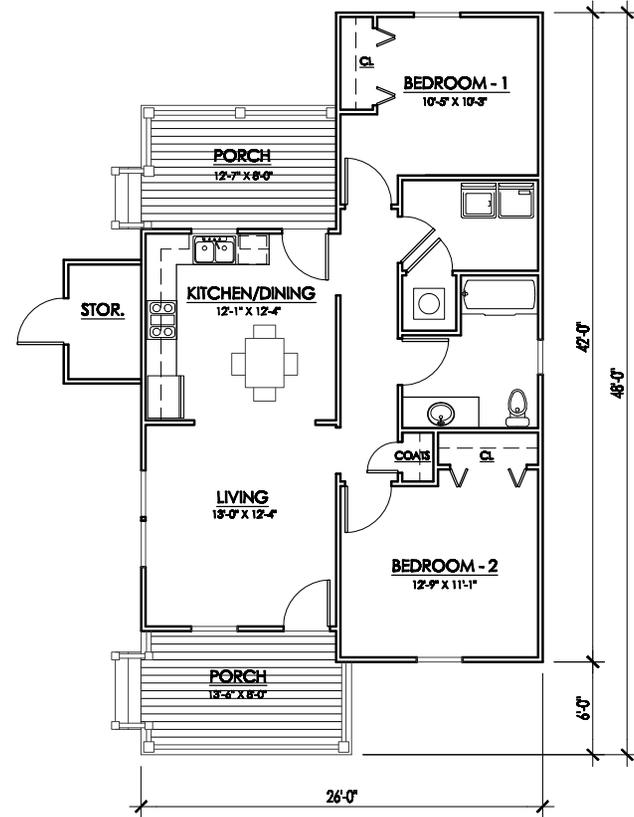
1.24.14





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

890 NET SQUARE FEET



B GABLE PORCH PLAN
SCALE: 1/8" = 1'-0"

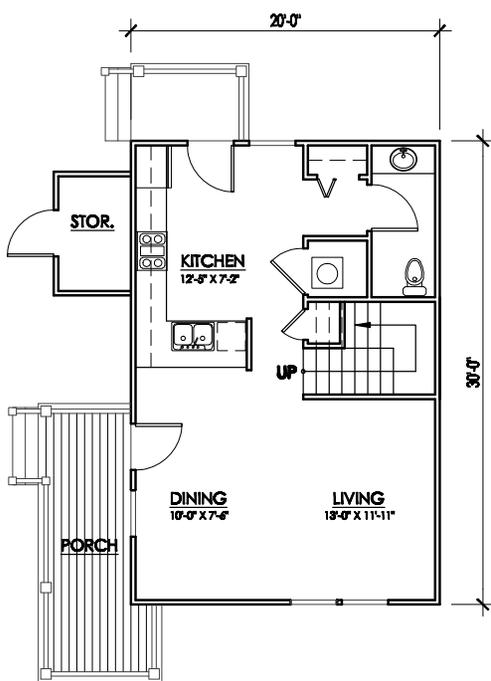
890 SQUARE FEET

SINGLE FAMILY HOUSE TYPE: 2-BEDROOM, 1-STORY

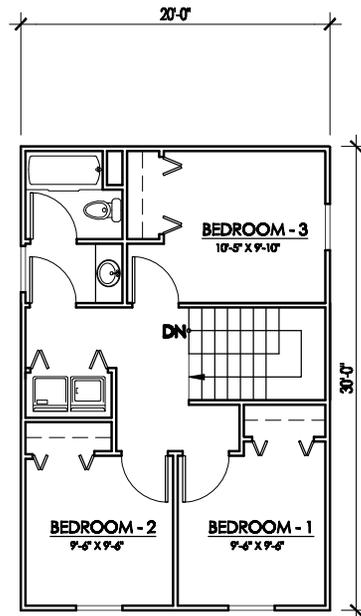
HABITAT'S B-LINE NEIGHBORHOOD
HABITAT FOR HUMANITY OF MONROE COUNTY
1.24.14



PUD-01-14 Floor Plans
for detached homes



FIRST FLOOR

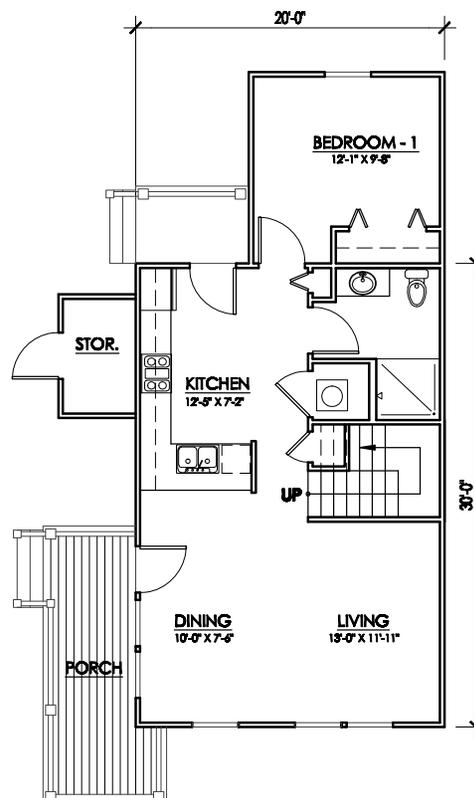


SECOND FLOOR

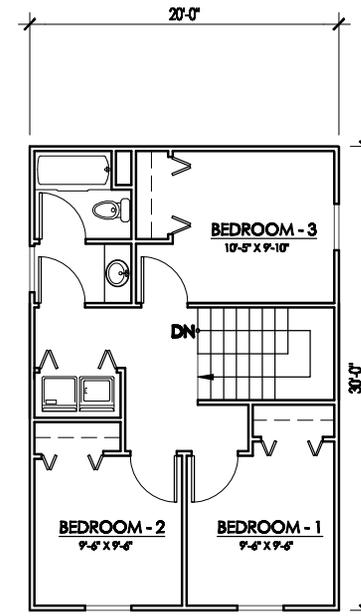
A 3-BEDROOM, 2-STORY PLAN

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

1082 SQUARE FEET



FIRST FLOOR



SECOND FLOOR

B 4-BEDROOM, 2-STORY PLAN

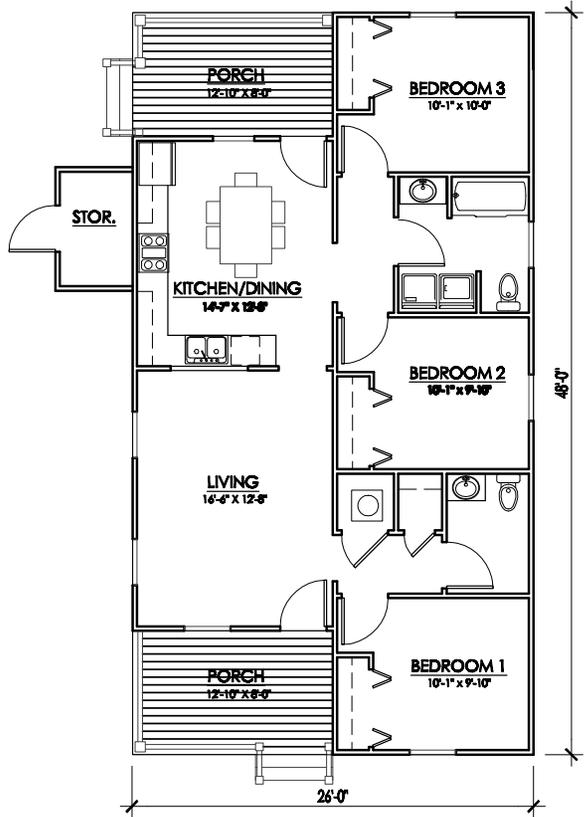
SCALE: 1/8" = 1'-0"

