CITY OF BLOOMINGTON

PLAN COMMISSION

APRIL 13, 2015 @ 5:30 p.m.
COUNCIL CHAMBERS #115
CITY HALL

CITY OF BLOOMINGTON
PLAN COMMISSION
April 13, 2015 @ 5:30 p.m. ❖ **City Hall Council Chambers - Room #115**

ROLL CALL

MINUTES TO BE APPROVED: March 2015

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

PETITIONS CONTINUED TO MAY 11, 2015:

SP-2-15 **Monroe County Commissioners**
312 N Morton St
Site plan to allow construction of an 8-story parking garage.
Case Manager: Patrick Shay

ITEM FOR THE CONSENT AGENDA:

PUD-8-15 **Joe Kemp Construction, LLC**
2400 S. Adams St
Site plan approval for single family and multi-family dwelling units on 27.98 acres of Sudbury. Parcel O. Also requested is preliminary plat approval.
Case Manager: Eric Greulich

PETITIONS:

PUD-5-15 **Simon Property Group**
2894 E 3rd St
Final plan amendment to allow partial reconstruction, two new outlets and revised sign package at the College Mall Planned Unit Development.
Case Manager: Eric Greulich

PUD-10-15 **Bill C Brown Trust Fullerton Pike**
PUD final plan approval to allow for grading work on site.
Case Manager: Patrick Shay

Next Meeting Date: May 11, 2015 **Last Updated: 4/9/2015**

BLOOMINGTON PLAN COMMISSION **CASE #: PUD-05-15**
STAFF REPORT – 2nd Hearing **DATE: April 13, 2015**
Location: 2894 E. 3rd Street

PETITIONER: Simon Property Group
225 W. Washington St., Indianapolis, IN

CONSULTANT: American Structurepoint
7260 Shadeland Station, Indianapolis, IN

REQUEST: The petitioner is requesting a final plan amendment to allow partial reconstruction, two new outlots, and a revised sign package for the College Mall Planned Unit Development.

BACKGROUND:

Area:	11.09 acres (this phase)
Current Zoning:	PUD
GPP Designation:	Regional Activity Center
Existing Land Use:	Shopping Mall
Proposed Land Use:	Shopping Mall
Surrounding Uses:	North – Commercial businesses
	West – Commercial businesses
	East – Commercial and Single Family residences
	South – Commercial and Multifamily dwellings

CHANGES SINCE FIRST HEARING: The Plan Commission heard this case at the March 9, 2015 hearing. At that hearing, the Plan Commission expressed concern regarding the proposed pedestrian connections through the site, the architecture of the north side of the Whole Foods building, the layout of the Panera site and drive thru, the number of overall parking spaces for this phase, and the size of the proposed multi-tenant sign.

The petitioner has made several changes to the proposed architecture and overall site plan in response to those comments including:

- There have been several new sidewalk connections added through the site, including a sidewalk and tree plot along the main internal drives.
- The internal drives have been reduced in width from 30' to 26'.
- The proposed entrance to the mall from 3rd Street has been moved further east and the proposed Panera restaurant has now been placed at the corner of the new intersection location to present a building forward design. However, this revised location for Panera makes the east side of the building more visible than the previous proposed location and revisions to the east side of Panera are necessary to improve that façade.
- A proposed parking lot has been removed from the east side of the 3rd St. entrance and will be left as a grassed area for future development.
- Parking spaces have been removed from the parking area to the east of Whole

Foods and the landscaping islands in this area have increased in size as well.

- Overall, the number of parking spaces in this portion of the mall site have been reduced from the existing 637 parking spaces to a proposed 475 spaces.
- The north side of the Whole Foods building has been revised to remove a majority of the metal and replaced with the wood cladding that is being used on the front.
- The proposed multi-tenant sign on College Mall Road has been reduced in size to 270 sq. ft.

SUMMARY: The property is located at 3294 E. 3rd Street and is zoned Planned Unit Development (PUD). The property received rezoning approval under PCD-05-79 and a sign package was later approved under PUD-88-96. The property has been developed with an approximately 670,000 sq. ft. shopping mall, several outlot buildings, and surface parking lots. Surrounding land uses include commercial businesses to the north, west, and south with single and multifamily uses further to the east and south.

This petition involves removing the northern portion of the mall currently occupied by Sears to allow for a new addition and the construction of two new freestanding restaurants. The new addition would be constructed for a 31,000 sq. ft. grocery store and an additional 28,000 sq. ft. divided for future tenants. The proposed freestanding buildings will be constructed on the periphery with a Panera restaurant along the 3rd Street frontage and a BJ's Restaurant on the College Mall frontage. There would be substantial improvements to the parking lot and other areas surrounding this portion of the mall including new landscaping, covered bike racks, and new internal sidewalks installed throughout the property. The existing vehicular entrance to the mall from College Mall Rd. will remain in its current location and the entrance on 3rd Street will be moved slightly west. Both entrances will be modified to increase stacking distance and improve traffic flow. Rain gardens will be installed adjacent to the parking areas to provide storm water quality improvements.

Also requested with this petition is approval of a sign package to allow the replacement of the existing multi-tenant freestanding sign on College Mall Rd. and to allow a new multi-tenant freestanding sign on 3rd Street. In addition, new freestanding signs are requested for the two new freestanding restaurants and an additional freestanding sign is requested for the existing Longhorn restaurant. There are also two existing freestanding signs identifying the College Mall along Clarizz and Buick Cadillac Drive that are requested to be replaced with new signs.

SITE PLAN ISSUES:

Architecture/Design:

Whole Foods: The petitioner has submitted revised elevations for the north façade based on the Plan Commission comments. The 31,000 sq. ft. Whole Foods will use precast concrete and wood cladding for the west and north façades with glass storefront along the west side that wraps around to the north façade. The revised north elevation shows a substantial reduction in the amount of metal siding from what was previously shown with wood cladding extending along the façade with embossed cast concrete panels along the lower sections

similar to the design of the west side of the building.

BJ's Restaurant: At the first hearing staff requested comments for the proposed murals that are shown. The Plan Commission indicated that if the murals are proprietary and found at other BJ's restaurants, then they would be considered signs. If murals are installed that depict local scenes, then they would not be considered signs. Staff has proposed a condition of approval that if the signs are proprietary, then they would be considered signs. Elevations have been submitted for the 7,500 sq. ft. BJ's Restaurant and Brewery which show elements of brick along the building corners and entrance, with a smooth faced concrete block around the lower portions of the façade. The rest of the façade is EIFS. The petitioner has used the architectural guidelines of the UDO to create elements of the building façade that are recessed by the use of the extended corners and projecting entrance canopy, as well as changes in overall building height along the length of the building.

Panera: The site plan for the north side of the property has changed from the first hearing. The proposed main vehicular entrance to the mall from 3rd Street has been moved further east and the Panera building will be placed at the corner of the new entrance and 3rd Street. The revised location for Panera makes the east side of the building more visible than the previous location. Staff believes revisions to the east side of the Panera are necessary to improve that façade since there is a large amount of EIFS shown with no windows or other features. Staff recommends that additional brick and glass be shown to improve this highly visible façade.

The proposed 4,500 sq. ft. Panera restaurant shows a large amount of glass storefront along the north side facing 3rd Street, with brick on the corners and EIFS on the remainder of the facade. There are some portions of metal that are being used for accent along the top and edges. The building has a drive-thru located on the west side of the building. The proposed site plan forces the majority of the customers to cross the drive-thru lane to enter the building. Generally, staff is not supportive of a design that places pedestrians in direct conflict with vehicles. However, the petitioner's need for increased stacking spaces for the drive-thru use has resulted in the current site plan. There is a raised crosswalk to help facilitate awareness of the pedestrian crossing to mitigate this conflict between pedestrians and vehicles. All of the handicap accessible spaces as well as 6 parking spaces are located in front of the building and do not have a conflict. Staff recommends that the final site plan and elevations for Panera be delegated to staff level in order to give the petitioner time to revise the east elevation.

Multi-tenant Spaces: The petitioner has submitted elevations for the proposed new multi-tenant spaces that show a mix of wood and stone cladding, EIFS, and stacked block stone. There will be a mix of recessed entries, covered awnings, glass storefronts, changes in building height (through the use of parapets), and recesses in the building façade.

Access: There are two entrances to the mall that would be altered with this project. The

entrance on 3rd Street has been modified since the first hearing and will be moved further east and lengthened. The width of the drive has also been reduced to only 2 lanes with a 24' width. There is a raised median on 3rd Street that restricts this entrance to a right-in/right-out only.

The entrance on College Mall Road has not changed since the first hearing. That entrance will be redone to lengthen the drive entrance and provide additional stacking space for vehicles entering and exiting the mall. This entrance is controlled by a stop light. There is a 10' wide grass strip separating the two entrance and exit lanes for the entrance that currently exist and will continue with the newly continued entrance. This area currently has a multi-tenant sign for the mall that will be replaced in the same location with a proposed new multi-tenant sign of the same approximate size.

Landscaping: The petitioner has submitted a landscape plan to provide new landscape plantings throughout the property. There will be new islands installed in the parking areas to better define the parking areas and drive aisles. Each island is required to be a minimum of 324 sq. ft. and to be planted with a tall, deciduous canopy tree. A few of the islands shown may need to be increased in size. There will be a raised landscape berm installed along the College Mall Road frontage to help buffer the view of those parking areas from the street. There will be two rain gardens installed to provide storm water quality improvements.

Parking: With this proposal there will be a 31,000 sq. ft. grocery store along with 28,000 sq. ft. of multi-tenant spaces that will be attached to the existing mall. There will be two freestanding restaurant buildings that are 4,500 sq. ft. and 7,500 sq. ft. in size. In total, there will be 71,000 sq. ft. of new building construction associated with this project. This parking area also serves the current Applebee's restaurant (7,000 sq. ft.) and 16,000 sq. ft. of existing shops. In total, the 475 proposed parking spaces will serve 94,295 sq. ft. of commercial space for a ratio of 1 space per 200 sq. ft. of floor area. This equals the approved parking ratio for the mall and removes 162 parking spaces. There are several areas of parking that have a sidewalk directly in front of the parking spaces that will need bumper blocks to insure that cars do not block the sidewalk. A condition of approval has been included for those bumper blocks to be installed where needed.

Pedestrian Facilities: There is currently a monolithic sidewalk along College Mall Road and an 8' wide asphalt sidepath along the 3rd Street frontage. Since the first hearing, the petitioner has modified the proposed site plan to install several new sidewalks throughout the interior of the property to connect the buildings to the adjacent public sidewalks. Sidewalk connections are shown from both sides of the bus stop on College Mall Rd. to connect to the mall. New sidewalk connections and tree plots have been shown along the interior drive as well, with a new connection through the parking lot to connect to the front of Whole Foods. The proposed new connection along the access drive from College Mall Road features a pedestrian crossing that is behind the stopped cars which would be safer to be moved in front of the stop bar. Staff has included a condition of approval for this modification.

Alternative Transportation: Based on the 475 parking spaces that are shown, there would be a total of 32 covered bicycle parking spaces required. The petitioner has shown 20 spaces and needs to add an additional 12 covered spaces. Staff will continue

to work with the petitioner to provide locations for those spaces. Bloomington Transit has indicated that due to the high number of riders to and from the mall, the bus stop on College Mall Road is frequently overcrowded. Staff encourages the petitioner to explore the possibility of increasing the size of the shelter to 20-25 feet in length.

Signage: There was a specific sign package approved for the mall in 1996 under PUD-88-96. The approved sign package allowed for a multi-tenant sign at the College Mall entrance and at the 3rd Street entrance. Each multi-tenant sign was approved to be 35' tall with 276 sq. ft. of signage on each side. The multi-tenant sign that was approved along 3rd Street was later installed at the Kingston Drive entrance, rather than at the western entrance as originally proposed. The petitioner would like to replace the multi-tenant sign on College Mall Rd., with a new multi-tenant sign that is the same approximate height and width as the existing sign. The new sign is approximately 270 sq. ft. and is smaller than the current 276 sq. ft. sign. The petitioner would like to place a smaller entrance sign at the proposed 3rd Street entrance that is 8' tall and 36 sq. ft.

Staff had also requested guidance from the Plan Commission for the proposed murals shown on the exterior of the BJ's restaurant. The Plan Commission indicated that if the murals are proprietary and found at other BJ's restaurants they would be considered signs. Staff has proposed a condition of approval that if the signs are proprietary then they would be considered signs, but if murals are installed that depict local scenes they would not be considered signs.

Also requested with this sign package are freestanding signs for the two new freestanding restaurants and a sign for the existing Longhorn restaurant. The petitioner is requesting that the proposed Panera, BJ's, and the existing Longhorn restaurant be treated as outlots for the purposes of freestanding signage. The request for separate freestanding signs for the restaurant outlots is not uncommon and is similar to the request for a freestanding sign that was recently approved by the Plan Commission for the Chick-Fil-A that is also on the mall property. The petitioner is requesting that each restaurant be allowed a 6' tall, 45 sq. ft. sign. That size is consistent with what the UDO allows for an individual lot. The signs would be over 100' away from any other freestanding signs, which meets the UDO requirement for sign separation along a property.

Utilities: There is adequate water and sewer service along College Mall Road and the 45/46 Bypass. Stormwater drainage will be directed through new rain gardens on the site and will then flow either to an existing onsite detention pond or to the stormwater pipes along College Mall Rd. New water meters will be installed on all water lines. A utility plan has been submitted to the Utilities Department and is under review. No problems have been identified with the proposed utility lines and connections. Final approval from CBU is required prior to issuance of a grading permit.

Lighting: With this petition all of the existing parking lot lights in the parking areas will be removed and replaced with new LED lights. All of the proposed lights and fixtures are fully shielded with full cutoffs as required. The amount of light that falls on the property lines does not exceed the UDO maximum of 30 luces.

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The Bloomington Environmental Commission (EC) has made 4 recommendations concerning this development.

1. The Petitioner should continue to revise the Landscape Plan using as many native plants as possible, and to replace all of the ash trees on the property now to establish different tree species that will survive

   Staff response: Staff will continue to work with the petitioner on improving the landscape plan and incorporating native plants where possible. Staff will also work to identify any Ash trees on the property and have those replaced with new species.

2. The Petitioner should apply green building and site design practices to create a high performance, low carbon-footprint structure, and grounds that exhibit our City's commitment to environmental sustainability.

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

3. The Petitioner should commit to salvaging, recycling, and reusing all possible construction and demolition materials not needed on site.

   Staff response: Although not required, staff encourages the petitioner to commit to salvaging, recycling, and reusing as much construction materials as possible. Reusing the limestone on the existing Sears could provide this opportunity.

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

   Staff response: Although staff finds this to be a desirable addition, the issue of required recycling is better addressed through a City-wide ordinance.

CONCLUSION: Overall with this petitioner there will be substantial upgrades to this portion of the mall property with new landscaping, new sidewalk connections, and improvements to the mall façade. The improvements to the property will enhance pedestrian accessibility and provide improvements to this highly visible portion of the mall.

RECOMMENDATION: Staff recommends approval of this petition with the following conditions:

1. Bumper blocks are required along parking spaces with a sidewalk located in front of them.
2. Final site plan approval for the Panera restaurant is delegated to staff level.
3. The internal sidewalk connection to the east of BJ's restaurant must be revised in location to cross in front of the stop condition.
4. The 3 parking lot islands to the south of the BJ's restaurant must be

increased in size to a minimum of 324 sq. ft.

5. Building elevations must be consistent with submitted elevations and renderings.
6. A total of 32 covered bicycle parking spaces are required and must be shown on the final plan prior to issuance of a grading permit.
7. If murals for the BJ's restaurant depict proprietary images, then they are considered wall signage.

MEMORANDUM

Date: April 13, 2015

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: PUD-5-15 Simon Property Group, College Mall, second hearing
2894 E. 3rd Street

This memorandum contains the Environmental Commission's (EC) input and recommendations regarding a request for an amendment to the Final Plan of the College Mall PUD. The request includes demolition and new construction of some current space in the mall, and a revised sign package. The proposed project consists of new parking configurations, retail, grocery, and restaurants.

ISSUES OF SOUND ENVIRONMENTAL DESIGN:

1.) LANDSCAPING:

Although the site plan was revised, the Landscape Plan submitted still needs some revisions. The EC recommends that the Petitioner continue to work with the Planning & Transportation Department to create a plan that complies with the regulations, at the least. The EC promotes using native plant species in the landscaping. Native plants exemplify Indiana's natural heritage and benefit native birds and insects, particularly pollinators. Native plants provide food and habitat for birds, butterflies and other beneficial insects, promoting biodiversity in the city. Furthermore, native plants do not require chemical fertilizers or pesticides and are water efficient once established.

For additional suggestions, please see the EC's Natural Landscaping materials at www.bloomington.in.gov/beqi/greeninfrastructure/htm under 'Resources' in the left column. We also recommend an excellent guide to midwest sources of native plants at: http://www.inpaws.org/landscaping.html.

The EC also recommends that the Petitioner remove and replace the ash trees that are not within the scope of this redevelopment project, but are elsewhere on the Simon, College Mall property. Ash trees are being decimated by the Emerald Ash Borer, and unless the trees are chemically treated, they will likely not survive. The city's Urban Forester, the Tree Commission, and the EC all recommend removing existing ash trees now rather than waiting for them to slowly die, enabling new trees to be established. When choosing replacement trees, the EC recommends employing an arborist to test the soil and recommend appropriate trees to use in specific

locations.

2.) GREEN BUILDING & SITE DESIGN:
The EC recommends that green building practices be employed at this site to the extent possible. Green building and environmental stewardship are of upmost importance to the people of Bloomington and sustainable features are consistent with the spirit of the Unified Development Ordinance (UDO). Additionally, they are supported by Bloomington's overall commitment to sustainability and its green building initiative (http://Bloomington.in.gov/greenbuild). Sustainable building practices are explicitly called for by the Mayors' Climate Protection Agreement signed by Mayor Kruzan; by City Council Resolution 06-05 supporting the Kyoto Protocol and reduction of our community's greenhouse gas emissions; by City Council Resolution 06-07, which recognizes and calls for planning for peak oil; and by a report from the Bloomington Peak Oil Task Force, *Redefining Prosperity: Energy Descent and Community Resilience Report*.

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

Some specific recommendations for this site include:
~ enhancing the weather, air, and thermal barriers of the building envelope to reduce the energy consumption associated with conditioning indoor air, thus reducing site's carbon footprint;
~ fully installing charging stations for electric vehicles for some of the parking spaces, not simply install the conduit for future use; and
~ using reflective roofing material.

This proposed development is a major destination spot in Bloomington, therefore the EC believes that the proposed site represents an opportunity to welcome customers with a special sense of environmental character that Bloomington is known for, by demonstrating through example that we are, indeed, a Tree City USA, a National Wildlife Federation Wildlife Habitat Community, and a winner of America in Bloom's national competition.

3.) CONSTRUCTION and DEMOLITION MATERIALS:
The EC recommends that construction and demolition debris from the existing structure and construction of the new buildings be collected for reuse or recycling. This material could be sold to local salvage businesses, given to a resale store for future re-use, or recycled. Very little material should have to be disposed in a landfill.

4.) RECYCLING:
The EC recommends that space be allocated for recyclable-materials collection, which will reduce the facilities' carbon footprint and promote healthy indoor and outdoor environments. Recycling has become an important norm that has many benefits in energy and resource conservation. Recycling is thus an important contributor to Bloomington's environmental quality and sustainability and it will also increase the attractiveness of the facility to 21-century customers.

