

CITY OF BLOOMINGTON



October 12, 2015 @ 5:30 p.m.
COUNCIL CHAMBERS #115
CITY HALL

**CITY OF BLOOMINGTON
PLAN COMMISSION**

October 12, 2015 @ 5:30 p.m.

❖ City Hall Council Chambers - Room #115

ROLL CALL

MINUTES TO BE APPROVED: May, June, July, August

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

1. Resolution for the Plan Commission to formally create an Address Committee

CONSENT AGENDA:

UV-24-15

Brett Oeding

4445 E Moores Pike

Use Variance to allow a bridge in the floodplain and a variance from riparian buffer standards to allow fill in the riparian buffer for a new driveway

Case Manager: Eric Greulich

PUD-25-15

Jill's House

751 Tamarack Trail

Planned Unit Development District Ordinance amendment to allow assisted living facility and nursing/convalescent home as a permitted use on the Jills House/Meadowood Assisted Living Facility PUD Lot 2.

Case Manager: Beth Rosenbarger

PETITIONS:

ZO-20-15

City of Bloomington

Request: Re-enactment of 2007 updates to City zoning map.

Case Manager: Tom Micuda

RESOLUTION

- Whereas,** Indiana Code § 36-7-4-405(c) allows for the Plan Commission to name and rename streets within the City's jurisdiction; and
- Whereas,** Bloomington Municipal Code § 20.01.370(a)(19) notes that the Plan Commission has the authority to name, number and rename streets within the City's jurisdiction; and
- Whereas,** The Plan Commission has the authority to delegate its authority and power to name and rename streets within the City's jurisdiction; and
- Whereas,** The Plan Commission believes that it is appropriate to establish an Address Committee to make recommendations as to what are appropriate street names and numbers for areas within the City's jurisdiction; and
- Whereas,** The Plan Commission, in order to ensure that streets are properly named and properties are properly addressed, believes the aforementioned Address Committee should be composed of employees representing the following departments: City of Bloomington Planning & Transportation Department; City of Bloomington Police Department; City of Bloomington Fire Department; Monroe County Central Emergency Dispatch Center; and the Monroe County Planning Department; and
- Whereas,** The Plan Commission believes that upon receiving a recommendation from the Address Committee the authority to determine the names of streets within the City's jurisdiction and the numbering of properties along the streets within the City's jurisdiction shall belong to the Director of the Planning & Transportation Department;

Now therefore, in accordance with the powers granted to the Plan Commission by the Indiana Code and the Bloomington Municipal Code the Plan Commission hereby does the following:

1. Creates a committee to be known as the Address Committee.
2. The Address Committee shall be comprised of one representative of each of the following departments, with said representative being appointed by the head of each department: City of Bloomington Planning & Transportation Department; City of Bloomington Police Department; City of Bloomington Fire Department; Monroe County Central Emergency Dispatch Center; and the Monroe County Planning Department.
3. The Address Committee shall make recommendations to the Director of Planning & Transportation as to what are appropriate and inappropriate names for streets within the City's jurisdiction.

4. The Address Committee shall make recommendations to the Director of Planning & Transportation as to what are appropriate and inappropriate street numbers for properties located within the City's jurisdiction.
5. That the Director of Planning & Transportation shall have the final say in what names are to be given to all streets within the City's jurisdiction.
6. That the Director of Planning & Transportation shall have the final say in what street numbers are to be given to all properties within the City's jurisdiction.
7. That the Director of Planning & Transportation shall work with the Address Committee to establish policies and procedures for how and when the Address Committee operates and renders recommendations.

Approved this ____ day of _____, 2015.

Jack Baker, President
Bloomington Plan Commission

Attest:

Thomas Micuda, Director
Planning & Transportation

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT****CASE #: ZO-20-15
DATE: October 12, 2015**

PETITIONER: City of Bloomington
401 N. Morton Street

REQUEST: The petitioner, the City of Bloomington, is requesting to rezone multiple properties within its jurisdiction to re-enact updates to the 2007 Official Zoning Map.

SUMMARY OF FIRST PLAN COMMISSION HEARING: At the September 14 hearing, the vast majority of the City's rezoning proposals did not lead to questions by the Plan Commission or input from the public. However, the Commission did receive input on a small number of properties affected by the City's proposal. This report summarizes that input as well as provides staff recommendations for how the Commission could proceed.**Issue #1 – What is the appropriate zoning designation for properties located at 1618, 1620, and 1622 West 3rd Street?**

The location of these properties showing pre-2007 zoning and post-2007 zoning is found in Exhibit #1. Prior to the 2007 comprehensive City rezone, this area was part of a larger corridor along 3rd Street that was zoned Commercial Arterial. In an attempt to gradually reduce the amount of auto-dominated land uses along this street, some areas along the corridor were rezoned Commercial General. This decision created a small 3-lot pocket of properties that were newly rezoned to the Commercial General designation.

At the hearing, the Plan Commission heard from two of the three property owners affected. The first owns a car wash at 1620 West 3rd Street. The second owns the Kirby Risk business at 1622 West 3rd Street. Both owners expressed a preference in being rezoned back to Commercial Arterial. In the case of Kirby Risk, it is classified as a Building Supply Store. This is a land use that conforms to Commercial Arterial zoning but becomes a Lawful Nonconforming Use (non-permitted use) under Commercial General zoning.

Since one of the goals of zoning is to have zoning designations that conform to current property usage and because the affected area is so small, both staff and the Commission agreed at the hearing that it made sense to rezone the three properties back to Commercial Arterial. Staff still recommends this action.

Issue #2 – What is the appropriate zoning designation for properties located at 1719, 1723, 1729, and 1803 West Arlington Road?

The location of these properties showing pre-2007 zoning and post-2007 zoning is found in Exhibit #2. Prior to the 2007 City rezone, these properties were part of a larger area zoned Business Park. Because most of the properties in this area were actually being used residentially, the City rezoned the area to Residential Single-family.

At the hearing, the Plan Commission heard from Chris Ramsey, who owns the properties located at 1729 and 1803 West Arlington Road. Mr. Ramsey indicated that he had a plan to construct a recording studio on his properties. He believed that Business Park zoning

would be more conducive to accomplishing this goal. Additionally, he noted that two other properties further south, 1719 West Arlington Road and 1723 West Arlington Road, could eventually be aggregated with his property to provide an opportunity for an attractive office-related development along Arlington Road. With Rogers Group owning significant property to the west of these lots, he asserted that such future nonresidential development on these Arlington Road lots could make an attractive gateway to the future development of the Rogers Group property. Such development could also facilitate a westward extension of 20th Street into the Rogers Group site.

The Plan Commission did not provide staff with significant guidance on this request. Staff noted at the hearing that Mr. Ramsey's proposed recording studio idea would require a Use Variance regardless of whether the properties were zoned Business Park or Residential Single-family. Because zoning is neutral on that issue, staff's recommendation on this request is based on two factors: 1) current uses on the four lots, and 2) the Growth Policies Plan's recommendation for this area west of Arlington Road.

Current Uses: 1719 West Arlington Road – 5-unit residential rental home; 1723 West Arlington Road – vacant property owned by Rogers Group (was purchased to give the large tract of land to the west access to Arlington Road); 1729 West Arlington Road – owner occupied dwelling; 1803 West Arlington Road – building is noted in the City's Housing and Neighborhood Development Department file as being vacant but may be used by Mr. Ramsey.

Growth Policies Plan Guidance: The recommended land use designation for this area along Arlington Road is Urban Residential. Although nonresidential land uses along major streets are a development option under this designation, the default recommendation for future development under an Urban Residential category is residential.

Because of the current usage of these properties as well as the guidance in the GPP, staff recommends that the Residential Single-Family zoning be continued on these properties.

Issue # 3 – What is the appropriate zoning designation for properties located on Monon Drive?

The location of these properties showing pre-2007 and post-2007 zoning can be found in Exhibit #3. At the hearing, the Plan Commission heard from Ed and Beverly Deckard who own properties along this street. These properties owned by the Deckards are also identified in Exhibit #3. Prior to 2007, all of the properties along Monon Drive were zoned Commercial Arterial even though Monon Drive is a local street. When staff was reviewing this area to determine its most appropriate zoning designation, a Commercial General designation seemed more logical because Monon Drive was not a high traffic street section. However, this zoning change did cause some businesses owned by Mr. and Mrs. Deckard to become lawfully nonconforming (not permitted under CG zoning but protected by grandfathering).

After further study following the first hearing, staff recommends that a small area of Industrial General zoning be considered along Monon Drive. As it turns out, this same

zoning category is already present further to the west. Staff believes that such a zoning designation fits the street usage better than Commercial Arterial zoning. It also allows almost all uses to be conforming, which would not occur if Commercial General zoning stays in place. Staff has talked to the property owner about this recommendation. The staff's recommended zoning change can be seen in Exhibit #4.

Issue #4 – What should the zoning be for the properties located at 1017 and 1023 South Walnut Street?