1240 SQUARE FEET

SINGLE FAMILY HOUSE TYPES: 3-BEDROOM, 2-STORY & 4-BEDROOM, 2-STORY

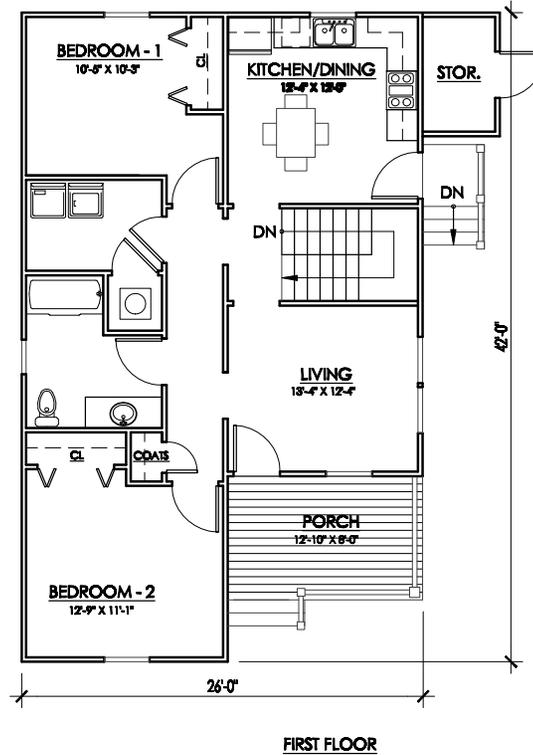
HABITAT'S B-LINE NEIGHBORHOOD
 HABITAT FOR HUMANITY OF MONROE COUNTY
 1.24.14





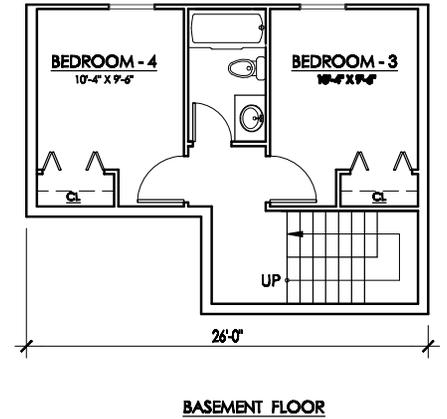
A 3-BEDROOM PLAN
SCALE: 1/8" = 1'-0"

1040 SQUARE FEET



B 4-BEDROOM WITH BASEMENT PLAN
SCALE: 1/8" = 1'-0"

1240 SQUARE FEET





A HIP ROOF WITH GABLE BAY
3-BEDROOM + 2-BEDROOM COMBINATION



B GABLE ROOF WITH GABLE BAYS
(2) 2-BEDROOM COMBINATION



C GABLE ROOF WITH GABLE BAYS
(2) 3-BEDROOM COMBINATION

FRONT ELEVATIONS

SINGLE FAMILY ATTACHED HOUSE ELEVATIONS

HABITAT'S B-LINE NEIGHBORHOOD

HABITAT FOR HUMANITY OF MONROE COUNTY

1.24.14



PUD-01-14 Elevations
for attached homes



A HIP ROOF WITH GABLE BAY
3-BEDROOM + 2-BEDROOM COMBINATION



B GABLE ROOF WITH GABLE BAYS
(2) 2-BEDROOM COMBINATION

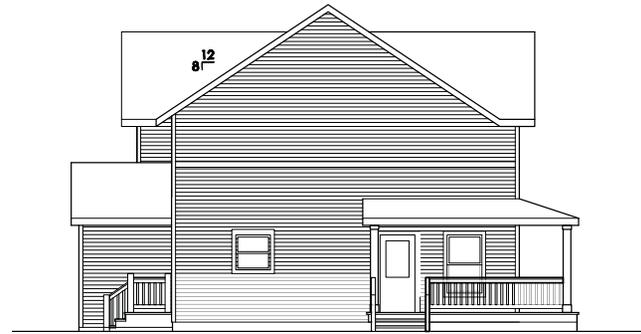


C GABLE ROOF WITH GABLE BAYS
(2) 3-BEDROOM COMBINATION

REAR ELEVATIONS

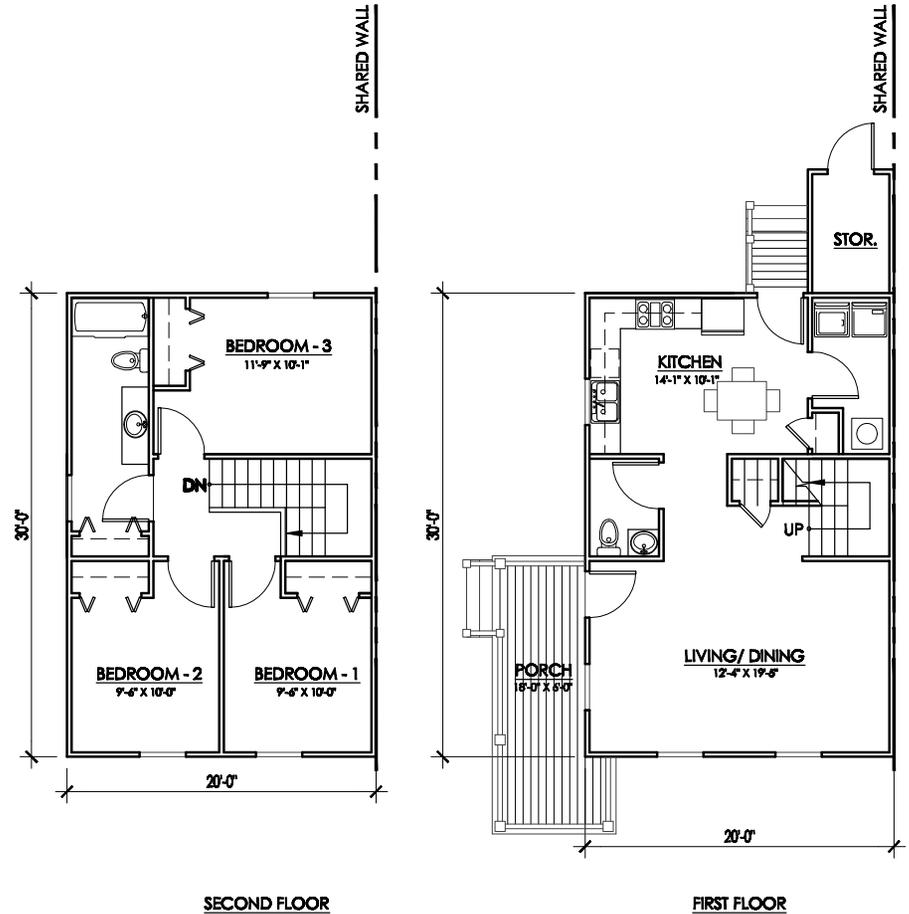
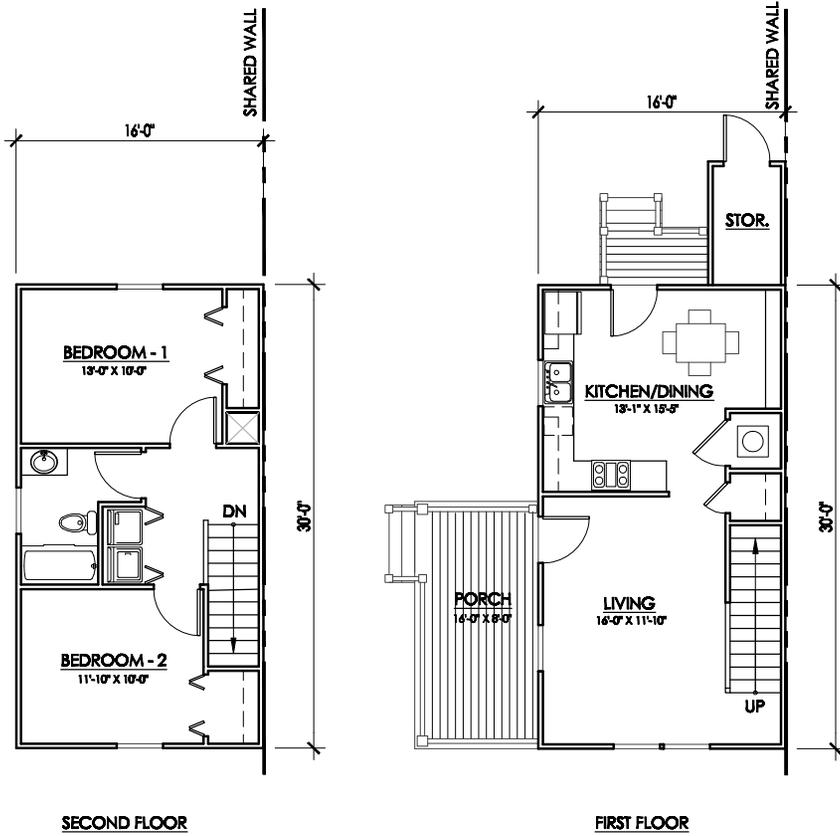


