CITY OF BLOOMINGTON

PLAN COMMISSION

September 12, 2011 @ 5:30 p.m.
COUNCIL CHAMBERS #115
CITY HALL

CITY OF BLOOMINGTON
PLAN COMMISSION AGENDA
Sept. 12, 2011 @ 5:30 p.m. ❖ **City Hall Council Chambers, #115**

ROLL CALL

MINUTES TO BE APPROVED: August 8

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

- **Selection of Plan Commissioner for GPP Steering Committee**

APPROVAL OF CONSENT AGENDA:

UV-18-11 **AT&T (@ North Central Church of Christ)**
2121 N. Dunn St.
PC Recommendation to the BZA re: Use Variance to allow an array of cellular antennas inside a church steeple. *(Case manager: Katie Bannon)*

PETITION CONTINUED TO: October 10, 2011

UV-21-11 **Housing Options II**
1835 S. Highland Ave.
PC recommendation to the BZA re: Use Variance to allow multifamily use in a single-family zoning district. *(Case manager: Patrick Shay)*

PETITION:

UV-16-11 **CFC Properties, Inc (Grant Street Inn)**
315, 317,319 N. Grant St.
PC Recommendation to the BZA re: Use Variance to allow a hotel/motel use within a Residential Multi-family (RM) zoning district. Also requested is a package of variances from front, side and rear parking setbacks, side & rear building setbacks and maximum impervious surface coverage. *(Case Manager: Patrick Shay)*

SP-19-11 **Big O Properties**
340 S. Walnut St.
Site plan approval for a mixed-use building with 15 units *(Case manager: Eric Greulich)*

PUD-20-11 **McDoel Garden (First Capital Mgmt)**
1140 S. Morton St.
Preliminary Plan Amendment to allow multifamily residential usage in former Thomson/RCA PUD and final plan approval for a commercial building and 16 multifamily units. *(Case manager: James Roach)*

End of Agenda
***Next Plan Commission hearing scheduled for Oct. 10, 2011*

Last updated: 9/8/2011

BLOOMINGTON PLAN COMMISSION **CASE #: UV-16-11**
STAFF REPORT **DATE: September 12, 2011**
Location: 315 & 310 N. Grant Street

PETITIONER: CFC Properties
320 W. 8th St. Suite 200, Bloomington

REQUEST: The petitioner is requesting use variance approval to allow a hotel/motel use within a Residential Multifamily zoning district. This use variance request requires Plan Commission review and recommendation to the Board of Zoning Appeals.

Zoning:	**RM**
GPP Designation:	**Core Residential**
Existing Land Use:	**Vacant and Hotel/Motel**
Proposed Land Use:	**Hotel/Motel**
Surrounding Uses:	**North** - Multifamily
	South - Office (IU- Poplars Building), Mixed-Residential
	East - Office (Red Cross)
	West - Mixed-Residential

SUMMARY: The petitioner currently operates the Grant Street Inn at the northeast corner of N. Grant Street and E. 7th Street. They also own three vacant lots located on the west side of Grant St., one property south of E. 8th Street. All of these lots are zoned Residential Multifamily (RM). The surrounding area is also mostly zoned RM, with many residential uses located to the north and west. There are a mix of office and residential uses east of this property including offices for the Red Cross and Institutional (IN) zoning to the southeast that includes Indiana University's Poplars Building.

The existing Grant Street Inn received a use variance approval in 1991 to allow two historic homes to be used for a bed and breakfast use. The site later expanded and combined the two buildings, and in 1995 received approval to allow two additional structures to the north to be used for the business as well. This business has been successful and is now preparing for an additional expansion of their services. At this point, the business functions more like a small hotel/motel use. With the current RM zoning, the proposed expansion of the existing hotel/motel use requires a new use variance approval. The petitioner has also requested a package of variances from the Board of Zoning Appeals to allow for the proposed construction.

To accommodate this expansion, the petitioner is proposing to construct a small addition of approximately 184 square feet to the east side of the existing structure at the corner of 7th and Grant St. This will create an enlarged dining area. Also proposed is construction of a new structure on the three vacant lots to the west. The proposed 2-story structure on the west side of Grant St. would house 16 new guest rooms, a fitness center and a laundry area. The fitness center and the laundry area would be located within a proposed basement.

The petitioner has designed the building to be compatible with the surrounding buildings in both scale and architecture. The petitioner presented this proposal informally to the Historic Preservation Commission (HPC) for comment. Overall, the HPC was very supportive of the proposed construction. They also reviewed the proposed dining room addition of the existing building under the demolition delay ordinance. The expansion was approved to move forward without a recommendation to designate the structure. The petitioner also presented the proposed plans to the Old Northeast Neighborhood Association and received strong support for their proposal.

Although the site is vacant, there are a few trees that would be removed with the project. The petitioner is also seeking a variance from maximum impervious surface coverage standards of the RM zoning district. However, the petitioner has stated their intent to seek LEED certification of the proposed building and has also shown Class I bicycle lockers on the site plan, an upgrade from the required Class II bicycle racks.

Grant Street at this location has a very large right-of-way of 82.5 feet. The petitioner will be seeking Board of Public Works approval to allow several encroachments within the right-of-way as well as a designated handicap parking space along Grant Street. Some of these encroachments include steps, a handicap ramp and landscaping. By allowing these encroachments, the petitioner will be able to move the building forward to be more in line with surrounding structures.

GPP ANALYSIS: The Growth Policies Plan (GPP) designates this area as Core Residential. This designation states that "*The predominant land use for this category us single family residential; however, redevelopment has introduced several uncharacteristic uses such as surface automobile parking, apartments, offices, retail space and institutional activities*." Many of the areas designated as Core Residential were zoned Residential Core (RC), especially areas with a high percentage of single family homes.

The area in question has a higher percentage of multifamily and non-residential uses and was therefore zoned RM rather than RC. The Core Residential designation of the GPP also states that "*Multi-family…residential and neighborhood-serving commercial may be appropriate for this district when compatibly designed and properly located to respect and compliment singe family dwellings*." Staff finds that the proposed use is appropriate in scale and complimentary design based on the positive feedback and support gained from both the HPC and the surrounding neighborhood association.

CONCLUSION: Staff finds that the petitioner's request does not substantially interfere with the GPP. Furthermore, staff finds that the proposed use to be an appropriate expansion of a successful local business. The hotel/motel is very small in scale and compliments the residential character of the area. Staff also finds that the proposed commercial use will most likely have less negative impacts to the surrounding area than a permitted multifamily apartment building.

RECOMMENDATION: Staff recommends forwarding this request to the Board of Zoning Appeals with a positive recommendation.

MEMORANDUM

Date: September 6, 2011

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

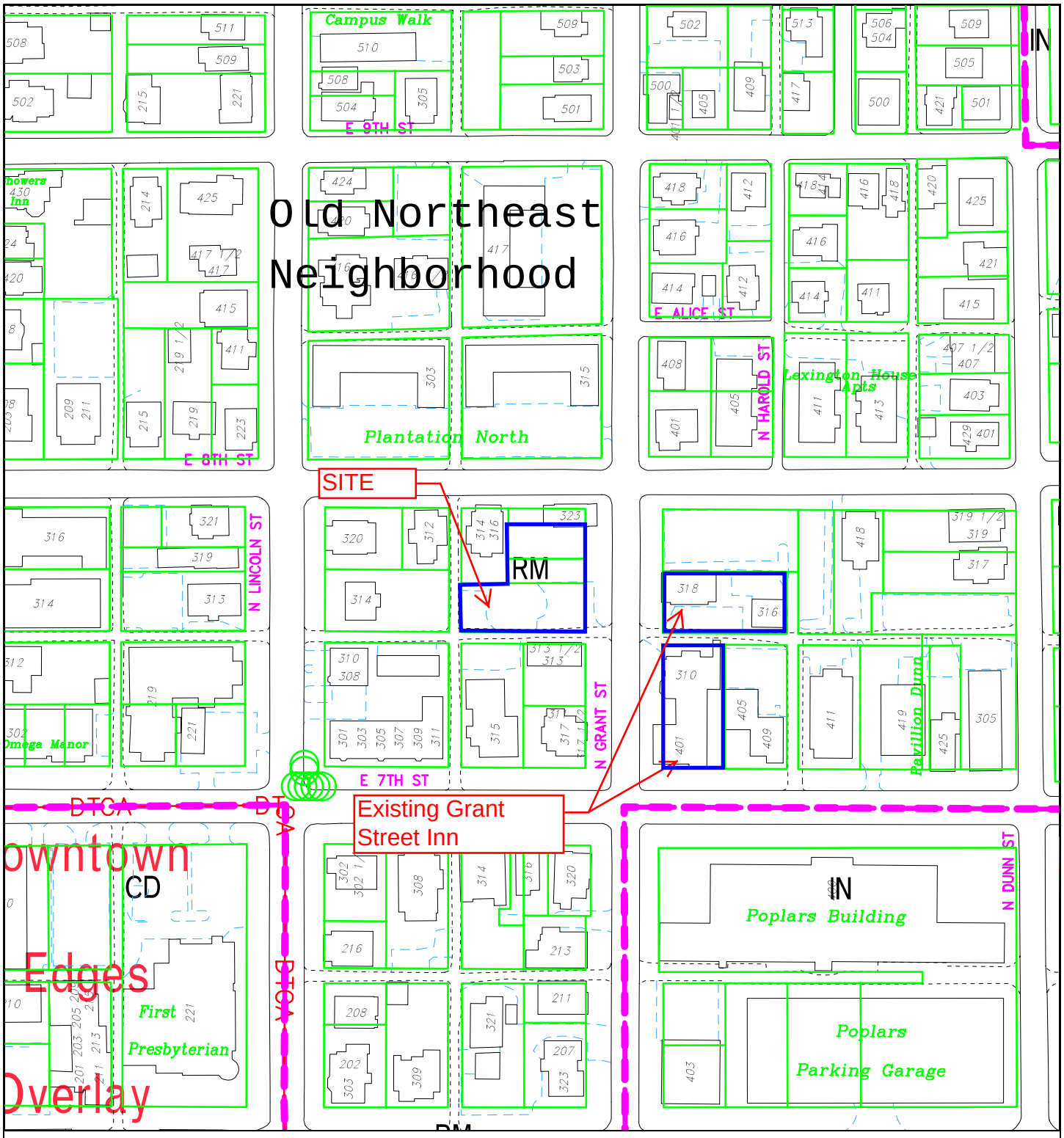
Through: Linda Thompson, Senior Environmental Planner

Subject: UV-16-11, Grant Street Inn

This memorandum contains the Environmental Commission's (EC) thoughts regarding a Plan Commission recommendation to the Board of Zoning Appeals (BZA) concerning a request for a Use Variance. The Petitioner is requesting a hotel/motel use within a Residential Multifamily Zoning District. The Petitioner will be requesting additional variances including parking and building setbacks, and impervious surface coverage at the September 22, 2011 BZA meeting.

EC Recommendations:

1. The EC supports a positive recommendation from the Plan Commission for a Use Variance. However, the EC will be closely scrutinizing the request for an Impervious Surface Coverage Variance before the BZA meeting.



UV-16-11 CFC PROPERTIES
310 & 315 n. GRANT STREET
LOCATION/ZONING/LAND-USE MAP
PLAN COMMISSION/BOARD OF ZONING APPEALS

By: shayp
2 Jul 11

150 0 150 300 450

N

City of Bloomington Planning

Scale: 1" = 150'

For reference only; map information NOT warranted.

Updated 8/1/11

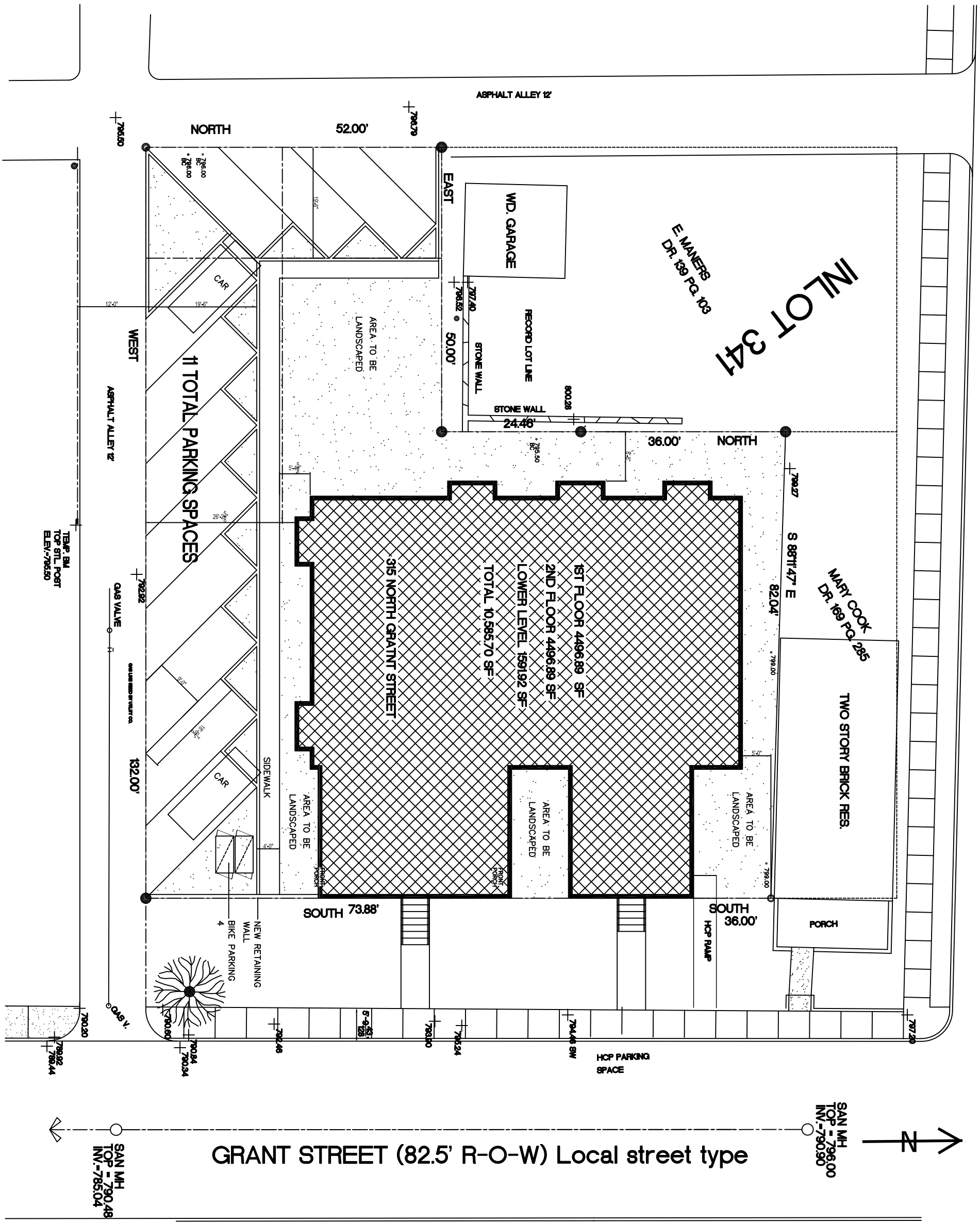
CFC PROPERTIES

CFC PROPERTIES
320 W. EIGHTH ST., SUITE 200
P.O. BOX 729
BLOOMINGTON, IN 47402-0729 U.S.A.
PHONE: 812.332.0053 FAX: 812.333.4680
WWW.CFCINCORPORATED.COM

CFC proposes to construct a two-story building on the vacant lots located at 315, 317 and 319 North Grant Street. The new construction will be an expansion to the Grant Street Inn. The new building will include 16 guest rooms, a fitness center and laundry area. The fitness center and laundry area will be located on the lower level of the two-story building facing south. Each guest room will be approximately 390 square feet in size.