The location of these properties showing pre-2007 and post-2007 zoning can be found in Exhibit #5. Prior to 2007, the zoning for the property was Commercial Arterial. After 2007, the zoning became Commercial General. Although neither the owner nor representative was present at the Plan Commission hearing, a letter was provided to the Commission indicating a preference for Commercial Arterial zoning. The Commission requested that staff evaluate this request.

Current Uses: The building at 1023 South Walnut Street is currently being used by a business known as Budget Blinds. This business is considered permitted under both the Commercial Arterial and Commercial General zoning designations. There are two structures located on the property at 1017 South Walnut Street. A building at the rear of the lot contains a single registered rental unit with two bedrooms. The building on the front of the lot does not seem to be a business or occupied residential dwelling. The structures on this lot are residential in style.

Because the business at 1023 South Walnut would not be rendered nonconforming and because none of the buildings are located at high traffic street intersections but in the middle of a street block, staff recommends that the Commercial General zoning designation be used for these properties.

RECOMMENDATION: Staff recommends that the City's proposal to codify the 2007 rezoning update, as outlined in Case # ZO-20-15, be forwarded to the Common Council with a positive recommendation.

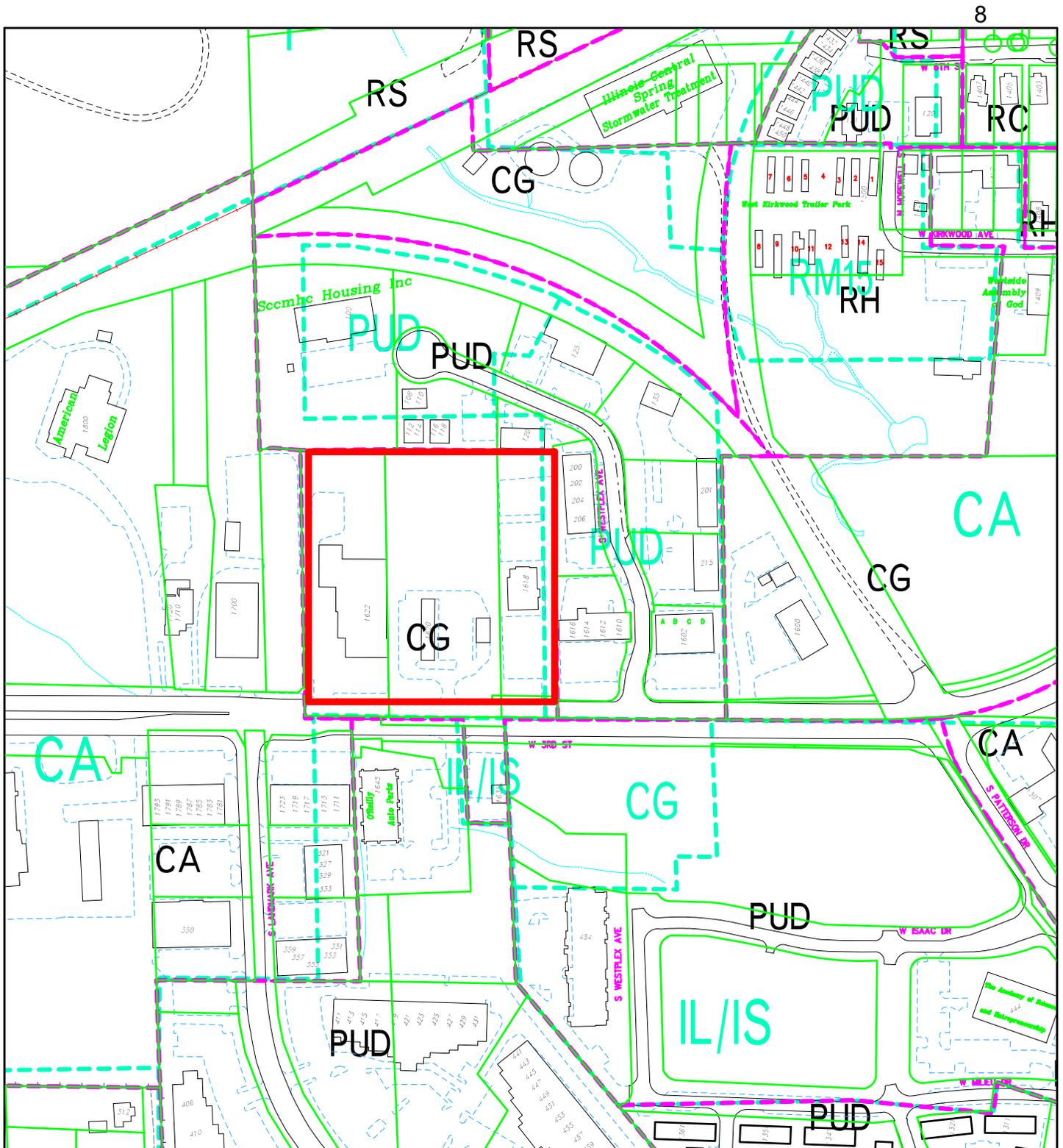
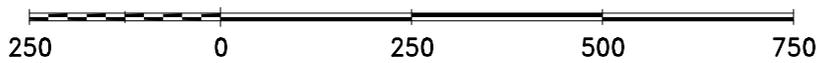


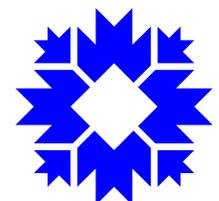
Exhibit 1

By: greulice
8 Oct 15



For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation



Scale: 1" = 250'

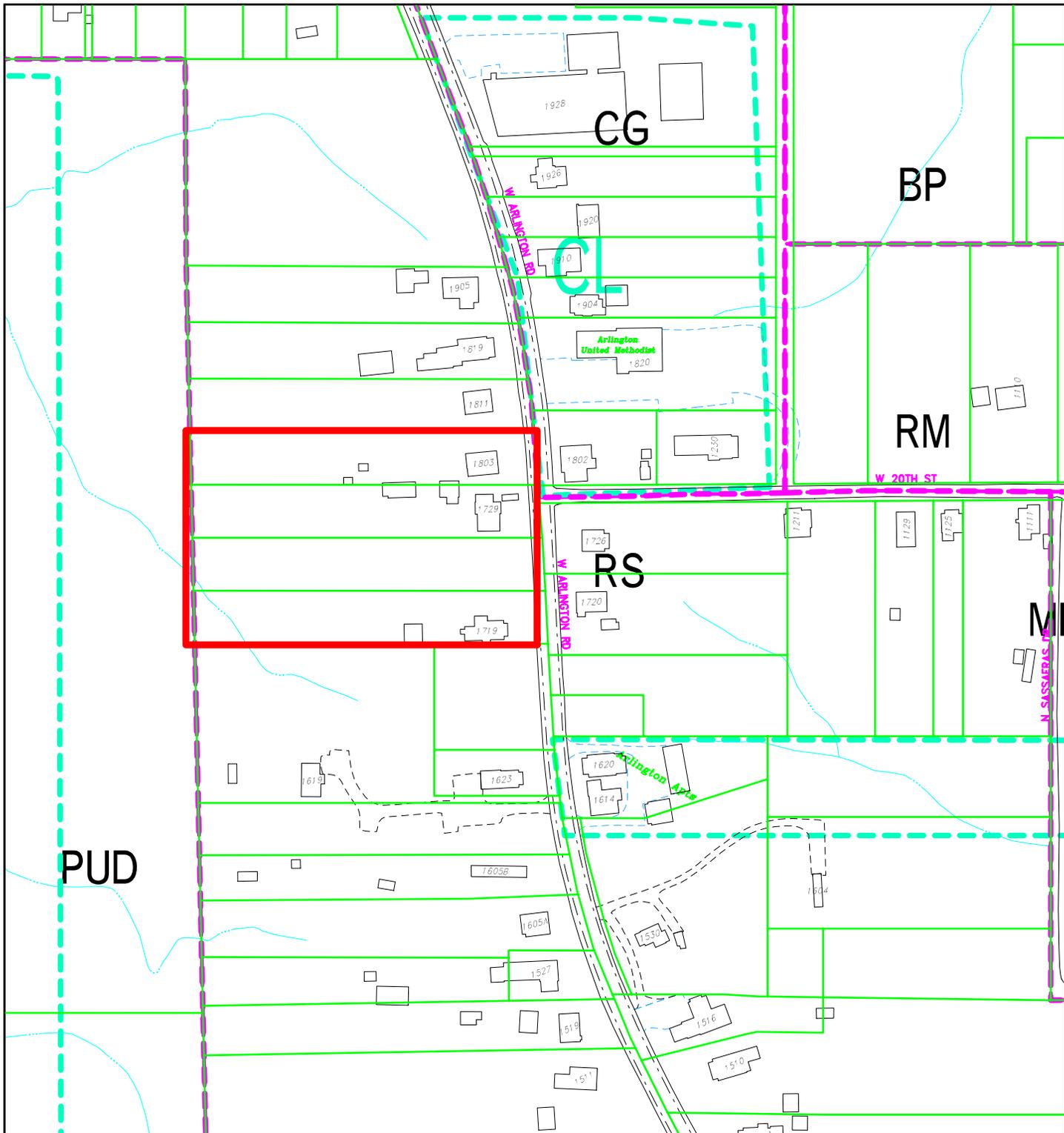
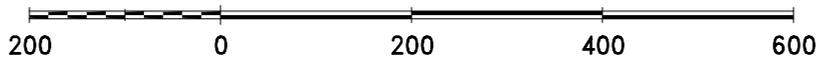