A HIP ROOF WITH GABLE BAY
(1) 3-BEDROOM & (1) 2-BEDROOM COMBINATION



B GABLE ROOF WITH GABLE BAY
(2) 2-BEDROOM COMBINATION

SIDE ELEVATIONS



A 2-BEDROOM HOUSE PLANS

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

900 NET SQUARE FEET

B 3-BEDROOM HOUSE PLANS

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

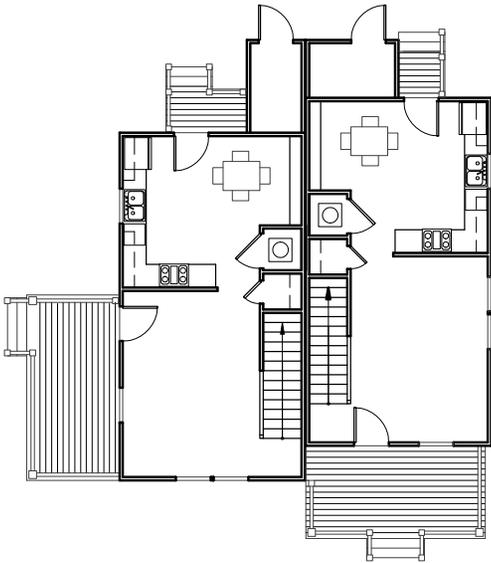
1100 NET SQUARE FEET

SINGLE FAMILY ATTACHED HOUSE TYPES: 2-BEDROOM, 2-STORY AND 3-BEDROOM, 2-STORY

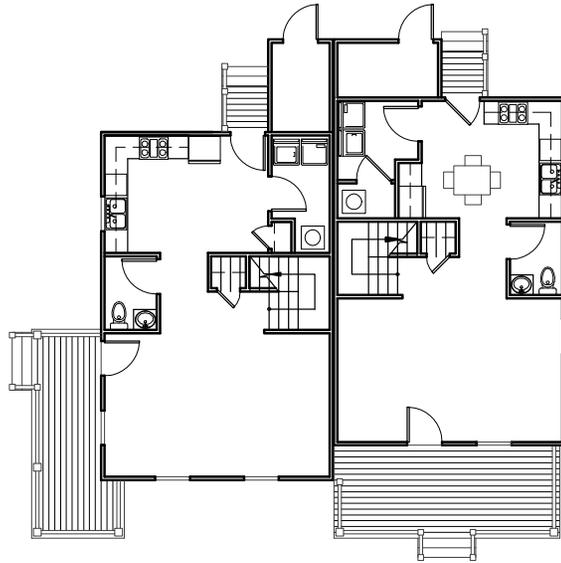
HABITAT'S B-LINE NEIGHBORHOOD
 HABITAT FOR HUMANITY OF MONROE COUNTY
 1.24.14



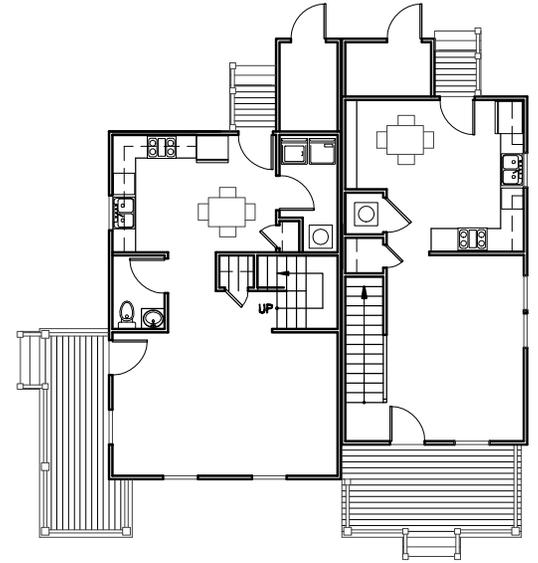
PUD-01-14 Floor Plans
 for attached homes



A (2) 2-BEDROOM HOUSE
SCALE: 3/32" = 1'-0"



B (2) 3-BEDROOM HOUSE
SCALE: 3/32" = 1'-0"



C (1) 3-BEDRM & (1) 2-BEDRM HOUSE
SCALE: 3/32" = 1'-0"

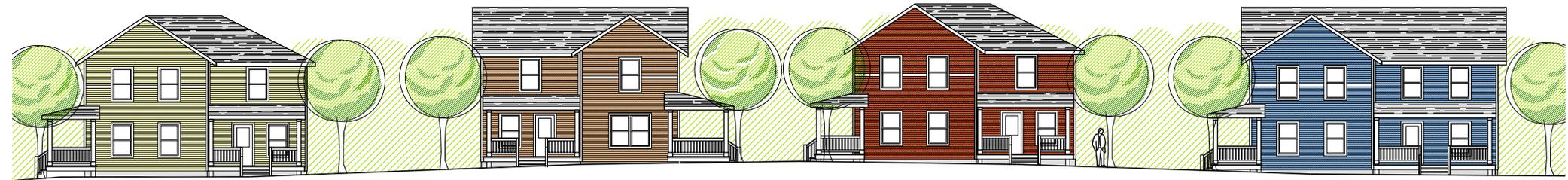


PARTIAL STREET ELEVATION, SINGLE-FAMILY RESIDENCES

HABITAT'S B-LINE NEIGHBORHOOD
HABITAT FOR HUMANITY OF MONROE COUNTY
1.24.14



PUD-01-14 Sample
Street Perspectives



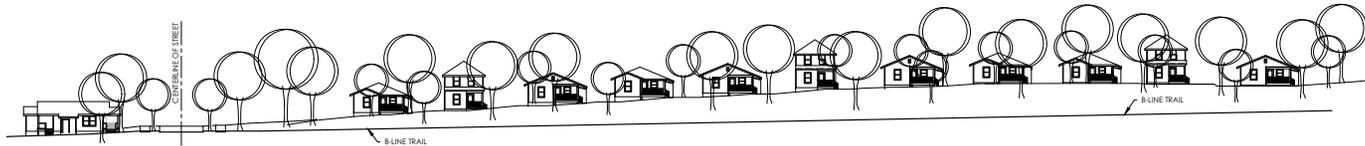
PARTIAL STREET ELEVATION, PAIRED HOUSING