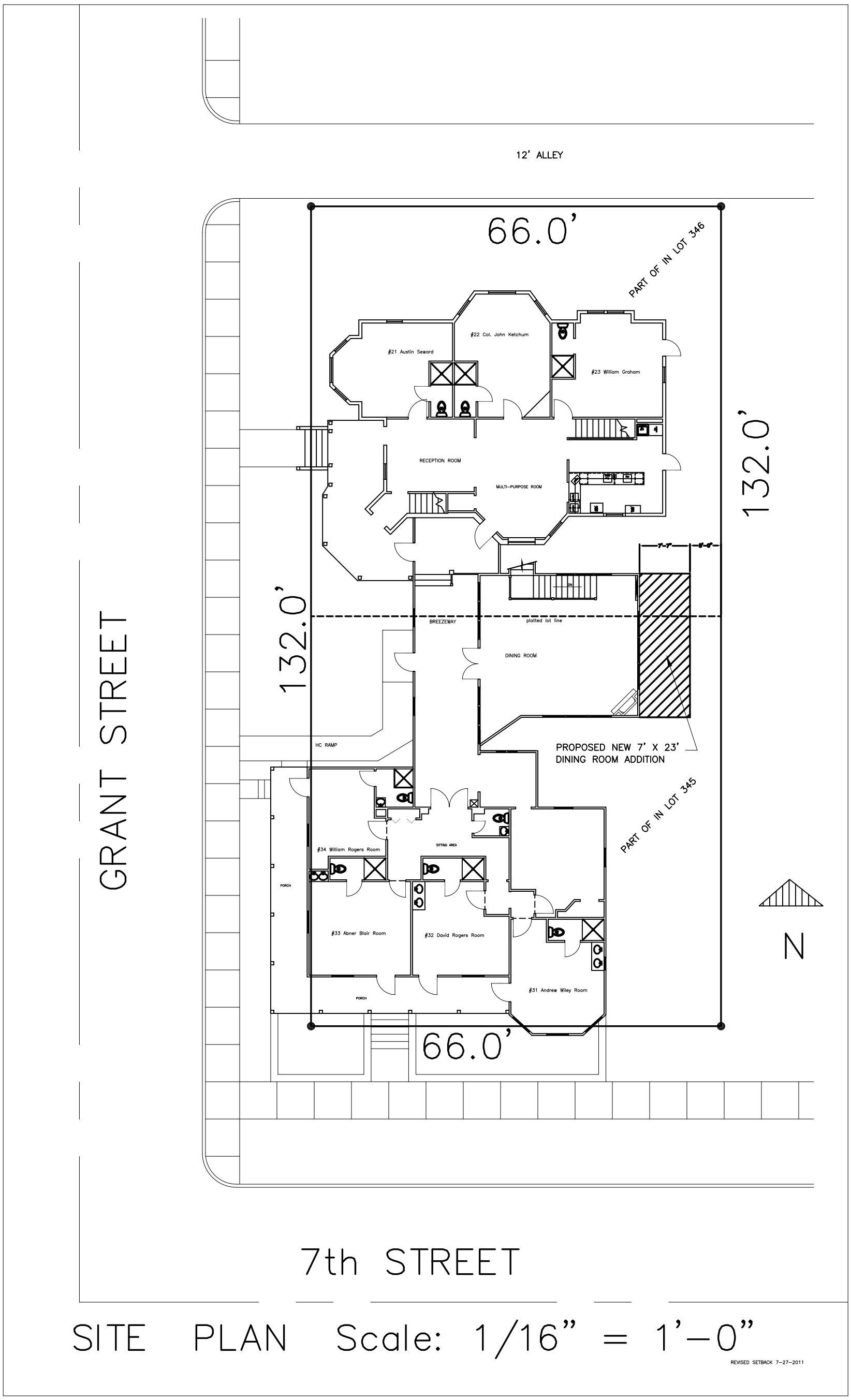
In addition, the existing building at 310 North Grant Street, known as the Ziegler House, will undergo a dining room expansion to the east which will add an additional 184 square feet to accommodate the added guest rooms. There will be 9 parking spaces which will be located to the south of the new building at 45 degree angled spaces. CFC plans for the building to be LEED certified. CFC requests a Use Variance to Hotel/Motel in a Residential Multifamily zone as the area is currently zoned Residential Multi-Family.

(Revised)
Petitioner's Statement



UV-16-11

SITE PLAN (315 N. GRANT)



SITE PLAN Scale: 1/16" = 1'-0"

REVISED SETBACK 7-27-2011

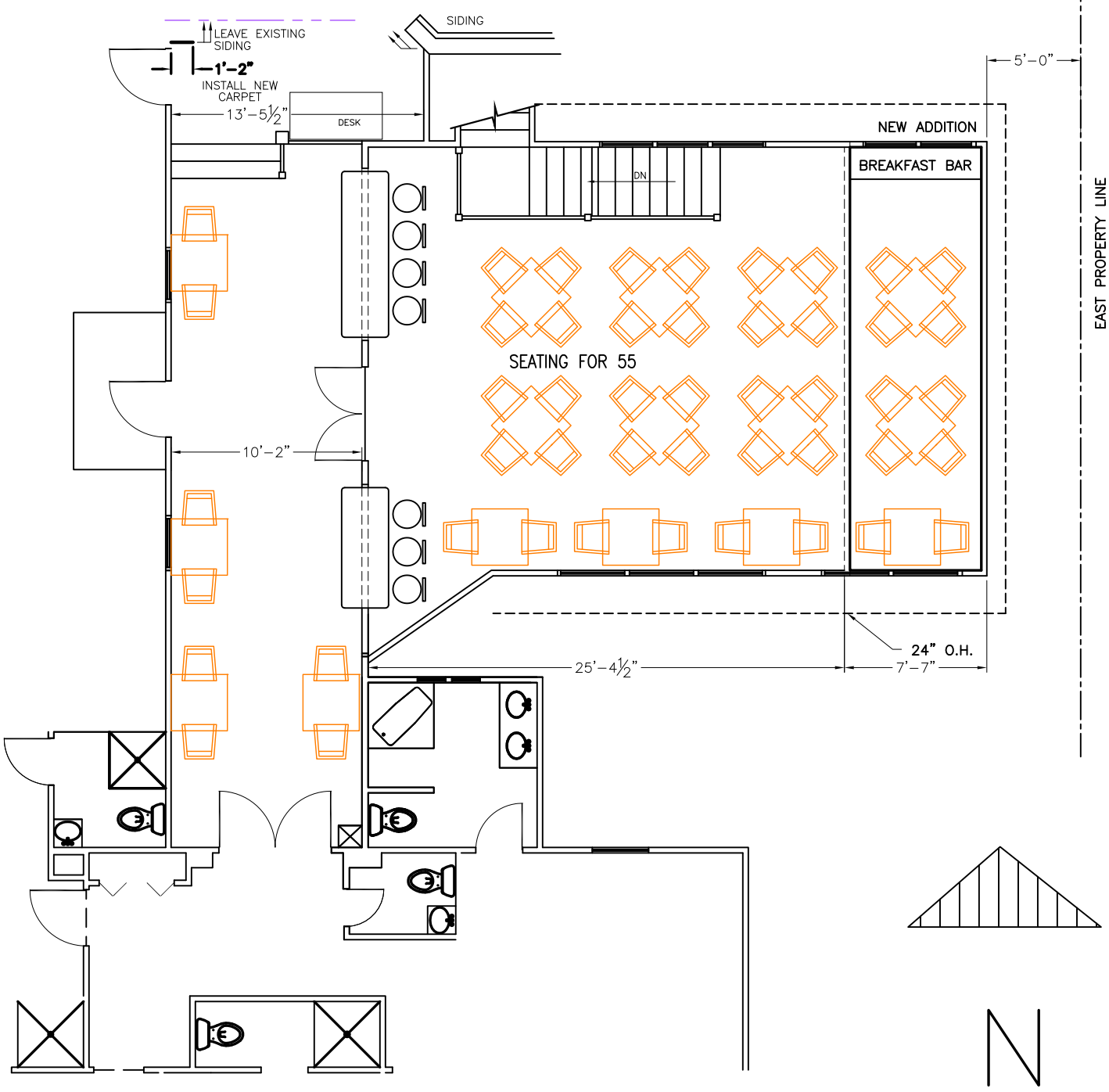
UV-16-11

SITE PLAN (310 N. GRANT)

PHOTOGRAPH LOOKING NORTHWEST

PHOTOGRAPH LOOKING SOUTHWEST

NEW ADDITION SHALL MATCH THE EXISTING MATERIALS, COLOR AND FINISHES.



FLOOR PLAN Scale: 1/8" = 1'-0"

REVISED SETBACK 7-27-2011

UV-16-11
DINING ROOM EXPANION
FLOOR PLAN

SOUTH ELEVATION
scale 1/4" = 1'-0"

EAST ELEVATION
scale 1/4" = 1'-0"

UV-16-11
PROPOSED ELEVATION

9

STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

INTERIOR DESIGN CONSULTANT:

FOOD SERVICE CONSULTANT:

PROJECT ARCHITECT:

PROJECT DESCRIPTION:

GRANT STREET INN
EXPANSION

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REVISION AND DESCRIPTION:

PROJECT KEY PLAN:

TRUE NORTH

SHEET DESCRIPTION

ELEVATIONS

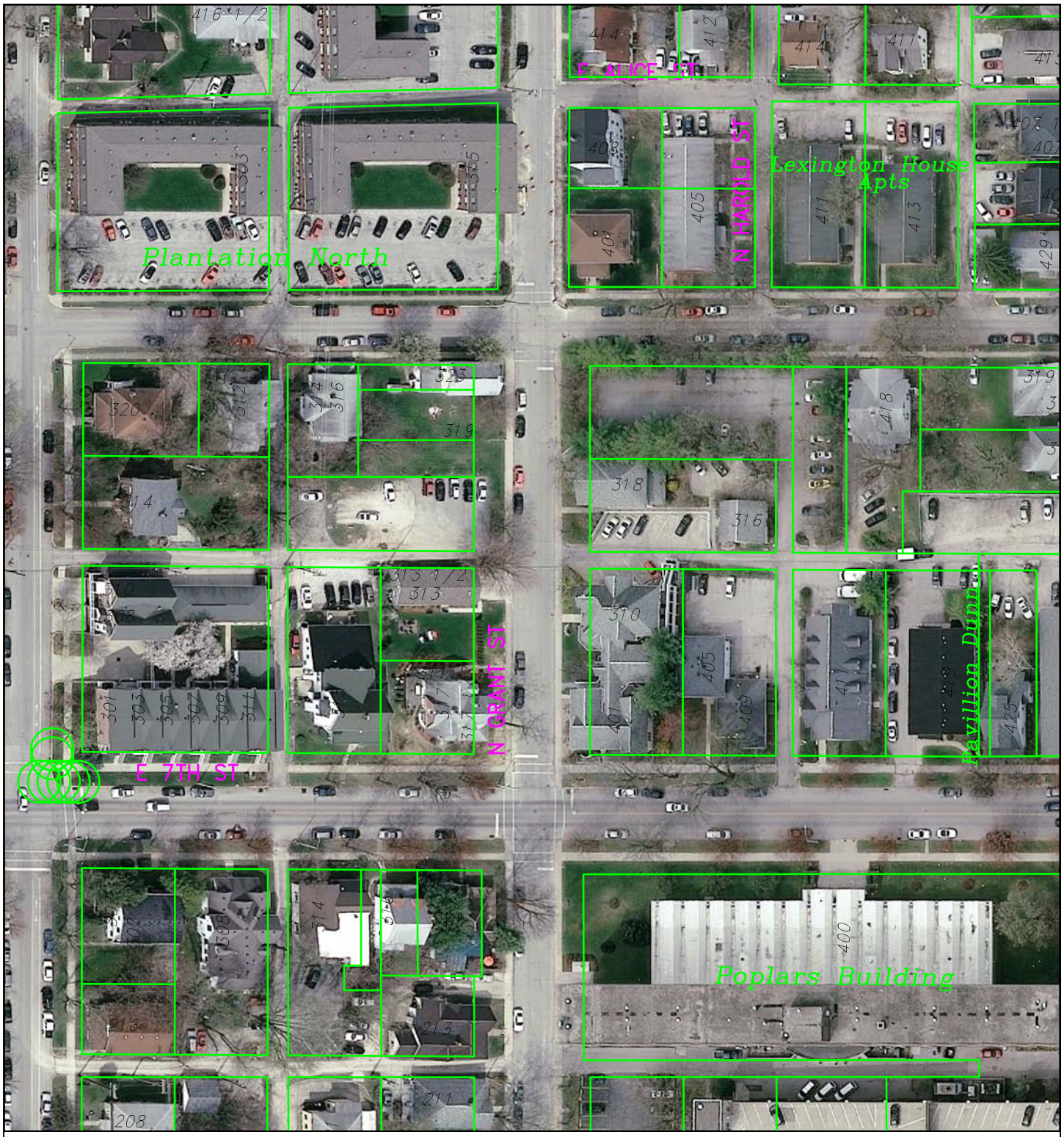
DRAWING SCALE: COOK GROUP PROJECT NUMBER
GRANT STREET INN
EXPANSION

PROGRESS PRINT DATE:

SHEET NUMBER:

A.1

UV-16-11
PROPOSED RENDERING



UV-16-11 CFC PROPERTIES
AERIAL PHOTO

By: shayp
8 Sep 11

100 0 100 200 300

N

City of Bloomington
Planning

Scale: 1" = 100'

For reference only; map information NOT warranted.