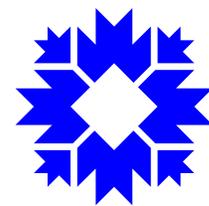
Exhibit 2

By: greulice
8 Oct 15



For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation



Scale: 1" = 200'

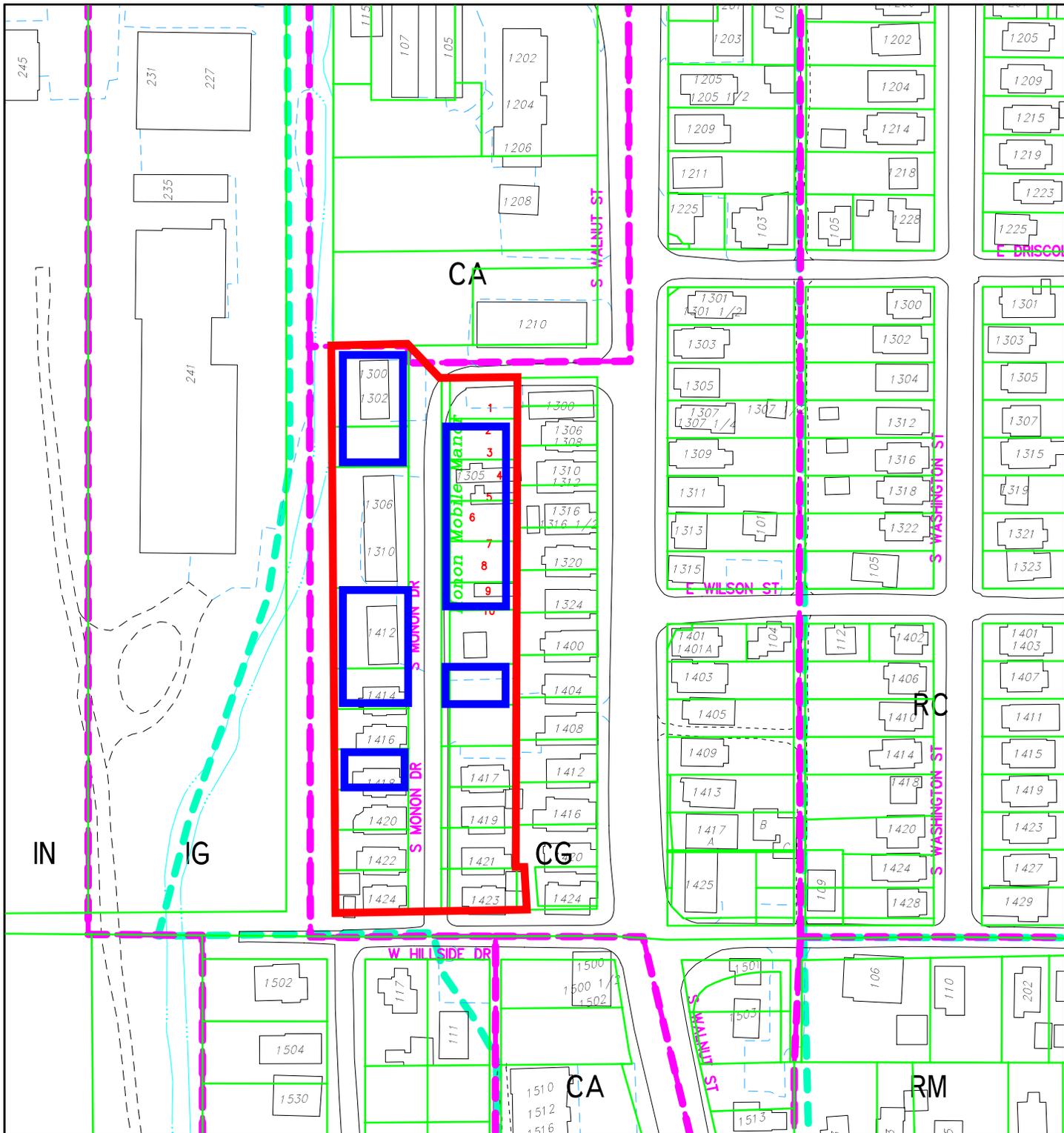
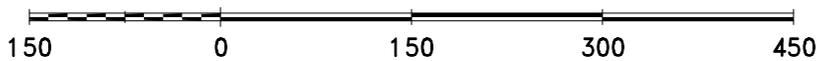


Exhibit 3 Monon and Hillside

City of Bloomington
Planning & Transportation

By: greulice
8 Oct 15



Scale: 1" = 150'

For reference only; map information NOT warranted.

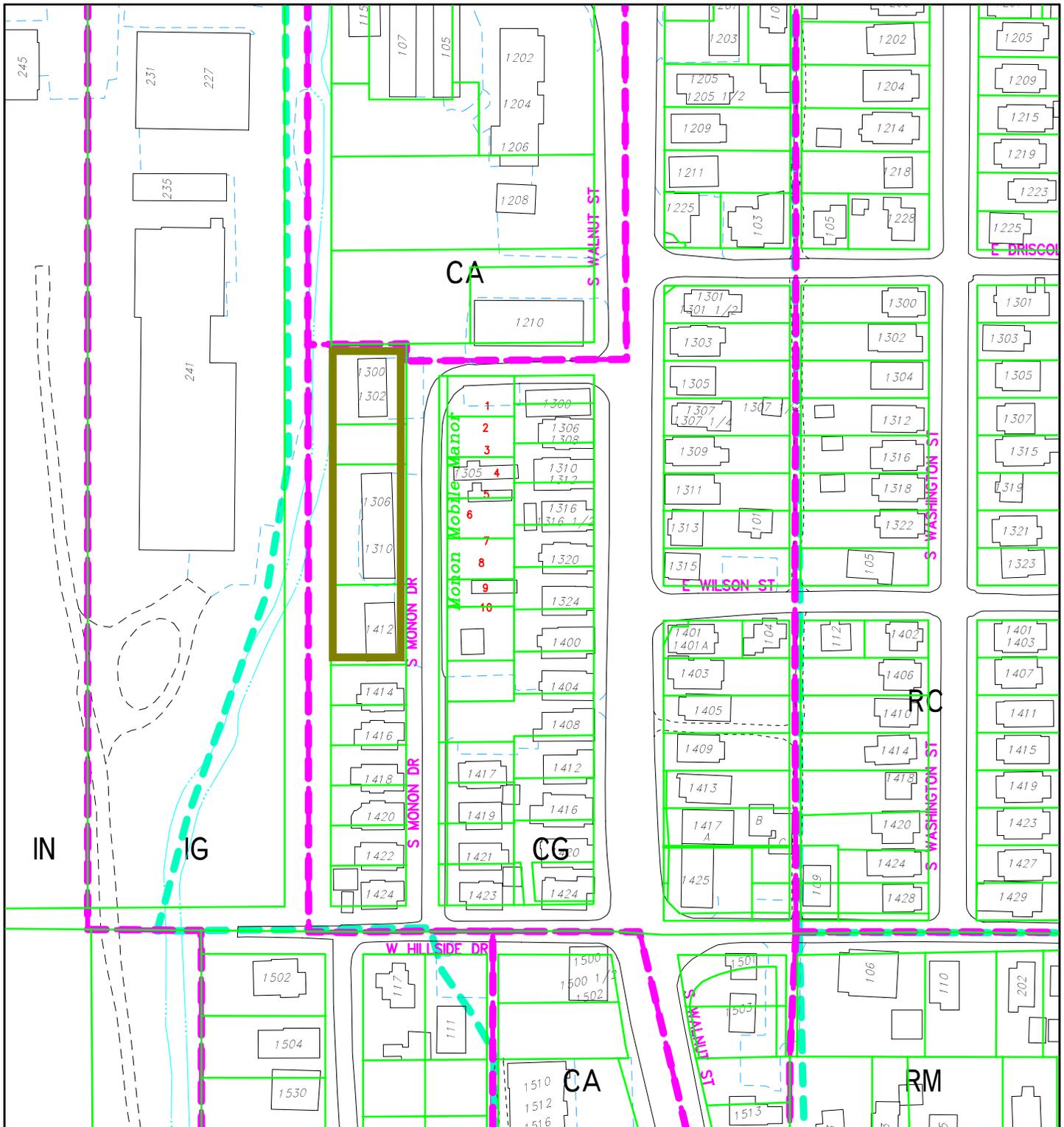
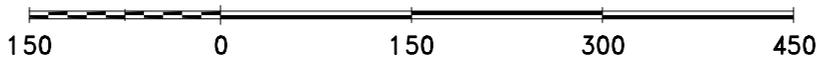


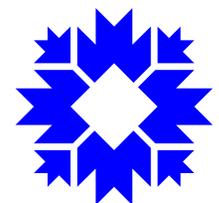
Exhibit 4 Proposed zone change

By: greulice
8 Oct 15



For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation



Scale: 1" = 150'

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 4445 E. Moores Pike**

**CASE #: UV-24-15
DATE: October 12, 2015**

**PETITIONER: Brett Oeding
3318 S. Cedarwood Cir., Bloomington**

REQUEST: The petitioner is requesting a use variance to allow a driveway and bridge crossing within the floodplain.