HABITAT'S B-LINE NEIGHBORHOOD

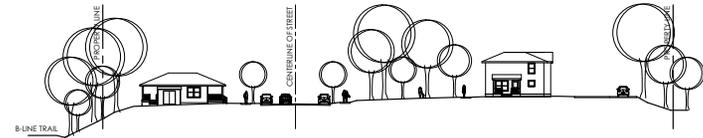
HABITAT FOR HUMANITY OF MONROE COUNTY

1.24.14





D SECTION
SCALE: 1" = 30'-0"



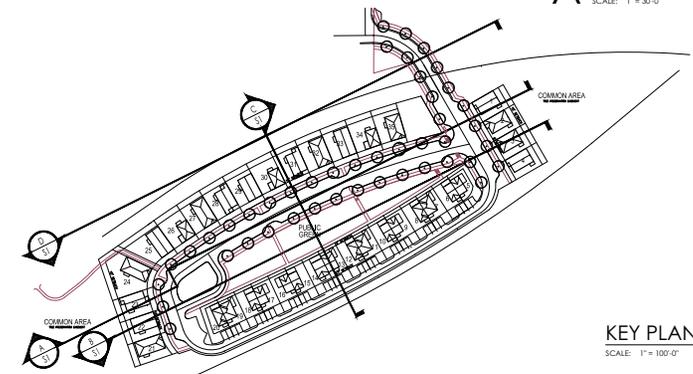
C SECTION
SCALE: 1" = 30'-0"



B SECTION
SCALE: 1" = 30'-0"



A SECTION
SCALE: 1" = 30'-0"



KEY PLAN
SCALE: 1" = 100'-0"

ARCHITECTURE + PLANNING

KIRKWOOD
DESIGN STUDIOS, LLC

CERTIFIED

REVISIONS

Habitat's B-Line Neighborhood
Habitat for Humanity of Monroe County
BLOOMINGTON INDIANA

PROJECT NO.: 2013-02
DATE: 1.24.14
DRAWN BY: GK
CHECKED BY: MKK

SITE
ELEVATIONS &
SECTIONS

S2

PUD-01-14 Sample Cross
Sections



LOOKING EAST



LOOKING WEST

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
LOCATION: 117 E. 6th Street**

**CASE#: SP-02-14
DATE: February 24, 2014**

**PETITIONER: John Halluska
320 N. Walnut St, Bloomington**

**CONSULTANT: Tabor Bruce Architecture & Design
1101 S. Walnut St, Bloomington**

REQUEST: The petitioner is requesting site plan approval to construct a two-story addition to an existing building.

REPORT SUMMARY: This property is located is at the northwest corner of N. Washington St. and E. 6th Street. This property is zoned Commercial Downtown (CD) and is within the Courthouse Square Overlay (CSO) District. Surrounding land uses include multi-family residences to the north and east, and mixed-use buildings with ground floor non-residential and upper floor residences to the west and south. This 0.160 acre property has been developed with a 4,400 sq. ft., one-story, multi-tenant office building on the rear of the lot with a surface parking lot in front.

The petitioner received site plan approval in July 2013 (SP-01-13) to allow a three-story addition to the existing building. Since that approval, the projected construction costs are more than expected and the petitioner has had to redesign the project. Instead of a three-story addition, the petitioner is now proposing a two-story addition that is 7,520 sq. ft.

The petitioner is proposing to construct a 7,520 sq. ft., two-story addition to the front of an existing 4,400 sq. ft. office building. The ground floor of the addition will be entirely nonresidential space with the upstairs consisting of two, 4-bedroom apartments. The new nonresidential space of the addition will combine with 2,840 sq. ft. of the nonresidential space in the existing building to provide 6,600 sq. ft. of ground floor nonresidential space. Approximately 1,600 sq. ft. of the existing building will be used for a 4-bedroom apartment. In total there will be three, 4-bedroom units for a total of 3 dwelling units and 12 bedrooms with a Dwelling Unit Equivalency of 4.5 dwelling units (28 units/acre).

The addition is proposed to be finished with brick on all sides with limestone window sills and accent features. The side of the building that is flush and common with the adjacent building to the west will have concrete block exterior, but is not visible. The addition would extend all the way to the front property line along 6th Street and would match the 1.25 foot setback of the existing building along Washington St. The surface parking lot, along with the two drivecuts, will be removed in entirety for the new building location. The pedestrian entrance along 6th St. will access the ground floor nonresidential spaces and the pedestrian entrance along Washington St. would access the upper floor apartments. There is a recessed storage and utility area on the west side of the building that will contain trash receptacles, recycling storage, and utility meters. This storage area would be accessed by a drivecut on 6th St.

Plan Commission Site Plan Review: Two aspects of this project require that the petition be reviewed by the Plan Commission, per BMC 20.03.020. Those aspects are as follows:

- The project is adjacent to a residential use to the east and north.
- The petitioner is requesting three waivers.

The petitioner is requesting three waivers from the standards in BMC 20.03.050 and 20.03.060. The following waivers are being requested:

- Building Setback
- Building façade modulation
- Void-to-solid ratio

SITE PLAN REVIEW

Height: The new building will be 34' tall and meets the 25' minimum height limit for the CSO District.

Parking: The CSO district does not have any minimum on-site parking requirements for nonresidential or residential uses. There are no on-site parking spaces proposed with this petition. There is currently on-street parking along both sides of 6th St. and Washington St. adjacent to this property. With the removal of the drivecuts on 6th St. and Washington St., it will be possible to add additional on-street parking spaces along the adjacent streets in front of this project site.

Streetscape: There is currently one street light at the corner of 6th and Washington and no street trees along either 6th St. or Washington St. Two street trees in tree grates are required along 6th Street and have been shown on the site plan. One street tree is required along Washington St. and a condition of approval has been included. There is a concrete sidewalk along both street frontages and no improvements are necessary. One additional street light is required along both 6th Street and Washington St and a condition of approval has been included.

Bicycle Parking: The building is required to have a minimum of 4 Class II bicycle parking spaces within 50' of the entrance. The property does not currently have a bike rack. A bike rack is required and must be shown on the site plan prior to issuance of a building permit. There is room within the right-of-way adjacent to each entrance of the building to install the bike racks. Staff will work with the petitioner to locate the required bike racks adjacent to each entrance.

Architecture: The new building will have brick and limestone accents along all four facades. A decorative limestone cap has been shown along the top of the building along both street frontages. In addition, a limestone water table will be used along the windows along 6th and Washington Streets. Vertical brick columns have also been shown along the front façade on 6th Street. In addition, an arched doorway is shown at the west corner of the building and a similar arch is shown on the east end of the building above a patio. There are no adjacent historical structures. A pedestrian entrance has been shown along the

primary façade along 6th Street and along Washington Street. No mechanical equipment has been shown outside of the building that must be screened. The building has a flat roof which is allowed. The windows and doors along the ground floor create a 40% void-to-solid ratio. The minimum void-to-solid ratio for ground floor space is 70%. Due to the change in topography along 6th St. and the desire to match the ceiling height of the existing building, the floor to ceiling height of the new building on the ground floor is 15'. This unusually large ceiling height makes it difficult to design a building with similar, consistent window heights to meet the 70% void-to-solid requirement. All windows are transparent and do not make use of dark tinting or reflective glass. The primary pedestrian entrances along 6th Street and Washington St. are recessed a minimum of 4' and also have an awning over each.

Building Setback Waiver-20.03.050(d)(3): The UDO requires a 0' front build-to-line. The petitioner is requesting to match the setback of the existing building from Washington St. which has a 1.25' setback. No negative impacts have been found from the existing setback and the difference of 1.25' will not create a noticeable, irregular block face. Staff finds no negative impacts and supports this waiver. The Downtown Vision and Infill Strategy Plan (DVISP) encourages matching existing setbacks when possible.