BLOOMINGTON PLAN COMMISSION **CASE #: UV-18-11**
STAFF REPORT **DATE: September 12, 2011**
Location: 2121 N. Dunn Street

PETITIONER: Jeff Kellerman, AT&T
900 E. 96th St. Indianapolis, IN 46240

CONSULTANT: Allen Hughes
3115 Albright Ct. Indianapolis, IN 46268

REQUEST: The petitioners are requesting use variance approval to allow an array of cellular antennas inside of a church steeple in a Residential High-Density Multifamily (RH) zoning district. This use variance request requires Plan Commission review and recommendation to the Board of Zoning Appeals.

SUMMARY: The property is located on the southwest corner of the SR 45-46 Bypass and N. Dunn Street and is zoned Residential High-Density Multifamily. The property contains a 15,170 square foot church building for the North Central Church of Christ. Surrounding uses include Cedar Creek Apartments to the south, single family houses to the north, single family houses to the west and Memorial Stadium to the east.

The petitioners propose to remove the existing church steeple and replace it with a steeple with a cellular antenna array completely hidden within it. The proposed steeple will be virtually indistinguishable from the existing one. The petitioners also propose to add a 735 square foot concrete pad with telecommunications equipment to the rear of the church. The equipment will be surrounded by a 13 foot tall stone masonry wall, which will match the existing church exterior. The masonry wall will be screened with evergreen trees.

The UDO does not distinguish between the location of cellular towers and cellular antenna arrays attached to or within a building. The petitioners are requesting a Use Variance to allow this use on the subject property within the RH zoning district. This Use Variance request requires Plan Commission review for compliance with the Growth Policies Plan and recommendation to the Board of Zoning Appeals.

Variances are also requested from the maximum number of parking spaces, maximum building height, maximum wall height, and landscaping standards.

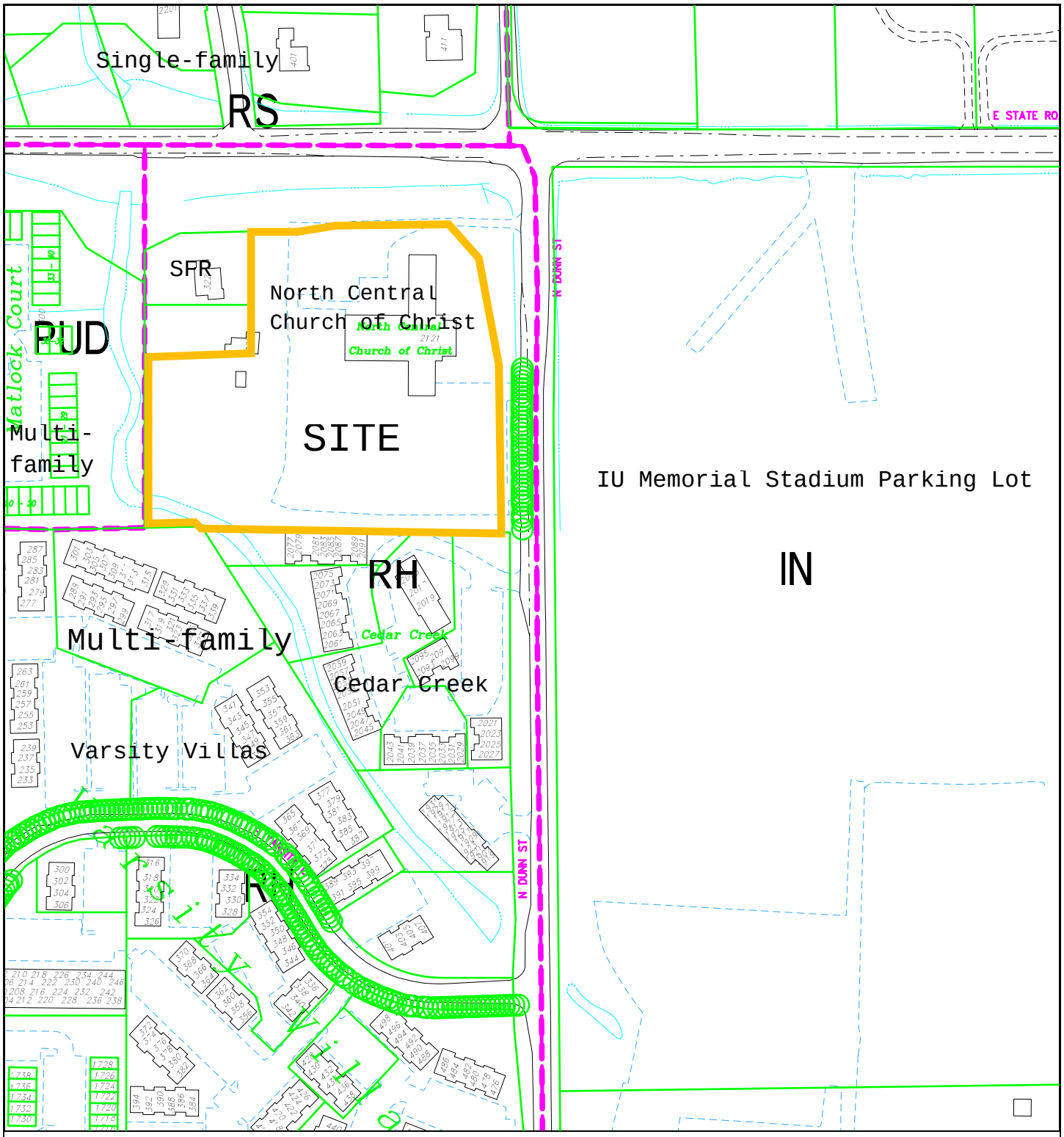
GROWTH POLICIES PLAN: The Plan Commission must make a recommendation to the BZA regarding the appropriateness of the use and its consistency with the Growth Policies Plan (GPP). More specifically, the Plan Commission must rule that the proposed use will not substantially interfere with the GPP.

The GPP designates this property as “Urban Residential”. The fundamental goal of these areas is to “encourage the maintenance of residential desirability and stability.” Staff finds that the proposed use will not substantially interfere with the goals of the

GPP as the cellular antenna array will be completely camouflaged and will have no known negative impacts on the surrounding area.

CONCLUSION: Staff finds that this is an innovative solution to increase cellular capacity near Indiana University, where there is a high density of high demand users. Cellular towers are regulated due to their aesthetic impacts to the community. With this request, the arrays will be hidden from view and the appearance of the existing church will not be substantially altered. Furthermore, the church is an institutional use with a large property. Communication facilities are permitted within Institutional zoning districts. Although this property is zoned multifamily, it is an institutional use adjacent to a very large institutional district.

RECOMMENDATION: Staff recommends that the Plan Commission forward a positive recommendation for the use variance to the Board of Zoning Appeals.



UV-18-11, AT&T
2121 N. Dunn St.
Land Use and Zoning

By: bannonk
8 Sep 11

200 0 200 400 600

N

City of Bloomington
Planning

Scale: 1" = 200'

For reference only; map information NOT warranted.

PETITION FROM AT&T TO PLACE A STEALTH CELLULAR TELEPHONE SYSTEM AT THE NORTH CENTRAL CHURCH OF CHRIST, 2121 NORTH DUNN STREET, BLOOMINGTON, IN
August 16, 2011

Ladies and Gentlemen,

AT&T Mobility along with The North Central Church of Christ is proposing to develop a wireless cellular site on the churches property.

The petitioner is asking for a variance in use to allow antennas and equipment for the purposes of sending and receiving cellular radio signal. Communication towers and equipment are not permitted uses in the RH zoning district. All equipment to be either inside the church structure itself or hidden behind a wall that matches the church building materials outside the church. The petitioner is asking for a variance in height for the church steeple. The current steeple height does not meet code now, but we would merely be replacing the existing steeple exactly as is with the exception of the material used that permits the transference of radio signal through the material.

The petitioner is asking for a variance in landscaping for the existing parking areas, due to a "change in use". The church needs all of the parking to accommodate the church seating capacity of 768. There are 190 parking spaces located in the churches adjacent parking areas.

The petitioner is asking for variance in maximum parking, due to the "change in use" of the property. Changes in use require compliance with parking standards. This variance will allow the continuation of the status quo until there are further changes on the property. This request is not increasing the intensity of the primary use of the property, the church.

As a part of this petition AT&T would like to make as a condition of approval the installation of required sidewalks along Dunn Street between State Roads 45 & 46 and the churches southernmost boundary as well as the location of 13 bicycle parking locations that meet City Code. If possible the sidewalk would be coordinated with the State project, but if the timing does not work out we will have private contractors complete the sidewalk per State specifications.

AT&T has been looking for a site with appropriate zoning for several years in close proximity to the Indiana University Campus. AT&T currently has antennas located on the old State Police Tower at SR 45 & 46 and Fee Lane. AT&T has an arrangement with Indiana University to lease that site on a per 6 month basis. It is our understanding that the property on which the tower is currently located is sometime in the near future going to become athletic fields and the tower is being removed. AT&T needs to find another suitable location for antennas. This cellular site is a Capacity site. It is needed to absorb AT&T cellular wireless traffic that other sites around the City cannot handle. With the explosion of the wireless industry, phones, ipads,

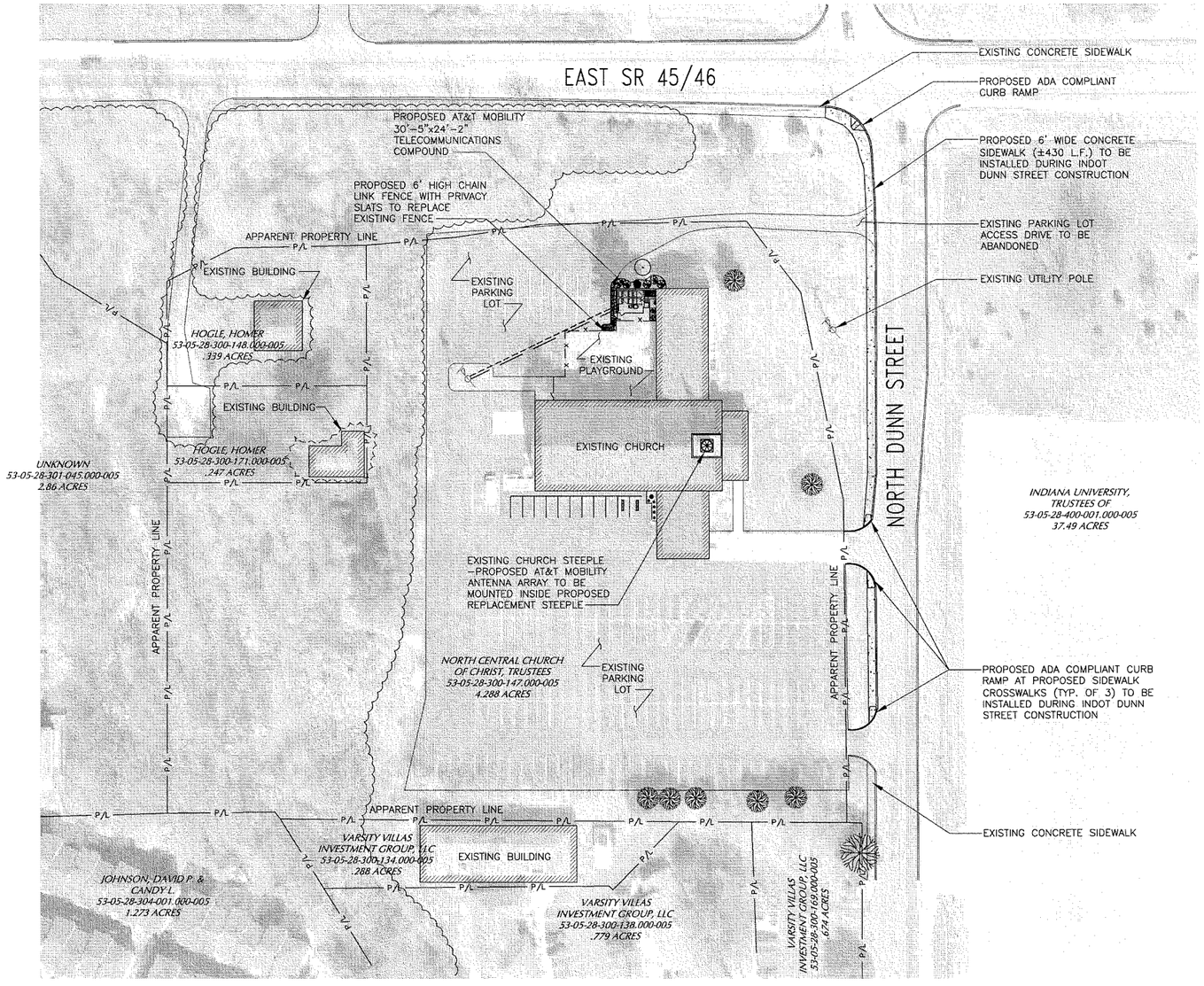
wireless computers, etc. there needs to antennas to pick up and transmit the signal. Indiana University has a mass or captive user of wireless electronics who need to be served. AT&T has the temporary site on the old State Police tower, which we will lose in the future, and have only been successful over the past several years in negotiating one antenna location on campus at the Heating Plant at 10th & Fee Lane on the smoke stack. All other proposals of rooftop and stealth type proposals have been denied. AT&T did recently determine not to locate on the Indiana University facility on Sare Road. AT&T has attempted to encircle the campus, but that does not give sufficient in-building coverage or capacity to students, faculty or staff.