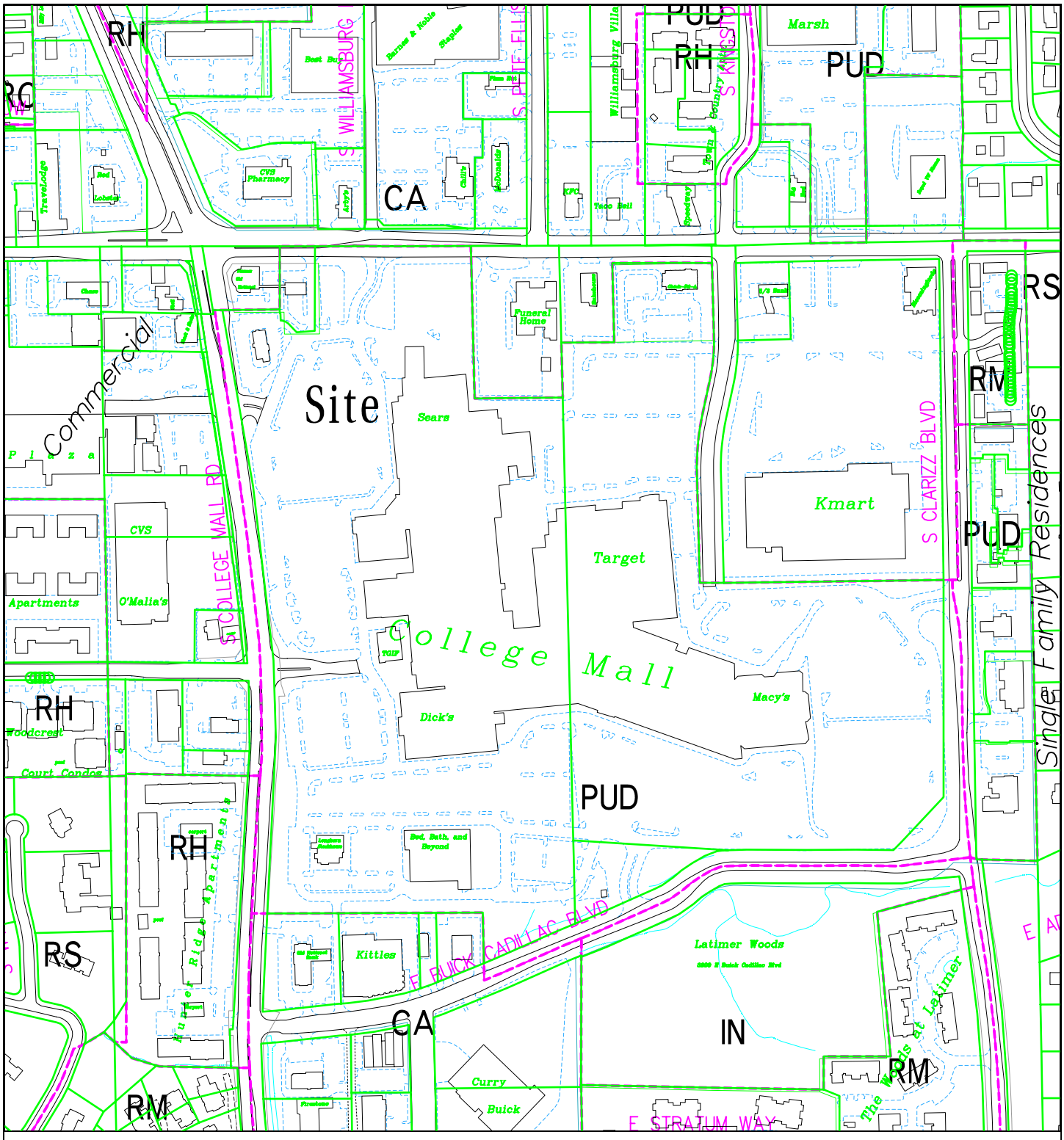
EC RECOMMENDATIONS:

1.) The Petitioner should continue to revise the Landscape Plan using as many native plants as possible, and to replace all of the ash trees on the property now to establish different tree species that will survive, and to employ an arborist to recommend the right tree for the right place.

2.) The Petitioner should apply green building and site design practices to create high performance, low carbon-footprint structures, and grounds that exhibit our City's commitment to environmental sustainability.

3.) The Petitioner should commit to salvaging, recycling, and reusing all possible construction and demolition materials not needed on site.

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



PUD–05–15 Simon Property Group

2894 E 3rd Street

Plan Commission

Site location, Zoning, Land Use, Parcels

By: greulice

5 Mar 15

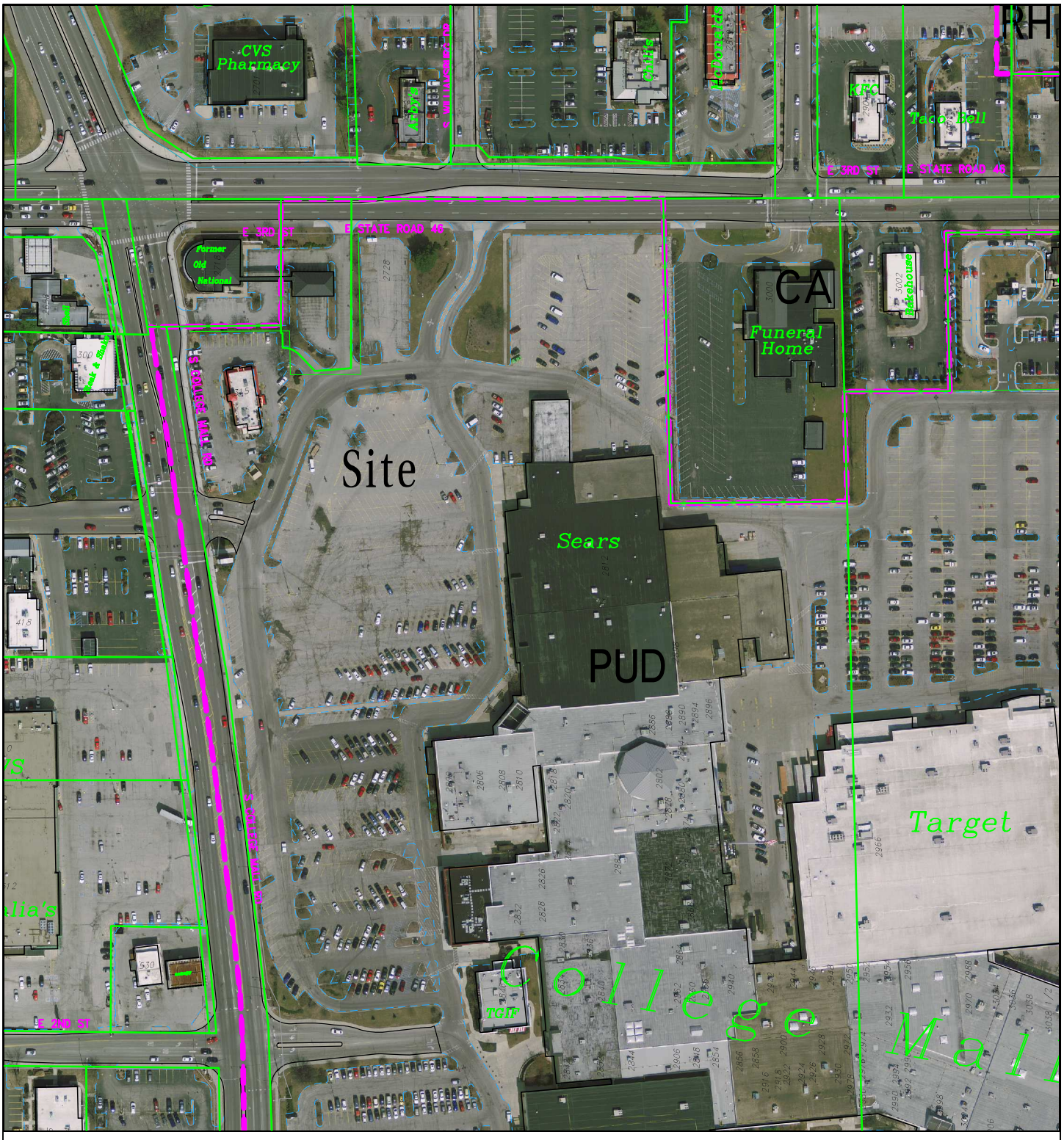
400 0 400 800 1200

N

City of Bloomington
Planning & Transportation

Scale: 1" = 400'

For reference only; map information NOT warranted.



PUD–05–15 Simon Property Group

2894 E 3rd Street

Plan Commission

2014 Aerial Photograph

By: greulice

5 Mar 15

200 0 200 400 600

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City of Bloomington
Planning & Transportation

Scale: 1" = 200'

For reference only; map information NOT warranted.

College Mall Sears Redevelopment Project Narrative

The property is located at 3294 E. 3rd Street and is zoned Planned Unit Development (PUD). The property has been developed with an approximately 670,000 sq. ft. regional shopping mall. Surrounding land uses include commercial businesses to the north, west, and south with single and multifamily uses further to the east and south.

The project includes removing 110,518 sft of the northern portion of the mall currently occupied by Sears to allow for construction of a 31,000 sft Whole Foods grocery and 28,000 sft of retail shops including the Ulta retail space. Whole Foods and the retail space our outward facing. Ulta will have a connection into the mall. The existing parking lot will also be reconfigured to allow for two new freestanding restaurants. The proposed freestanding buildings will be constructed on the periphery with a Panera restaurant along the 3rd Street frontage and a BJ's Restaurant on the College Mall frontage. Both restaurants will have pedestrian connection to the mall. There will also be substantial improvements to pedestrian and vehicular circulation including new landscaping, pedestrian sidewalks and crosswalks, and covered bike racks, installed throughout. In total, there will be 71,000 sq. ft. of new building construction associated with this project. A total of ~~554~~ parking spaces are proposed and there are currently 637 spaces within the project limits. This addition of external facing retail will anchor the lease up of existing space behind Applebee's which has been vacant.

The existing vehicular entrance to the mall from College Mall Rd. will remain in its current location and the entrance on 3rd Street will be moved slightly to the east, remaining right in, right out. Both entrances will be modified to increase stacking distance and improve traffic flow. Rain gardens will be installed adjacent to the parking areas to provide storm water quality improvements.

Signage will be provided including the replacement of the existing multi-tenant sign on College Mall Rd. and a new freestanding monument sign on 3rd Street. In addition, three smaller freestanding monuments are proposed for the two freestanding restaurants and an additional freestanding sign is proposed for the existing Longhorn restaurant allowing for a reduction of names on the project pylon. There are also small internal directional signs within the parking areas.

New landscape plantings will be provided throughout the redevelopment area. New islands will be installed in the parking areas to define the parking areas and drive aisles. There will be a low raised landscape berm installed along the College Mall Road frontage to enhance the view from the public street and impact of adjoining parking areas. There will be two rain gardens installed to provide storm water quality improvements.

There is adequate water and sewer service along College Mall Road and the 45/46 Bypass. Stormwater drainage will be directed through new gardens on the site and will then flow either to an existing onsite detention pond or to the stormwater pipes along College Mall Rd. New water

meters will be installed on all water lines. Gas service and electrical services will be provided from existing infrastructure located on-site. In conjunction with this redevelopment, Simon will assume maintenance responsibility of all on-site water lines currently maintained by the City of Bloomington.

AMERICAN STRUCTUREPOINT INC.

April 3, 2014

Mr. Eric Greulich
City of Bloomington Plan Commission
401 N Morton Street, Ste 130
Bloomington, IN 47404

Re: College Mall – Sears Redevelopment

Dear Mr. Greulich:

Below is our response to your comments dated March 30, 2015, regarding the above-referenced project.

1. Panera- We are not satisfied with the layout of the Panera site plan and specifically the drive-thru. The main problem with the drive-thru location is the fact that most of the patrons of the business will have to cross the drive-thru lane to enter the building. This is a dangerous situation that we need to find a solution to. With the Chick-Fil-A building just down the street, this is not as much of an issue because the drive-thru lane is to the side of the building and most of the parking is directly in front**.**

   The site plan has been revised to provide a raised pedestrian crossing through the drive-thru lane to alleviate this concern. The raised pedestrian crossing will provide a safe pedestrian connection to the building from the main body of the parking lot.

2. Panera- With the placement of the Panera building at the corner of the entrance drive and 3rd Street, it makes the east side of the Panera building more visible and we would like to see some improvements to the east facade of the building, such as less EIFS and additional windows..

   The Panera building elevations are being revised to address this concern. The revised elevations will be forwarded once available.

3. Pedestrian Connection- All of the pedestrian connections that were shown during the Plan Commission meeting must be implemented. Please make sure to include a 5' tree plot between the 5' sidewalk and the internal drives. I have tried to show this on the attached site plan.

   The site plan has been revised to provide the requested pedestrian connections. The 5' tree plot has been incorporate where possible.

4. New multi-tenant sign- We do not feel that the amount of sign face area proposed should be increasing over the 276 sq. ft. that is allowed. Please modify the sign design to limit the amount of sign face area to the 276 sq. ft. that was originally approved.

   The proposed multi-tenant pylon sign has been revised to address this concern.

5. Parking - At this time we do not see why the amount of parking spaces being installed with this phase should exceed the 1 space per 200 sq. ft. of building space. That is the parking requirement that was originally approved, and still gives more parking spaces then what the current code allows. Please

modify the site plan to remove extra parking spaces. Areas for removal could be from the satellite parking lot to the east of the proposed entrance and the new parking area on the back side of the mall.

The site plan has been revised to remove the proposed parking east of the 3rd Street entrance and the parking located behind the service area of the proposed shops. The proposed parking will serve one existing restaurant (Applebee's – 7,080 sft) and the two proposed restaurants (12,015 sf) as well as the 31,000 sft grocery, approximately 16,000 sft of existing shops and 28,200 sf of proposed shops. A total of 94,295 sft will be served by the proposed 475 parking spaces. This provides a parking ratio of approximately 5 spaces/1000 sft.

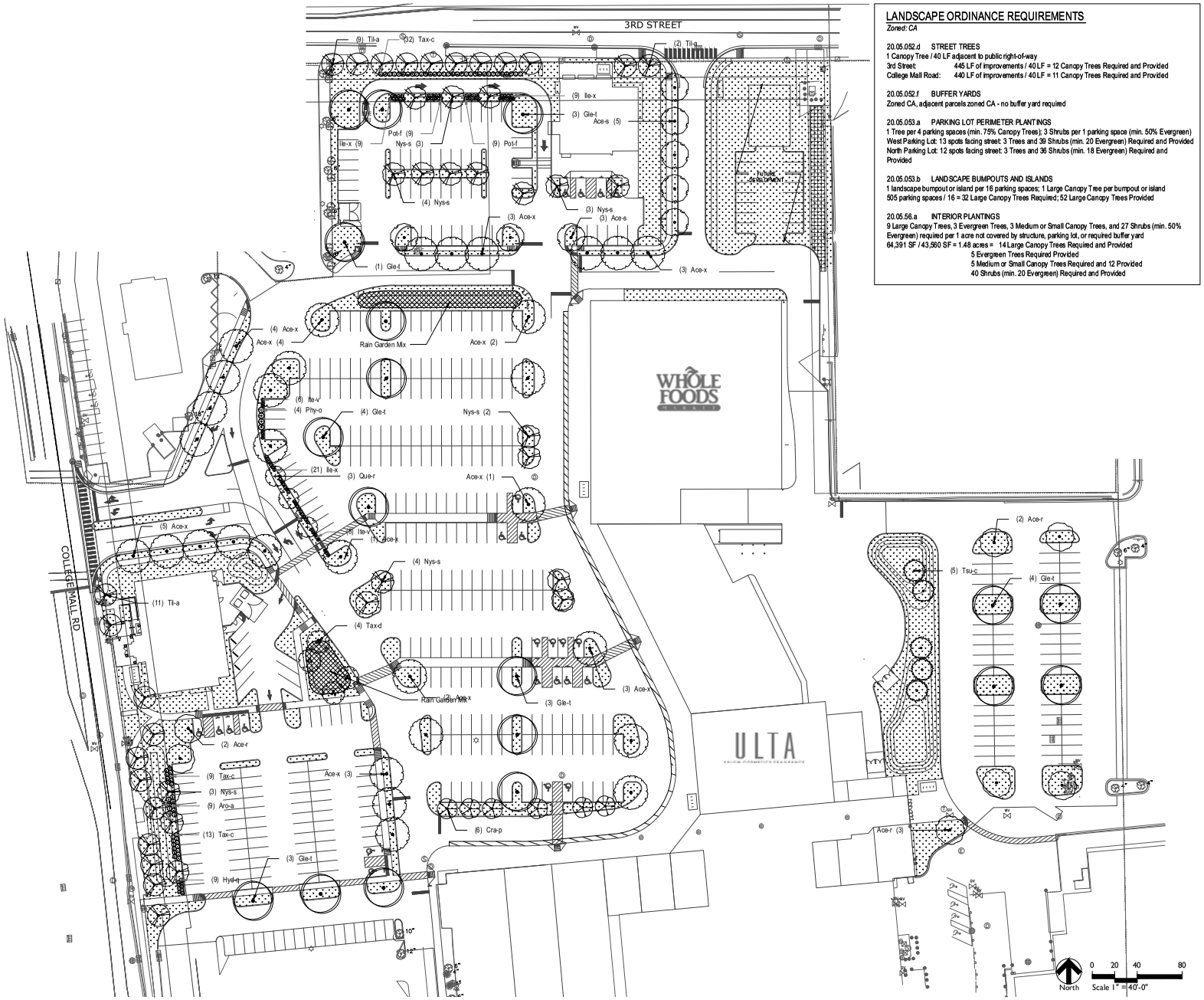
6. I was also able to talk to the Fire Department inspector and he said that 26' is the minimum that the internal drives could be reduced to and meet Fire Code. This does give 5' extra that could be removed to provide the internal sidewalks and tree plots without affecting the overall site plan. The areas in front of the buildings would need to be striped as "Fire Lane Only". He also pointed out that the new Whole Foods building must be 60' from the adjacent property line to the east. The current site plan only seems to show about 45'.

   The drive aisle in front of the buildings has been striped as "Fire Lane – No Parking" as requested. It is our opinion that the Whole Foods building is not required to be 60' from the property line since the Whole Foods building will be sprinkled and a fire rated wall will be provided between the proposed Whole Foods and shops. Given these conditions, the Whole Foods building is not governed by the unlimited area building section of the code.

If you have any questions or comments regarding our responses, please contact our office at (317) 547-5580.

Very truly yours,
American Structurepoint, Inc.

Andrew R. Taylor PE, CFM, LEED AP
Project Manager



LANDSCAPE ORDINANCE REQUIREMENTS

Zoned: CA

20.05.052.d STREET TREES
1 Canopy Tree / 40 LF adjacent to public right-of-way
3rd Street: 445 LF of improvements / 40 LF = 12 Canopy Trees Required and Provided
College Mall Road: 440 LF of improvements / 40 LF = 11 Canopy Trees Required and Provided

20.05.052.f BUFFER YARDS
Zoned CA, adjacent parcels zoned CA - no buffer yard required

20.05.053.a PARKING LOT PERIMETER PLANTINGS
1 Tree per 4 parking spaces (min. 75% Canopy Trees); 3 Shrubs per 1 parking space (min. 50% Evergreen)
West Parking Lot: 13 spots facing street: 3 Trees and 39 Shrubs (min. 20 Evergreen) Required and Provided
North Parking Lot: 12 spots facing street: 3 Trees and 36 Shrubs (min. 18 Evergreen) Required and Provided

20.05.053.b LANDSCAPE BUMPOUTS AND ISLANDS
1 landscape bumpout or island per 16 parking spaces; 1 Large Canopy Tree per bumpout or island
505 parking spaces / 16 = 32 Large Canopy Trees Required; 52 Large Canopy Trees Provided

20.05.56.a INTERIOR PLANTINGS
9 Large Canopy Trees, 3 Evergreen Trees, 3 Medium or Small Canopy Trees, and 27 Shrubs (min. 50% Evergreen) required per 1 acre not covered by structure, parking lot, or required buffer yard
64,391 SF / 43,560 SF = 1.48 acres = 14 Large Canopy Trees Required and Provided
5 Evergreen Trees Required Provided
5 Medium or Small Canopy Trees Required and 12 Provided
40 Shrubs (min. 20 Evergreen) Required and Provided

PUD-05-15
Revised Landscape Plan

PLOT DATE: 4/30/2015 4:14 PM
PLOT DATE: 4/30/15
PLOT SCALE: 1:2.28
ENTERED BY: STAYLOR
DRAWING FILE: P:\2013\2013249\3_Drawings\CivilEngineering\Construction\2015-04-30\Modified by ASN\L100 Planting Plan.dwg

SIMON

STRUCTUREPOINT LLC
7260 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.347.5580 | FAX 317.543.0270
www.structurepoint.com

COLLEGE MALL SEARS REDEVELOPMENT

2894 E. 3RD STREET BLOOMINGTON, IN

APPROVAL PENDING NOT FOR CONSTRUCTION

CERTIFIED BY

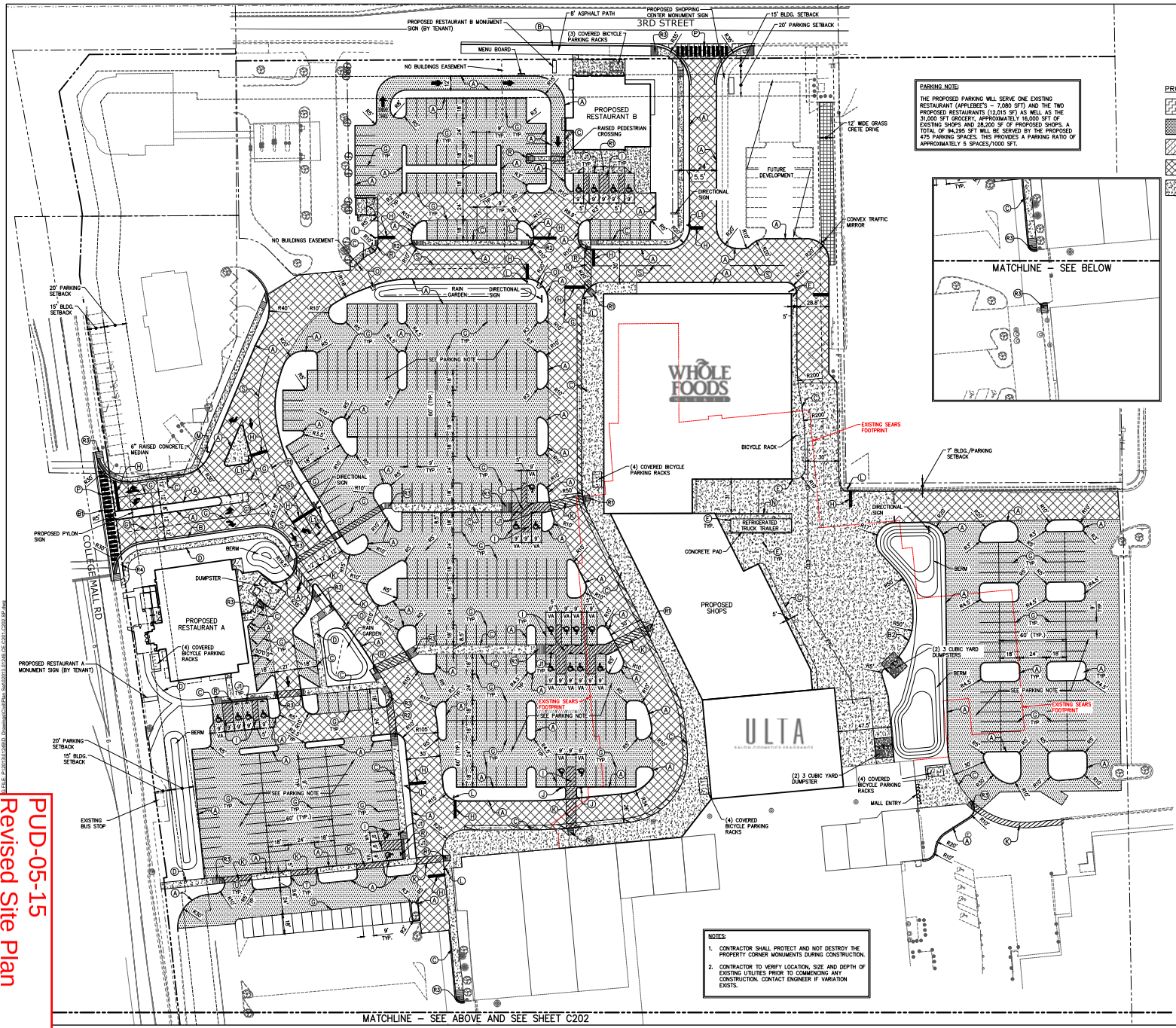
ISSUANCE INDEX
DATE:
02/06/2015
PROJECT PHASE:
DEVELOPMENT PLAN

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2013.01249

MINIMUM CODE COMPLIANCE PLANTING PLAN

L100



PARKING NOTE:

THE PROPOSED PARKING WILL SERVE ONE EXISTING RESTAURANT (APPLEBEE'S – 7,080 SF) AND THE TWO PROPOSED RESTAURANTS (12,015 SF) AS WELL AS THE 31,000 SFT GROCERY, APPROXIMATELY 16,000 SFT OF EXISTING SHOPS AND 28,200 SF OF PROPOSED SHOPS. A TOTAL OF 94,295 SFT WILL BE SERVED BY THE PROPOSED 475 PARKING SPACES. THIS PROVIDES A PARKING RATIO OF APPROXIMATELY 5 SPACES/1000 SFT.