Void-to-Solid Waiver-20.03.060(b)(2)(A): The UDO requires a 70% void-to-solid ratio along the ground floors facing a street. Since this site is at a corner, there are two facades that would be subject to this requirement- 6th St. and Washington St. The south side of the building facing 6th St. has a 40% void-to-solid ratio and the side facing Washington St. has a 26% void-to-solid ratio. The petitioner is extending the ceiling of the new building to match the ceiling height of the existing building. The ceiling of the existing building has a floor-to-ceiling height of 15'. This high ceiling height makes it difficult to meet the void-to-solid ratio and maintain a window height that is consistent with other buildings along the street. In addition, 6th Street slopes from west to east and Washington St. slopes from north to south. Consequently the southeast corner of this property sits almost 5' lower than the northwest corner of the property. The change in grade along the site requires fill to be placed in the southeast corner in order to maintain a level floor across the site that is the same elevation as the existing building. The petitioner is requesting a waiver to allow 40% void-to-solid along the south side facing 6th Street instead of the required 70%, and to allow 26% instead of 70% along Washington St. The desire to reuse the building, along with high ceilings and change in grade along the site, make this waiver supportable. The DVISP places a priority on building design on the most visible portions of the building, which in this case would be the 6th St. side of the building.

Building Façade Modulation-20.03.060(c)(1): The UDO requires a building façade module that is offset by a minimum depth of 3% of the total façade length every 50'. The building is 90' long along 6th St. and would be required to contain a module that is at least 2.4' in depth. No module is required along the east side of the proposed building facing Washington St since this area is less than 50' long. Due to the limited amount of space between the existing building and the front property line, the petitioner is requesting a waiver to not require the modules. The petitioner has

provided several areas of modulation along 6th St. as well as a recessed storage area and recessed patio at each corner of the building, further increasing differences in building wall depth. Staff finds that the submitted elevations do meet the intent of the UDO and DVISP to provide differences in building facades.

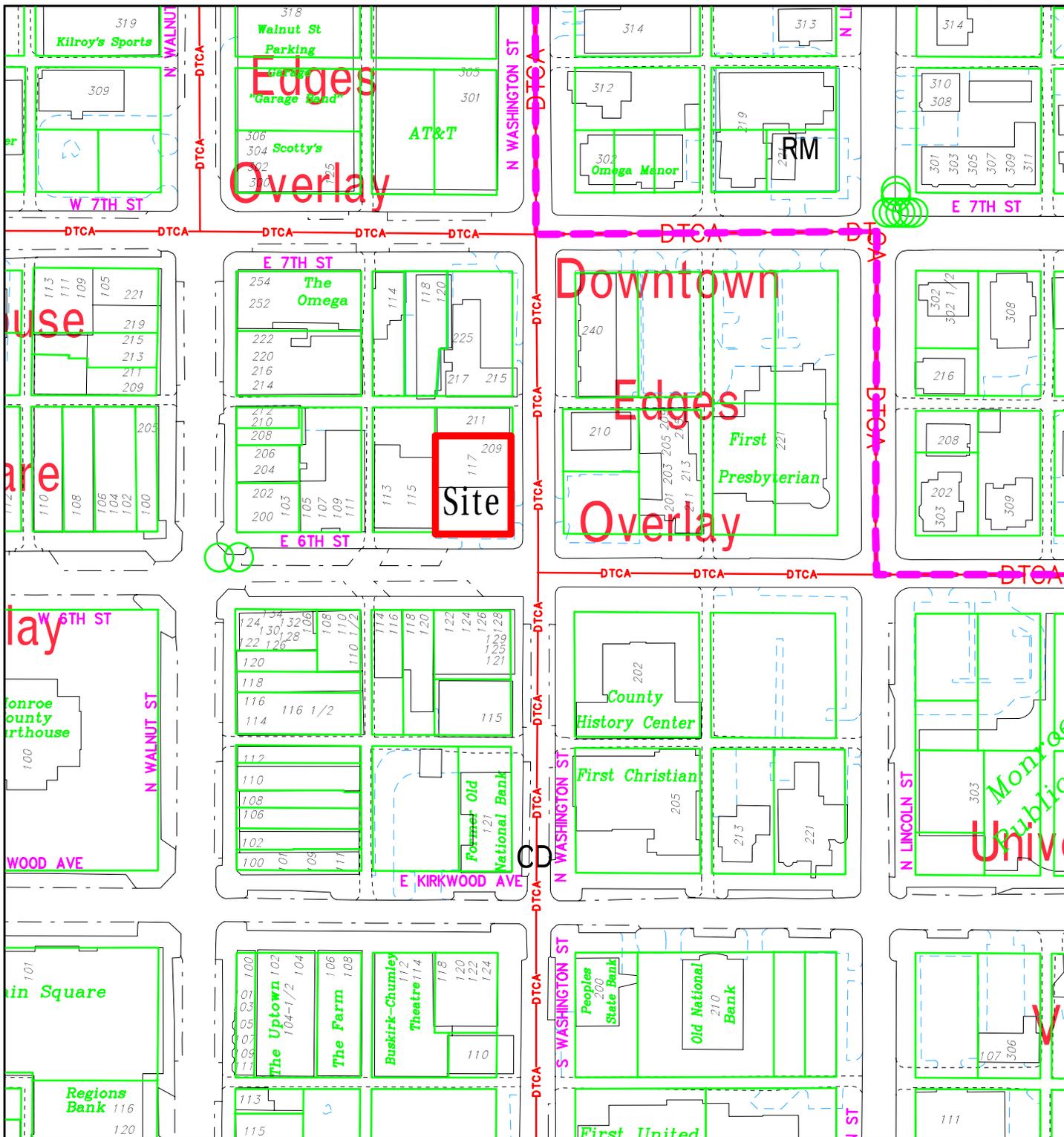
Access: The existing parking area is accessed from drivecuts on both 6th St. and Washington St. that will be removed with this petition. Both drivecuts will be removed and new curbing installed along the removed areas.

Landscaping: The landscaping code requires open space to be planted to the extent practical. With this petition there would not be any open space that would be required to be planted. The petitioner will be installing new street trees along 6th St. and along Washington St.

Utilities: Water and sanitary sewer service are available along both 6th St. and Washington St. Stormwater and utility plans have been submitted to the City Utilities Department and are under review. Final approval from CBU is required prior to issuance of a grading permit.

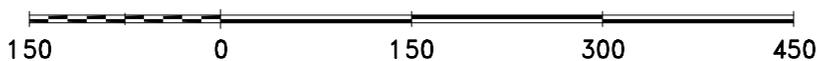
RECOMMENDATION: Based on the written findings above, staff recommends approval of SP-02-14 and associated waivers with the following conditions:

1. Two street trees are required along 6th St. and one street tree required along Washington St. The petitioner will work with the City's Urban Forester on exact location and species.
2. One street light is required along 6th Street and one along Washington St.