AT&T has used stealth technology in many locations throughout the US with great success. AT&T approached the Church of Christ with the idea of replacing their steeple with an almost exact duplicate, same height, style, shape and color only this steeple would house cellular antennas. The church was interested so we proceeded. An area north of the church will be designed to hold all of the cabinets, radios and other equipment necessary to operate the site. The cable from the equipment to the antennas will run through the roof joists and chases – all electrical will be underground. The equipment will be surrounded by a wall made of the same material as the church and will be landscaped per City code. The steeple will look no different and the enclosed equipment area will blend with the balance of the church. Due to the size and shape of the steeple and the size and configuration of the equipment this steeple facility will be able to house only one carrier – AT&T.

You should be able to get a very good idea of the project through the viewing of the building elevations and the photo simulations.

Please find along with this petition a copy of the completed application, a notarized copy of the affidavit from then church giving AT&T the right to petition, building elevations and drawing, photo simulations and an engineer's statement concerning design and wind load.

Allen E. Hughes
AT&T Consultant
Project # - IN0642



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HORIZONTAL SCALE IN FEET

PROPOSED OVERALL SITE PLAN

SCALE: 1" = 100'

NORTH

NOTE:
THE INFORMATION SHOWN IS NOT BASED ON A AN ACTUAL FIELD SURVEY AND IS FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY ALL EXISTING FIELD CONDITIONS

GPD GROUP.
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.
8275 Allison Pointe Trl., Suite. 220 317-299-2996
Indianapolis, IN 46250 Fax 317-293-1331
GPD JOB# 2010042.99

GoodmanNetworks
Network Knowledge...Delivered.

SITE NAME: BLOOMINGTON
SITE NUMBER: IN0642
2121 NORTH DUNN STREET
BLOOMINGTON, IN 47408
MONROE COUNTY

at&t
900 EAST 96TH. STREET
SUITE 500
INDIANAPOLIS, INDIANA 46240

NO.	DATE	REVISIONS	BY	CHK	APP'D
A	08/16/11	ISSUED FOR ZONING REVIEW	JBA	LJB	TTP

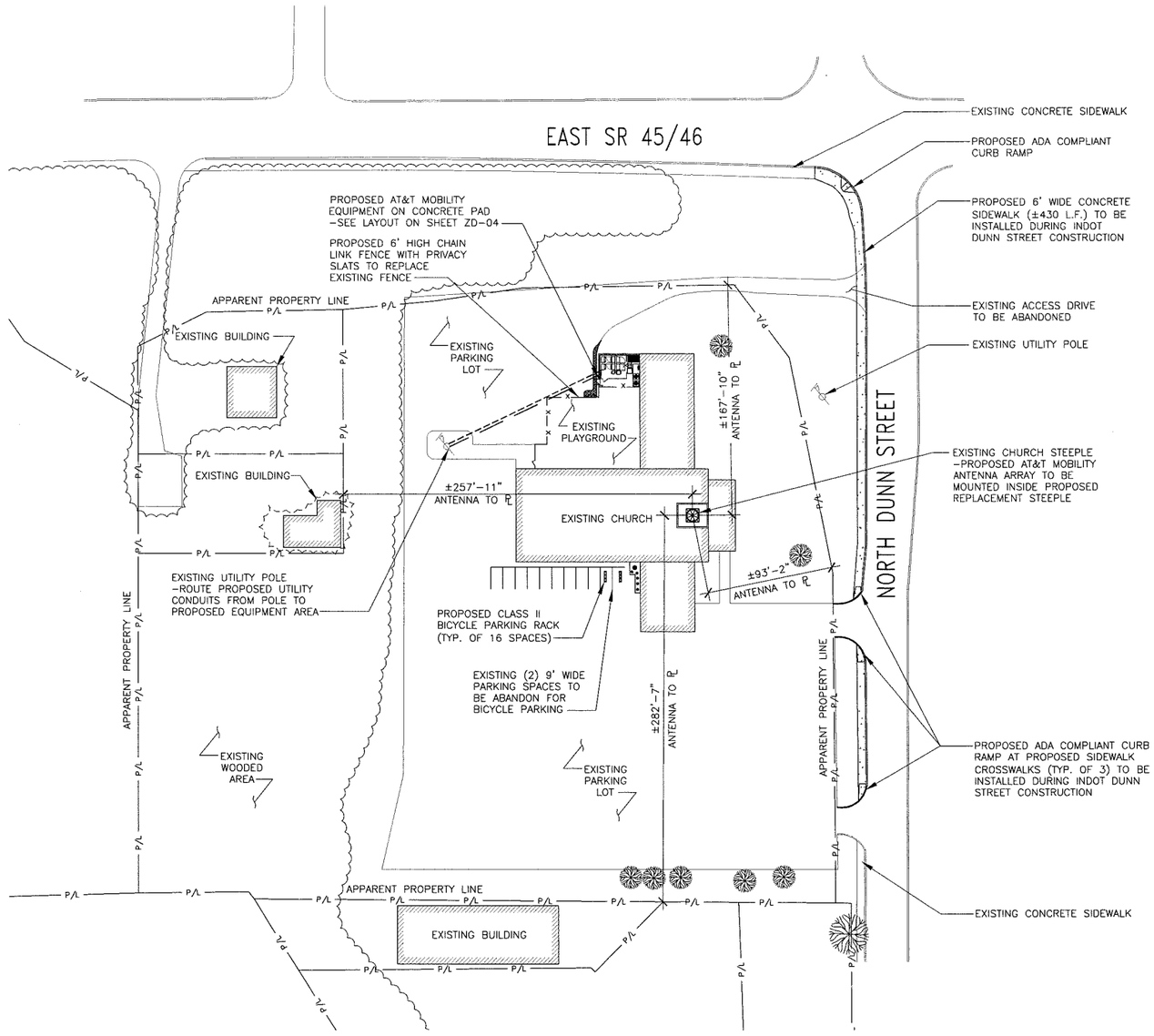
SCALE: AS SHOWN | DESIGNED BY: MKS | DRAWN BY: MKS

DAVID B. GRANGER REGISTERED № 60880405 STATE OF INDIANA PROFESSIONAL ENGINEER

AT&T MOBILITY

PROPOSED OVERALL SITE PLAN WITH AERIAL

DRAWING NUMBER: IN-0642-ZD-02 | REV: A



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HORIZONTAL SCALE IN FEET

PROPOSED OVERALL SITE PLAN

SCALE: 1" = 100'

NORTH

NOTE:
THE INFORMATION SHOWN IS NOT BASED ON A AN ACTUAL FIELD SURVEY AND IS FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY ALL EXISTING FIELD CONDITIONS

GENERAL NOTES

1. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AT LEAST TWO (2) WORKING DAYS PRIOR TO ANY CONSTRUCTION OPERATIONS ON THE SITE:

HOLEY MOLEY: 1-800-382-5544
AT&T MOBILITY, MR. JEFF KELLERMAN: 317-581-2507
GPD GROUP, MR. TREVER POWERS: 317-299-2996
GOODMAN NETWORKS, MR. DAVID GOODMAN: 214-686-5727

COORDINATION OF ALL WORK PERFORMED ON OR INSIDE THE BUILDING SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR WITH THE APPROVAL OF THE BUILDING MANAGMENT.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL GOVERNING AGENCIES THAT REQUIRE SITE INSPECTIONS.

3. ALL WORK SHALL BE CONFINED TO THE LEASE AND/OR ACCESS AREAS, UNLESS AGREEMENT AND CONSENT IS OBTAINED FROM THE BUILDING MANAGEMENT.

4. EXISTING CONDITIONS ARE SHOWN FROM EXISTING BUILDING PLANS AND A SITE INSPECTION CONDUCTED ON NOVEMBER 17, 2010 AND ARE NOT NECESSARILY COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE, EXPOSE, AND DETERMINE IF CONFLICTS EXIST WITH THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER (GPD GROUP) IN ORDER TO RESOLVE ANY CONFLICTS. EXISTING BUILDING FACILITIES OR STRUCTURES DAMAGED SHALL BE REPAIRED OR REPLACED, AS NEEDED, ADD APPROVED BY THE BUILDING MANAGEMENT IN LIKE KIND AND CHARACTER.

5. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL REQUIRED TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES OR GOVERNING LOCAL AGENCY.

6. THE CONTRACTOR SHALL SEAL ALL NEW AND EXISTING PENETRATIONS FOR MECHANICAL AND ELECTRICAL EQUIPMENT SUPPLIES, CABLES, AND CONDUITS IN EXISTING AND NEW FIRE RATED FLOORS, CEILINGS, AND WALLS AFFECTED BY THE WORK. PROVIDE "CHASE-FOAM, CTC PR-855 FIRE RESISTANT FOAM SEALANT; HUNTINGTON STATION, NEW YORK OR APPROVED EQUAL BY A/E. THE FIRE RATING OF THE PENETRATION SEAL SHALL BE AT LEAST THAT OF THE FLOOR , CEILING OR WALL INTO WHICH IT IS INSTALLED. FOAM SEALANT SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.

7. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR AND MATERIALS FOR THE INSTALLATION FOR THE RADIO EQUIPMENT CABINET COMPOUND, PLAYGROUND FENCING, ANTENNA CONCEALMENT STEEPLE, ANTENNAS, CABLE TRAY, BUILDING REPAIRS AND ELECTRICAL SERVICE UNLESS NOTED OTHERWISE IN THESE PLANS.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ALL EXISTING FLOOR, CEILING, ROOF, WALL, FINISHES, ASPHALT PAVEMENT AND LANDSCAPING DISTURBED DURING THE DEMOLITION AND GENERAL CONSTRUCTION PHASES OF THE WORK. PROVIDE ALL LABOR AND MATERIALS AS REQUIRED TO RESULT IN A SMOOTH FINISH SURFACE TO MATCH EXISTING CONDITIONS.

9. THE CONTRACTOR SHALL REMOVE ALL TRASH CREATED BY HIMSELF OR HIS SUBCONTRACTORS DUE TO DEMOLITION OR CONSTRUCTION. THE CONTRACTOR SHALL ALSO REMOVE TRASH CREATED BY OTHER CONTRACTORS INCLUDING CABLE REELS, CARDBOARD BOXES AND PACKING. ALL DEBRIS SHALL BE REMOVED IN A TIMELY FASHION TO A LEGAL DISPOSAL FACILITY.

10. THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS REQUIRED TO INSTALL THE ANTENNAS, COAX CABLES AND GROUNDING. THE ANTENNAS & COAX CABLES SHALL BE PROVIDED BY CONTRACTOR.

11. THE RADIO EQUIPMENT CABINETS SHALL BE FURNISHED AND INSTALLED BY OTHERS.

10. ALL WORK PERFORMED ON THE EXISTING BUILDING STRUCTURE WILL REQUIRE SPECIAL NIGHT, WEEKEND OR EARLY MORNING OVERTIME HOURS. THIS WORK WILL INCLUDE BUT NOT BE LIMITED TO DRILLING IN EXISTING BEAMS, HEAVY MATERIALS PLACEMENT AND ROOF PENETRATIONS. ALL WORK WILL BE REQUIRED TO BE CONDUCTED TO MINIMIZE NOISE AND DISRUPTION TO EXISTING BUILDING PERSONNEL. AFTER HOUR WORK MUST BE COORDINATED WITH BUILDING MANAGEMENT.

11. USE OF ELEVATORS FOR INSTALLATION OF NEW MATERIALS AND REMOVAL OF REMOVED MATERIAL SHALL BE PROPERLY SCHEDULED THROUGH THE BUILDING MANAGEMENT/MAINTENANCE AND THE ENGINEER. ELEVATORS SHALL BE USED FOR FREIGHT PURPOSES ONLY DURING THE MID MORNING AND MID AFTERNOON HOURS TO MINIMIZE THE EFFECT ON EXISTING PERSONNEL DURING BUSY HOURS. CONTRACTOR SHALL COORDINATE ELEVATOR USAGE WITH THE BUILDING MANAGER AND PROVIDE PROTECTIVE WALL COVERINGS DURING CONSTRUCTION.

12. PHOTOGRAPHS OF THE CONSTRUCTION SHALL BE TAKEN DURING ALL PHASES OF PROGRESS. A COMPREHENSIVE BOOK OF THESE PHOTOS SHALL BE TRANSMITTED TO AT&T MOBILITY FOR RECORD PURPOSES.

13. DAILY WRITTEN REPORTS SHALL BE MADE TO GOODMAN NETWORKS, Mr. CHARLIE HARDY (512) 825-0995.

14. CONTRACTOR SHALL SUBMIT 6 SETS OF SHOP DRAWINGS AND CATALOG DATA FOR ALL MATERIAL AND EQUIPMENT USED FOR ACCEPTANCE BEFORE SUCH ITEMS ARE ORDERED OR FABRICATED FOR THE JOB. SHOP DRAWING NOT STAMPED WITH CONTRACTOR APPROVAL WILL BE RETURNED FOR REPROCESSING.

15. CONTRACTOR TO PROVIDE WALK BOARDS TO PROTECT EXISTING CEILING FRAMING DURING CONSTRUCTION. WALK BOARDS WILL PERMANENTLY INSTALLED FOR OWNER'S/TENENAT'S USE UPON COMPLETION OF PROJECT.

16. THE CONTRACTOR SHALL MAINTAIN A COMPLETE AS-BUILT SET OF PLANS AND CONDITIONS, AND SUBMIT SAME TO THE ENGINEER WITHIN 7 DAYS OF COMPLETION OF CONSTRUCTION. THE AS-BUILT PLANS SUBMITTED TO THE ENGINEER SHALL INCLUDE A DRAWING WITH DIMENSIONS SHOWING THE LOCATION OF THE RADIO EQUIPMENT PLATFORM, ANTENNA POSITIONS AND ORIENTATION, ALL NEW UTILITIES AND GROUNDING CONDUIT ROUTING.

GPD GROUP®
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.
8275 Allison Pointe Trl., Suite. 220 317-299-2996
Indianapolis, IN 46250 Fax 317-293-1331
GPD JOB# 2010042.99

GoodmanNetworks
Network Knowledge...Delivered.