SCALE: 1"=40'

PROPOSED SITE LEGEND

- RIGHT OF WAY ASPHALT PAVEMENT
- LIGHT DUTY PAVEMENT
- MILL AND RESURFACE
- HEAVY DUTY PAVEMENT
- CONCRETE
- (A) 6" STRAIGHT CONCRETE CURB
- (B) 2' CONCRETE CURB & GUTTER
- (B1) CONCRETE LIP GUTTER
- (B2) INTEGRAL CURB
- (C) COMBINED WALK & CURB
- (D) CONCRETE SIDEWALK
- (E) CONCRETE PIPE BOLLARD
- (F) 3' CONCRETE FLUME
- (G) 4" SOLID WHITE, PAINT LINE
- (G1) 4" DASHED WHITE, PAINT LINE
- (H) 24" STOP BAR, WHITE, PAINT
- (I) 4" SOLID BLUE, PAINT LINE (A.D.A SPACE)
- (J) ADA PARKING SIGN (VAN ACCESSIBLE AS NOTED)
- (J1) PIPE BOLLARD ADA PARKING SIGN (VAN ACCESSIBLE AS NOTED)
- (K) 4" SOLID YELLOW, PAINTED, PEDESTRIAN CROSSING
- (L) STOP SIGN
- (L1) STOP SIGN WITH "CROSSING TRAFFIC DOES NOT STOP" SIGN
- (M) YIELD SIGN
- (N) SCREEN WALL
- (O) CURB TURNOUT
- (P) 24" WHITE, THERMOPLASTIC, PEDESTRIAN CROSSING
- (Q) TRUNCATED DOMES
- (R) ADA RAMP (TYPE "K")
- (R1) ADA RAMP (TYPE "A")
- (R2) ADA RAMP (TYPE "G")
- (R3) ADA RAMP (TYPE "H")
- (R4) ADA RAMP (TYPE "F")
- (R5) ADA RAMP (TYPE "C")
- (S) 4" SOLID YELLOW, PAINT LINE
- (S1) 4" DASHED YELLOW, PAINT LINE
- (T) CURB TAPER
- (U) CONCRETE WALK FLUSH WITH ASPHALT
- HANDICAP ACCESSIBLE PARKING SPACE

PARKING ANALYSIS

RESTAURANT "A"	
TOTAL S.F. =	7,500
REQUIRED RATIO =	1/100 S.F.
SPACES REQUIRED =	75
SPACES PROVIDED:	
STANDARD PARKING	84
HANDICAP PARKING (INCLUDES 1 VAN ACCESSIBLE)	6
TOTAL PROPOSED PARKING	90
COVERED BICYCLE PARKING	4
RESTAURANT "B"	
TOTAL S.F. =	4,515
REQUIRED RATIO =	1/200 S.F.
SPACES REQUIRED =	23
SPACES PROVIDED:	
STANDARD PARKING	57
HANDICAP PARKING (INCLUDES 1 VAN ACCESSIBLE)	4
TOTAL PROPOSED PARKING	61
COVERED BICYCLE PARKING	3
GROCERY	
TOTAL S.F. =	31,000
REQUIRED RATIO =	1/200 S.F.
SPACES REQUIRED =	310
SHOPS / RETAIL	
TOTAL S.F. =	28,207
REQUIRED RATIO =	1/300 S.F.
SPACES REQUIRED =	94
SPACES PROVIDED:	
STANDARD PARKING	312
HANDICAP PARKING (INCLUDES 1 VAN ACCESSIBLE)	13
TOTAL PROPOSED PARKING	324
COVERED BICYCLE PARKING	12

NOTES:

1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

1-800-382-5544
CALL TOLL FREE
– INDIANA UNDERGROUND –

SIMON
STRUCTUREPOINT LLC
7260 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

COLLEGE MALL SEARS REDEVELOPMENT

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APPROVAL PENDING NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
02/06/2015
PROJECT PHASE:
DEVELOPMENT PLAN

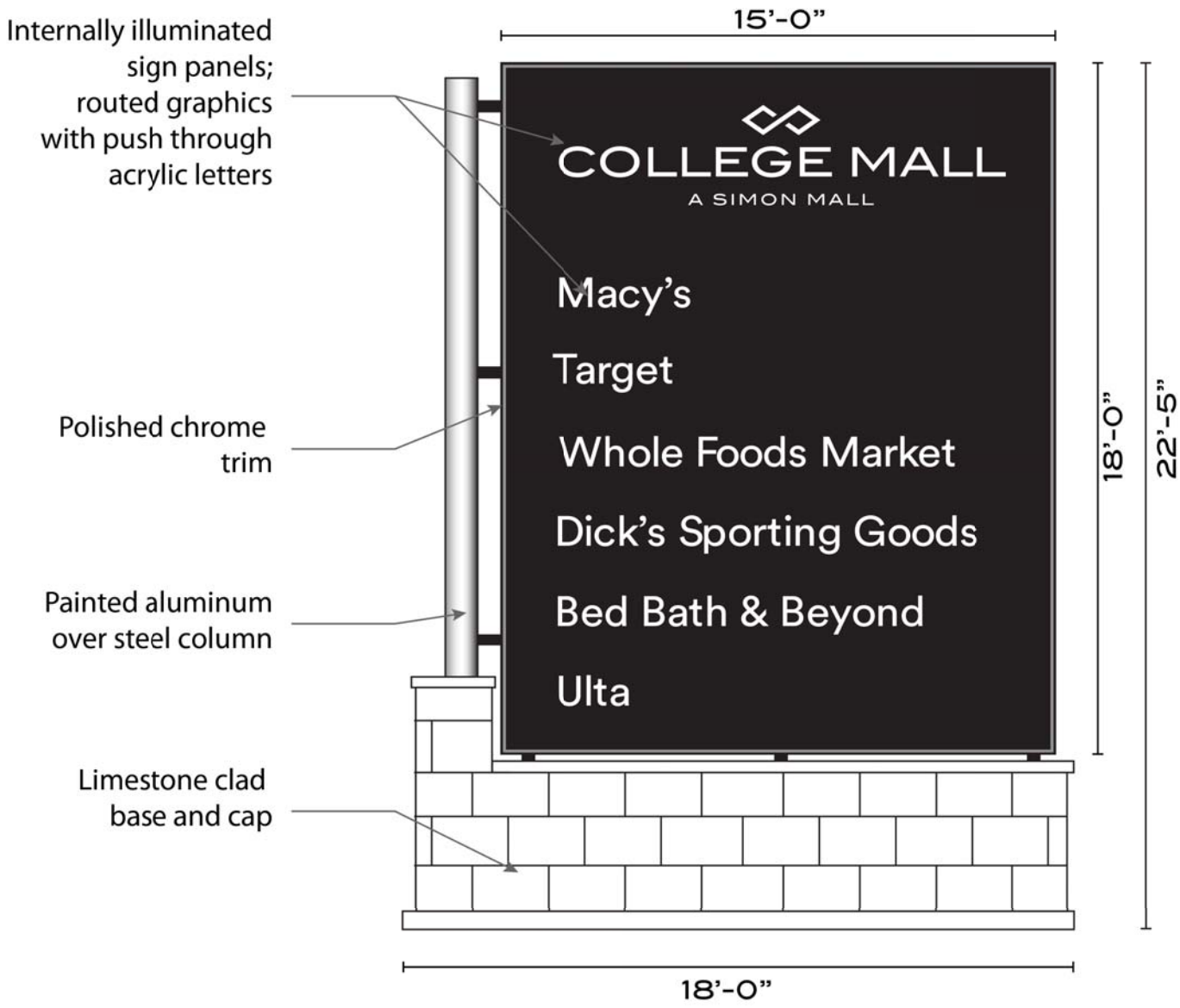
REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2013.01249

SITE PLAN 20

PUD-05-15
Revised Site Plan



Allowable s.f. = 276 s.f.
Proposed s.f. = 270 s.f.

uppercase copy 10"
lower case copy 7"

PUD-05-15
Revised Multi-tenant Sign

16"x16" TILE VENEER
RESOURCE BUILDING MATERIALS
COLOR: ROSE LIMESTONE

WAINSCOT
RESOURCE BUILDING MATERIALS
COLOR: AMBER GOLD

STUCCO - PAINT
SHERWIN WILLIAMS
SW6334 FLOWER POT

CMU
ORCO BLOCK
TAN

FABRIC AWNINGS
SUNBRELLA CANVAS
BLACK STYLE - 5408

CORNICE
SHERWIN WILLIAMS
SW2838 POLISHED MAHOGANY

TE: BUILDING MATERIALS SHOWN ARE REPRESENTATIONAL ONLY AND DO NOT REFLECT ENVIRONMENTAL VARIABLES.

PUD-05-15
BJ's Architecture

BJ's Restaurant & Brewhouse

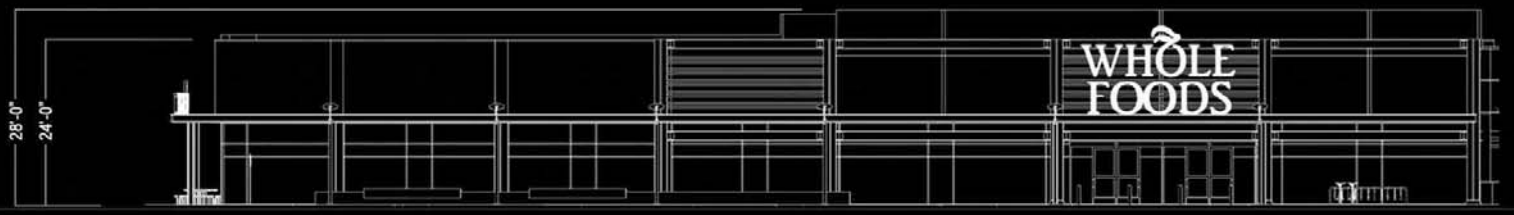
"College Mall" - 2894 East Third St.

Bloomington, Indiana

Copyright wdpartners BJSBJ0240 04.08.2015

PUD-05-15
BJ's Murals

PUD-05-15
BJ's Murals



SIMON | COLLEGE MALL PRELEASE

PUD-05-15
Whole Foods West
Elevation

PUD-05-15
Whole Foods Revised
North Elevation

BLOOMINGTON PLAN COMMISSION **CASE #: PUD-08-15**
STAFF REPORT **DATE: April 13, 2015**
Location: 2400 S. Adams Street

PETITIONER: Joe Kemp Construction
5458 N. 1200 E, Loogootee, IN

CONSULTANT: Smith Brehob & Associates, Inc.
453 S. Clarizz Blvd, Bloomington, IN

REQUEST: The petitioner is requesting final plan approval to allow the construction of 17 single family dwelling units and 42 attached single family dwelling units on 27.98 acres of Parcel O of the Sudbury PUD. Also requested is preliminary plat approval of 17 single family lots and 6 common area lots.

BACKGROUND:

Area:	27.98
Current Zoning:	PUD
GPP Designation:	Urban Residential
Existing Land Use:	Vacant
Proposed Land Use:	Single and Multifamily dwelling units
Surrounding Uses:	North – Vacant (Sudbury Parcel N)
	West – Single family residence
	East – Elementary school (Summit)
	South – Attached Single Family (Summit Ridge/Woolery Mill)

SUMMARY: The property is located at 2400 S. Adams Street and is on Parcel O of the Sudbury PUD. The Sudbury PUD was approved in 1999 under PUD-80-98. Parcel O of the PUD was approved for single and multifamily residences, as well as a school. Surrounding land uses include Summit Elementary School to the east, Summit Ridge attached single family units and the Woolery Mill to the south, the Sudbury residence to the west, and the vacant Parcel N of the PUD to the north. This property is a mix of pasture and several large stands of mature trees with some scattered karst features. The topography of this site slopes downhill from east to west and drains to Clear Creek further to the west.

Parcel O was approved with a maximum density of 160 dwelling units (5.84 units/acre) and was required to have 12.2 acres of preservation. The petitioner is requesting approval to construct 17 single family residences and 42 attached single family residences, as well as several new public streets for this development. A conceptual layout for future apartments has also been shown as well. The approved preliminary plan required road stubs to the adjacent Sudbury Parcel N to the north and the Summit Ridge parcel to the south, which have been shown. There will be several common area lots throughout the development that will be platted with conservation easements to meet the 12.2 acres of preservation required. Several of these common area lots also have sinkholes which have been shown with the required easements on the plat and site plan. This petition would require the extension of Adams Street along the east

property frontage which has been shown. This parcel serves several alternative transportation connections and includes the extension of the Clear Creek Trail on the west side of the property and an 8' multi-use path through the site to connect the Clear Creek Trail to the RCA Community Park to the east.

The Sudbury PUD outlined specific requirements for certain off-site improvements that were tied to development of specific parcels or the number of Average Daily Trips (ADT). Those off-site improvements included either a stop light at the Bloomfield/Weimer intersection or an additional north/south street that connects to Allen Street. The only development that has occurred within the Sudbury PUD has been a small office on parcel A1 and the Arbor Ridge attached single family units on parcel A. Based on the estimated 1,081 ADT's generated by this development, no additional off-site improvements would be triggered with this phase of development. This would be the last phase of development that could occur within the Sudbury PUD without the off-site improvements required with the PUD.

SITE PLAN ISSUES:

Architecture/Design: There were no specific architectural standards for single or multi-family dwellings in the Sudbury PUD. The single family lots will be sold and developed individually and the current UDO standards for architecture would apply. The attached single family units will be constructed similar to Summit Ridge to the south, with the front walls constructed of all brick or stone. Each unit will also have a covered front porch or covered entry.

No architecture has been presented for the proposed apartments and those would be reviewed at a later time by the Plan Commission when that phase comes forward for development.

Access: This parcel will be accessed by a new public street connection to Adams Street to the east, as well as by connections to the public streets in Summit Ridge to the south. With this project Adams Street will be extended and a total of 75' of right-of-way will be dedicated for its extension. All of the internal streets proposed with this development would be public. A road stub has been shown to the adjacent Parcel N to the north to provide future road connections. A stub has been provided for the apartments that will connect to a private drive that stubs to this property from the Woolery Mill. The proposed connection from the apartments to the private drive on the Woolery Mill site will be a private drive with a 5' sidewalk and 5' tree plot, along with on-street parking on both sides. Staff did not feel this connection through the apartments needed to be a public street since it is connecting to a private drive for the Woolery Mill. The attached single family lots will all have alley access to the garages with a 14' wide alley within 20' of right-of-way. This is consistent with the standards of the UDO and other approved developments featuring alley loaded units.

Development Standards: The Sudbury PUD outlined specific standards for development based on the land use type. The single family lots are governed by the "small lot single family detached" standards of the Sudbury PUD. The sideyard setback is 6' regardless of story. The petitioner has added an additional standard to require front loaded garages to be 20' behind the front of the residence. The PUD required a 15'

build-to-line for the single family residences. This provides enough parking area between the garage and the sidewalk to prevent cars from parking over the public sidewalk and staff supports this additional standard. The attached single family residences would be governed by the "Townhouse/Rowhouse" standards of the Sudbury PUD and the submitted petitioner statement.

Landscaping: The petitioner has submitted a landscape plan for the attached single family portion of the project that includes a mix of foundation plantings of shrubs as well as a mix of trees around each unit. The landscape plan for the apartments would be reviewed by the Plan Commission with that phase. A street tree plan has been submitted for the proposed street trees and will be reviewed by the City's urban forester with the grading plan. The Sudbury PUD required a landscaped area at each street corner intersection. The petitioner has submitted a landscape plan for those areas that meets the intent of the PUD.

Environmental: The site is a mixture of mature trees and open pasture. There are also several areas of the site that are covered by steep slopes with an intermittent stream that runs east/west across the north side of the site. There are several karst features scattered around the property and an environmental assessment of these has been conducted and is included with the packet. The petitioner has placed all of the known karst features in a conservation easement. The PUD required 12.2 acres of preservation on this parcel and the petitioner meets that requirement. Signage is required along the back sides of the units adjacent to the conservation areas and must be installed per UDO requirements. There is a portion of the intermittent stream not located within the forested area and this area will have the adjacent stream banks planted with a riparian buffer mix.

Parking: The Sudbury PUD required parking to be located in the rear yard of units. Parking for all of the attached single family units will be provided by alley loaded garages in the rear of the units. Since there are areas of steep slopes and karst features adjacent to the proposed single family units, the petitioner is requesting to allow front and side loaded garages with this phase, rather than to require an additional alley in the rear. Staff supports this modification, as it accommodates the steep topography on this site and the low number of single family lots proposed. The layout of a garage in front, rather than alley access in the rear, is identical to the design of the Arbor Ridge development.

Pedestrian Facilities/Alternative Transportation: All of the internal streets would be public with 50' of right-of-way and 5' sidewalks and 5' tree plots. Adams Street would be required to be extended with this petition and would have a 5' sidewalk on the west side of the street with an 8' wide asphalt sidepath on the east side. An 8' wide asphalt sidepath has been shown along the north side of the main east/west road to provide a connection from the Clear Creek trail to Adams Street, as well as to RCA Community Park to the east. The PUD also required an extension of Clear Creek Trail to go across this property to provide a connection from the Woolery Mill property to other portions of the Sudbury PUD to the north. This connection was required to be a 40' dedicated parcel with a 12' asphalt trail. The connection location and design have been coordinated with the Park Department and meets their requirements. The petitioner is required to construct this portion of trail with the first phase of development. A small

private community park has been shown on one of the common area lots to provide a central amenity for residents.

Utilities: At this time, sewer service is shown to be connecting to sewer lines along Weimer Road. However, the petitioner is working with the Woolery Mill to provide services through a utility easement that stubs to this property. Stormwater detention will be handled by a large stormwater detention pond on the west side of the site. Several rain gardens have been placed around the site to provide water quality improvements before stormwater reaches the main pond. The main pond will also be planted with a rain garden mixture to provide additional water quality improvements. Final acceptance and approval from CBU is needed before the issuance of a grading permit.