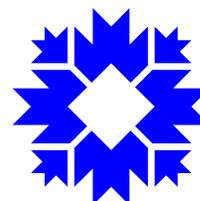


SP-02-14 John Halluska
 117 E 6th Street
 Plan Commission
 Site Location, Zoning, Land Use, Parcels

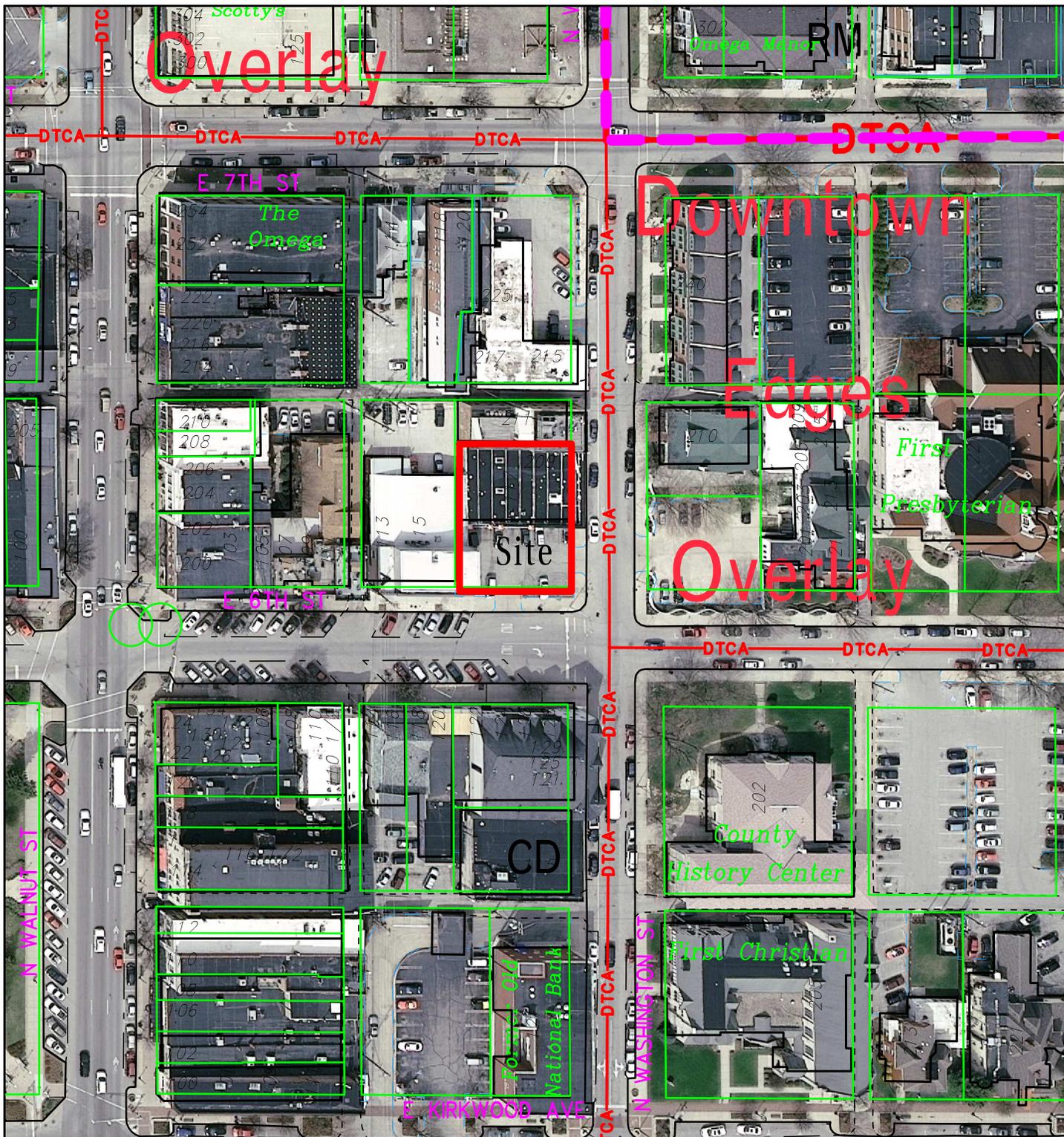
By: greulice
 30 Jan 14



City of Bloomington
 Planning



Scale: 1" = 150'



SP-02-14 John Halluska

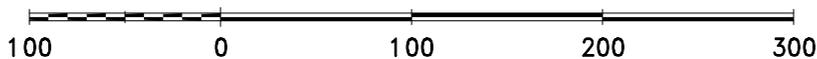
117 E 6th Street

Plan Commission

2010 Aerial Photograph

By: greulice

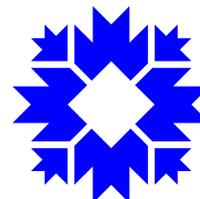
30 Jan 14



For reference only; map information NOT warranted.



City of Bloomington
Planning



Scale: 1" = 100'



1101 S Walnut Street Bloomington, Indiana. 47401 Ph. 812.332.6258 Fax 812.332.8658
www.taborbruce.com E-Mail dhruce@taborbruce.com

BLOOMINGTON PLAN COMISSION

Petitioner's Statement

Concerning the petition of **John Halluska** for the purpose of consideration of his Petition for the property located at 117 East 6th Street, Bloomington, Indiana.

Location

The project site is an existing building located on a .25 acre site at the corner of 6th Street and Washington Street.

Design

We are proposing a new 2 story addition to be built at the northwest corner of 6th & Washington Streets after meeting with city planning and deciding against adding only a 2 story building to the existing structure which would leave the existing surface parking lot. The lot currently has a block and steel 4400 sq ft 1 story building and a 3800 sq ft paved parking lot. The new addition will be built over the existing parking lot and provide new ground floor retail/office space with 2-Four bedroom apartments above. The new addition will be approximately 3700 sq ft per floor. The street exterior elevations will be brick and limestone, the wall facing the existing windowless concrete block wall to the west will be concrete block but not visible and the north elevation will be a thin set brick. The addition will be a pleasant architectural improvement to the corner and to the neighborhood. The city will also gain 5-6 metered parking spots along 6th Street due to the removal of 2 drive cuts into the current parking area.

There is a portion of the ground floor of the existing building that was approved for 2-two bedroom units. The petitioner is requesting to build 1-four bedroom unit instead. The remaining area can be incorporated into the new buildings retail area.

The building will have a base coursing of limestone and a defined limestone column bay and metal canopy at the main entry bay to highlight the street entry as well as three bays of façade modulation. Windows will be traditional in style with limestone sills and a grid in the upper sash. A smaller metal canopy along Washington Street will define the entry for the 2 upper level apartments.

SP-02-14
Petitioner Statement

Streetscape Treatment Grated street trees will be added to 6th Street in the sidewalks, as well as street lights as dictated by the city plan.

Access & Parking The primary pedestrian entry to the existing offices is located on the South and at the SE corner, the apartments will use an entry located along Washington Street at the north portion of the east facade. This corner is surrounded by many 1 to 4 bedroom student apartments.