SITE NAME: BLOOMINGTON
SITE NUMBER: IN0642
2121 NORTH DUNN STREET
BLOOMINGTON, IN 47408
MONROE COUNTY

at&t
900 EAST 96TH. STREET
SUITE 500
INDIANAPOLIS, INDIANA 46240

NO.	DATE	REVISIONS	BY	CHK	APP'D
A	08/16/11	ISSUED FOR ZONING REVIEW	JBA	LJB	TTP

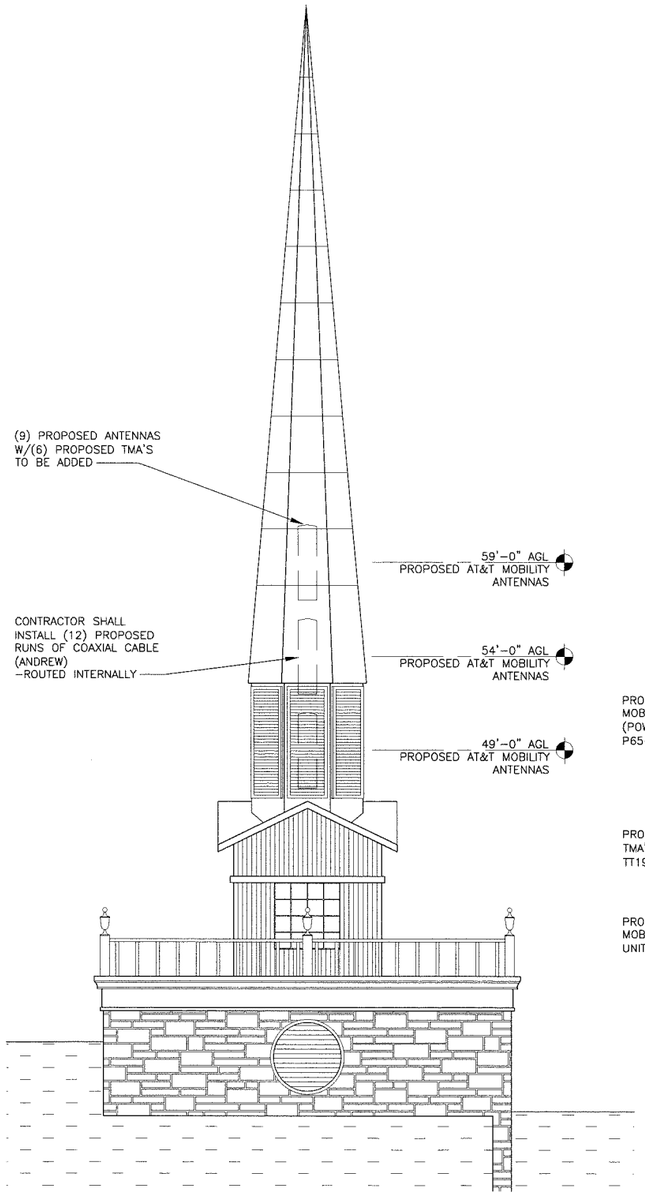
SCALE: AS SHOWN | DESIGNED BY: MKS | DRAWN BY: MKS

DAVID B. GRANGER REGISTERED No 60860405 STATE OF INDIANA PROFESSIONAL ENGINEER

AT&T MOBILITY

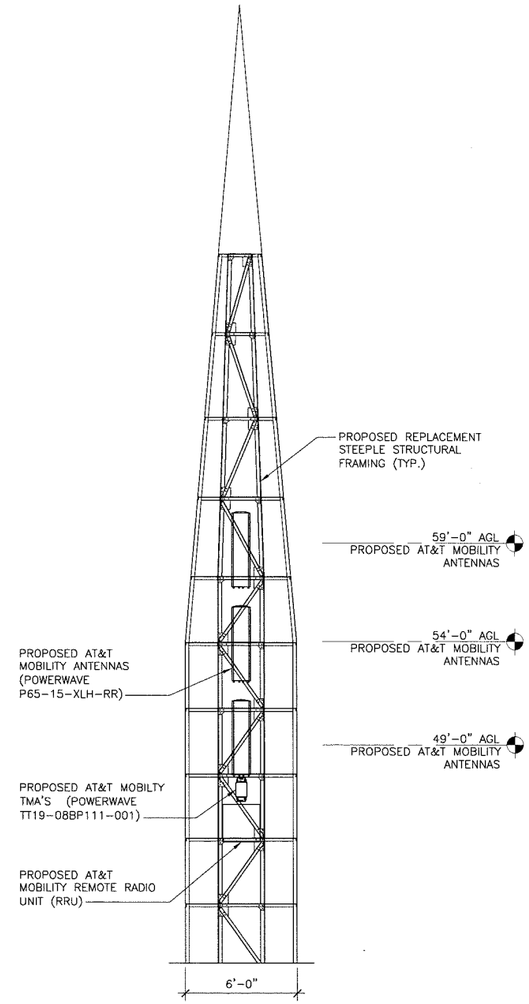
PROPOSED OVERALL SITE PLAN

DRAWING NUMBER	REV
IN-0642-ZD-03	A



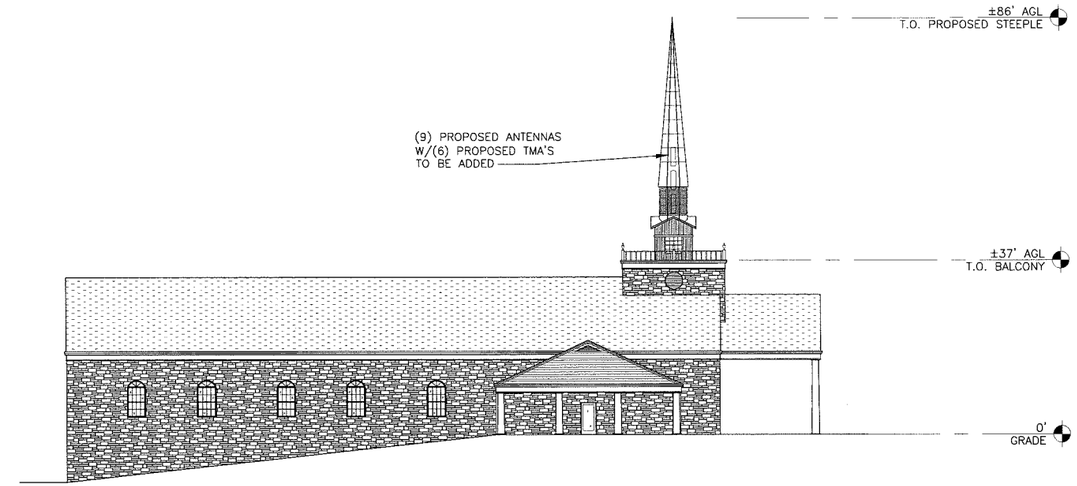
PROPOSED STEEPLE ELEVATION

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



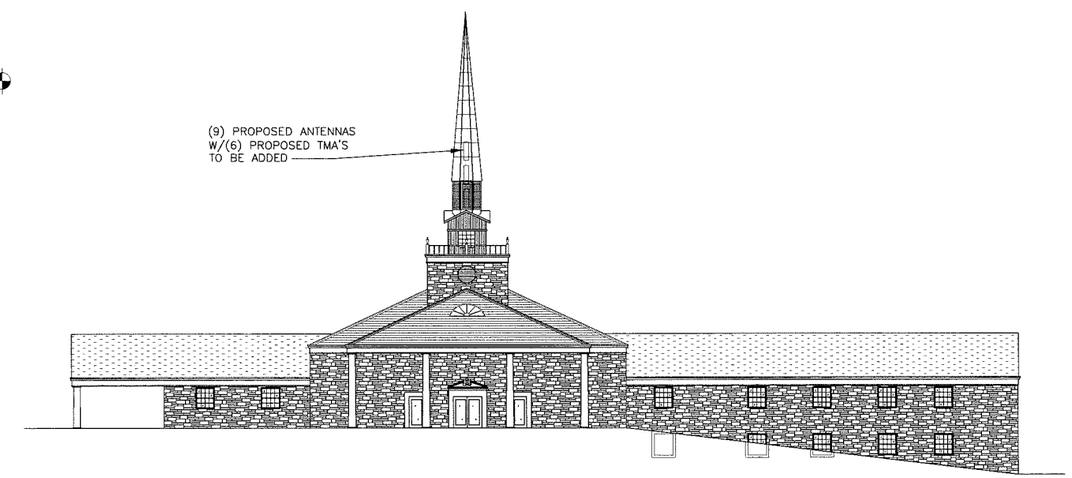
PROPOSED STEEPLE SECTION

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



PROPOSED SOUTH ELEVATION

SCALE: 1/32" = 1'-0"



PROPOSED EAST ELEVATION

SCALE: 1/32" = 1'-0"

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DAVID B. GRANGER
REGISTERED
Nº 60860405
STATE OF INDIANA
PROFESSIONAL ENGINEER

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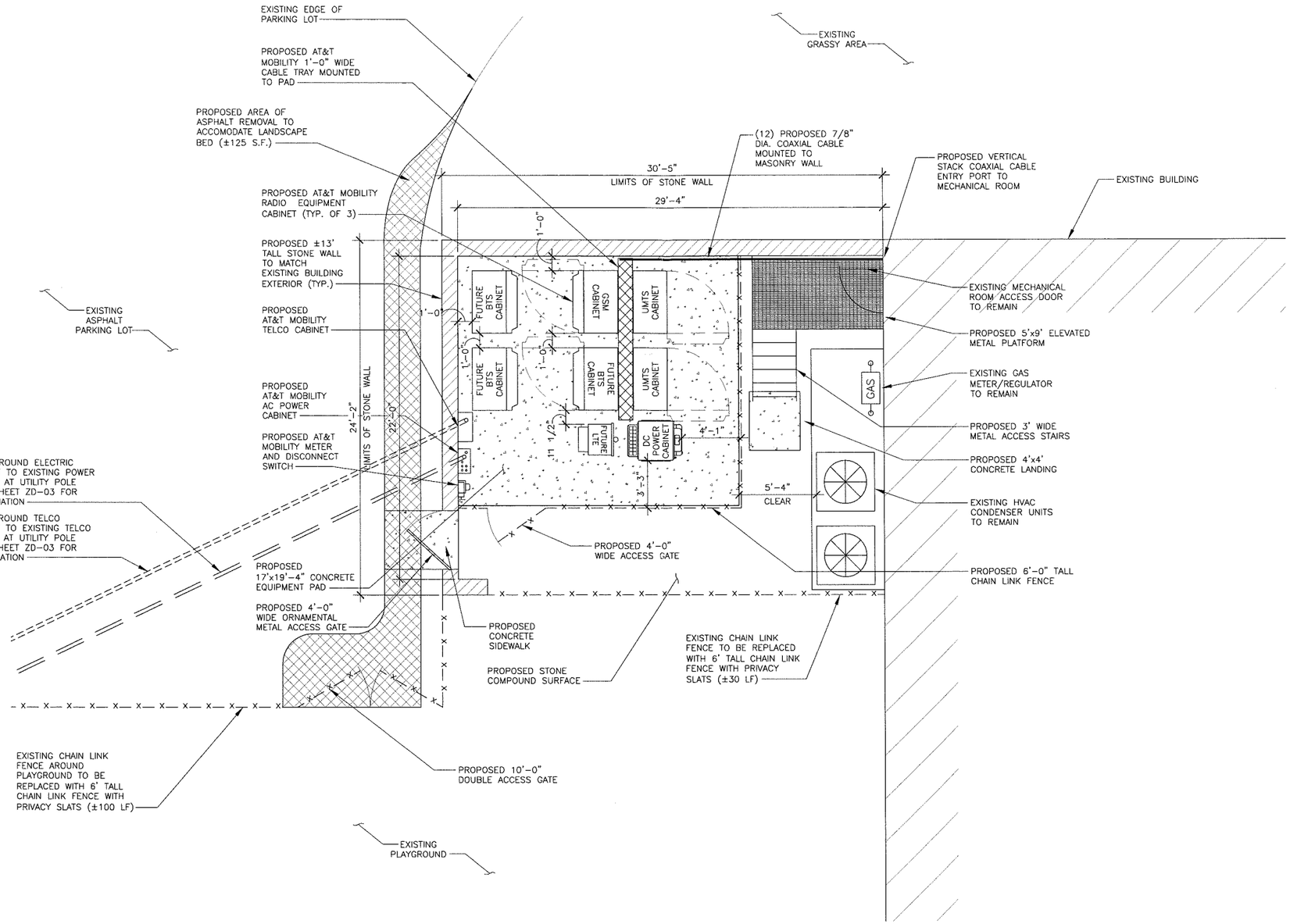
PROPOSED STEEPLE ELEVATION
AND BUILDING ELEVATIONS

DRAWING NUMBER	REV
IN-0642-ZD-06	A



0 8 4 16

HORIZONTAL SCALE IN FEET

PROPOSED DETAILED COMPOUND PLAN

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

NORTH

NOTE:
THE INFORMATION SHOWN IS NOT BASED ON A AN ACTUAL FIELD SURVEY AND IS FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY ALL EXISTING FIELD CONDITIONS