SITE DESCRIPTION: This 1.66 acre property is located at 4445 E. Moores Pike and is zoned Residential Single-family (RS). The property is surrounded by single family residences. A tributary of the East Fork (EFK) of Jackson Creek crosses through the front yard of this property. The Plan Commission approved a subdivision (DP-15-84) for this property in 1984 and a determinate sidewalk variance (V-34-84) was also granted by the Board of Zoning Appeals for this lot.

The floodway and floodway fringe of the EFK Jackson Creek have not been delineated at this location, so all portions of the floodplain are considered floodway. The Unified Development Ordinance (UDO) only allows bridges and driveways in the floodway fringe and a use variance is required for these structures in the floodway. The drainage area at this location is less than one square mile and no approvals are therefore needed from the Indiana Department of Natural Resources or FEMA. The petitioner is contacting Indiana Department of Environmental Management and the U.S. Army Corps of Engineers to check on any permitting requirements from those agencies.

The petitioner is considering purchasing this lot and would propose to construct a new single family residence on the lot. The only street frontage for this property is along Moores Pike. The tributary that runs across this property completely spans the frontage and it is not possible to access Moores Pike from this property without crossing the tributary.

The petitioners are requesting a use variance to allow for construction of this driveway in the floodway. Fill will be brought in to raise the level of the proposed driveway to match the elevation of Moores Pike and to accommodate the new bridge crossing. A 48" culvert will be used to allow water to flow through the site and accommodate the crossing. The same size culvert is used for the Moores Pike bridge adjacent to this site. The City of Bloomington Utilities Department is reviewing the petition and final approval from them is required prior to issuance of a grading permit.

This petition will be reviewed by the Board of Zoning Appeals (BZA) at their October 22, 2015 meeting. At that meeting, the petitioners are also requesting a variance from riparian buffer standards to allow fill. The Plan Commission must forward a recommendation to the Board of Zoning Appeals as to whether this use variance substantially interferes with the Growth Policies Plan (GPP).

GROWTH POLICIES PLAN: The GPP designates this property as "Urban Residential," which states:

The fundamental goal for these areas is to encourage the maintenance of residential desirability and stability. Where new infill development is proposed, it should be consistent and compatible with preexisting developments. (page 31)

In addition, the GPP's "Nurture Environmental Integrity" Goal states that "protecting and enhancing existing water resources, including intermittent and ephemeral streams, is a high priority for the City of Bloomington" (Policy 3, page 10). The goal encourages use of best management features including "bio-filtration and streamside graduated buffer zones." Staff finds that this petition will not substantially interfere with these goals. The petitioner has committed to establishing a planting area adjacent to portions of the creek that hold water to mitigate impacts from this project.

CONCLUSIONS: Staff finds minimal impacts as a result of this request. The presence of the driveway will not result in any negative impacts on floodwater elevations or increase downstream flooding. The petitioner has committed to establishing a streamside planting plan to install new landscaping adjacent to this intermittent stream to mitigate impacts from the new bridge.

RECOMMENDATION: Based upon the written report, staff recommends forwarding a positive recommendation to the Board of Zoning Appeals.

MEMORANDUM

Date: September 23, 2015
To: Bloomington Plan Commission
From: City of Bloomington Environmental Commission
Through: Linda Thompson, Senior Environmental Planner
Subject: UV-24-15: Brett Oeding
4445 E. Moores Pike

This memorandum contains the Environmental Commission's (EC) partial input and recommendations regarding a request for a number of variances within a floodplain and riparian buffer. The final recommendations from the EC will be in a memorandum to the Board of Zoning Appeals (BZA) on October 22, 2015.

The variances to the Bloomington Municipal Code, Unified Development Ordinance (UDO) regulations that the Petitioner is requesting include grading, construction, and fill within a floodplain (also called a Special Flood Hazard Area (SFHA) by Federal Emergency Management Agency (FEMA)); and no obligation for a riparian buffer or its required easement.

The purpose of this package of environmental variances is to install a culvert in the creek and construct an elevated driveway across the floodplain, creek, and riparian buffer, enabling access for a house to be built. The EC recognizes that sometime in the past this lot was developed with no access from Moores Pike to the building site, except to cross the water features.

The creek on this site is shallow at its upper reaches. It gets larger and more deeply incised as it flows downhill toward Moores Pike. During staff inspection this summer, it held ponded water that supported at least frogs and wetland plants. The creek also has a headwater region of roughly 8 acres in this watershed. A regional drainage swale is evident from the creek upslope all the way to E. Gentry Boulevard. This swale also is home to four retention ponds that permanently hold water. It is unknown if the dams for these ponds are of a size to require DNR inspections. Because of the risk of flash flooding, the EC believes that this case should be scrutinized closely.

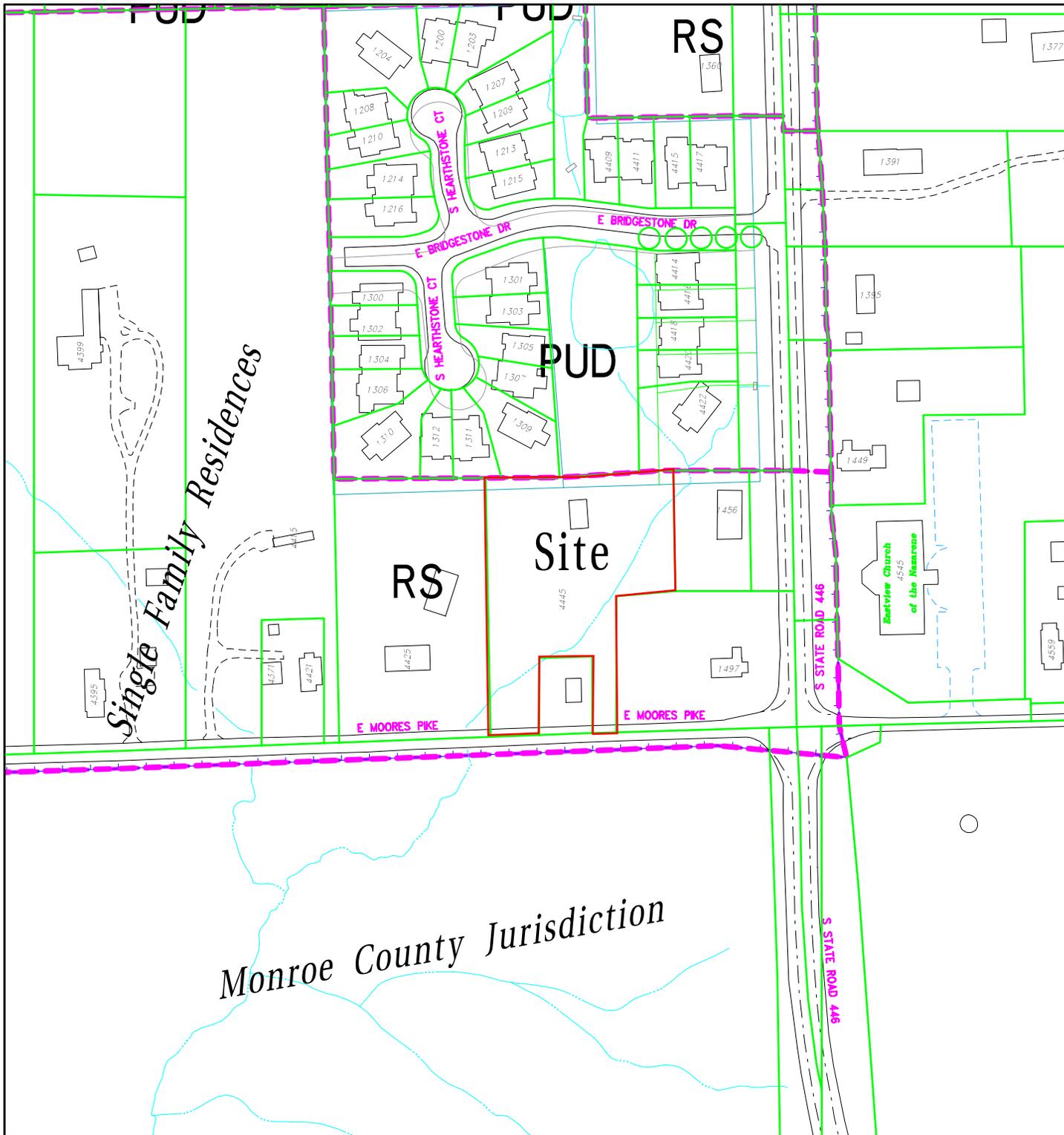
The EC wishes to hear the input of the Plan Commission before developing a final recommendation for the BZA. The EC rarely recommends anything except the strictest environmental protections for floodplains and riparian buffers. However, knowing that for this site the Petitioner has a reason to request these variances, the EC is making some recommendations in the case a variance is granted.