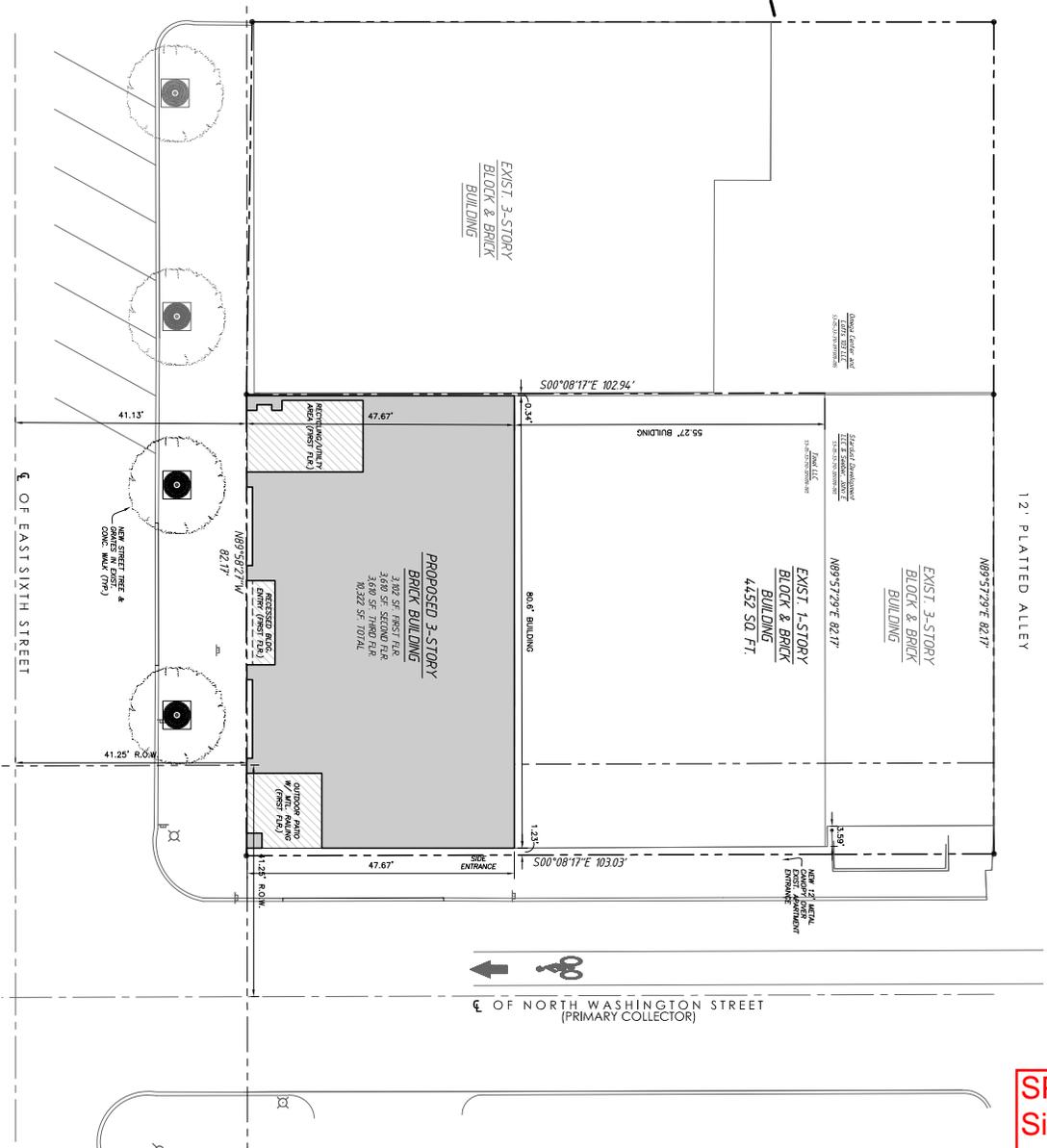
The 6th street façade will be the main entry for the new building's main retail/office level and include a recessed handicap ramp for accessibility as well as an exterior opening to a corner office patio.

This project had prior consent agenda approval on July 10th, 2013. However, the project encountered some unforeseen design and timeline complications that made completion within desired timeframes undoable. A working solution is the elimination of the 2 third floor apartments.

We believe this project will be an attractive improvement to the neighborhood and perfectly scaled to the existing building and historic nearby fabric. Thank you for the opportunity to submit the proposed development for review. We look forward to working together on this Development. We kindly ask for your approval of our request.

Sincerely,

Doug Bruce
Architect
Tabor/Bruce Architecture & Design



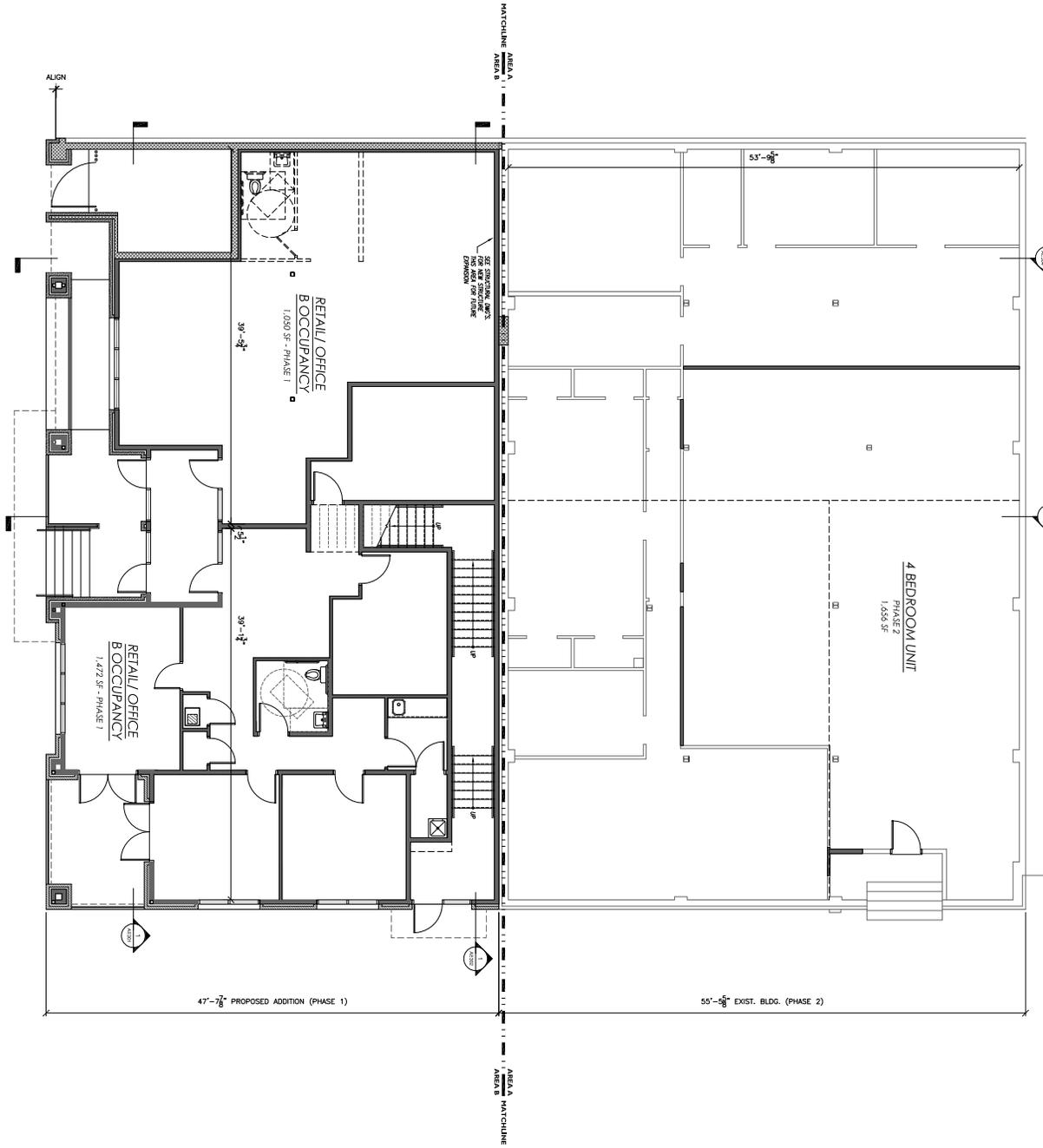
JOHN HAJLASKA - 116 EAST SEVENTH STREET, BLOOMINGTON, IN 47404
 CONCEPT
 03/13 HAJLASKA ARCHITECTURE & DESIGN
 04/04/13

PROPOSED SITE PLAN



SP-02-14 Site Plan

THIS PLAN AND SPECIFICATIONS ARE SUBJECT TO CERTAIN PROVISIONS OF INDIANAPOLIS, INDIANA, AND STATE OF INDIANA CODES AND ORDINANCES, WHICH MAY BE APPLIED TO THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE EXISTING BUILDING AND ADJUSTING THE PROPOSED DESIGN TO FIT THE ACTUAL CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE EXISTING BUILDING AND ADJUSTING THE PROPOSED DESIGN TO FIT THE ACTUAL CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.