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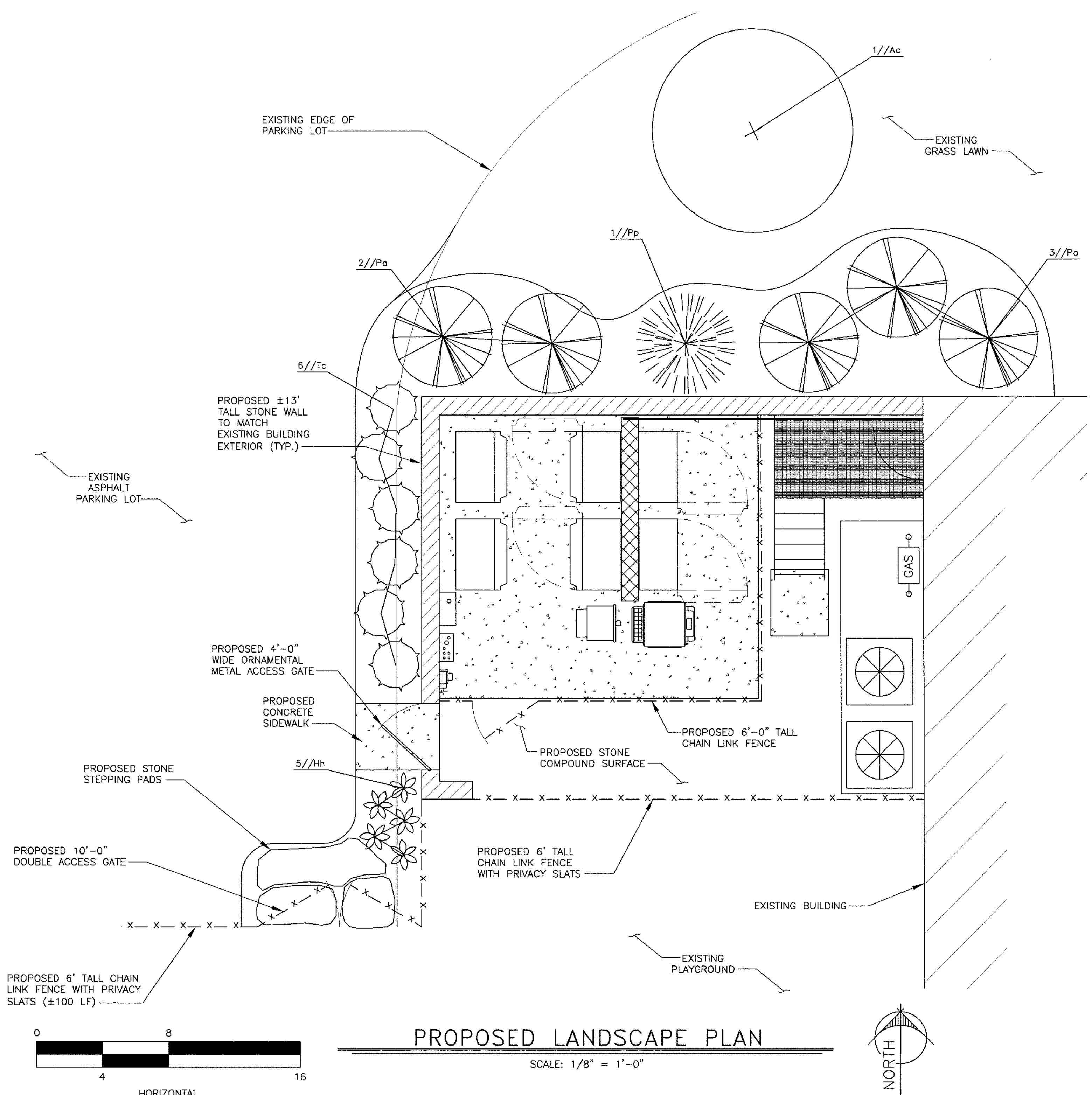
PROPOSED DETAILED COMPOUND PLAN

DRAWING NUMBER: IN-0642-ZD-04 | REV: A

PLANT LIST

Symbol	Botanical Name	Common Name	Qty.	Size	Condition	Remarks
Ac	Acer rebrum	Autumn Flame Maple	1	6'	B&B	–
Hh	Hemerocallis 'Stella de Oro'	Stella de Oro Daylilly	5	#2	Cont.	2' o/c
Pa	Picea abies	Norway Spruce	5	8'	B&B	8' o/c
Pp	Picea pungens	Blue Spruce	1	8'	B&B	–
Tc	Capitata	Capitata Yew	6	5'	B&B	3' o/c



PROPOSED LANDSCAPE PLAN

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

PLANTING SPECIFICATIONS

1. SCOPE OF WORK

A. THIS WORK SHALL CONSIST OF PERFORMING CLEARING AND GRUBBING, SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT.
B. QUANTITY TAKEOFF IS SUPPLIED FOR CONTRACTOR'S ASSISTANCE ONLY. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING ALL PLANT MATERIALS AS PER PLAN.
C. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR WITHIN EASEMENT LIMITS.

2. PLANT MATERIALS

A. GENERAL – ALL MATERIALS SHALL BE OF ITS KIND AVAILABLE AND SHALL HAVE BEEN GROWN IN A CLIMATE SIMILAR TO THAT ON SITE.
B. PLANTS – ALL PLANTS SHALL BE HEALTHY, OF NORMAL GROWTH, WELL ROOTED, FREE FROM DISEASE AND INSECTS. QUALITY AND SIZE OF PLANT MATERIAL SHALL CONFORM TO ANSI Z60.1 "AMERICAN STANDARDS FOR NURSERY STOCK".
C. VARIETIES AND SIZES OF PLANTS SHALL BE AS SHOWN ON DRAWINGS.
D. PLANTS SHALL BE IN A HEALTHY, VIGOROUS CONDITION, FREE OF DEAD OR BROKEN BRANCHES, SCARS THAT ARE NOT COMPLETELY HEALED, FROST CRACKS, DISFIGURING KNOTS, BROKEN OR ABRADED BARK, REDUNDANT LEADERS OR BRANCHES, OR ABERRATIONS OF ANY KIND. PLANTS SHALL NOT HAVE MULTIPLE LEADERS, UNLESS THIS IS THE NATURAL FORM.
E. ALL EXISTING TRESS WHICH ARE TO BE PRESERVED SHALL BE MAINTAINED WITHOUT INJURY AND WITH SUFFICIENT AREA FOR THE ROOT SYSTEM TO SUSTAIN THE TREE. PROTECTIVE CARE AND PHYSICAL RESTRAINT BARRIERS AT THE DRIP LINE, SUCH AS TEMPORARY PROTECTIVE FENCING, SHALL BE PROVIDED TO PREVENT ALTERATION, COMPACTION OR INCREASED DEPTH OF THE SOIL IN THE ROOT SYSTEM AREA PRIOR TO AND DURING GROUNDWORK AND CONSTRUCTION. HEAVY EQUIPMENT TRAFFIC AND THE STORAGE OF CONSTRUCTION EQUIPMENT OR MATERIALS SHALL NOT OCCUR WITHIN THE DRIP LINE OF THE TREE.
F. BALLED AND BURLAPPED (B&B) PLANTS SHALL BE DUG WITH A FIRM ROOT BALL OF NATURAL EARTH, OF A SIZE IN PROPORTION TO THE PLANT'S SIZE, AS MEASURED BY CALIPER, HEIGHT, OR SPREAD. BALLED AND BURLAPPED PLANTS SHALL BE HANDLED ONLY BY THE ROOT BALL, NOT BY THE TRUNK OR BRANCHES, AS THIS MAY BREAK OR LOOSEN THE ROOT BALL AND DAMAGE THE ROOT SYSTEM. CONTAINER PLANTS SHALL HAVE BEEN ESTABLISHED FOR A MINIMUM OF ONE FULL GROWING SEASON IN THEIR CONTAINERS BEFORE INSTALLATION. CONTAINER PLANTS SHALL BE HANDLED ONLY BY THE CONTAINER, NOT BY THE STEMS OR BRANCHES, AS THIS MAY PULL THE PLANT OUT OF THE CONTAINER AND BREAK OR LOOSEN THE ROOT BALL AND DAMAGE THE ROOT SYSTEM. BARE-ROOT SHRUBS AND GROUNDCOVER PLANTS ARE ACCEPTABLE, IF THEY ARE DUG AND INSTALLED AT THE APPROPRIATE SEASON AND HANDLED IN THE APPROPRIATE MANNER.
G. PLANTS SHALL BE PROTECTED FROM DRYING OUT DURING SHIPPING WITH TARPAULINS OR OTHER COVERINGS. PLANTS SHALL BE PROTECTED FROM DRYING OUT AFTER DELIVERY BY PLANTING IMMEDIATELY; IF THIS IS NOT POSSIBLE, THE ROOT BALL SHALL BE COVERED WITH PEAT MOSS OR EARTH, AND WATERED FREQUENTLY TO KEEP IT MOIST UNTIL PLANTING.
H. DO NOT HANDLE, MOVE, BIND, TIE OR OTHERWISE TREAT PLANTS SO AS TO DAMAGE THE ROOT BALL, ROOTS, TRUNK, OR BRANCHES IN ANY WAY.

3. TOPSOIL FERTILIZER AND SOIL CONDITIONERS

A. TOPSOIL HAS BEEN (OR WILL BE) STOCKPILED FOR REUSE IN LANDSCAPE WORK. IF QUANTITY OF STOCKPILED TOPSOIL IS INSUFFICIENT, PROVIDE ADDITIONAL TOPSOIL AS REQUIRED TO COMPLETE LANDSCAPE WORK. IMPORTED TOPSOIL SHALL CONSIST OF LOOSE, FRIABLE, LOAMY TOPSOIL WITHOUT ADMIXTURE OF SUBSOIL OR REFUSE. ACCEPTABLE TOPSOIL SHALL CONTAIN NOT LESS THAN 3 PERCENT NOR MORE THAN 20 PERCENT ORGANIC MATTER.
B. LIME: NATURAL DOLOMITIC LIMESTONE CONTAINING NOT LESS THAN 85 PERCENT TOTAL CARBONATES WITH A MINIMUM OF 30 PERCENT MAGNESIUM CARBONATES, GROUND SO THAT NOT LESS THAN 90 PERCENT PASSES A 10-MESH SIEVE AND NOT LESS THAN 50 PERCENT PASSES A 100-MESH SIEVE.
C. ALUMINUM SULFATE: COMMERCIAL GRADE.
D. PEAT HUMUS: FINELY DIVIDED PEAT, SO COMPLETELY DECOMPOSED AND FREE OF FIBERS THAT ITS BIOLOGICAL IDENTITY IS LOST. PROVIDE IN GRANULAR FORM, FREE OF HARD LUMPS AND WITH pH RANGE SUITABLE FOR INTENDED USE.
E. BONEMEAL: COMMERCIAL, RAW, FINELY GROUND; 4 PERCENT NITROGEN AND 20 PERCENT PHOSPHORIC ACID.
F. SUPERPHOSPHATE: SOLUBLE MIXTURE OF TREATED MINERALS; 20 PERCENT AVAILABLE PHOSPHORIC ACID.
G. SAWDUST: ROTTED SAWDUST, FREE OF CHIPS, STONES, STICKS, SOIL, OR TOXIC SUBSTANCES AND WITH 7.5 POUNDS OF NITROGEN UNIFORMLY MIXED INTO EACH CUBIC YARD OF SAWDUST.
H. MANURE: WELL ROTTED, UNLEACHED STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS AND CONTAINING NO CHEMICALS OR INGREDIENTS HARMFUL TO PLANTS.
I. MULCH: ORGANIC MULCH FREE FROM DELETERIOUS MATERIALS AND SUITABLE FOR TOP DRESSING OF TREES, SHRUBS, OR PLANTS AND SHALL BE
J. COMMERCIAL FERTILIZER: COMPLETE FERTILIZER OF NEUTRAL CHARACTER, WITH SOME ELEMENTS DERIVED FROM ORGANIC SOURCES AND CONTAINING PERCENTAGES OF AVAILABLE PLANT NUTRIENTS RECOMMENDED BY LABORATORY REPORT OF TOPSOIL ANALYSIS.

4. IRRIGATION

1. CONTRACTOR SHALL PROVIDE & INSTALL AN IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE OF THE SITE. SYSTEM SHALL INCLUDE ALL APPURTENANCES & BE APPROVED BY OWNER.

5. OTHER MATERIALS

A. WEED BARRIER – POLYETHYLENE FILTER FABRIC DESIGNED TO PERMIT WATER INFILTRATION WHILE PREVENTING WEED GROWTH – TO BE INSTALLED IN ALL PLANTING BEDS.
B. BED EDGING – NONE. CONTRACTOR SHALL PROVIDE A 45 DEGREE TRENCH AT ALL PLANTING BED EDGES WHERE THEY MEET LAWNS.

6. GENERAL WORK PROCEDURES

A. LANDSCAPE WORK SHALL BE ACCORDING TO THE WORKMANLIKE STANDARDS ESTABLISHED FOR LANDSCAPE CONSTRUCTION AND PLANTING IN THE INDIANA STANDARDIZED LANDSCAPE SPECIFICATIONS (ASLA) AND ANY LOCAL LANDSCAPE ORDINANCES.

7. WEEDING

A. BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.

8. SOIL CONDITIONING

A. OBTAIN LABORATORY ANALYSIS OF STOCKPILED AND IMPORTED TOPSOIL COMPLETE WITH RECOMMENDATIONS FOR SOIL AMENDMENT.
B. BEFORE MIXING, CLEAN TOPSOIL OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL OR TOXIC TO PLANT GROWTH.
C. MIX SPECIFIED SOIL AMENDMENTS AND FERTILIZERS WITH TOPSOIL AT RATES SPECIFIED BY THE LAB REPORT. DELAY MIXING OF FERTILIZER IF PLANTING WILL NOT FOLLOW PLACING OF PLANTING SOIL WITHIN A FEW DAYS.
D. FOR PLANTING BEDS AND LAWNS, MIX PLANTING SOIL EITHER PRIOR TO PLANTING OR APPLY ON SURFACE OF TOPSOIL AND MIX THOROUGHLY BEFORE PLANTING. MIX LIME WITH DRY SOIL PRIOR TO MIXING OF FERTILIZER.
E. PREVENT LIME FROM CONTACTING ROOTS OF ACID-LOVING PLANTS.
F. APPLY PHOSPHORIC ACID FERTILIZER (OTHER THAN THAT CONSTITUTING A PORTION OF COMPLETE FERTILIZERS) DIRECTLY TO SUBGRADE BEFORE APPLYING PLANTING SOIL AND TILLING.

9. PLANTING

A. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
B. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH WIDTH TWICE THE DIAMETER OF ROOT BALL AND 6" DEEPER THAN THE LENGTH OF ROOT BALL. EACH PLANT PIT SHALL BE BACKFILLED WITH THE SPECIFIED PLANTING MEDIUM.
C. PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. FILL PREPARED SOIL AROUND BALL OF PLANT 1/2 WAY, AND INSERT PLANT TABLETS. COMPLETE BACKFILLING AND WATER THOROUGHLY.
D. ALL PLANTS SHALL BE SET SO THAT, WHEN SETTLED, THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED.
E. IMMEDIATELY AFTER PLANTING, STAKE ALL TREES TO PREVENT DAMAGE FROM WIND (LODGE-POLE STAKES LENGTH AS REQUIRED). FASTEN TREES TO UPPER END OF STAKE IN AT LEAST TWO (2) PLACES USING HOSE TYPE TIES. WRAP TRUNKS OF DECIDUOUS TREES WITH 4" WATERPROOF TREE WRAP.
F. STAKING SHALL BE INSPECTED PERIODICALLY AND SHALL BE REMOVED, REPAIRED OR ADJUSTED DEPENDING UPON THE NECESSITY OF ITS CONTINUED USE.
G. PREPARE RAISED EARTH BASIN AS WIDE AS PLANTING HOLE OF EACH PLANT.
H. WATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.
I. INSTALL BED EDGING, WEED BARRIER AND MULCH.
J. REMOVE ALL SALES TAGS, STRINGS, STRAPS, WIRE, ROPE OR OTHER MATERIALS THAT MAY INHIBIT PLANT GROWTH BOTH ABOVE AND BELOW THE SURFACE OF THE SOIL.
K. REMOVE ANY BROKEN, SUCKERING, DISEASED, CRISSCROSSED OR AESTHETICALLY DISPLEASING BRANCHES BACK TO LIVE LEADER OR SIDE LATERAL.
L. MULCH TREES AND SHRUBS AND OTHER AREAS NOTED ON THE PLANTING PLAN. THE MULCH SHALL BE FREE OF INSECTS, DEBRIS, STONES AND ANY OTHER UNDESIRABLE SUBSTANCES.
M. FERTILIZE TREES AND SHRUBS WITH A COMMERCIAL SLOW RELEASE 12-12-12 FERTILIZER AT THE RATE SUGGESTED BY THE MANUFACTURER.