ISSUES OF SOUND ENVIRONMENTAL DESIGN:

- 1.) The EC recommends that a pervious surface be used for the driveway within the floodplain and riparian buffer. The EC also recommends that the Petitioner decide on a brand and style of material and submit it to the Planning and Transportation Department (P&TD) for approval, and contact the P&TD in advance of the installation so staff can observe installation.
- 2.) According to the Site Plan, there will be a septic field instead of municipal sewage disposal on this site. The septic field is located on the hill between the proposed house and the creek, upslope from the creek. The EC recommends that the septic field be located as far uphill as possible.
- 3.) If the requested variances get approved, the EC believes that at the very least the Petitioner should commit to restoring some intervals along the creek with native plants. Currently the creek is simply a straight, eroding sluiceway that transports lawn, street, and roof runoff from the upslope housing development, down through the watershed. The EC believes that the Petitioner should work with the P&TD to develop a plan to slow the water and provide the opportunity for infiltration.
- 4.) The EC believes that a recordable commitment should be made to ensure that an approved pervious pavement be installed correctly and will remain functioning in perpetuity by any owners, and that certain intervals of the creek be restored to native riparian buffer vegetation and maintained in perpetuity.

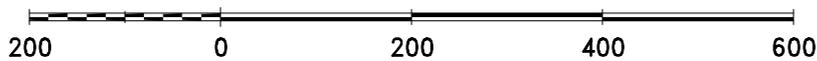
EC RECOMMENDATIONS:

- 1.) The Petitioner shall use an approved pervious surface for the driveway through the floodplain and what would be a riparian buffer, and contact the P&TD for installation inspection.
- 2.) The septic field shall be located as far upslope from the creek as possible.
- 3.) The petitioner shall commit to restoring some intervals of the creek to native riparian vegetation.
- 4.) The Petitioner shall provide a recordable commitment to ensure that the permeable pavement remains maintained and functioning, and that intervals of the creek be restored to native riparian vegetation and maintained as such in perpetuity.

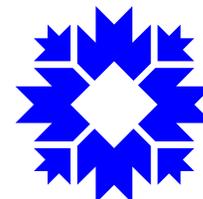


UV-24-15 Brett Oeding
 4445 E Moores Pike
 Plan Commission
 Site Location, Zoning, Parcels, Land Use

By: greulice
 7 Oct 15

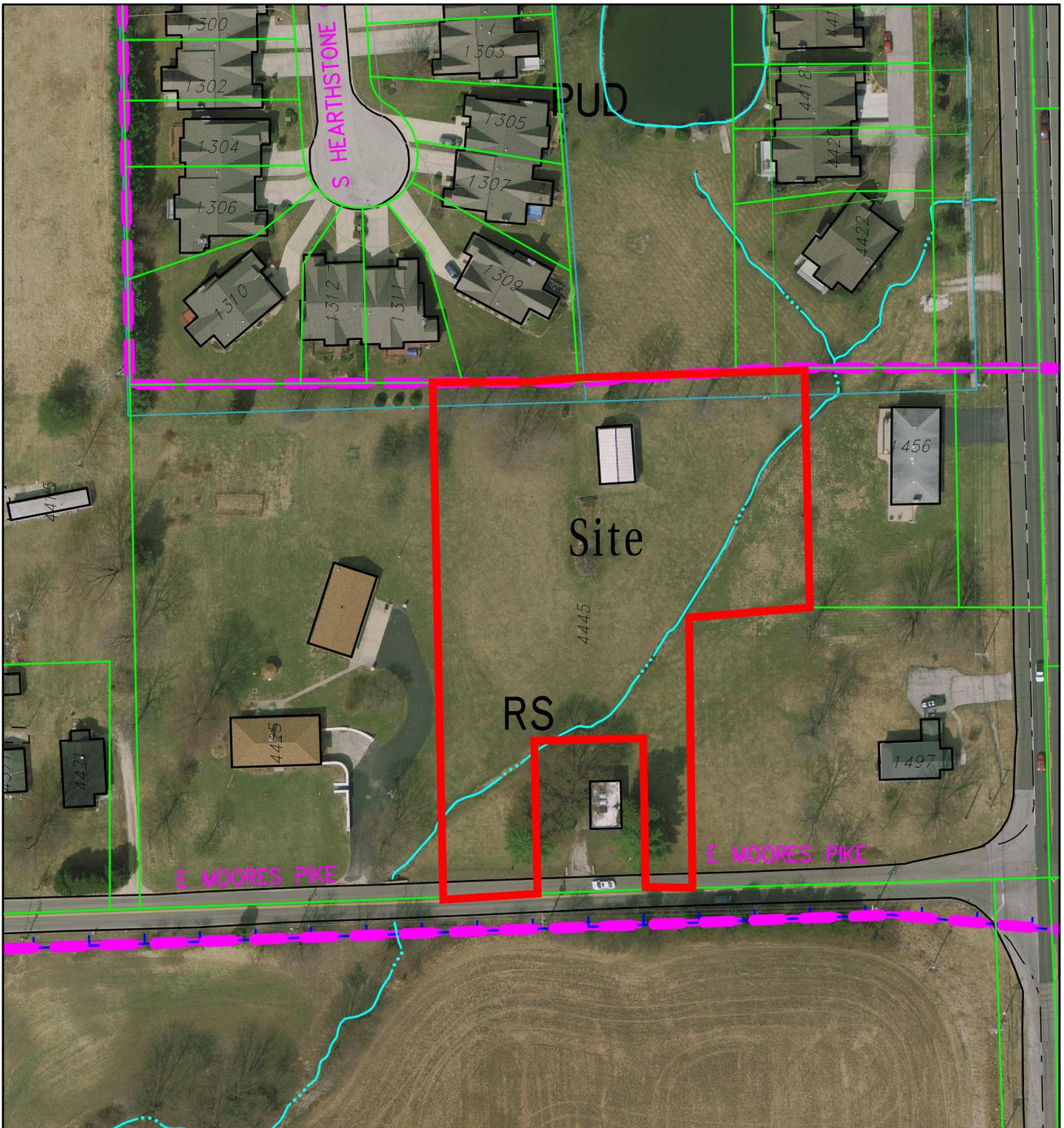


City of Bloomington
 Planning & Transportation



Scale: 1" = 200'

For reference only; map information NOT warranted.