I OVERALL FIRST LEVEL FLOOR PLAN
SCALE = 1/8" = 1'-0"



AE101

OVERALL
FIRST LEVEL
FLOOR PLAN
SHEET NO.

DATE	03/20/14
PROJECT NO.	313
OWNER	JOHN HALLUSKA
DESIGNED BY	T. FORTS
CHECKED BY	D. BRUCE
SCALE	AS SHOWN

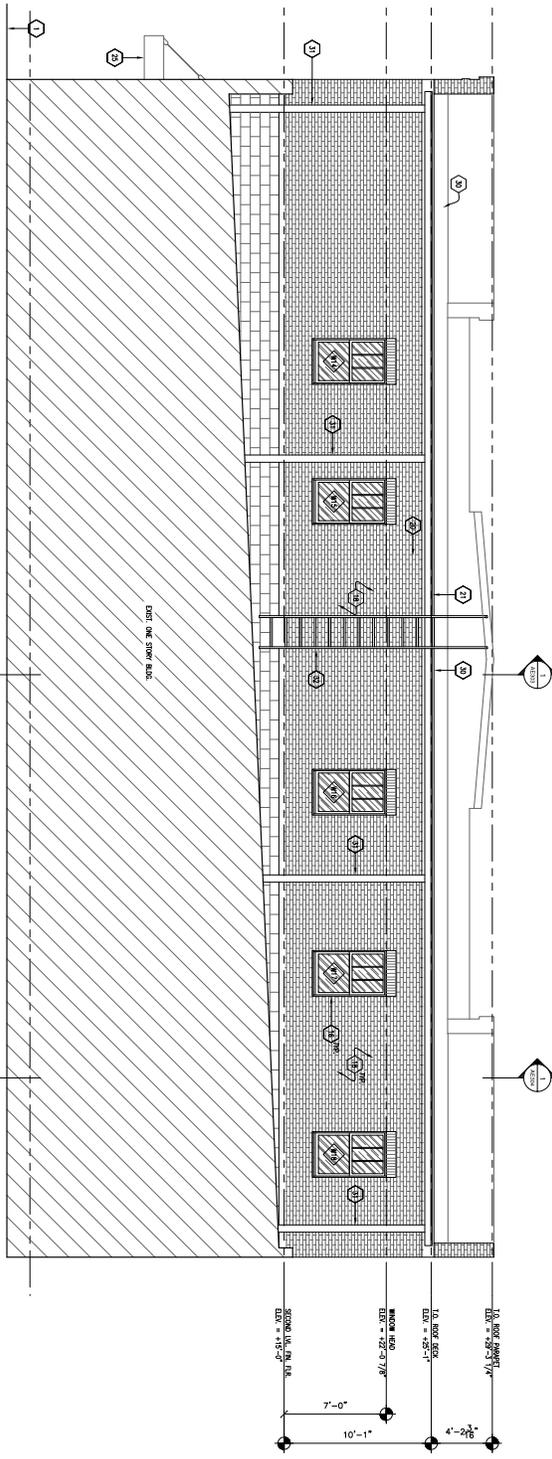


A NEW OFFICE & APARTMENT FOR:
JOHN HALLUSKA
117 EAST SIXTH STREET
BLOOMINGTON, INDIANA 47408

REVISIONS

TABOR BRUCE
ARCHITECTURE & DESIGN INC.
1101 S. WALNUT STREET - BLOOMINGTON, IN 47401
TELEPHONE: (812) 332-0258 FACSIMILE: (812) 332-8658

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1 NORTH ELEVATION
1/8" = 1'-0"

ELEVATION NOTES:

- 1 FINISHED GRADE, ELEV. Varies SEE SEE PLAN. START MIN. 1/4" PER FT. RAMP FROM BLDG. @ ALL LOC.
- 2 CONC. OR GUN BLOK FOR WALL CONC. FTS. & SLAB SYSTEM. SEE STRUCTURAL DRAWINGS.
- 3 BRICK VENEER (COLOR #1) - PROPOSED MIN. OF 2" APPLICABLE THROUGHOUT ENTIRE PROJECT. SEE STRUCTURAL DRAWINGS.
- 4 BRICK VENEER (COLOR #2) - PROPOSED MIN. OF 2" APPLICABLE THROUGHOUT ENTIRE PROJECT. SEE STRUCTURAL DRAWINGS.
- 5 BRICK VENEER (COLOR #3) - PROPOSED MIN. OF 2" APPLICABLE THROUGHOUT ENTIRE PROJECT. SEE STRUCTURAL DRAWINGS.
- 6 BRICK VENEER (COLOR #4) - PROPOSED MIN. OF 2" APPLICABLE THROUGHOUT ENTIRE PROJECT. SEE STRUCTURAL DRAWINGS.
- 7 BRICK VENEER (COLOR #5) - PROPOSED MIN. OF 2" APPLICABLE THROUGHOUT ENTIRE PROJECT. SEE STRUCTURAL DRAWINGS.
- 8 BRICK VENEER (COLOR #6) - PROPOSED MIN. OF 2" APPLICABLE THROUGHOUT ENTIRE PROJECT. SEE STRUCTURAL DRAWINGS.
- 9 BRICK VENEER (COLOR #7) - PROPOSED MIN. OF 2" APPLICABLE THROUGHOUT ENTIRE PROJECT. SEE STRUCTURAL DRAWINGS.
- 10 BRICK VENEER (COLOR #8) - PROPOSED MIN. OF 2" APPLICABLE THROUGHOUT ENTIRE PROJECT. SEE STRUCTURAL DRAWINGS.
- 11 BRICK VENEER (COLOR #9) - PROPOSED MIN. OF 2" APPLICABLE THROUGHOUT ENTIRE PROJECT. SEE STRUCTURAL DRAWINGS.
- 12 4" BRICK LUSTRING BRICK. MATCH TO EXISTING.
- 13 4" BRICK LUSTRING BRICK. MATCH TO EXISTING.
- 14 4" BRICK LUSTRING BRICK. MATCH TO EXISTING.
- 15 4" BRICK LUSTRING BRICK. MATCH TO EXISTING.
- 16 4" BRICK LUSTRING BRICK. MATCH TO EXISTING.
- 17 4" BRICK LUSTRING BRICK. MATCH TO EXISTING.
- 18 4" BRICK LUSTRING BRICK. MATCH TO EXISTING.
- 19 4" BRICK LUSTRING BRICK. MATCH TO EXISTING.
- 20 4" BRICK LUSTRING BRICK. MATCH TO EXISTING.
- 21 4" BRICK LUSTRING BRICK. MATCH TO EXISTING.
- 22 4" BRICK LUSTRING BRICK. MATCH TO EXISTING.
- 23 4" BRICK LUSTRING BRICK. MATCH TO EXISTING.
- 24 4" BRICK LUSTRING BRICK. MATCH TO EXISTING.

AE203

EXTERIOR ELEVATIONS

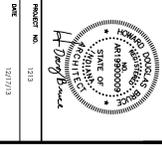
PROJECT NO. 1313

DATE 12/13/13

DRAWN BY T. FORNS

CHECKED BY D. BRUCE

SCALE 1/8" = 1'-0"



A NEW OFFICE & APARTMENT FOR:

JOHN HALLUSKA

117 EAST SIXTH STREET

BLOOMINGTON, INDIANA 47408

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SP-02-14
Rendering - Corner View



SP-02-14
Rendering -
Washington St. View



SP-02-14
Rendering - 6th St. View



SP-02-14
Rendering - Overall View