PRELIMINARY PLAT REVIEW:

Lot Layout: This plat will create 17 single family lots and 42 paired patio home lots. Each paired patio home will be surrounded by common area and each owner will own the footprint of the building. This is similar to the arrangement of Summit Ridge to the south. Also being platted are 6 common area lots and one lot for detention. A remaining lot will be developed with future multi-family residences.

Right-of-Way: With this project Adams Street will be extended and a total of 75' of right-of-way will be dedicated. This parcel will be accessed by a new public street connection to Adams Street to the east, and the public streets in Summit Ridge to the south. All of the internal streets proposed with this development would be public with 50' of dedicated right-of-way. All internal streets, with the exception of some areas next to environmental features, will have a 5' wide concrete sidewalk and 5' tree plot. The attached single family lots will have alley access to the garages with a 14' wide alley within 20' of right-of-way. This is consistent with the standards of the UDO and other approved developments featuring alley loaded units.

Street Trees: New street trees are required not more than 40' from center and have been shown on the site plan. The Sudbury PUD listed specific species for street trees, including Ash, and the petitioner will work with the City Urban Forester on the most appropriate species for this site.

Common Area: There are six common area lots shown on the preliminary plat. Most of these are common area lots are for preservation, however one lot is proposed to handle the majority of the stormwater for this project. A facilities maintenance plan is required with the final plat.

Lighting: The PUD required standardized street lighting within the PUD to unify the project. Specific examples of street lights were given with the PUD. The petitioner will identify the specific locations of all street lights with the grading plan.

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The Bloomington Environmental Commission (EC) has made 4 recommendations concerning this development.

1. The Petitioner shall revise the Landscape Plan to include the minimum number of

street trees.

Staff response: Staff will continue to work with the petitioner to insure the required number of street trees are installed.

2. The Petitioner should apply green building and site design practices to create a high performance, low carbon-footprint structure, and grounds that exhibit our City's commitment to environmental sustainability.

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

3. The Clothes lines should be specifically allowed

   Staff response: The petitioner has committed that clothes lines shall be allowed in the covenants and restrictions.

4. Low Impact Development practices should be used throughout the development, specifically constructing rain gardens.

   Staff response: The petitioner has incorporated several rain gardens in this development and the main detention pond will be planted with a rain garden seed mixture.

CONCLUSION: This petition involves the construction of a mix of housing types with a well connected series of roads and sidewalks. In addition, several alternative transportation connections will be fulfilled with this project to connect this development to adjacent properties as well as future city trails. Staff believes the petitioner has met all of the requirements of the PUD with this development.

RECOMMENDATION: Staff recommends approval of this petition with the following conditions:

1. The Clear Creek trail must be constructed with the second phase of grading as shown on the proposed phasing schedule.
2. Front and side loaded garages must be 20' behind the front of the single family units.
3. The fronts of the Attached Single Family Residence must be finished completely in brick or stone.
4. No site plan approval is given for the apartments and must be approved by the Plan Commission with a future petition.

MEMORANDUM

Date: April 6, 2015

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: PUD-8-15 Sudbury Parcel O
2400 S. Adams St.

This memorandum contains the Environmental Commission's (EC) input and recommendations regarding a request for residential dwelling units on 28 acres and a Preliminary Plat for the Sudbury PUD. The EC applauds the Petitioner for including so many of the EC original requests for this sensitive site.

ISSUES OF SOUND ENVIRONMENTAL DESIGN:

1.) LANDSCAPING:
The Landscape Plan submitted shows that some street trees are missing. The requirement dictates that street trees shall be planted between twenty (20) and forty (40) feet apart, calculated at one (1) canopy tree per every forty (40) feet of property that abuts a public right-of-way.

2.) GREEN BUILDING & SITE DESIGN:
The EC recommends that green building practices be employed at this site. 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.*

Some general recommendations the EC offers for this site include light emitting diode (LED) lighting and energy-saving appliances; recycled products, such as counter tops and carpets; and high-efficiency insulation and windows.

Some specific recommendations for this site include:

~ enhancing the weather, air, and thermal barriers of the building envelope to reduce the energy consumption associated with conditioning indoor air, thus reducing site's carbon footprint;
~ solar systems (e.g. solar photovoltaic cell and solar hot water systems); and
~ using reflective roofing material.

3.) CLOTHES LINES:
The EC recommends that clothes lines be specifically allowed in the Covenants, Conditions, and Restrictions. Automatic clothes dryers consume from 6% (Energy Information Administration) to 12% (Ask Mr. Electricity: http://michaelbluejay.com/electricity/dryers.html) of household electricity per year. Using a clothes line instead of a dryer can reduce your carbon footprint, allow your clothes to last longer, make your clothes smell better, and save you 100% in energy cost for that chore. Moreover, clothes will dry on a clothes line even when it's cold outside if the air is dry.

4.) LOW IMPACT DEVELOPMENT:
This proposal is within an environmentally sensitive region and should contain controls to protect environmental quality as it develops by ensuring first-rate stormwater best management practices (BMPs). Therefore, the EC recommends that the plan be crafted to include state-of-the-art Low Impact Development (LID) best practices.

Low Impact Development is an integrated, holistic strategy for stormwater management, and thus is especially important at this site because of its size, geology, and topography. 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, rain gardens, and trenches
3. Vegetated roofs
4. Pervious pavement
5. Well-planned native landscaping
6. Remove curbs and gutters to allow sheet flow, thus allowing more stormwater to percolate into the soil

The EC recommends that rain gardens are constructed around the site to filter and slow down water in small specific areas.

RECOMMENDATIONS:

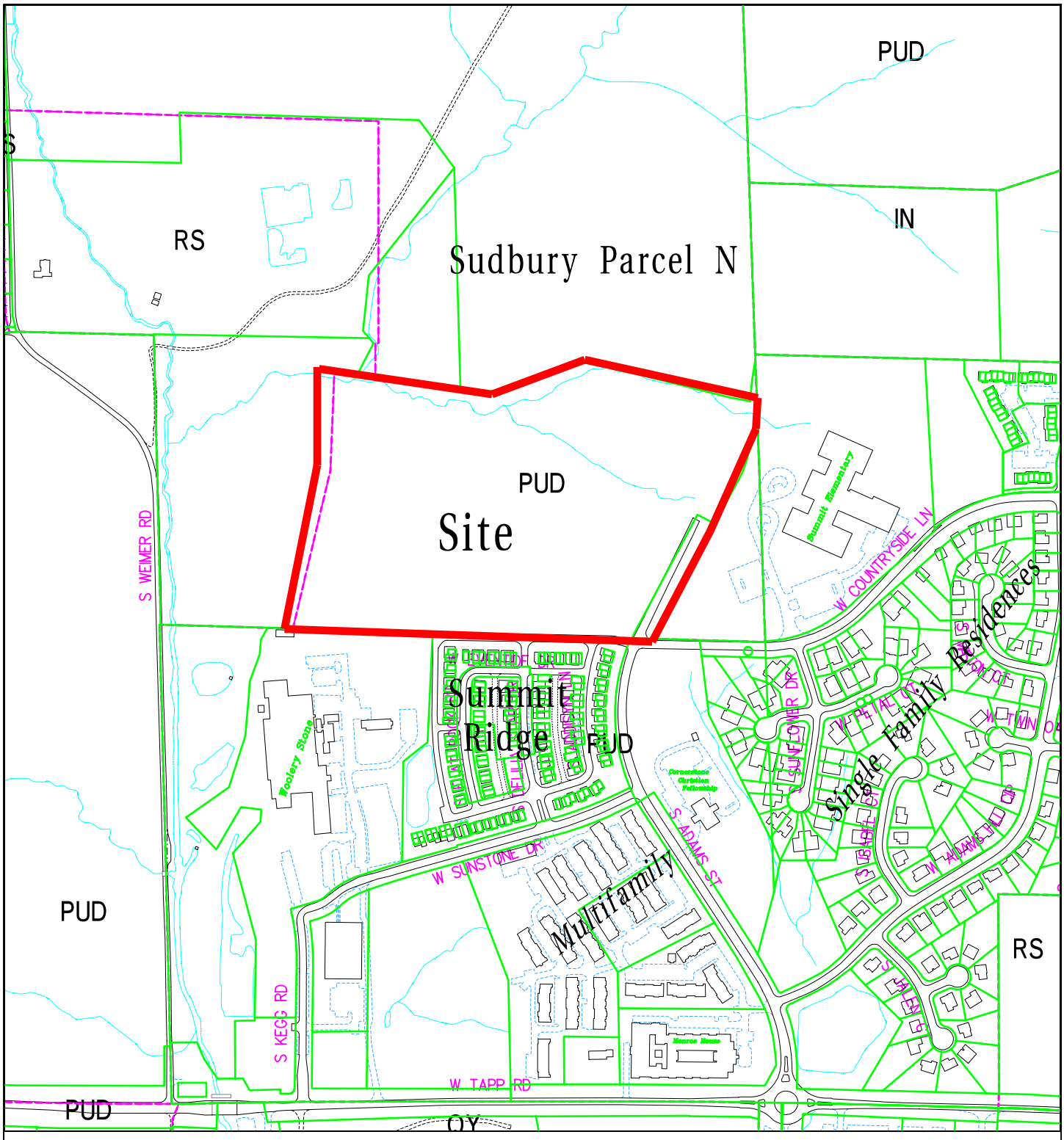
1.) The Petitioner shall revise the Landscape Plan to include the minimum number of street trees.

2.) The Petitioner should apply green building and site design practices to create high

performance, low carbon-footprint structures, and grounds that exhibit our City's commitment to environmental sustainability.

3.) Clothes lines should be specifically allowed.

4.) Low Impact Development practices should be used throughout the development, specifically constructing rain gardens.



PUD–08–15 Joe Kemp Construction

2400 S Adams Street

Plan Commission

Site Location, Zoning, Land Use, Parcels

By: greulice

9 Apr 15

500 0 500 1000 1500

N

City of Bloomington
Planning & Transportation

Scale: 1" = 500'

For reference only; map information NOT warranted.

PUD–08–15 Joe Kemp Construction

2400 S Adams Street

Plan Commission

2014 Aerial Photograph

By: greulice

9 Apr 15

300 0 300 600 900

N

City of Bloomington
Planning & Transportation

Scale: 1" = 300'

For reference only; map information NOT warranted.

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.Cn.T.

February 10, 2015

Eric Greulich
City Planning and Transportation Department
401 N. Morton Street
Bloomington, IN. 47404

RE: Sudbury PUD
Parcel O – Final Plan

Dear Eric,

On behalf of our client, Joe Kemp, we respectfully request to be placed on the March agenda for the City of Bloomington Plan Commission for consideration of a PUD Final Plan approval for the single family and attached single family portions of the project with delegation of Development Plan Approval to the Planning staff. The multifamily portion of the project is conceptual in nature and will require Final Plan approval by the Plan Commission at a later date.

Details of the proposed project are enumerated in the attached Petitioner's Statement as well as within the exhibits and plan sheets that comprise the application materials. Also attached with the application are the application form, filing fee and letter of consent from the owner of the property.

Sincerely,

Steven A. Brehob
Smith Brehob & Associates, Inc.

Attachements: Application Form
Petitioner's Statement
Plan Set and reductions

Cc: 5121 approval processing
Joe Kemp
Ken Blackwell
J:\5121_Sudbury O\approval processing\Application Letter.docx

453 S. Clarizz Blvd.
Bloomington, Indiana 47401
Telephone 812 336-6536
Fax 812 336-0513
www.smithbrehob.com

PUD-08-15
Petitioner Statement

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.Cn.T.

Sudbury Parcel O
Petitioner's Statement

Location
The site is located on the Sudbury Farm PUD, specifically on the parcel designated as "O". This parcel lies at the north end of the Woolery PUD immediately west of the dead end road stub of Adams Drive.

Size
Parcel O is 27.98 acres in size. This does not include right-of-way dedications required for the extension of Adams Street or the Clear Creek Trail to be located along the western property line of the parcel.

Environmental Constraints
Approximately 19.6 acres of the site is wooded. This does not include some minor wooded drainage ways within the open field area of the site. The majority of the wooded area is located on the eastern half of the property. Much of the woods are mature tree canopy area, not previously used for pasture or agricultural purposes.

Steep slopes on the site (18% and above) comprise approximately 2.72 acres of the property. The majority of these sloped areas are located within the northern half of the existing wooded area.

There are several sinkholes on the site. The majority of those features are located within the wooded area. There are two small features, based on a study conducted by John Bassett of AECOM, that are located within a drainage way in the open field area on the western half of the site.

There is an intermittent stream that bisects the property from east to west. The stream begins east of the Adams Street road stub and flows westerly through the wooded area, along the north property line, crosses the west property line and continued towards Clear Creek.

The open field area of the site, formerly used for pasture and hay fields, generally slopes at 8% or less from east to west.

453 S. Clarizz Blvd.
Bloomington, Indiana 47401
Telephone 812 336-6536
Fax 812 336-0513
www.smithbrehob.com

PUD-08-15
Petitioner Statement

Access

Access to the property will be provided by connection to and extension of existing roadways. Adams Street will provide access to the site from the south. A connection to Countryside Lane, a public street within Summit Pointe, will provide access from the south. An extension of extension of Delila Star Drive, a public street within Summit Pointe, will provide an additional access from the south. An extension of the existing private drive within the Woolery Mill site will provide an additional from the south. Adams Street will be extended to the northern line of Parcel O to provide future access from the north. An internal roadway within the development will also be stubbed to the northern property line of the parcel to near its northwest corner to provide future access from the north.

Proposed Development Unit Types

The proposed development will be a mix of residential housing types. Housing approved by the PUD for this parcel included the following types:

Townhouses
Apartments
Condominiums
Attached Single Family
Single Family

This mix was limited to a maximum density of 160 units on a net area of 14.4 acres.

The proposed development includes the following mix of units:

17 single family detached lots (designated SF on the Site Plan)
42 attached single family units (designated ASF on the site plan)
Up to 101 apartment units (designated C on the Site Plan)

Single Family Area

Minimum Lots size = 6,600 Sf (0.15 AC)
Minimum Lot Width = 60' at BSL
Minium Lot Depth = 110'
Front Yard Setback (build to line) = 15'
Rear Yard Setback = 25'
Side Yard Setback = 5', regardless of number of stories
Garage Setback = 20' from build to line for front load garage
No additional setback for side load garage
Unit type – 1 story ranch, ranch over basement, 2 story
Finished floor must be a minimum of 2' above street grade

Attached Single Family Area

Limited common area outside unit footprint

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Front yard Setback (build to line) = 10'
Side yard setback adjacent to alley = 10'
Minimum distance between units = 15'
2 parking spaces per unit, minimum
Unit type – 2 story over basement garage, 2 story
Parking - Internal garage, driveway and or surface parking
Parking / Garage Area Access derived from a public alley

Apartment Area
The apartment area is shown conceptually. Final approval for development of this portion of the project will require additional review and approval. Some items within the development area are set by this approval. Those items include:

1. North / South extension of the private drive through Woolery Mill across the site
2. Common Detention Area size for the Parcel O development

Proposed Development Roadway Sections
There are 3 typical roadway sections and one typical alley section within the development. Sections are illustrated on the Site Plan and on the attached exhibits.

Public Street – Single Family Area Lots 1-2, 4-17 (A-A)
50' R/W width
18' pavement for travel lanes
2' roll curb and gutter both sides
5' concrete sidewalk with 8' tree plot, one side
8' asphalt path with 5' tree plot, one side

Public Alley – ASF (B-B)
20' R/W
14' pavement for travel lane
2' roll curb and gutter both sides

Public Street – Single Family Area Lot 3 and ASF (C-C)
50' R/W width
20' pavement for travel lanes
6" standing curb both sides
5' concrete sidewalk with 8.5' tree plot

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Public Street with On-street Parking - ASF Area (D-D)
56.5' R/W width
18' pavement for travel lanes
8' on-street parking lane, one side
6" standing curb both sides
8' asphalt path with 5' tree plot, one side
5' concrete sidewalk with 9.5' tree plot, one side

Public Street – Adams Street Extension (E-E)
75' R/W width
27' pavement for travel lanes
2' roll curb and gutter
5' concrete sidewalk with 13.5' tree plot
8' asphalt trail with 6' tree plot

Proposed Trail

The approved PUD Outline Plan document detailed a private trail section along the western property line. In 1999 when the PUD was approved, the Clear Creek Trail was to follow Weimer Road and a 40' R/W was to be dedicated along the western portion of the PUD adjacent to Weimer Road and a trail head constructed on Parcel A1. The location of the Clear Creek Trail is shown on the Master Thoroughfare Plan as being adjacent to Weimer Road with a side path connecting the Clear Creek Trail to Adams Street through the Sudbury Parcel O area. Internal private trails were to be located within a 20' easement and be an 8' gravel trail. In accordance with the PUD, the trail along the western portion of Parcel O will be an 8' wide private gravel trail. Due to the uncertainty of where the Clear Creek Trail may ultimately be located, a 40' R/W will be dedicated along the private trail as opposed to a 20' easement. If City Parks determines that the Clear Creek Trail is to follow an alternate route along the western line of Parcel O, the trail could be paved and widened within the dedicated easement by the Parks Department.

The trail will be stubbed on the south end to the Woolery Mill development and to the northern property line of Parcel O where it could continue north across Parcel N as indicated on the approved PUD Outline Plan.

An 8' paved side path is included along the east / west roadway within Parcel O connecting to Adams Street as shown on the Master Thoroughfare Plan.

Preservation and Common Area

The proposed plan preserves existing mature wooded area as indicated on the approved PUD Outline Plan. Total wooded preservation on site is 12.2 acres. The majority of this area is a large contiguous 8.95 acre block of woods located on the north and north eastern portion of the property. An area of wooded preservation is also located within the 0.98 acre community park, centrally located within the development. The remaining wooded preservation is located within a 0.90 acre common area at the southeastern corner of the property and along the western boundary of the site. All karst features on site are located within common area.

Riparian Buffer Requirement

The original PUD Outline Plan identified that a 50' wide riparian buffer planting area was required along streams (25' per side). The intermittent stream along the northern boundary of Parcel O is primarily located within a wooded area. This portion of the stream does not require riparian buffering.

Planting within this area will be more disruptive than beneficial. The appropriate location for riparian buffering is where the intermittent stream flows out of the woods and into the former pasture area. Buffering in this area will be provided on the north side of the stream at a width of 25'. The attached stream buffering exhibits shows the locations of the stream within the wooded area and within the former pasture area. Images 1-4 illustrate where the buffer zone will be located. The attached typical section shows the proposed buffering concept.

Amenities

A common community park will be located centrally to the development. This park is intended for use by all of the residents of Parcel O. Clearing of undergrowth within the existing woods located on the park site shall be permitted. Recreational facilities such as playground equipment and a shelter house are also permitted within the park area. On street parking adjacent to the park area has been provided.

Storm Water Management

The original PUD Outline Plan identified a common detention area to be located within the stream channel between Parcel O and Parcel N. Regulations regarding "in channel" detention have since changed and utilization of that area for detention is no longer possible. A common detention area for all of the development areas within Parcel O has been located along the western edge of the property in the open field area. This basin is intended to serve the detention and storm water quality needs for the development.

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Petitioner Statement

The storm water detention basin will be planted with native plant material. Rain garden features will also be located in the western corners of the community park area.

Utility Service Lines

Water, sewer and private utility lines are located near the property to serve the needs of the development.

Water – water service will be provided by connection to the existing mains within Summit Point and along Adams Street and extended into and through the development. Water will be stubbed for future extension at the north property line road stub in the NW corner of the project and at the north end of the Adams Street stub. Water will also connect to an existing stub from the Woolery Mill development.

Sanitary Sewer – a portion of the development will connect to the existing sewer stub at the northwest corner of Summit Pointe. The remainder of the development will require connection to the Weimer Road sewer through an easement extending from the western edge of Parcel O to Weimer Road.

Private utilities – Electric, telephone and cable service is available in Summit Point and along Adams Street for extension into the project.

PUD-08-15
Petitioner Statement

AECOM
1800 West 17th Street, Suite A
Bloomington, IN 47404
www.aecom.com

812 336 0972 tel
812 336 3991 fax

Memorandum

To:	Steve Brehob / Smith Brehob and Associates, Inc.	Pages:	2
Cc:	file		
Subject:	Karst Evaluation for areas of Sudbury Parcel O PUD Final Plan, Bloomington, Indiana		
From:	John Bassett, LPG		
Date:	January 27, 2015		

Introduction

This memorandum presents the results of a karst evaluation for four areas of the Sudbury Parcel O PUD, Bloomington, Indiana. Areas examined for this report have been previously noted by the City of Bloomington as potentially requiring Karst Conservancy Easements (KCEs) within the meaning of City of Bloomington Unified Development Code Section 20.05.042 Environmental Standards; Karst Geology. The property was examined in the field on January 23, 2015. The evaluation also included a review of both City of Bloomington and Monroe County topographic contour mapping of the areas. Specific areas investigated are shown in Figure 1. Appendix A provides a photo log of the area.

Evaluation Results

Four specific areas of the project were examined. Each of these is shown in Figure 1 with an accompanying KCE.