UV-24-15 Brett Oeding

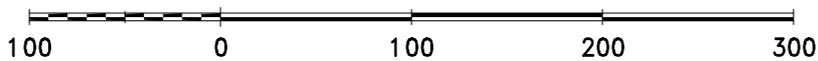
4445 E Moores Pike

Plan Commission

2014 Aerial Photograph

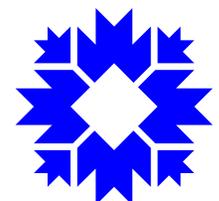
By: greulice

7 Oct 15

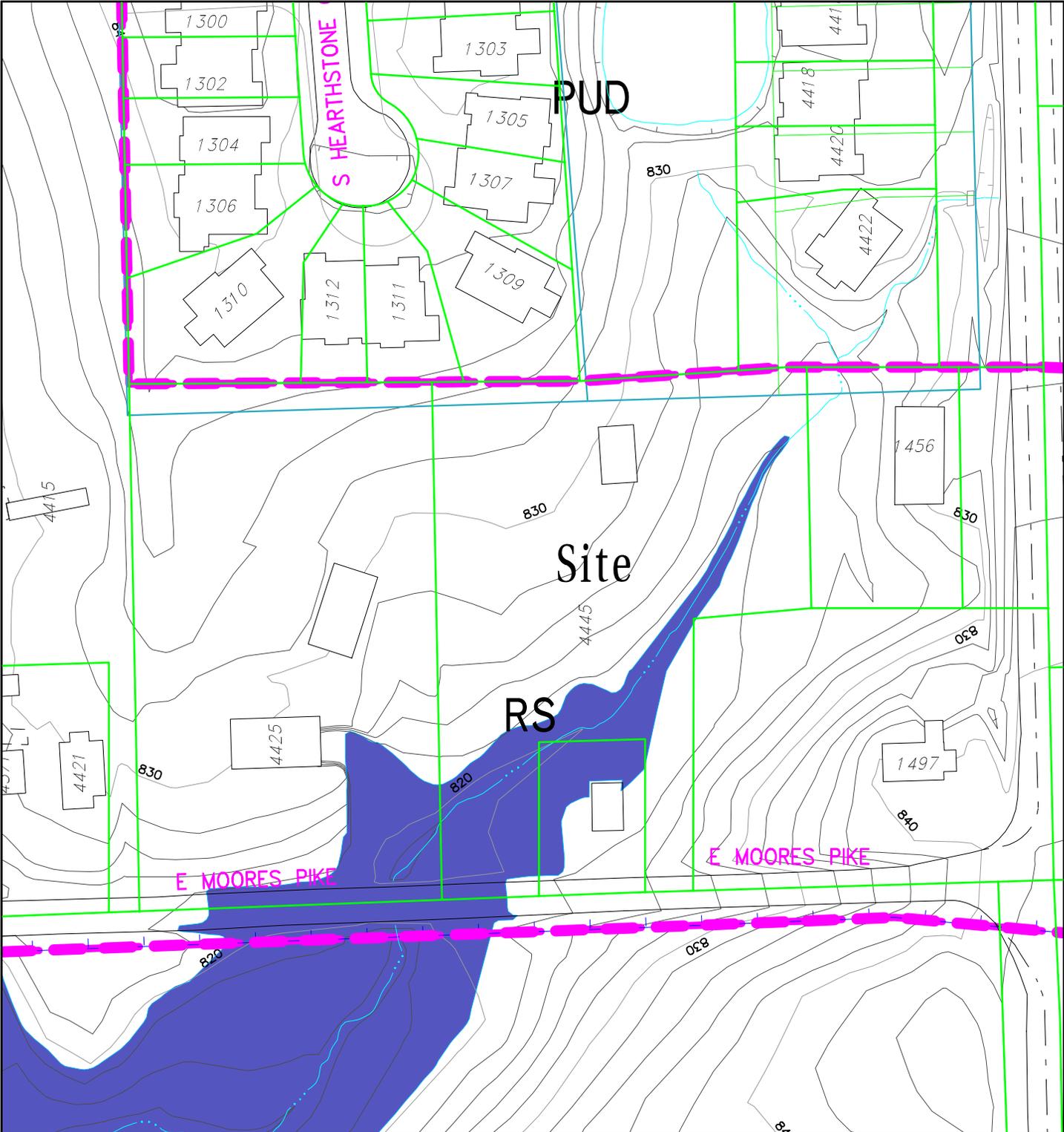


For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation



Scale: 1" = 100'



UV-24-15 Brett Oeding

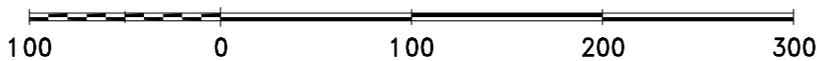
4445 E Moores Pike

Plan Commission

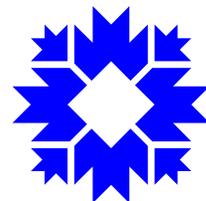
Contours and floodplain

By: greulice

7 Oct 15



City of Bloomington
Planning & Transportation



Scale: 1" = 100'

For reference only; map information NOT warranted.

Petitioner's Statement City of Bloomington Planning Department

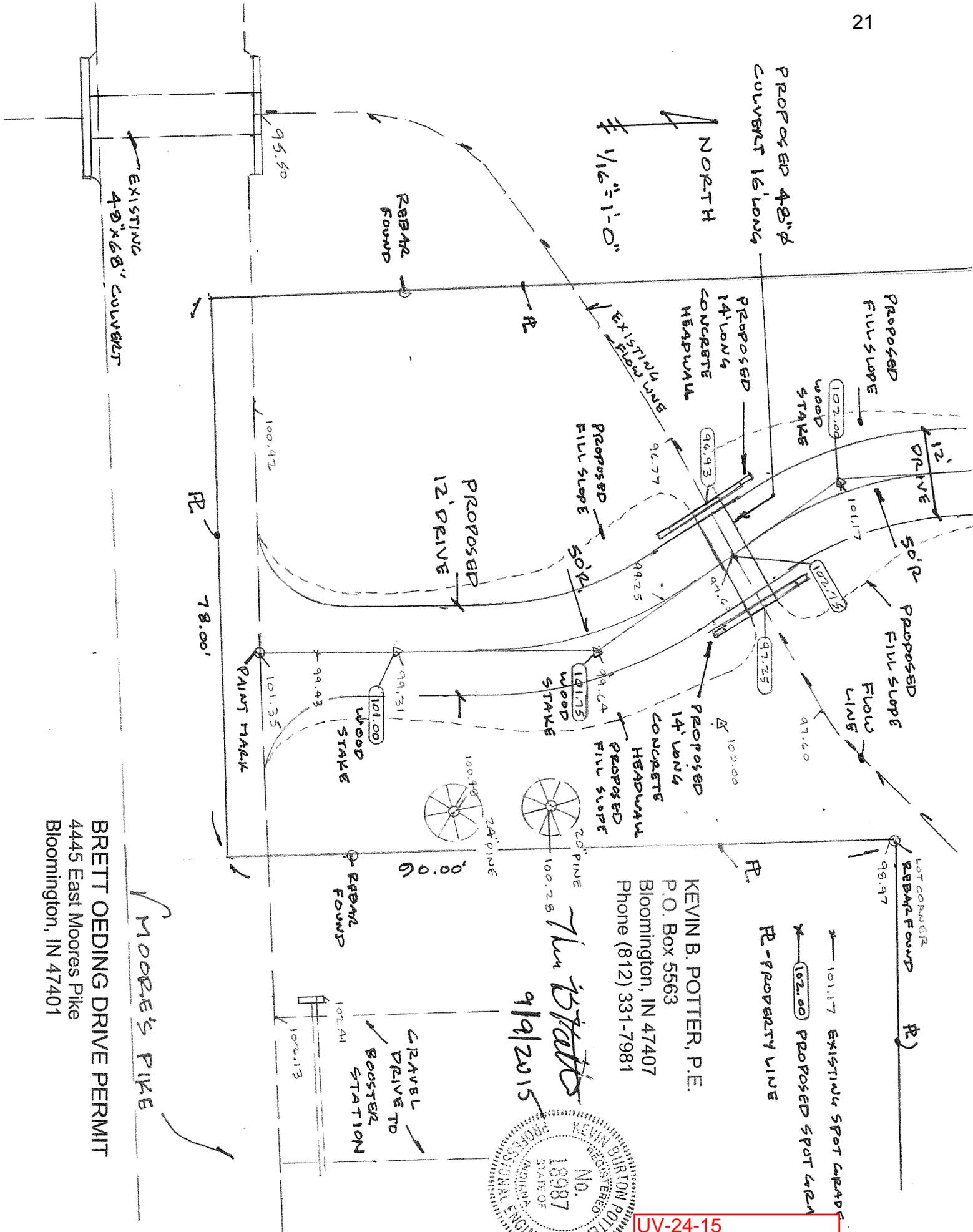
RE: 4445 E. Moores Pike
Bloomington IN 47403

This petitioner's statement is for the request of a variance from the city of Bloomington plan commission so we construct our future single-family residence at 4445 E. Moores Pike, Bloomington. The variance specifically requests to construct a driveway across a small drainage waterway to access the only buildable area of this property. This drive and culvert installation has been designed and approved by a professional engineer and follows the recommendation of Todd Stevenson, drainage engineer for the Monroe County Highway Department. This waterway is approximately 60 feet from the road and without the drive access to the north portion of the property, the ability to locate our new home would not be feasible. We greatly appreciate the consideration and hope you can help us finalize the purchase of this property for our future home.

Thank You,

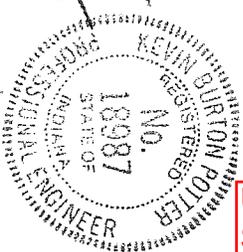
Brett and Allison Oeding
3318 S Cedarwood Cir
Bloomington IN 47401
812-325-7938

UV-24-15
Petitioner Statement



KEVIN B. POTTER, P.E.
 P.O. Box 5563
 Bloomington, IN 47407
 Phone (812) 331-7981

Kevin B. Potter
 9/9/2015



UV-24-15
 Site Plan

BRETT OEDING DRIVE PERMIT
 4445 East Moores Pike
 Bloomington, IN 47401

MOORE'S PIKE

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 751 E. Tamarack Trail**

**CASE #: PUD-25-15
DATE: October 12, 2015**

PETITIONER: Jill's House, LLC
751 E. Tamarack Trail, Bloomington, IN

CONSULTANT: JPF Properties, LLC, Gary Scott

REQUEST: The petitioner is requesting an amendment to the list of permitted uses and a waiver of the second hearing for the Meadowood PUD to allow for a 25-unit assisted living facility.