10. FINISH GRADING

A. ALL AREAS WILL BE GRADED BY THE CONTRACTOR TO SUBSTANTIALLY PLUS/MINUS 0.1 FOOT OF FINISH GRADE.
B. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN, UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE. SOIL AREAS ADJACENT TO THE BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.
C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER.
D. PARKING LOT ISLAND SHALL BE BACKFILLED AS PART OF THIS CONTRACT AS SPECIFIED ON THIS SHEET.

11. GUARANTEE

A. CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR.

12. CLEAN-UP

A. UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. AN 'ACCEPTABLE CONDITION' SHALL BE AS DEFINED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

13. MAINTENANCE (MAINTENANCE PERIOD TO COMMENCE AFTER FINAL INSPECTION.)

A. MAINTENANCE PERIOD FOR THIS CONTRACT SHALL BE 90 CALENDAR DAYS COMMENCING AFTER FINAL INSPECTION OF CONSTRUCTION.
B. MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
C. MAINTAIN LAWNS BY WATERING, FERTILIZING. WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
D. MAINTAIN THE LANDSCAPING BY KEEPING ALL PLANTS DISEASE-FREE AND PLANTING BEDS GROOMED, EXCEPT IN NATURALLY OCCURRING VEGETATION AREAS.
E. REPLACE ANY REQUIRED PLANTING(S), WHICH SEVERLEY DECLINE OR DIE AFTER THE DATE OF PLANTING. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.

14. SODDING

A. SOD SHALL BE FIRST GRADE CERTIFIED KENTUCKY BLUEGRASS BLEND CONTAINING NOT MORE THAN 30 PERCENT OF OTHER GRASSES AND CLOVERS, AND FREE FROM ALL NOXIOUS WEEDS. SOD SHALL BE RECENTLY MOWED TO A HEIGHT OF NOT LESS THAN 3 INCHES. IT SHALL BE CUT INTO STRIPS OF NOT LESS THAN 3 FEET AND NOT OVER 6 FT. WITH A UNIFORM WIDTH OF NOT OVER 24 INCHES. THE SOD SHALL BE CUT TO A DEPTH EQUAL TO THE GROWTH OF THE FIBROUS ROOTS BUT IN NO CASE LESS THAN 1 INCH. SOD SHALL BE DELIVERED TO THE JOB WITHIN 24 HOURS AFTER BEING CUT AND SHALL BE INSTALLED WITHIN 48 HOURS AFTER BEING CUT. BEFORE SOD IS PLACED, THE SOD BED WILL HAVE BEEN EXCAVATED TO SUCH A DEPTH THAT WHEN THE SOD IS IN PLACE THE TOP OF THE SOD WILL BE FLUSH WITH THE SURROUNDING GRADE. NO SOD SHALL BE PLACED WHEN THE TEMPERATURE IS BELOW 32 DEGREES F. NO FROZEN SOD SHALL BE PLACED NOR SHALL ANY SOD BE PLACED ON FROZEN SOIL. WHEN SOD IS PLACED BETWEEN THE DATES OF JUNE 1ST AND OCTOBER 15th, IT SHALL BE COVERED IMMEDIATELY WITH A STRAW MULCH 1 INCH THICK (LOOSE MEASUREMENT). AFTER LAYING, THE SOD SHALL BE WATERED THOROUGHLY AND TAMPED WITH APPROVED SOD TAMPERS SUFFICIENTLY TO BRING THE SOD INTO CLOSE CONTACT WITH THE SOD BED AND INSURE TIGHT JOINTS BETWEEN THE SECTIONS OR STRIPS. THE CONTRACTOR SHALL KEEP ALL SODDED AREAS INCLUDING SUBGRADE, THOROUGHLY MOIST FOR 30 DAYS AFTER SODDING. THE CONTRACTOR SHALL REPAIR ANY AREAS DAMAGED FOLLOWING INSTALLATION AS DIRECTED BY THE ENGINEER. SOD SHALL BE IN PLACE AT LEAST 30 DAYS BEFORE FINAL ACCEPTANCE.

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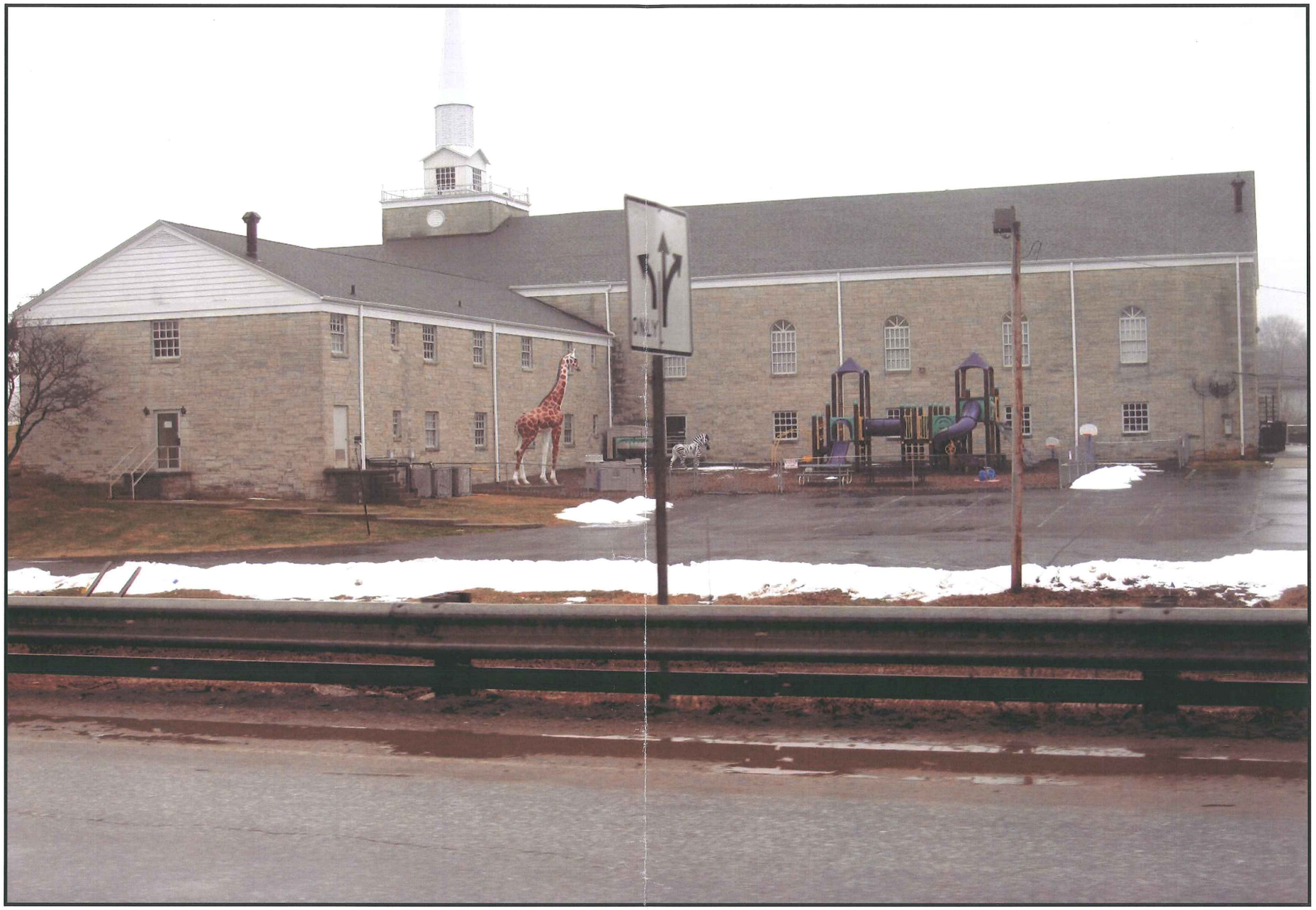
DAVID B. GRANGER REGISTERED Nº 60880405 STATE OF INDIANA PROFESSIONAL ENGINEER

AT&T MOBILITY

PROPOSED LANDSCAPE PLAN & NOTES

DRAWING NUMBER: IN-0642-ZD-05 | REV: A



IN0642 VIEW FROM NORTH (EXISTING)

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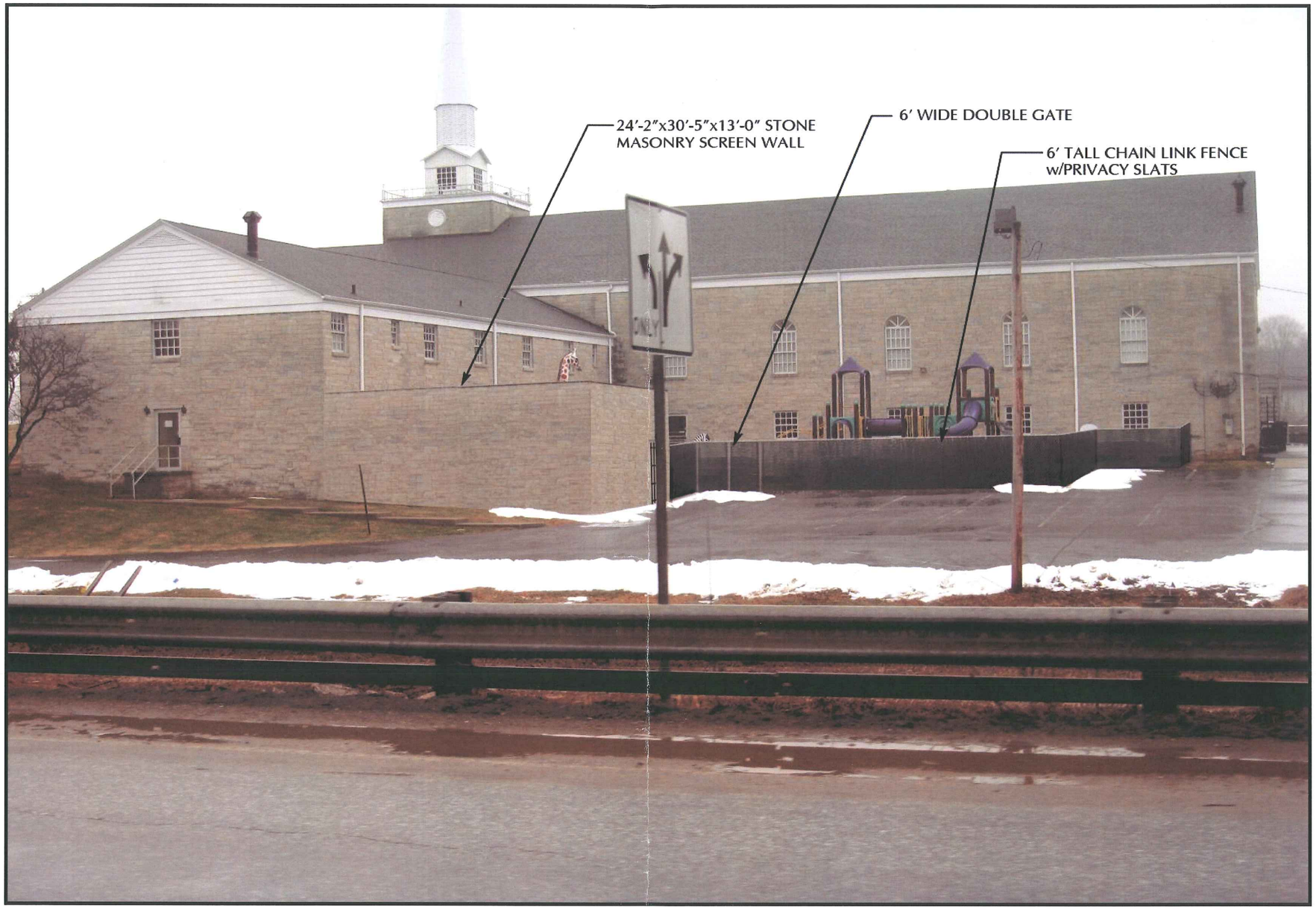
GPD GROUP
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.
Engineers . Architects . Planners



IN0642 VIEW FROM NORTH (PROPOSED)

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GPD GROUP
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.
Engineers . Architects . Planners

GPD Group, PC

James C. Roach, AICP
Senior Zoning Planner
401 N. Morton Street, Suite 160
PO Box 100
Bloomington, IN 47402