Area 1 is located in the upper portion of a shallow west-flowing drainageway in the southern part of the property. This part of the drainageway is mowed and visibility was excellent. No karst features were noted in this area, and it appears that normal surface water flow is maintained across this area. Area 1 should not be considered a karst feature.

Area 2 is located downstream in the same west-flowing drainageway. This part of the drainageway is eroded to a depth of 2 to 3 feet and limestone bedrock is exposed in the channel bottom at a few locations. Portions of the channel are overgrown. Two minor karst features were noted in this area. These features were located and are shown on Figure 2. Feature F01 (Appendix A, Photos 1 and 2) is a shallow swallet about 5 feet in diameter and one foot deep located against the south bank of the channel. No bedrock is exposed, and there is no open hole. The deepest part of the swallet is underlain by soft, raveled soils. Channel flow is maintained across the area, as witnessed by recent flow markings, but it appears that some channel flow is lost at this point. The feature is minor significance, but should be considered a karst feature.

Feature F02 (Appendix A, Photos 3 and 4) is also located in Area 2. The feature is a small open hole in the bottom of the south bank of the drainageway, and is about 40 feet downstream of feature F01. No bedrock is exposed. It is located near a prominent cedar tree, as shown in Figure 1 and in Photo 4, and appears to be the previously-identified karst feature shown in Figure 1. There are no erosion channels entering or exiting the feature, however flow markings appear to indicate that the feature is a minor channel spring. It is possible that water sinking in the channel at Feature F01 emerges here after a short underground flow pathway, however this could not be confirmed as the drainageway was dry at the time of the field inspection.

Feature F02 is not a significant karst feature, but it should be left open to allow continued groundwater discharge.

PUD-08-15
Karst Evaluation

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Area 3 is located along an overgrown fence row along the south parcel line. A search of this area was conducted, but no karst feature was apparent. Area 3 should not be regarded as a karst feature.

Area 4 is located in a wooded area along the south parcel boundary, and is at the western end of the previously-identified KCE shown in Figure 1. There are three small doline sinkholes to the east within this KCE. Appendix A, Photos 5 and 6 show this area. Area 4 appears to be the head of a small drainageway that flowed southwest off of the property. The area has positive surface drainage, there are no closed contours, and there are no soil slumps or piping features indicating subterranean drainage. Area 4 should not be regarded as a karst feature. The KCE in this area should only incorporate the three aforementioned doline sinkholes to the east.

PUD-08-15
Karst Evaluation

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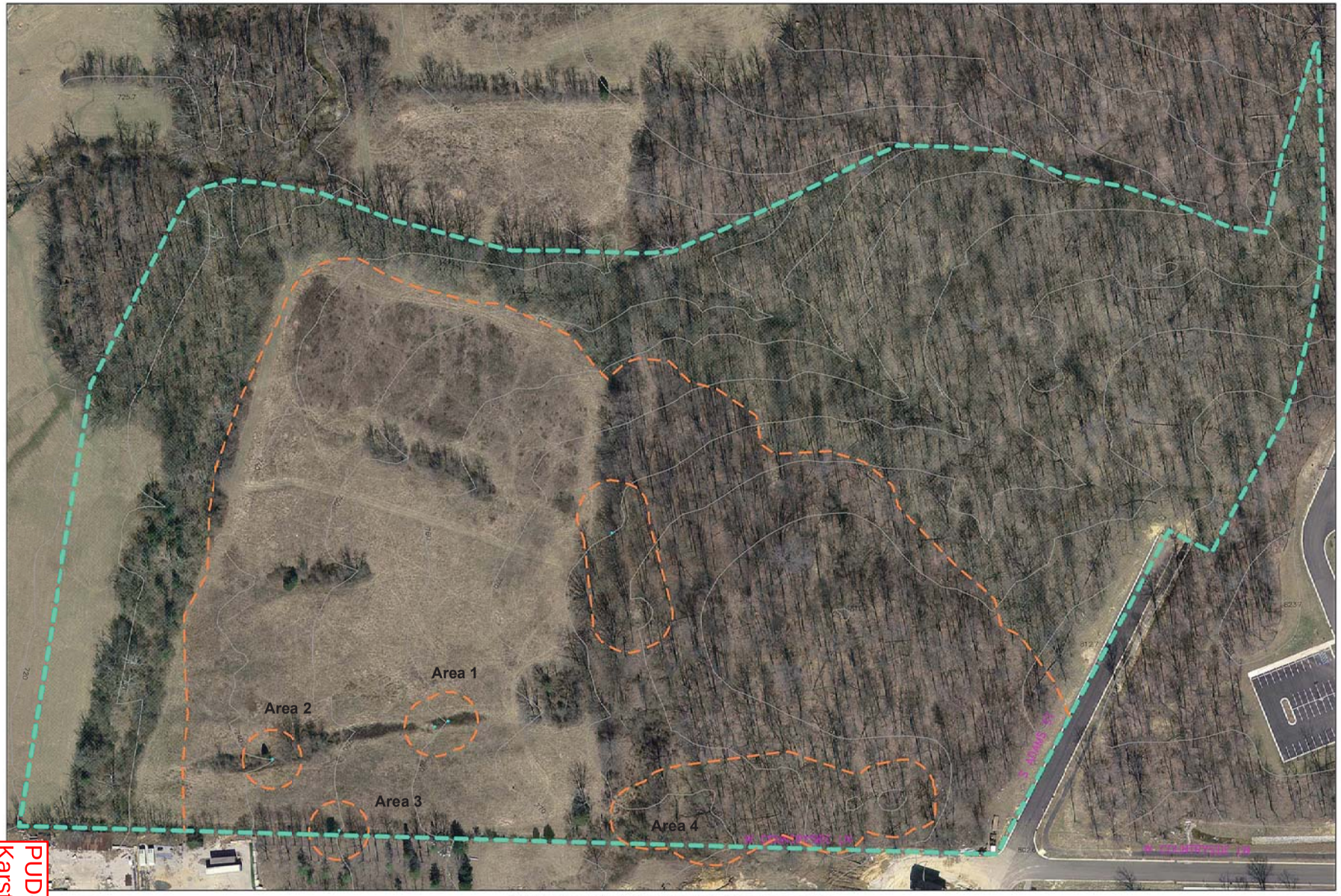
Attachment A

Photo Log

PUD-08-15
Karst Evaluation



Sudbury Development Constraints

Scale: 1" = 60'

60 50 0 60 120 180 240 300 360 420 480 540 600

(Scale valid only when printed at original 36 x 24 inch size)

City of Bloomington, Indiana
Geographic Information System

plot
Information and Technology Services Department
1 January 2010

Important Notice:
The positions of underground utilities are shown schematically.
Please call 811 to have all underground utilities located.

Legend

Property Layers

- Property line
- Parcel tie
- Road right-of-way or centerline
- Railroad right-of-way or centerline
- Section line
- Township line
- County boundary
- Creek or lake shore
- Subdivision boundary
- Municipal boundary
- Treaty line

Development Boundary

Conservancy Area from 1999 PUD

Karst Conservancy Area Determined by Field Visit

DLtempplot

Figure 1

N

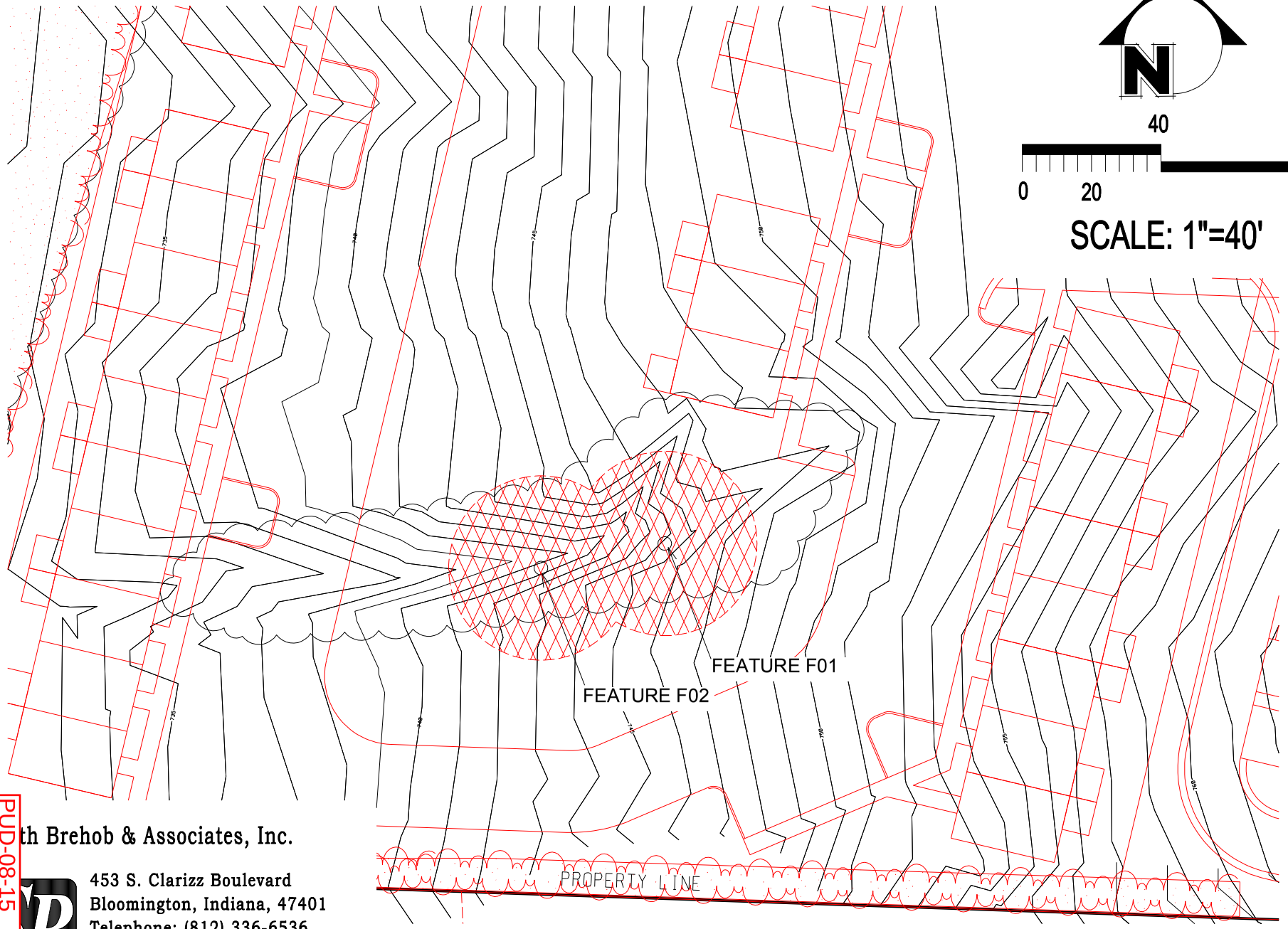
Scale: 1" = 60'

15 Jan 10

haleyl

PUD-08-15
Karst Evaluation

FIGURE 2



th Brehob & Associates, Inc.

453 S. Clarizz Boulevard
Bloomington, Indiana, 47401
Telephone: (812) 336-6536
Fax: (812) 336-0513
Web: http://smithbrehob.com

NOTE: PROPOSED IMPROVEMENTS ARE SHOWN IN RED

PUD-08-15
Karst Evaluation

Karst Figure 2.sht 1/27/2015 11:29:49 AM

AECOM

PHOTOGRAPHIC LOG

Client Name: Smith Brehob & Associates	Site Location: Sudbury Parcel O	Project No. 60149555

Photo No. 1	Date: 1/23/15

Direction Photo Taken: East

Description: Feature F01, at orange notebook,general view

Photo No. 2	Date: 1/23/15

Direction Photo Taken: East

Description: Feature F01, at orange notebook, closeup

PUD-08-15
Karst Evaluation

AECOM

PHOTOGRAPHIC LOG

Client Name: Smith Brehob & Associates	Site Location: Sudbury Parcel O	Project No. 60149555

Photo No. 3	Date: 1/23/15

Direction Photo Taken: East

Description:
Feature F02, general view
Feature F01 located in background

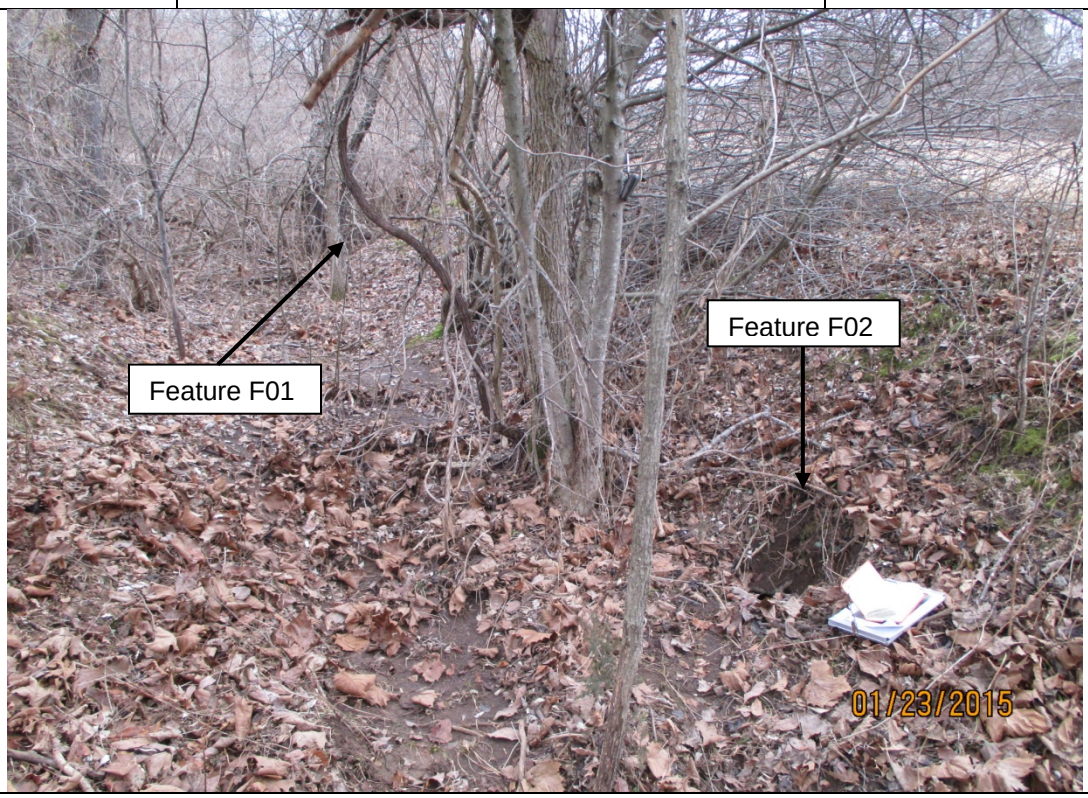


Photo No. 4	Date: 1/23/15

Direction Photo Taken: Northwest

Description:
Feature F02, closeup

PUD-08-15
Karst Evaluation

AECOM

PHOTOGRAPHIC LOG

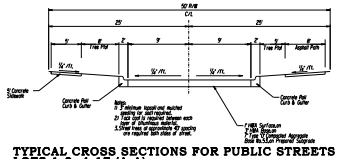
Client Name: Smith Brehob & Associates	Site Location: Sudbury Parcel O	Project No. 60149555

Photo No. 5	Date: 1/23/15
Direction Photo Taken: Southwest	
Description: Area 4	

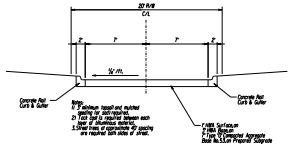
Photo No. 6	Date: 1/23/15
Direction Photo Taken: Area 4	
Description: Area 4	

PUD-08-15
Karst Evaluation

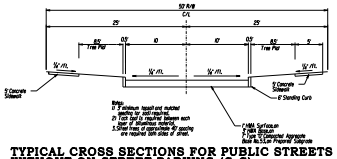
PUD-08-15
Site Plan



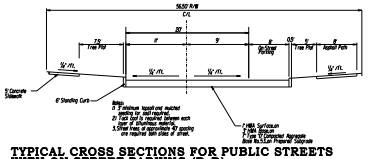
TYPICAL CROSS SECTIONS FOR PUBLIC STREETS
LOTS 1-2, 4-17 (A-A)
NO SCALE



TYPICAL CROSS SECTIONS FOR PUBLIC ALLEY (B-B)
NO SCALE



TYPICAL CROSS SECTIONS FOR PUBLIC STREETS
WITHOUT ON-STREET PARKING (C-C)
NO SCALE

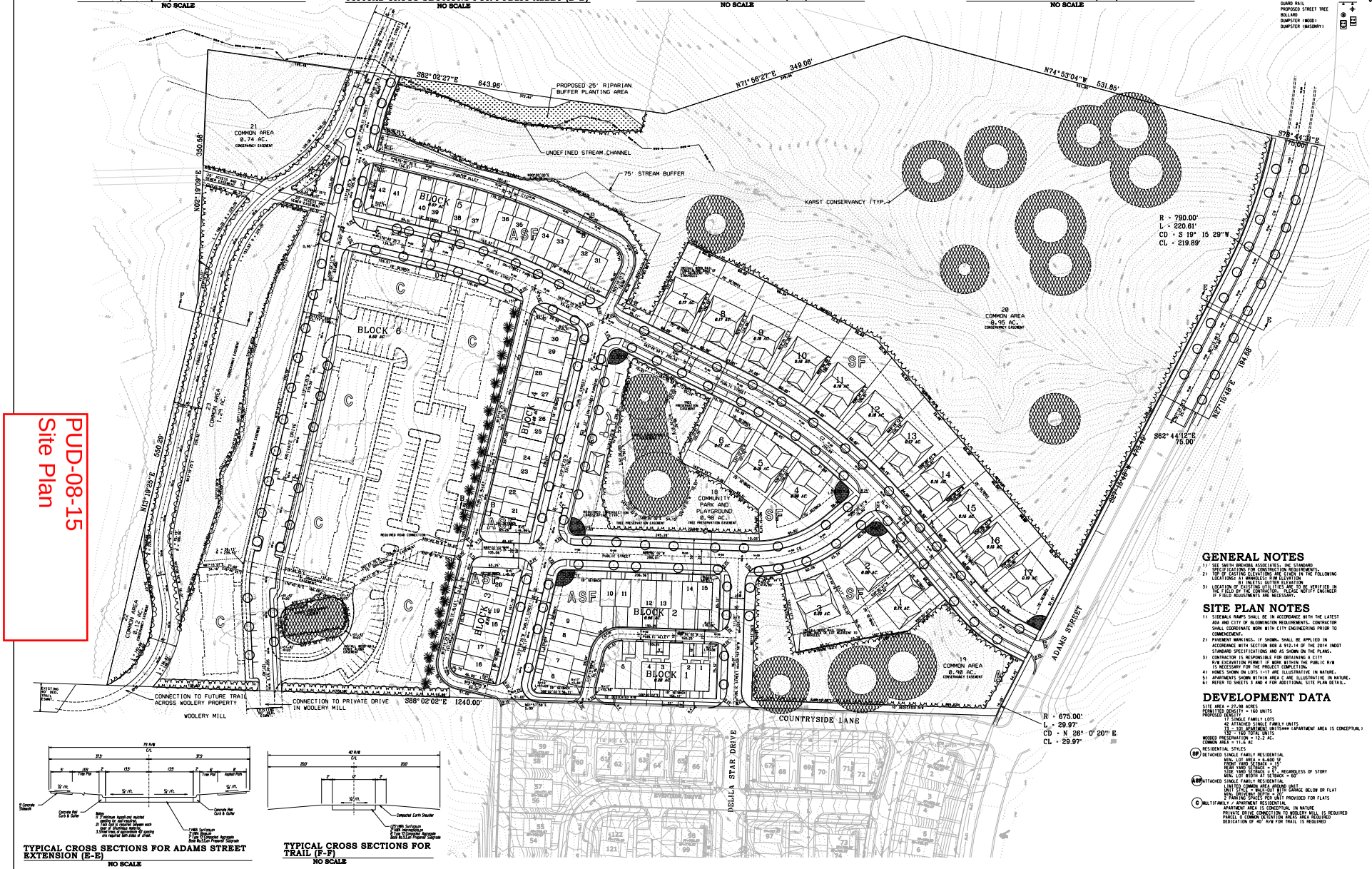


TYPICAL CROSS SECTIONS FOR PUBLIC STREETS
WITH ON STREET PARKING (D-D)
NO SCALE

SITE LEGEND

DRAINAGE EASEMENT	10'DE
UTILITY EASEMENT	10'UE
DRN. & UTL. EASEMENT	10'DUE
2' ROLL CURB	
2' CURB AND GUTTER	
6" STANDING CURB	
CONCRETE SIDEWALK	
HANDICAPPED RAMP	
HANDICAPPED RAIL	
RET. WALL (CONCRETE)	
RET. WALL (MASONRY)	
RET. WALL (STONE)	
RET. WALL (WOOD)	
FENCE (BARB WIRE)	
FENCE (CHAIN LINK)	
FENCE (SMOOTH WIRE)	
FENCE (POST & RAIL)	
FENCE (WOOD SLAT)	
GUARD RAIL	
PROPOSED STREET TREE	
BOLLARD	
DUMPSTER (WOOD)	
DUMPSTER (MASONRY)	

SCALE: 1"=50'



GENERAL NOTES

1) SEE SMITH BRENDBA ASSOCIATES, INC STANDARD SPECIFICATIONS FOR CONSTRUCTION REQUIREMENTS.
2) TOP OF CASTING ELEVATIONS ARE GIVEN IN THE FOLLOWING LOCATIONS: A) MANHOLES: RIM ELEVATION
B) INLETS: GUTTER ELEVATION
3) LOCATION OF UTILITIES AND STRUCTURES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. CONTRACTOR TO NOTIFY ENGINEER IF FIELD ADJUSTMENTS ARE NECESSARY.