BACKGROUND:

| | |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Area: | 2.63 acres |
| Current Zoning: | PUD |
| GPP Designation: | Public/Semi-Public/Institutional |
| Existing Land Use: | Temporary Housing Facility (Jill's House, vacant) |
| Proposed Land Use: | Assisted Living Facility and Nursing/Convalescent Home |
| Surrounding Uses: | North – Dwelling, Single-family West – Dwelling, Single-family East – Existing Meadowood Retirement Community South – Vacant, Meadowood PUD |

REPORT: This property is located at 751 E. Tamarack Trail of the Meadowood PUD. The site was developed as Jill's House and constructed in 2008. Jill's House served as a temporary housing facility for families in conjunction with the Midwest Proton Radiotherapy Institute (MPRI). Unfortunately, the MPRI has closed and Jill's House closed as well. The PUD was originally narrowly tailored, and this amendment would add two uses to the parcel, which allows for the existing structure to be reused.

This portion of the Meadowood PUD was created in 2006 with only three permitted uses—Garden Homes, Assisted Living Facility, and Temporary Housing Facility—each on separate tracts. The area permitting an Assisted Living Facility has not yet been developed and was approved for the south side of Tamarack Trail, across from Jill's House. In order to reuse the existing building, the developers would like to add two uses—Assisted Living Facility and Nursing/Convalescent Home—to the permitted uses for the Jill's House parcel. They plan to convert the building into a memory care facility.

The property is within the Lake Griffy Watershed. Due to its proximity to and impact on Lake Griffy, the original proposal sought to permit the development while limiting and mitigating any disturbance of soil or vegetation. For this proposal, no new building is proposed at this time. The petitioner will use the existing building with only minor modifications, such as removing a deck in order to secure the facility for memory care patients. Other modifications will be interior remodeling. At the time of development, some of the landscaping was not installed correctly including the grasses in the detention pond. At the Final Plan phase, the petitioner will need to work with staff to correct any landscaping areas that need to be updated in order to meet current code.

The site has 29 parking spaces which are located under the building. The petitioner anticipates approximately 20 full-time employees and possibly 5 part-time employees. The front of the building also has a large driveway with a drop-off area that is likely to be used by those visiting family members. Staff finds the available parking adequate to meet the needs of the proposed uses.

GROWTH POLICIES PLAN ANALYSIS: The Growth Policies Plan (GPP) has designated the southern half of the property as Public/Semi-Public/Institutional and the northern half as Conservation Residential. The intent of the Public/Semi-Public/Institutional area is “*to provide adequate land to support compatible government, non-profit and social service land use activities.*” This designation specifically anticipates uses such as Jill’s House and an assisted living facility as demonstrated in the Land Use guidance that reads as follows:

The Public/Semi-Public/Institutional designation encompasses properties controlled by public and private institutions and developed for: 1) schools (including Indiana University), 2) **non-profit facilities**, 3) government facilities, and 4) hospitals, medical parks, and **assisted care facilities**.

The GPP also gives guidance for any future Public/Semi-Public/Institutional uses to have adequate public services on site to support the use. This site is currently served by public utilities that also serve the existing Meadowood Retirement Community.

The Conservation Residential intent states that “*This category identifies areas possessing special natural environmental characteristics that require careful attention with regard to development proposals*” and that “*Any development in Conservation Residential areas should be low in density and clustered in a manner that protects environmentally sensitive lands and preserves infrastructure capacities.*”

This proposal reuses an existing building, which was permitted under these regulations. The building was placed in the least sensitive location on the lot. Other areas are and will continued to be protected. The GPP also notes that “*access to property located within these areas should be from existing streets and roads. The development and construction of new public roadways within these areas should be discouraged.*” This development would gain access from the existing private roadway, Tamarack Trail.

PUBLIC INPUT: Staff has received no comments regarding this petition. At a neighborhood meeting, some neighbors expressed concerns over delivery trucks on N. Dunn St. Neighbors were generally happy to see the building reused in a similar fashion as the prior use.

CONCLUSIONS: Staff finds this to be a very minor change to the PUD with negligible impacts to the development and the surrounding area.

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

1. The Final Plan will be reviewed and approved at staff level using current standards.

2. The Final Plan must include an updated landscape plan to current standards. In some cases, the petitioner will need to remove landscaping that was incorrectly installed.
3. This PUD amendment only allows reutilization of an existing building. Any new building construction, excluding accessory structures, will require reconsideration of the PUD.

PUD-25-15
Petitioner's Statement

HISTORY

Jill's House, 751 Tamarack Trail, Bloomington, IN 47408 was built in 2008 to house patients and their families undergoing treatment at the IU Health Proton Therapy Center. The initial development was a collaborative effort between Jill's House, Inc and Meadowood Retirement Community. Meadowood donated the land while Jill's House, Inc raised funds to build the structure. Through great community efforts funds were raised and a house was built opening in June 2008. It is a 25 unit, hospitality house and in its 6 and a half years it housed over 600 families from all over the world. Jill's House was inspired by the lives and the footsteps of Jill Behrman and Steve Howard, two young people whose time on Earth was much too short. Through Jill's House, their parents, Eric and Marilyn Behrman, and Bud and Peg Howard, hoped to honor their legacies by bringing both hope and healing to those who stayed at the facility.

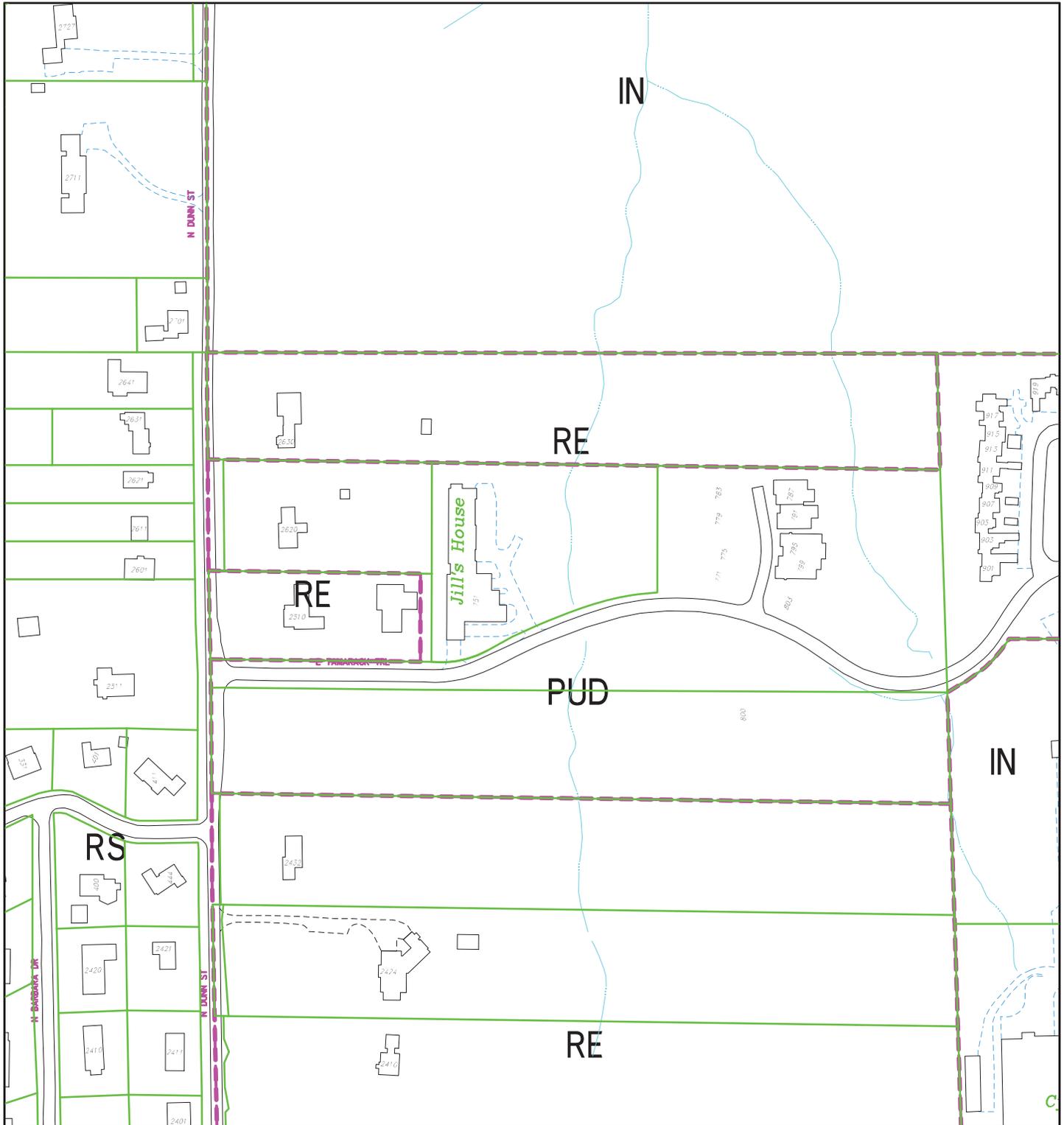
Jill's House was originally owned by Jill's House Incorporated. In December of 2013, Jill's House, LLC was formed which purchased the property at 751 Tamarack Trail with a long term lease from Jill's House, Inc. In September of 2014 it was announced that the IU Health Proton Therapy Center would be closing by the end of the year and Jill's House Inc. would no longer be in operation.