SITE PLAN NOTES

1) SIDEWALK RAMPS SHALL BE IN ACCORDANCE WITH THE LATEST ADA AND CITY OF BLOOMINGTON REQUIREMENTS. CONTRACTOR SHALL COORDINATE WORK WITH CITY ENGINEERING PRIOR TO COMMENCEMENT.
2) PAVEMENT MARKINGS: IF SHOWN, SHALL BE APPLIED IN ACCORDANCE WITH SECTION 808 & 912.14 OF THE 2014 INDOT STANDARD SPECIFICATIONS AND AS SHOWN ON THE PLANS.
3) CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CITY R/W EXCAVATION PERMIT IF WORK WITHIN THE PUBLIC R/W IS NECESSARY FOR THE PROJECT COMPLETION.
4) HOMES SHOWN ON LOTS 1-17 ARE ILLUSTRATIVE IN NATURE.
5) APARTMENTS SHOWN WITHIN AREA C ARE ILLUSTRATIVE IN NATURE.
6) REFER TO SHEETS 3 AND 4 FOR ADDITIONAL SITE PLAN DETAIL.

DEVELOPMENT DATA

SITE AREA = 27.98 ACRES
PERMITTED DENSITY = 160 UNITS
PROPOSED DENSITY = 153 SINGLE FAMILY LOTS
42 ATTACHED SINGLE FAMILY UNITS
74 - 101 APARTMENT UNITS(MAX 3 APARTMENT AREA IS CONCEPTUAL)
153 - 160 TOTAL UNITS
WOODED PRESERVATION = 12.2 AC.
COMMON AREA = 11.6 AC

RESIDENTIAL STYLES
SF DETACHED SINGLE FAMILY RESIDENTIAL
MIN. LOT AREA = 6,400 SF
FRONT YARD SETBACK = 15'
REAR YARD SETBACK = 25'
SIDE YARD SETBACK = 5' REGARDLESS OF STORY
MIN. LOT WIDTH AT SETBACK = 60'
ASF ATTACHED SINGLE FAMILY RESIDENTIAL
LIMITED COMMON AREA AROUND UNIT
UNIT STYLE = WALK-OUT WITH GARAGE BELOW OR FLAT
MIN. DRIVEWAY DEPTH = 20'
2 PARKING SPACES PER UNIT PROVIDED FOR FLATS
C MULTIFAMILY / APARTMENT RESIDENTIAL
APARTMENT AREA IS CONCEPTUAL IN NATURE
PRIVATE DRIVE CONNECTION TO WOOLERY MILL IS REQUIRED
PARCEL C COMMON DETENTION AREA REQUIRED
DEDICATION OF 40' R/W FOR TRAIL IS REQUIRED

TYPICAL CROSS SECTIONS FOR ADAMS STREET
EXTENSION (E-E)
NO SCALE

TYPICAL CROSS SECTIONS FOR
TRAIL (F-F)
NO SCALE

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Smith Brendbo & Associates, Inc.
451 N. Clarizz Boulevard
Bloomington, Indiana, 47401
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Web: www.smithbrendbo.com

CONSTRUCTION DATE
/ /

JOB TITLE
SUDBURY PARCEL O
PUD FINAL PLAN

REVISIONS	BY	DATE

SAB
SAB/WW
SAB
SAB

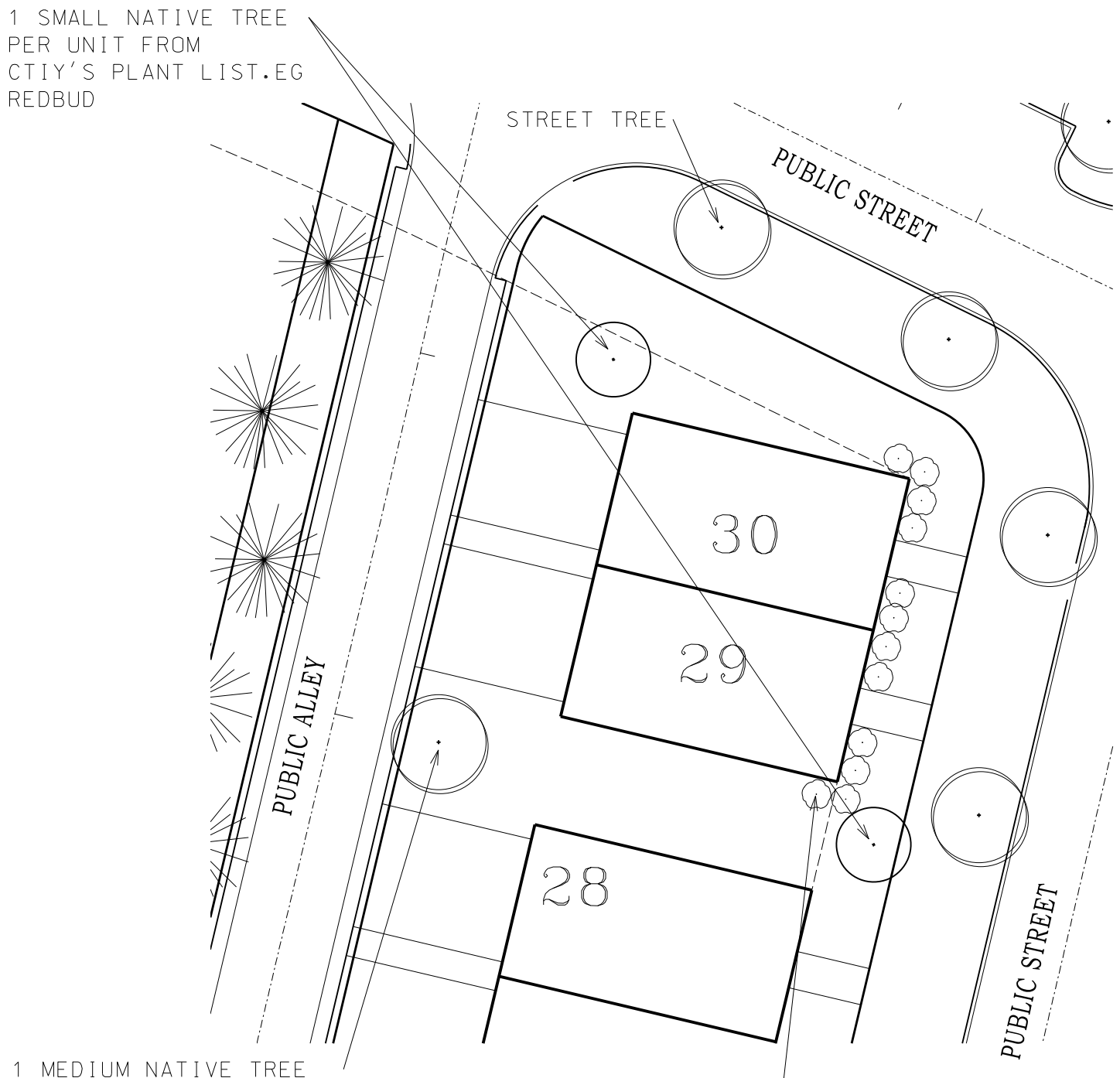
JOB NUMBER
5121

SHEET
2 OF 27

DATE
3/18/15

OVERALL
SITE PLAN

PROJECT NO.: 5121
DRAWN BY: DK DATE: 3/24/15



PUD-08-15
ASFR typical landscape plan

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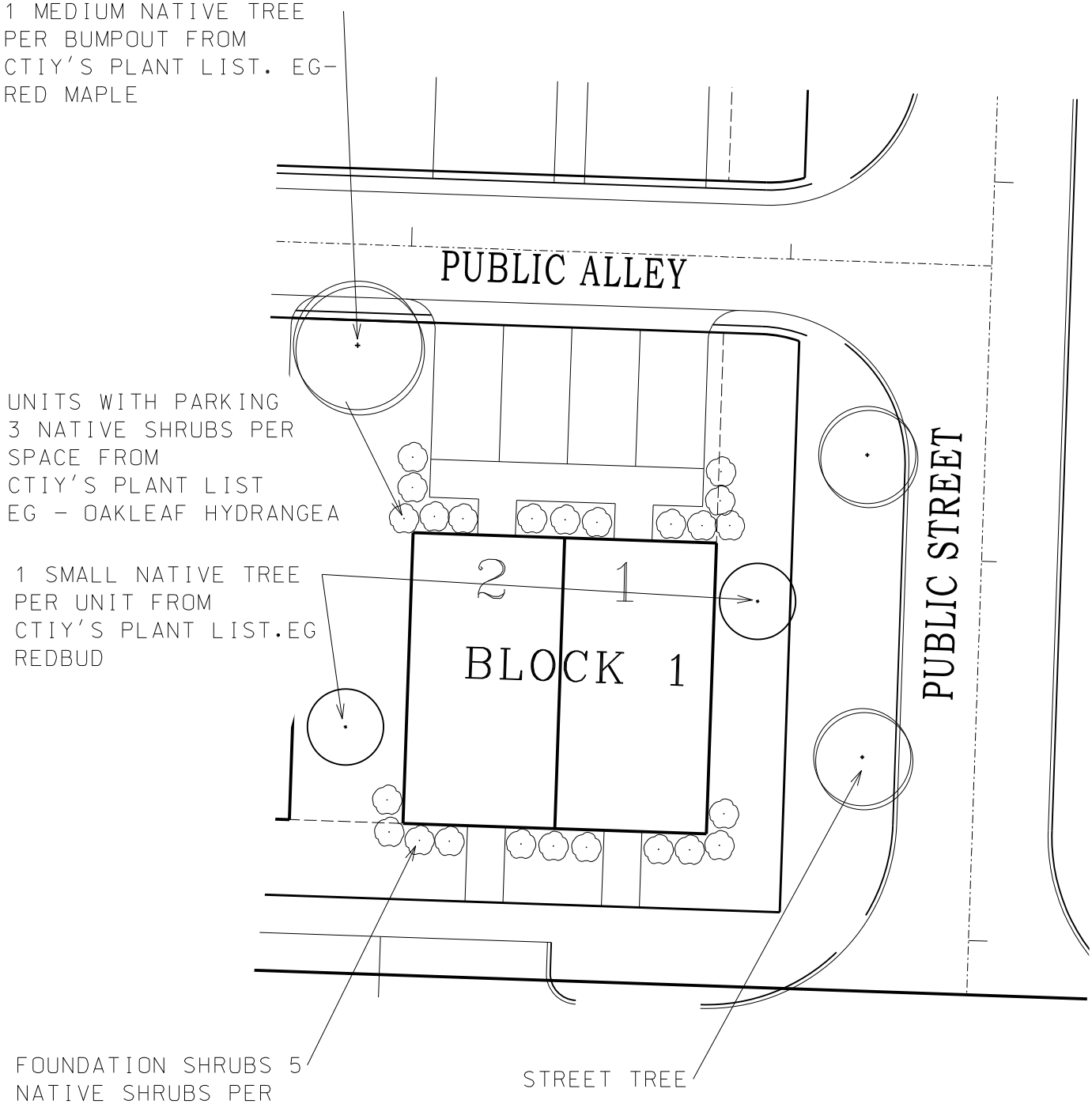
Fax: (812) 336-0513
Web: http://smithbrehob.com

SUDBURY PARCEL O

TYPICAL LANDSCAPE PLAN FOR UNITS WITH GARAGE.

PROJECT NO.: 5121
DRAWN BY: DK DATE: 3/23/15



PUD-08-15
ASFR typical landscape plan

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SUDBURY PARCEL O

TYPICAL LANDSCAPE PLAN FOR UNIT FLATS.

INSTRUMENT NO. _____ PLAT CABINET _____ ENVELOPE _____

EASEMENT LEGEND

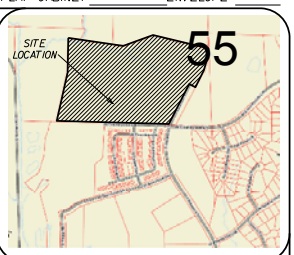
DE= Drainage Easement
(A) Shall be required for any surface swales or other minor improvements that are intended for maintenance by the lots on which they are located.
(B) Shall prohibit any alteration within the easement that would hinder or redirect flow.
(C) Shall provide that the owner of the lot on which the easement is placed shall be responsible for maintenance of the drainage features within such easement.
(D) Shall be enforceable by the City Utilities Department and by owners of properties that are adversely affected by conditions within the easement.
(E) Shall allow the City Utilities Department to enter upon the easement for the purpose of maintenance, to charge the cost of such maintenance to the responsible parties, to construct drainage facilities within the easement, and to assume responsibility for the drainage features at its discretion.

Karst Conservancy Easement
(A) Prohibits any land-disturbing activities, including the placement of a fence, within the easement area. Mowing is allowed within the easement area.
(B) Allows the removal of dead or diseased trees that pose a risk or impede drainage as well as allowing the removal of exotic invasive species, only after first obtaining written approval from the Planning Department.
(C) Grants the City the right to enter the property to inspect the easement and alter or repair the karst feature.
(D) All Karst Conservancy Easements shall be identified with signs located along the boundary of the easement. Signs shall be placed at intervals of no more than two hundred (200) feet, and each sign shall be a maximum of one and a half (1.5) square feet in area. A minimum of one (1) sign is required, regardless of easement size.
(E) Any use of pesticides, herbicides, or fertilizers is prohibited within the easement area.
(F) Allows, in cases where removal of exotic invasive species is proposed , the restoration of disturbed areas with native plant material. Written approval from the Planning Department is required prior to any proposed restoration.

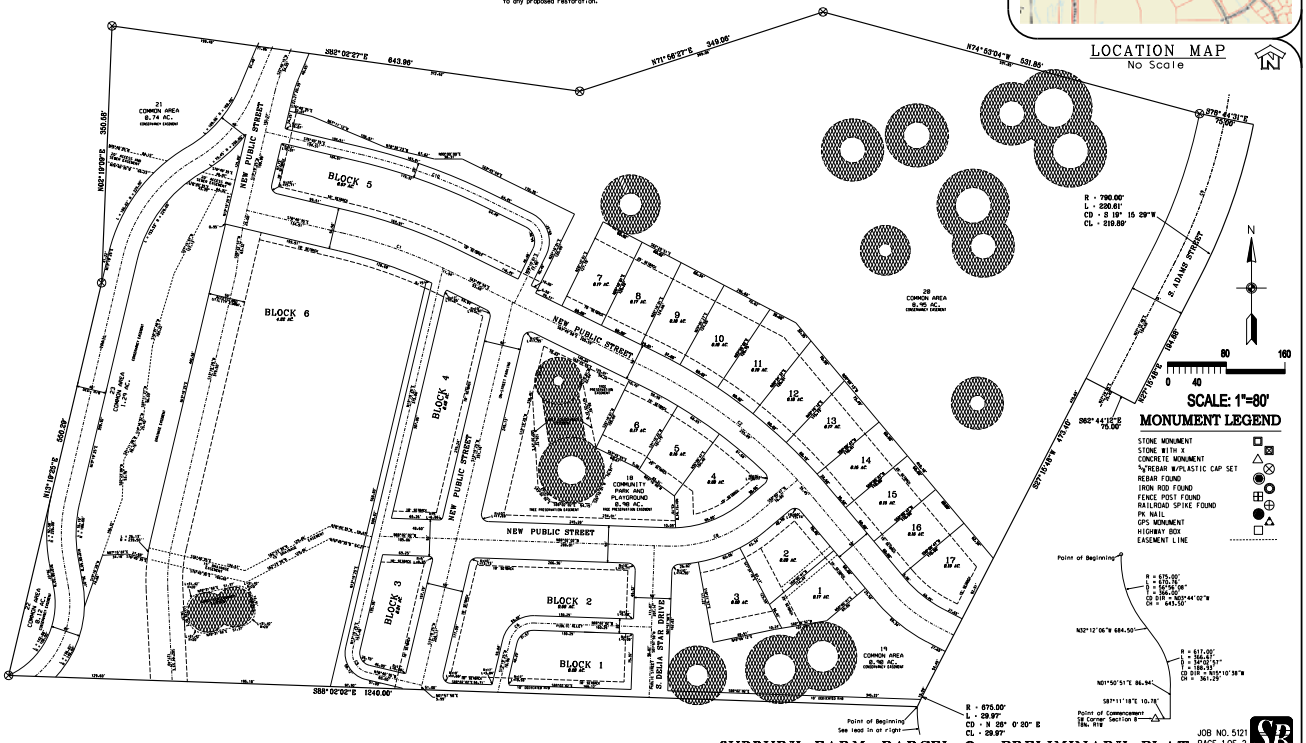
Access Easement
(A) An easement of 20' in width for the purpose of providing access along a sanitary sewer.
(B) Trees and structures including, but not limited to, buildings fences, retaining walls, signs, and light fixtures, shall not be located within the Access Easement. Trails, drives and pedestrian access is permitted.

Tree Preservation Easement
(A) Prohibits the removal of any tree over six (6) inches dbh within the easement area.
(B) Allows the removal of dead or diseased trees that pose a risk or impede drainage as well as allowing the removal of exotic invasive species, only after first obtaining written approval from the Planning Department.
(C) All Tree Preservation Easements shall be identified with signs located along the boundary of theeasement. Signs shall be placed at intervals of no more than two hundred (200) feet, and each sign shall be a maximum of one and a half (1.5) square feet in area. A minimum of one (1) sign is required, regardless of easement size.
(D) Allows, in cases where removal of exotic invasive species is proposed , the restoration of disturbed areas with native plant material. Written approval from the Planning Department is required prior to any proposed restoration.

Conservancy Easement
(A) Prohibits any land-disturbing activities including the placement of a fence, or alteration of any vegetative cover, including mowing, within the easement.
B) Allows the removal of dead or diseased trees that pose a safety risk or impede drainage as well as allowing the removal of exotic invasive species, only after first obtaining written approval from the Planning Department.
(C) All Conservancy Easements shall be identified with signs located along the boundary of theeasement. Signs shall be placed at intervals of no more than two hundred (200) feet, and each sign shall be a maximum of one and a half (1.5) square feet in area. A minimum of one (1) sign is required, regardless of easement size.
(D) Allows, in cases where removal of exotic invasive species is proposed , the restoration of disturbed areas with native plant material. Written approval from the Planning Department is required prior to any proposed restoration.



LOCATION MAP
No Scale



MONUMENT LEGEND

STONE MONUMENT	
STONE WITH X	
CONCRETE MONUMENT	
5/8"REBAR W/PLASTIC CAP SET	
REBAR FOUND	
IRON ROD FOUND	
FENCE POST FOUND	
RAILROAD SPIKE FOUND	
PK NAIL	
GPS MONUMENT	
HIGHWAY BOX	
EASEMENT LINE	

SUDBURY FARM PARCEL O - PRELIMINARY PLAT

PREPARED BY: SMITH BREHOB & ASSOCIATES, INC., 453 S. CLARIZZ BLVD., BLOOMINGTON, INDIANA 47401

JOB NO. 5121
PAGE 1 OF 2

INSTRUMENT NO. _____ PLAT CABINET _____ ENVELOPE _____

A part of the Southeast quarter of Section 7, Township 8 North, Range 1 West, Monroe County, Indiana, being more particularly described as follows: Commencing at the Southeast corner of said Section 7; thence South 87 degrees 11 minutes 18 seconds East, a distance of 10.78 feet to the West right of way line of Adams Street; thence the next 4 courses along said West line:

1. North 01 degrees 50 minutes 51 seconds East, a distance of 86.94 feet to a tangent curve to the left having a radius of 617.00 feet and a chord bearing and distance of North 15 degrees 10 minutes 38 seconds West, 361.29 feet;

2. Northerly along said curve through a central angle of 34 degrees 02 minutes 57 seconds for a length of 366.67 feet;

3. North 32 degrees 12 minutes 06 seconds West, a distance of 684.50 feet to a tangent curve to the right having a radius of 675.00 feet and a chord bearing and distance of North 03 degrees 44 minutes 02 seconds West, 643.50 feet;

4. Northerly along said curve through a central angle of 56 degrees 56 minutes 08 seconds for a length of 670.76 feet to the true Point of Beginning;

thence leaving said right of way North 88 degrees 02 minutes 02 seconds West, a distance of 1240.00 feet to a 5/8-inch rebar with yellow cap; thence North 13 degrees 19 minutes 25 seconds East, a distance of 550.30 feet to a 5/8-inch rebar with yellow cap; thence North 02 degrees 19 minutes 09 seconds East, a distance of 350.58 feet to a 5/8-inch rebar with yellow cap; thence South 82 degrees 02 minutes 27 seconds East, a distance of 643.96 feet to a 5/8-inch rebar with yellow cap; thence North 71 degrees 56 minutes 27 seconds East, a distance of 349.06 feet to a 5/8-inch rebar with yellow cap; thence South 74 degrees 53 minutes 04 seconds East, a distance of 531.85 feet to a 5/8-inch rebar with yellow cap on the East right of way line of Adams Street and the point of curvature of a non-tangent curve concave westerly and having a radius of 790.00 feet and a chord bearing and distance of South 19 degrees 15 minutes 29 seconds West, 220.61 feet; thence continuing along said East right of way line South 27 degrees 15 minutes 48 seconds West, a distance of 194.68 feet; thence North 62 degrees 44 minutes 12 seconds West, a distance of 75.00 feet to the West right of way line of Adams Street; thence South 27 degrees 15 minutes 48 seconds West, a distance of 473.40 feet to the point of curvature of a tangent curve to the left having a radius of 675.00 feet and a chord bearing and distance of South 14 degrees 53 minutes 02 seconds West, 29.96 feet; thence Southerly along said curve and West right of way line through a central angle of 02 degrees 32 minutes 37 seconds for a length of 29.97 feet to the Point of Beginning, containing 27.98 acres, more or less.