The Planned Urban Development (PUD) is specific to Jill's House not allowing any other permissible uses. Therefore, Jill's House LLC and House Investments, LLC are applying for an amendment to the PUD which would allow a continued healthcare focus of the property.

Attached to this is the document that was used when applying for the PUD in 2006 which includes all of the required descriptions of the land, infrastructure, drainage, etc.

Gary Scott
Partner/Principle
Jill's House, LLC

Kevin D. Theile
Partner/Principle
Jill's House, LLC

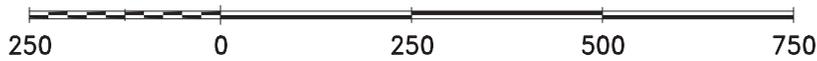


PUD-25-15

Zoning and Location Map

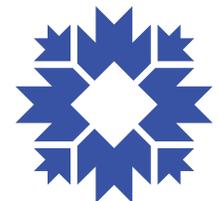
By: rosenbab

17 Sep 15



For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation

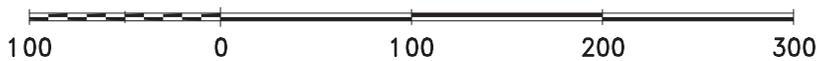


Scale: 1" = 250'



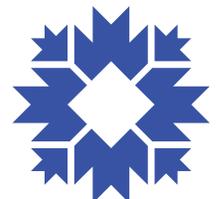
PUD-25-15

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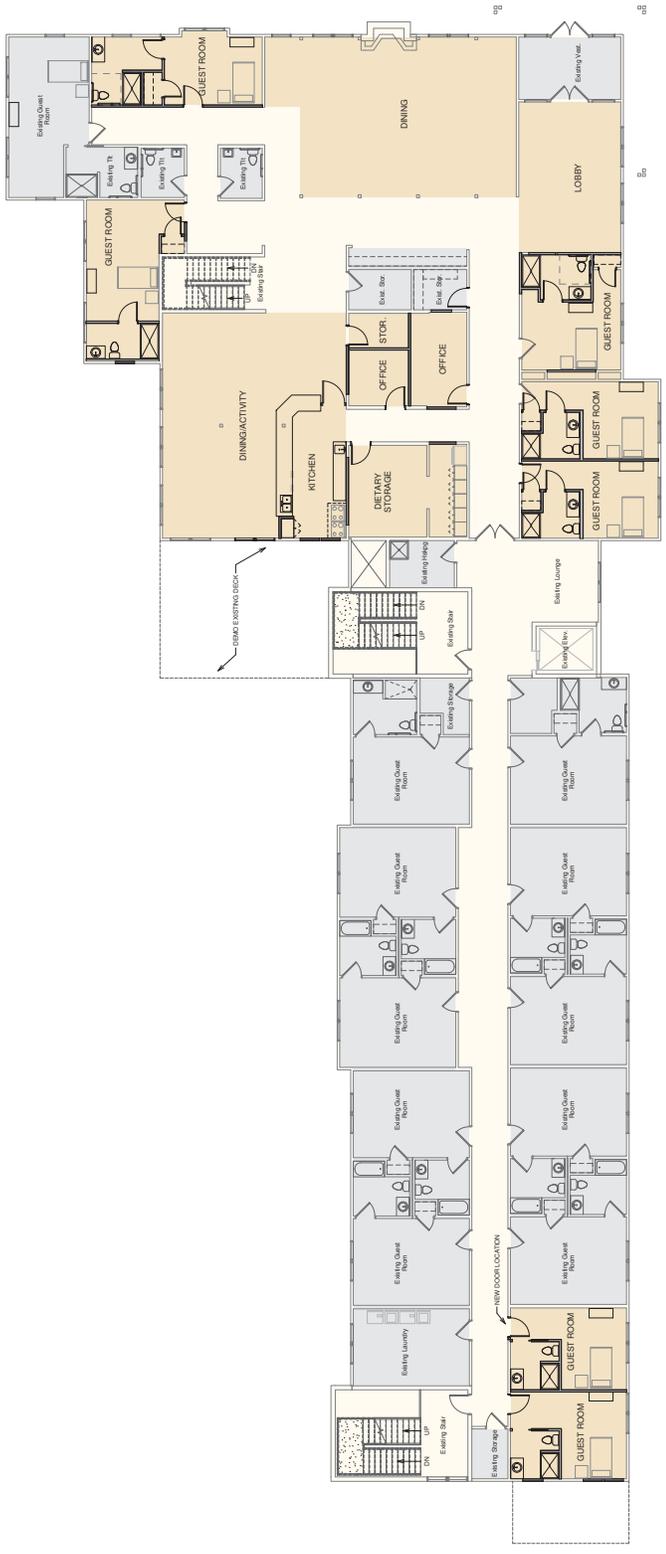


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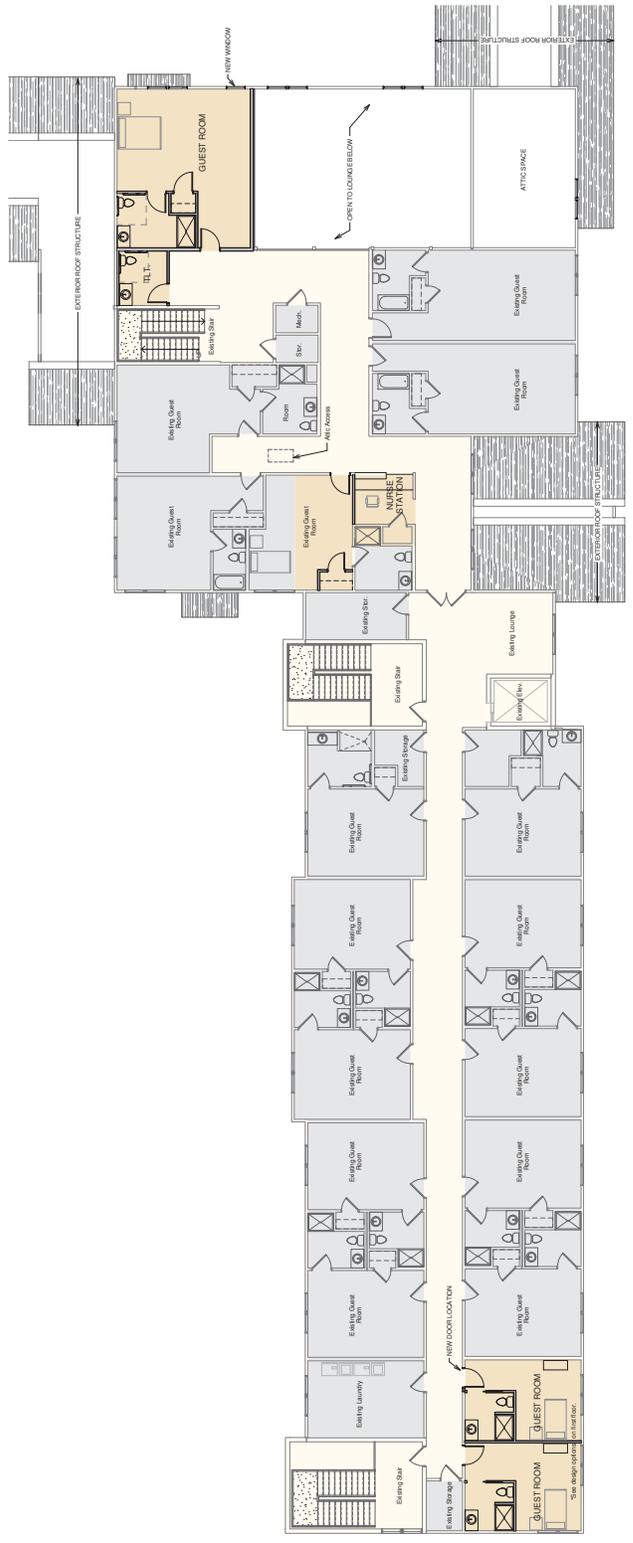
City of Bloomington
Planning & Transportation



Scale: 1" = 100'



NORTH
 1/8" = 1'-0"
FIRST FLOOR SCHEMATIC PLAN



NORTH
 1/8" = 1'-0"
SECOND FLOOR SCHEMATIC PLAN



Front of Jill's House on Tamarack Trail



East side of building, facing north. Existing deck to be removed.