I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.
Certified this ___th day of February, 2015.

_____
Stephen L. Smith
Registered Land Surveyor No. LS80040427
State of Indiana
I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document unless required by law.
Stephen L. Smith

LOT ADDRESS TABLE	
LOT*	ADDRESS
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The real estate described on this plat shall be and is hereby subject to the terms and Conditions of the Declaration of Covenants, conditions and Restrictions. Recorded on _____as Instrument Numbers _____and _____ in the office of the Recorder of Monroe County, Indiana.

The undersigned, Joseph Kemp, Jr. President of Joe Kemp Construction, LLC., being the owner of the above described real estate, does hereby layoff, plat and subdivide the same into lots and streets in accordance with this plat. This within plat shall be known and designated _____.

IN WITNESS WHEREOF, Joe Kemp Construction, LLC., an Indiana Limited Liability Corporation, by Joseph Kemp Jr. President, has hereunto executed this_____day of _____, 2015.

_____
Joseph Kemp Jr., President
Joe Kemp Construction, LLC.

STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

Before me, a Notary Public in and for the State of Indiana and Monroe County, personally appeared Joseph Kemp Jr., personally known to me to be the President of Joe Kemp Construction, LLC., and being the owner of the described real estate, and who acknowledged the execution of the foregoing plat for the Real Estate known as _____ as his voluntary act and deed for the uses and purposes therein expressed.

WITNESS my hand and Notarial Seal this_____ day of _____, 2015.

My Commission Expires: _ _ _ _ _ _ _ _ .

_____
_____, NOTARY PUBLIC
a resident of Monroe County

PLAN COMMISSION AND BOARD OF PUBLIC WORKS

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

Approved by the Board of Public Works at a meeting held: _____

_____
Charlotte Zietlow, President

_____
James McNamara, Member

_____
Dr. Frank N. Hrisomalos, Member

Approved by the City Plan Commission at a meeting h _____

_____
Tom Micuda, Director of Planning and Transportation

_____
Jack Baker, President of Plan Commision

PUD-08-15
Preliminary Plat

SUDBURY FARM PARCEL O - PRELIMINARY PLAT

PREPARED BY: SMITH BREHOB & ASSOCIATES, INC., 453 S. CLARIZZ BLVD., BLOOMINGTON, INDIANA 47401

JOB NO. 5121
PAGE 2 OF 2

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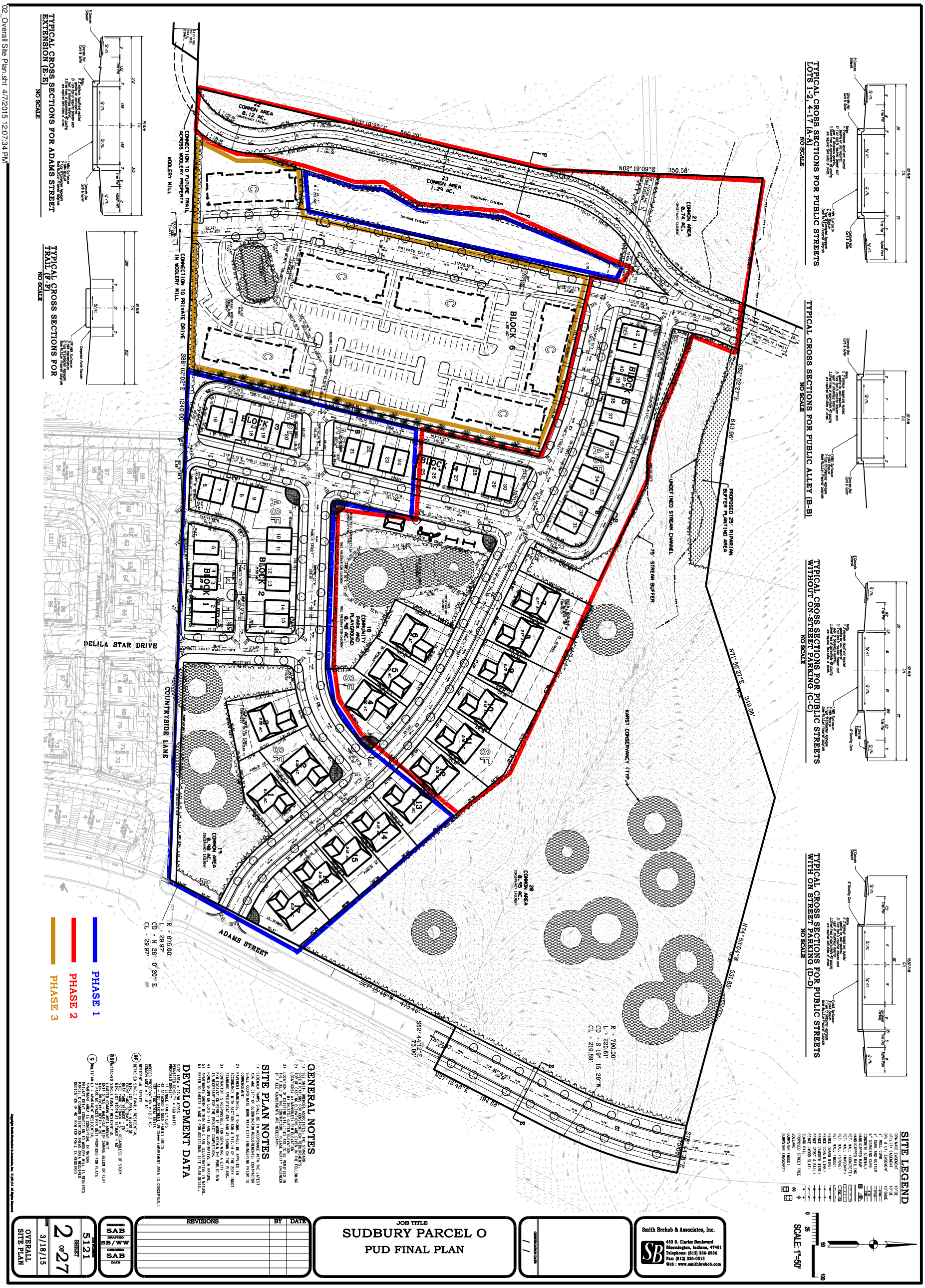
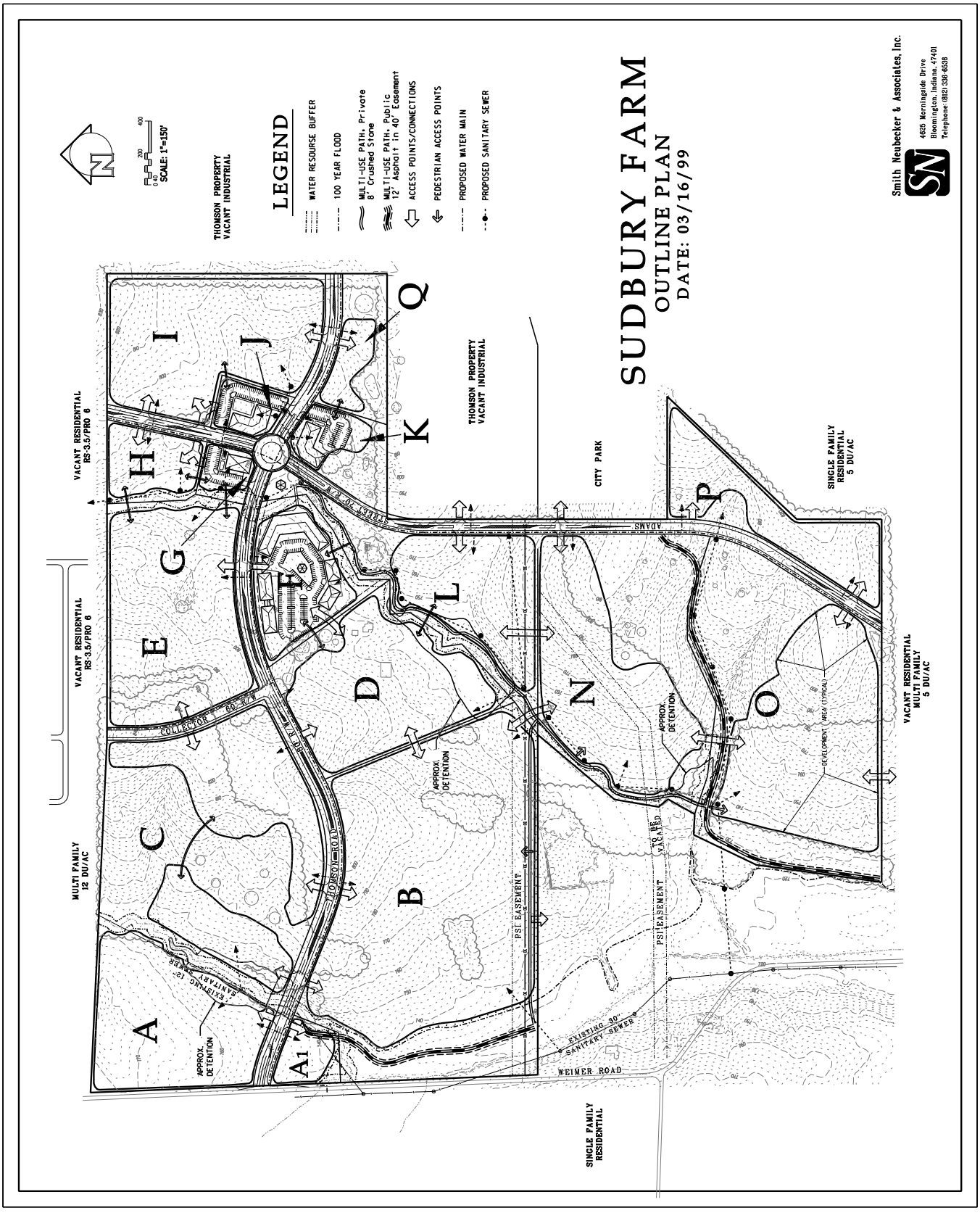


PUD-08-15
Phasing Schedule



PUD-08-15
Original Sudbury PUD Outline Plan

PDF creation www.pdffactory.com

BLOOMINGTON PLAN COMMISSION **CASE NO: PUD-10-15**
STAFF REPORT **DATE: April 13, 2015**
LOCATION: 3100 W. Fullerton Pike

PETITIONER: Bill C. Brown
300 S. SR 446, Bloomington

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

REQUEST: The petitioners are requesting a final plan approval to allow grading within a Planned Unit Development.

BACKGROUND:

Area:	Approximately 87 acres	
Current Zoning:	Planned Unit Development	
GPP Designation:	Employment Center & State Road 37/Tapp Road Subarea	
Existing Land Use:	Vacant	
Proposed Land Use:	Vacant (Only grading is proposed) accessory commercial and 60 acres of preserved woods	
Surrounding Uses:	North	– vacant, mostly wooded
	West	– Single family residential, Golf Cart Sales (Across SR 37)
	East	– Quarry
	South	– Vacant

PROPERTY HISTORY: This property is located at the northwest corner of State Road 37 and W. Fullerton Pike. This property was zoned Planned Unit Development (PUD) in 1988 (PCD-36-88) largely for industrial uses. The property received a final plan approval for an assisted care living facility in 1997 (PUD-6-97) and a PUD amendment in 1999 (PUD-15-99) to include a nine-hole, Par 3 golf course to the list of approved uses. This site was also evaluated in 2003 and 2004 in association with rezoning requests for the large vacant property to the north (Southern Indiana Medical Park II). No formal approvals for this parcel were sought at that time. Regardless of past approvals, this property has remained vacant and has no immediate plans for construction.

REPORT: Although the petitioner has no immediate plans for use of the property, they have been approached by INDOT to provide some of the soil necessary to construct the proposed interchange to be located to the south and west of this property. INDOT would prefer to utilize more localized soil rather than transporting it from more distant locations. The petitioner has done soil borings and have determined that they do have an excess of soil above the bedrock to allow INDOT to removed a large portion while still retaining adequate depth of soil to facilitate future use and development on the subject property.

As has been discussed with earlier proposals and analysis of this site, there are several environmental features that have been identified on this site including karst features, water resources, steep slopes, and tree cover. The petitioner has limited the proposed grading and soil removal to areas outside of these features. Staff recommends that the petitioner place the riparian buffers, the slopes over 18%, and the karst features in conservation easements with the future grading permit. Slopes between 12-18% and tree coverage should be evaluated and easements determined with future development proposals.

With the proposed grading, the petitioner has planned the proposed elevations to accommodate the anticipated location of a future roadway through the site. The location of the roadway has been analyzed by staff in the past. The proposed entrance to the site from Fullerton Pike is in the most logical place and is partially dictated by the INDOT project to the south. The proposed road location has been designed to avoid an environmentally sensitive area north of the entrance. Staff worked with the petitioner to increase the distance to these areas and finds the proposed location to be appropriate. To avoid sensitive areas, there will be several areas adjacent to the future street that will be graded to a maximum slope of 3:1.

The proposed road grading (no paving will be occurring with this proposal) would extend north through the site to stub to the property to the north. This area was heavily discussed with past approvals to the north. The grading would stop at a point that it is anticipated that a public right-of-way will be dedicated, but construction would not initially be required due to the heavy tree canopy and slopes on the adjacent property.

The petitioner is proposing to stockpile the approximately 6 inches of topsoil and reuse half of the soil on-site to assist in future stabilization and allowing the other half to be utilized for stabilization of the adjacent INDOT road project.

ENVIRONMENTAL COMMISSION: The Environmental Commission has reviewed this petition and offered the following recommendations:

1.) The Petitioner should get a geological evaluation to describe what karst features are hidden beneath the ground surface and describe how the surface and subsurface water regime will be impacted with soil excavation.

2.) The Petitioner should get an evaluation from a Soil Scientist that describes the health and vitality of the subsurface soil that will eventually be on the surface.

Staff's Response (1 & 2): Staff finds that the proposed testing would only be appropriately required if it were attached through a rezoning process and not at a final plan stage. The proposed grading meets the environmental standards and will be protected in a manner consistent with the UDO and the PUD.

3.) The Petitioner should reconsider the location of the road bed to avoid the high quality woods to the north.

Staff's Response: Staff finds that the proposed location is both appropriate and consistent with the past approvals for this property and the property to the north. Furthermore, no construction of the road is proposed and future construction will be reviewed by the Plan Commission.

CONCLUSION: As previously stated, this proposal does not include any buildings or use of the property and only proposes grading activities. The proposal must receive Plan Commission approval only because no grading can occur without a PUD final plan approval. The proposed grading will not excessively denude the site of usable soil and will not encroach into environmentally sensitive portions of the site as regulated by the Unified Development Ordinance. Therefore, staff is supportive of this request.

RECOMMENDATION: Staff recommends approval of PUD-10-15 with the following conditions:

1. The petitioner must retain 50 percent of the topsoil for use on-site to promote stabilization of the soil after grading.
2. No grading is permitted without an approved grading permit.
3. Required easements for slopes over 18 percent, riparian buffers, and karst features must be identified and recorded prior to the release of a grading permit.

MEMORANDUM

Date: April 6, 2015

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: PUD-10-2015, Bill Brown Trust, Fullerton Pike
South SR 37 and West Fullerton Pike

This memorandum contains the Environmental Commission's (EC) input and recommendations regarding a request for a PUD Final Plan for grading work. The request includes removal of several feet of topsoil and road bed preparation. The EC believes this project will have negative environmental effects that may not be apparent at first glance, thus does not support the proposal.

ISSUES OF SOUND ENVIRONMENTAL DESIGN:

1.) KARST PROTECTION:

There are two sinkholes on the western edge of the site where it is nearly the highest point on the property. The sinkholes will be protected during excavation, and afterwards the outer edge of the sinkholes will be higher than the surrounding surface. To help envision this after grading is complete, imagine a volcano that extends upward from the ground surface, or perhaps a sump drain that is elevated above the floor. What this means is that no water will be able to flow into the sinkholes, thus cutting off the existing water supply to the subsurface karst system. The UDO (20.05.042 (a) (6)) states "Stormwater discharge into a karst feature shall not be increased over its pre-development rate. In addition, such discharge into a karst feature shall not be substantially reduced from pre-development conditions." The EC fears that depleting the sinkholes of their current water infiltration will diminish the water reaching the spring just downslope and change the entire water regime leading to the wetlands near the bottom of the watershed.

Because of the probable negative impact to this entire ecosystem, the EC believes that the Petitioner should do more research regarding the effects of changing the hydrologic behavior in the entire watershed. Some information to be gleaned before approval include the following.

A geotechnical audit that identifies karst features that may be uncovered with excavation, thus revealing the limitations such features impose on site development, and predict changes in hydrologic behavior. This will require a geologic investigation conducted by a Professional

Geologist. The investigation results need to include, depict, illustrate, and/or portray at least the following to the satisfaction of the EC and the Senior Environmental Planner.

a. A karst inventory for the whole sub watershed. The site is an integral part of a regional karst system and does not stand alone; therefore, it cannot be evaluated without considering the whole surface and subsurface drainage system. This includes all karst features (sinkholes, springs, grikes, underground water conduits, fracture liniments, voids, caves, etc.) expressed on the surface and in the subsurface.

b. Due to the intensity of karst features in the vicinity, any soil borings used to portray the bedrock surface should be drilled on a grid spaced more densely than typically used to identify a bedrock surface.

c. After identifying any newly-found karst features, which will contribute to the control and form the drainage regime, the stormwater and groundwater flow patterns must be identified and mapped.

d. Map the bedrock topography (this means the top of the subsurface rock and not the surface soil topography) and locate bedrock voids.

e. The results of the research and methods used to reach the conclusions of the above suggestions should be included within the environmental review plan. Examples of research methods that could be employed are:

Natural Potential (NP)
Electrical Resistivity Tomography (ERT)
Seismic
Electromagnetic (EM)
Microgravity
Infrared Thermal Scanning
Dye Tracing
Exploratory Soil Boring
Exploratory Rock Coring
Ground-Penetrating Radar

2.) DENUDED SOIL BIOLOGY:

Because there are so many living organisms in soil, the EC recommends that a Soil Scientist be employed to describe what the remaining surface will contain and whether or not it will be able to support life. If terra Rosa is all that is left on the surface, amendments may need to be applied in order for plant life to regenerate. The soil ecosystem is teaming with biodiverse organisms that enable plants to take up nutrients necessary for survival. A chart from Colorado State University Extension http://www.ext.colostate.edu/mg/gardennotes/212.html exemplifies this.

Table 1.
Organisms typically found in one cup of undisturbed native soil

Organism	Number
Bacteria	200 billion
Protozoa	20 million
Fungi	100,000 meters
Nematodes	100,000
Arthropods	50,000

3.) ROAD CONNECTION:

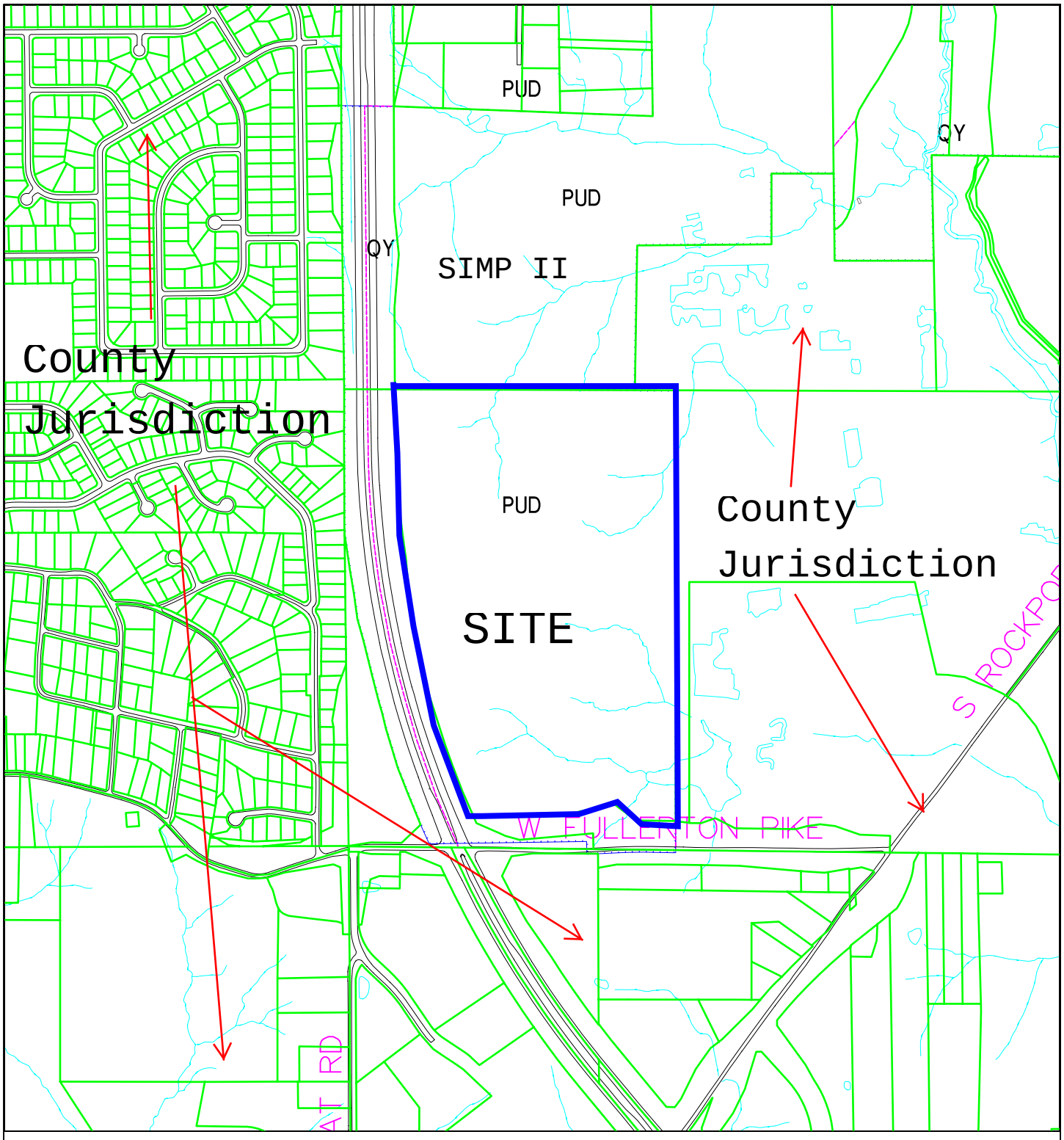
The EC is not in favor of the future road stubbing into the adjoining woods at the location shown on the plans. In the past, there was much discussion regarding saving the mature woodland to the north of this property. The EC would still recommend protecting that woods.

EC RECOMMENDATIONS:

1.) The Petitioner should get a geological evaluation to describe what karst features are hidden beneath the ground surface and describe how the surface and subsurface water regime will be impacted with soil excavation.

2.) The Petitioner should get an evaluation from a Soil Scientist that describes the health and vitality of the subsurface soil that will eventually be on the surface.

3.) The Petitioner should reconsider the location of the road bed to avoid the high quality woods to the north.



PUD-10-15
BILL C. BROWN
LOCATION/ZONING MAP

By: shayp
9 Apr 15

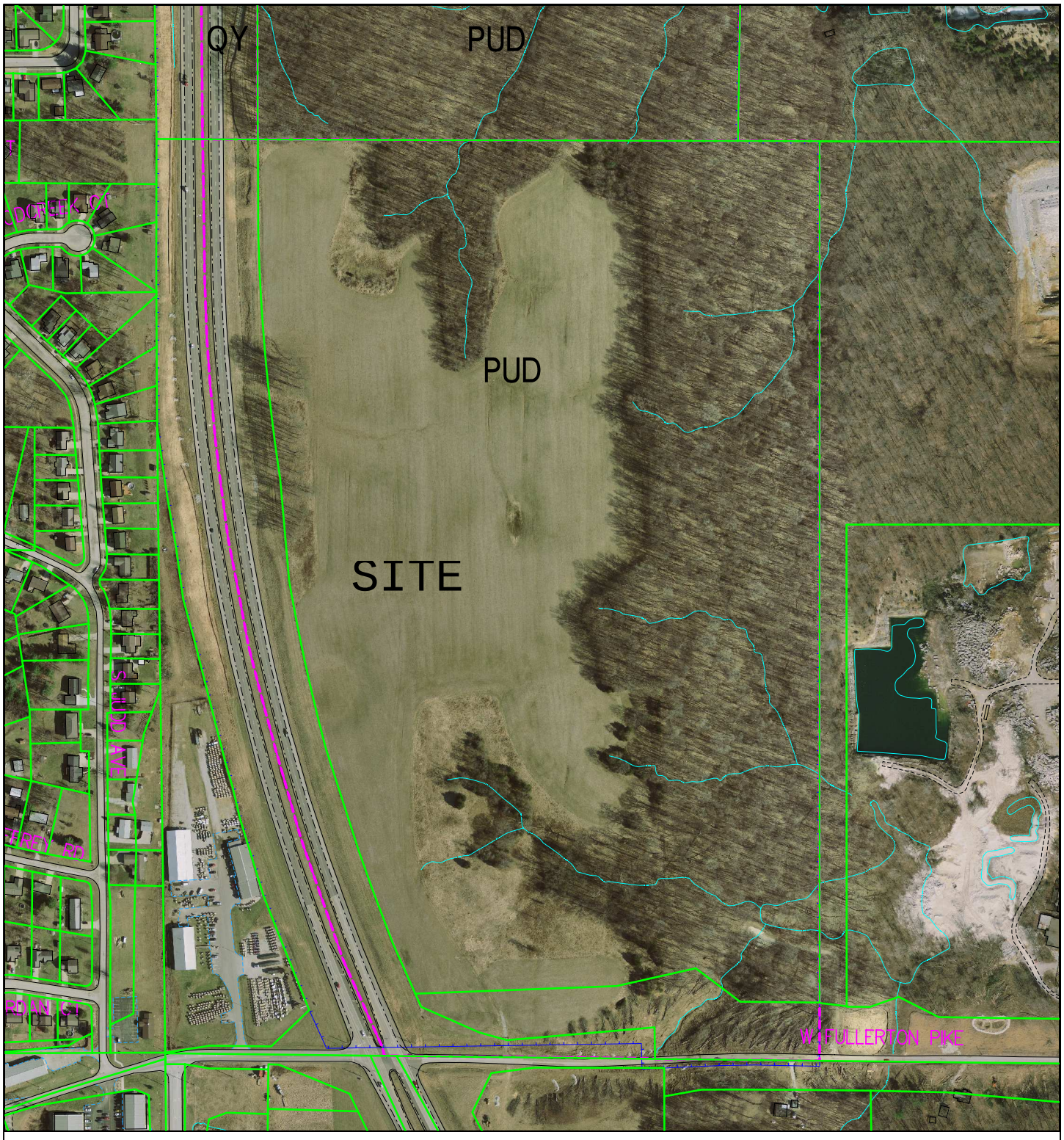
800 0 800 1600 2400

N

City of Bloomington
Planning & Transportation

Scale: 1" = 800'

For reference only; map information NOT warranted.



PUD-10-15
AERIAL PHOTO (2014)

By: shayp
9 Apr 15

400 0 400 800 1200

N

City of Bloomington
Planning & Transportation

Scale: 1" = 400'

For reference only; map information NOT warranted.

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.Cn.T.

March 17, 2015

Mr. Patrick Shay
City of Bloomington Planning Department
401 N. Morton Street
Bloomington, IN. 47404

Re: Bill C. Brown Trust Fullerton Pike PUD

Dear Pat,

On behalf of our client, Bill C. Brown, we respectfully submit application for PUD Final Plan and request to be placed on the Plan Commission agenda for the April 13, 2015 meeting to seek consideration of approval. This project is located on the northeast corner of South State Road 37 and West Fullerton Pike. This area will be an interchange for the future I-69.

This PUD application consist of mass grading, stabilization, and erosion control efforts in order to provide embankment material for the interstate construction. The access road has been realigned per your requests. Erosion and sediment control plans and documentation were submitted to Phil Peden at CBU on 03/13/2015.

Thanks to you and the City Administration for your assistance in bring the project to this point. We look forward to working with you over the next several months through the approval processes. Should you have any questions concerning our application, please contact Steve or myself.

Sincerely,

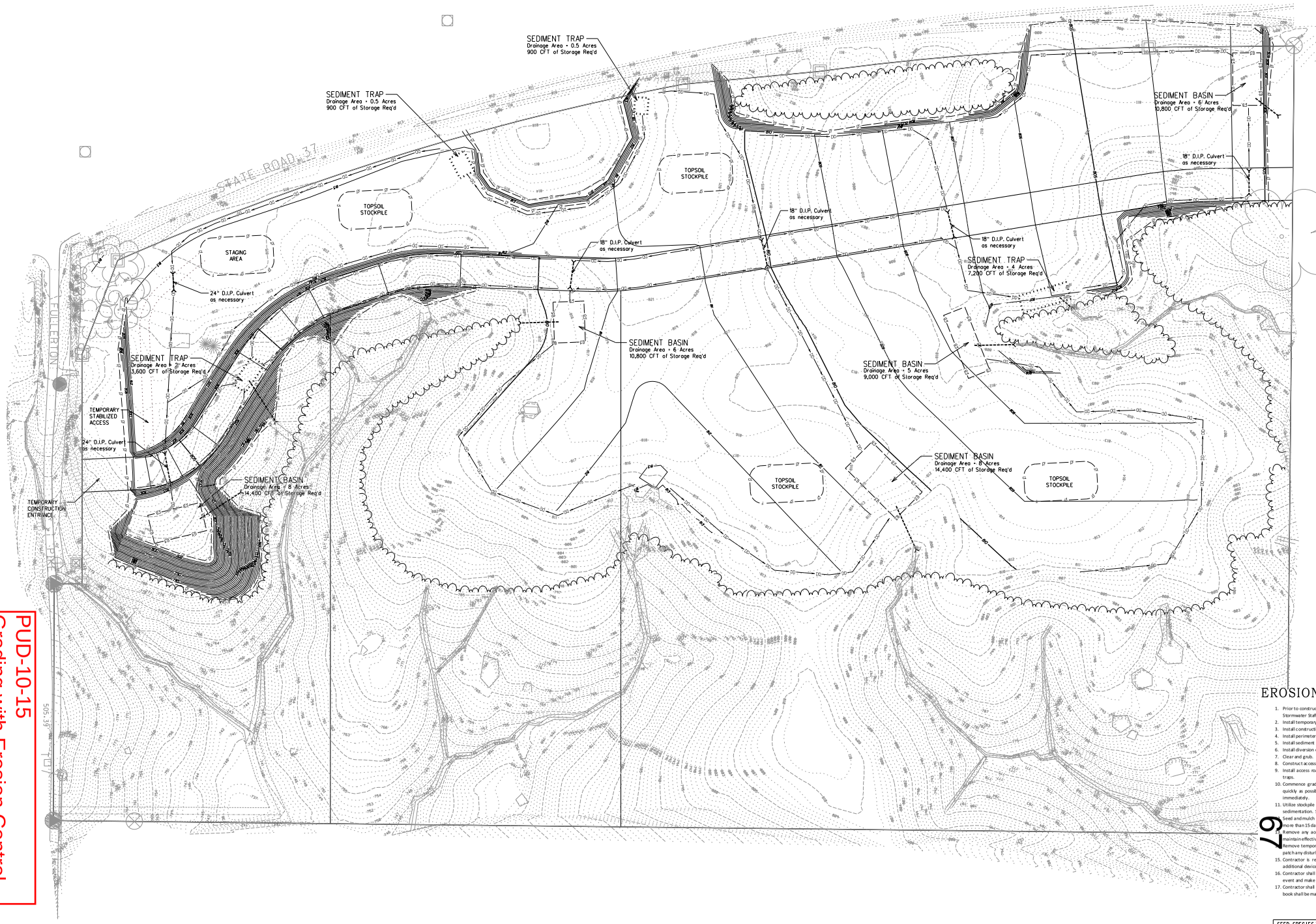
Jared Lesser
Smith Brehob & Associates, Inc.

Cc: file

Attachments: Plans

PUD-10-15
PETITIONER'S STATEMENT

453 S. Clarizz Blvd.
Bloomington, Indiana 47401
Telephone 812 336-6536
Fax 812 336-0513
J:\4900_Fullerton & Brown Misc\approval_processing\PUD Development Plan\4900 Pat Shay App Letter 03-17-2015.docx



PUD-10-15
Grading with Erosion Control

EROSION

1. Prior to construc
Stormwater Staf
2. Install temporary
3. Install constructi
4. Install perimeter
5. Install sediment
6. Install diversion
7. Clear and grub.
8. Construct access
9. Install access ro
traps.
10. Commence grad
quickly as possi
immediately.
11. Utilize stockpile
sedimentation.
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maintain effectiv
Remove tempor
patch any distur
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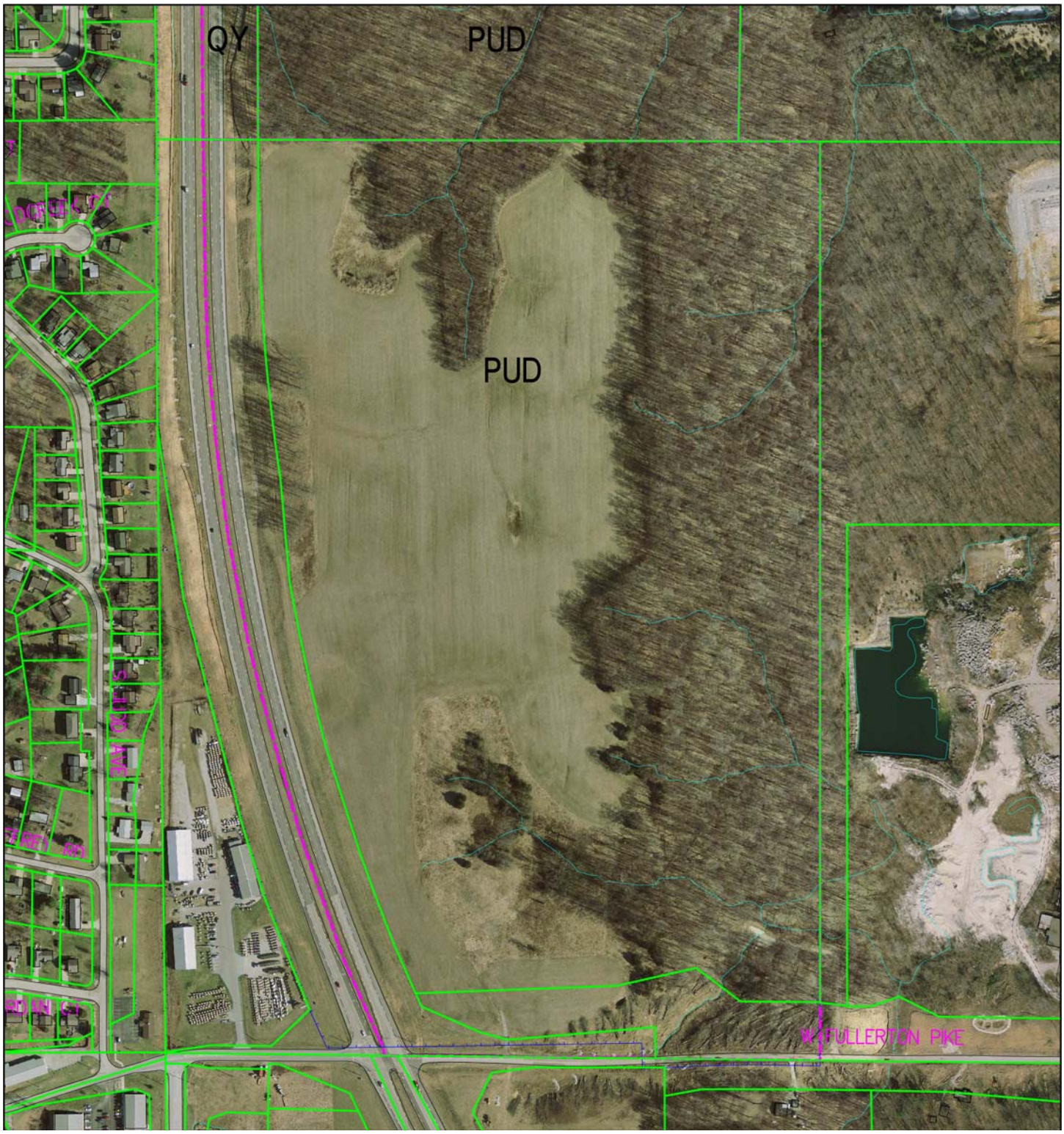
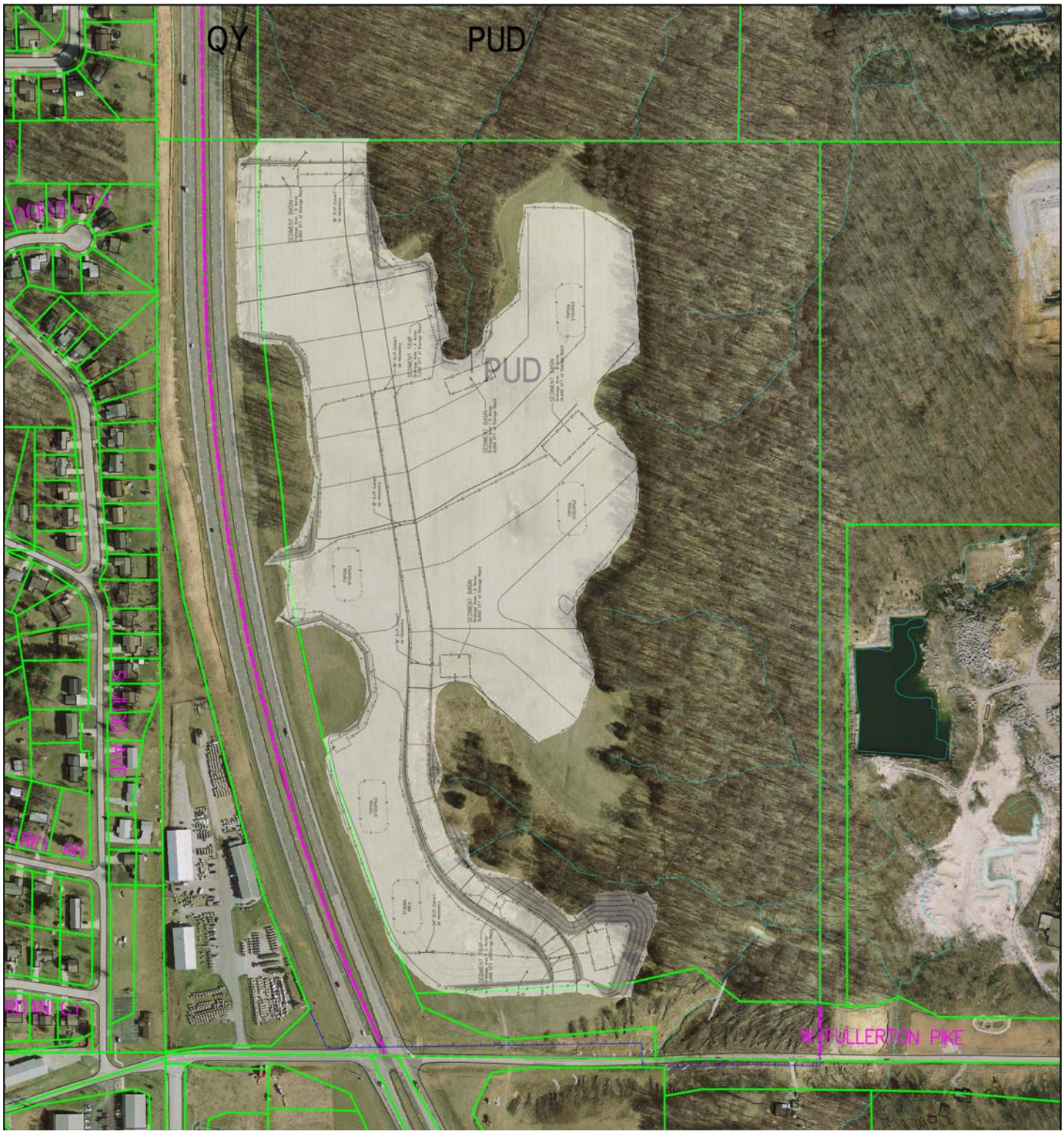
additional devic
16. Contractor shall
event and make
17. Contractor shall
book shall be ma

SEED SPECIES
WHEAT OR RYE
SPRING OATS



PUD-10-15
AERIAL WITHOUT GRADING



PUD-10-15
AERIAL WITH GRADING