May 16, 2011

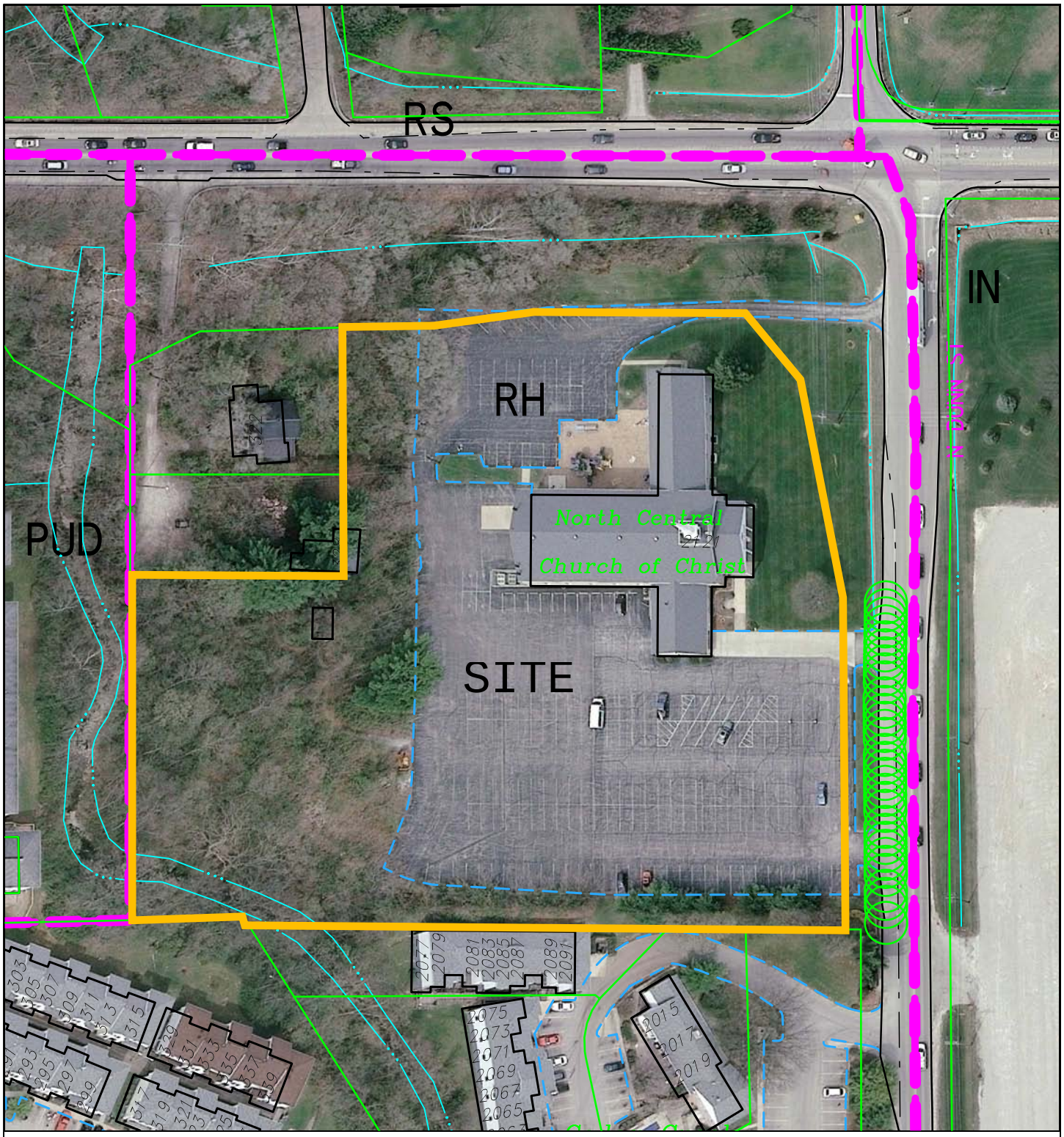
RE: IN0642 Proposed 86' Steeple/Telecommunications Tower

Mr. Roach,

AT&T Mobility will commission a design for the proposed 86 foot antenna concealment steeple/tower proposed to for the Bloomington Church of Christ located at 2121 North Dunn Road, Bloomington, Monroe County, Indiana will be designed per telecommunications tower standards code to withstand a fastest mile wind speed of 90-mph as outlined in the EIA/TIA-222-F, the 2008 Indiana Building Code (International Building Code 2006 with State Amendments) and the 2008 Indiana Structural Code (2006 IBC, ANSI A-117.1-2003, ASCE-7-2005) with a 1/2" of radial ice. A 25% reduction in wind loading is allowed when wind and ice are applied simultaneously. The design of the proposed steeple/tower will be of such a manner as to replicate the existing steeple in general appearance. The proposed steeple/tower will be designed with a self supporting internal structural metal and fiberglass reinforced plastic framework with an exterior cladding of metal and RF transparent fiberglass panels.

Respectfully submitted,
GPD Group, PC

Traci Preble
Project Manager



UV-18-11, AT&T
2121 N. Dunn St.
Aerial Photo

By: bannonk
8 Sep 11

100 0 100 200 300

N

City of Bloomington
Planning

Scale: 1" = 100'

For reference only; map information NOT warranted.

BLOOMINGTON PLAN COMMISSION **CASE #: SP-19-11**
STAFF REPORT **DATE: September 12, 2011**
Location: 340 S. Walnut Street

PETITIONER: Big O Properties, LLC
115 E. Kirkwood Ave. Bloomington

CONSULTANT: Tabor Bruce Architects
1101 S. Walnut Street, Bloomington

REQUEST: The petitioner is requesting site plan approval of a 3-story, mixed use building with 30 bedrooms and 2,520 square feet of non-residential space.

Area:	**0.30 Acres**	
Zoning:	**CD/Downtown Core Overlay (DCO)**	
GPP Designation:	**Downtown**	
Existing Land Use:	**vacant**	
Proposed Land Use:	**Mixed-Use**	
Surrounding Uses:	**East**	– Rhino's, Commercial, School
	South	– Vacant and Mixed-Use
	West	– Multifamily (Midtown Lofts building)
	North	– Offices

REPORT SUMMARY: The subject property is located on the west side of S. Walnut Street between W. Smith Ave. and W. 3rd Street. The property is 0.30 acres in area and is currently vacant. The site is bound on the west by a platted north-south alley. The property is surrounded by commercial uses to the east, south and north and the mixed use Midtown Lofts building to the west. The property is zoned Commercial Downtown (CD) and is within the Downtown Core Overlay (DCO).

The petitioner is proposing to build a 3-story mixed-use building with 15 units and 17 parking spaces. The first floor is split between nonresidential and residential space to meet the ground floor retail requirement. The first floor will contain 2,520 square feet of non-residential space on the front (east) half of the building. The back half of the ground floor will have 4 residential units. The whole building will house 4 one-bedroom units, 7 two-bedroom units, and 4 three-bedroom units for a total of 30 bedrooms and a density of 50 units/acre. When D.U.E.'s are applied, the density is reduced to 32 un/ac. This is well below the 60 units/acre that is allowed within the Downtown Core.

Plan Commission Site Plan Review: Two aspects of this project require that the petition be reviewed by the Plan Commission, per BMC 20.03.090. These aspects are as follows:

- The project is adjacent to a residential use (mixed-use Midtown Lofts)
- The project requests two waivers to the standards in BMC 20.03.120.

Parking: Parking is proposed to be accessed from the existing north-south alley on the west side of the property. The parking stalls will be stacked and accessed directly from the alley with a total of 17 spaces proposed. This includes 8 pairs of stacked parking spaces and one handicap accessible space. These spaces require the space in front of them to be vacant in order to pull a car into the space, so each stacked pair would be assigned to a specific apartment. No parking is required for this property since it is south of 4th Street.

> **Parking Setback Waiver-20.03.120(c)(1):** A maximum of 8 parking spaces are allowed by the UDO for parking spaces off of an alley. This petition would feature a total of 17 parking spaces off of the alley. A waiver from the number of spaces is required to allow for the 17 new parking spaces shown alley to be placed within the parking setback. Staff believes that this increase in the number of parking spaces shown off of the alley within the rear setback will not cause any safety issues or negative impacts associated with the parking spaces. The alley is paved and the property is surrounded by other commercial uses with other similar large parking areas located in the rear.

Bicycle Parking: This mixed-use building requires 5 spaces for the multi-family and 4 spaces for the nonresidential use, for a total of 9 required bicycle parking spaces. The petitioners are proposing that at least 4 of these spaces be located in the right-of-way immediately adjacent to the building for use by the non-residential space.

Architecture: The building is clad mostly in brick, with limestone accents around the windows and across the building front. The front of the building has been designed with a pronounced curved front and the upper portion of the curve is proposed to be finished in vertical metal siding or other permitted material that will accommodate the curved design. The fronts of the nonresidential spaces have large glass windows to provide a typical storefront appearance and meet void-to-solid requirements. The architectural design of the storefront with the pronounced curve has presented difficulty in meeting the 70% build-to requirement of this district since only 34% of the building is at the build-to line. The petitioner is requesting a waiver from this requirement.

> **Building Frontage Waiver-20.03.130(a)(1):** A waiver from the standards of the UDO is required to allow for less than 70% of the building façade to be constructed at the build-to line. The petitioner is proposing a unique design to the front of the building that creates difficulty in meeting the build-to requirement. The remainder of the building is still constructed in a building forward manner 4' from the property line. Staff finds that the proposed design meets the intent of this requirement while providing for a desirable additional architectural element to the building. The only question Staff has is whether the choice of vertical metal siding is the best choice of material design for this pronounced curved portion of the building. Staff recommends support of this waiver, subject to the Plan Commission's determination on whether an alternative building material design could be more appropriate.

Entrances: The proposal includes individual entrances for the non-residential units along Walnut Street. In addition, there is also a central entrance to the building that accesses an internal hallway system and also the residential units. The residential units on the west half of the ground floor have individual entrances to each unit that face the parking lot.

Streetscape: Pedestrian scale lighting and street trees within tree grates are proposed on Walnut St. in accordance with the UDO. The streetscape will also include bicycle racks. The City has recently contracted for streetscape improvements for Walnut St. between 2nd St. and 3rd Street, which includes this property. The petitioner is aware of these future streetscape improvements and will work with the City to coordinate these improvements.

Utilities: The petitioner has submitted a utility plan to the City Utilities Department. The stormwater for this development will be collected and sent into a nearby stormwater system. Other utility service is adequate in the area.

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The Bloomington Environmental Commission (EC) has made 1 recommendation concerning this development.

1.) The petitioner shall provide to the Planning Department documentation that a contaminant cleanup has been completed and that IDEM has issued a Certificate of Completion before any City permits are issued.

    Staff response: The petitioner's representative has committed that clean-up of the site will be in compliance with the recommendations of the Phase II environmental assessment and all applicable State and Federal regulations.

DEVELOPER TRACK RECORD: The petitioner has built several downtown buildings in the past, including the Omega Building at 7th and Walnut, Omega Manor at 7th and Washington, the Washington Row townhouses, their own offices at 113 E. 6th Street, and 118 E. 7th Street. They also own other rental houses and apartment buildings around Bloomington. There are no outstanding zoning violations associated with these developments.

CONCLUSIONS: The Planning Department staff finds that the petition satisfies many of the requirements of the Unified Development Ordinance, including use, density and parking. While some parts of the petition do not meet the standards of the DCO, these waivers are appropriate based on the merits of proposal, its compatibility with surrounding buildings and compliance with the recommendations of the Downtown Plan.

RECOMMENDATION: Based on the written findings above, staff recommends approval of SP-19-11, and both associated waivers, with the following conditions.

1. Board of Public Works approval is required for any work or improvements in the right-of-way.

2. The building must be consistent with the submitted elevations, subject to the Plan Commission final determination on the use of vertical metal siding for the front, curved façade.
3. The petitioner shall continue to work with the City to ensure compliance with the S. Walnut Street streetscape plan currently being written.
4. The pedestrian entrance on Walnut St. shall include the building name, address, and decorative lighting.

MEMORANDUM

Date: September 6, 2011

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: SP-19-11, Big O Properties, 340 S. Walnut St.

This memorandum contains the Environmental Commission's (EC) recommendations regarding a Site Plan for a 3-story mixed-use structure with four ground floor commercial tenant spaces in the front (facing Walnut Street), and 15 residential units with 30 bedrooms.

The EC commends the petitioner for committing to some green building features and providing space for collected recyclables. Green building can provide substantial savings in energy costs to a building over its life cycle and is thus an especially prudent investment in this time of rising energy prices. Green building features are consistent with the spirit of the UDO and 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, and by City Council resolution 06-07, which recognizes and calls for planning for peak oil.

ISSUES OF CONCERN:

SOIL AND GROUNDWATER CONTAMINATION:
Former land use at this site includes a dry cleaning service, and the EC notes that the Phase I and Phase II Environmental Site Assessments have detected considerable soil and groundwater contaminants, including petroleum hydrocarbons such as 1,2,4-Trimethylbenzene. The site assessment notes the probable presence of a leaking underground storage tank as well as contamination of the site by offsite gas station leaks. Thus far, no documentation has been provided to indicate that any remediation has been completed. The EC recommends that construction is not permitted until a cleanup has been completed and IDEM has issued a Certificate of Completion.

EC RECOMMENDATIONS:

The petitioner shall provide to the Planning Department documentation that a contaminant cleanup has been completed and that IDEM has issued a Certificate of Completion before any City permits are issued.

TABOR BRUCE ARCHITECTURE & DESIGN

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

PLAN COMMISSION

Petitioner's Statement

Concerning the petition of **Big O Properties, LLC** for the purpose of consideration of their Petition for the property located at **340 S Walnut Street**, Bloomington, Indiana.

The project we present this evening is a 3 story, unique, multi-use structure to be located along an underdeveloped nondescript stretch of south Walnut Street, just three blocks south from the courthouse square on a .30 acre vacant lot.

Located in the BEAD district, our initial goal was to bring forth a building that would have combined the opportunity to live and work in the same building with 2 story ground floor units that not only contained sleeping spaces but also contained work and display spaces. The idea was to make the BEAD district more than just words, but to provide a true opportunity for craftspeople to live and work within the same rental unit with more traditional apartments in the upper level third story. We were disappointed to learn that this idea was frowned upon and was dismissed. We do feel that a public dialogue for this type of missing housing in our city needs to take place.

After various meetings with the planning staff, we have modified the original proposal and created four, first floor - 630 square foot commercial street front spaces (4,219 sq. ft, total commercial and 2,837 sq.ft. residential). As before, these spaces have metal awnings to delineate them and have traditional storefront glazing. The structure will be clad with brick and limestone details with steel lintels along Walnut Street and parts of the North and South facades while the rear façade along the alley and the back half of the North and South facades will be clad with cement board. A metal clad element along a portion of the front façade will project in a graceful curve along Walnut Street to break down the scale of the building into three distinct masses. The main building element will be flanked by columns and be recessed for pedestrian scale.

The building design respects the historic nature of its neighbor to the South by referencing the existing storefront, limestone details, and columns and uses those existing elements as grid lines for the proposed new storefront and details. The curve in the Walnut Street façade will give the building an ever changing dynamic as one drives North along Walnut Street and at the second floor the curved space becomes a parapet wall for outdoor spaces. While a traditional design, the use of modern windows and details will make this project timeless.

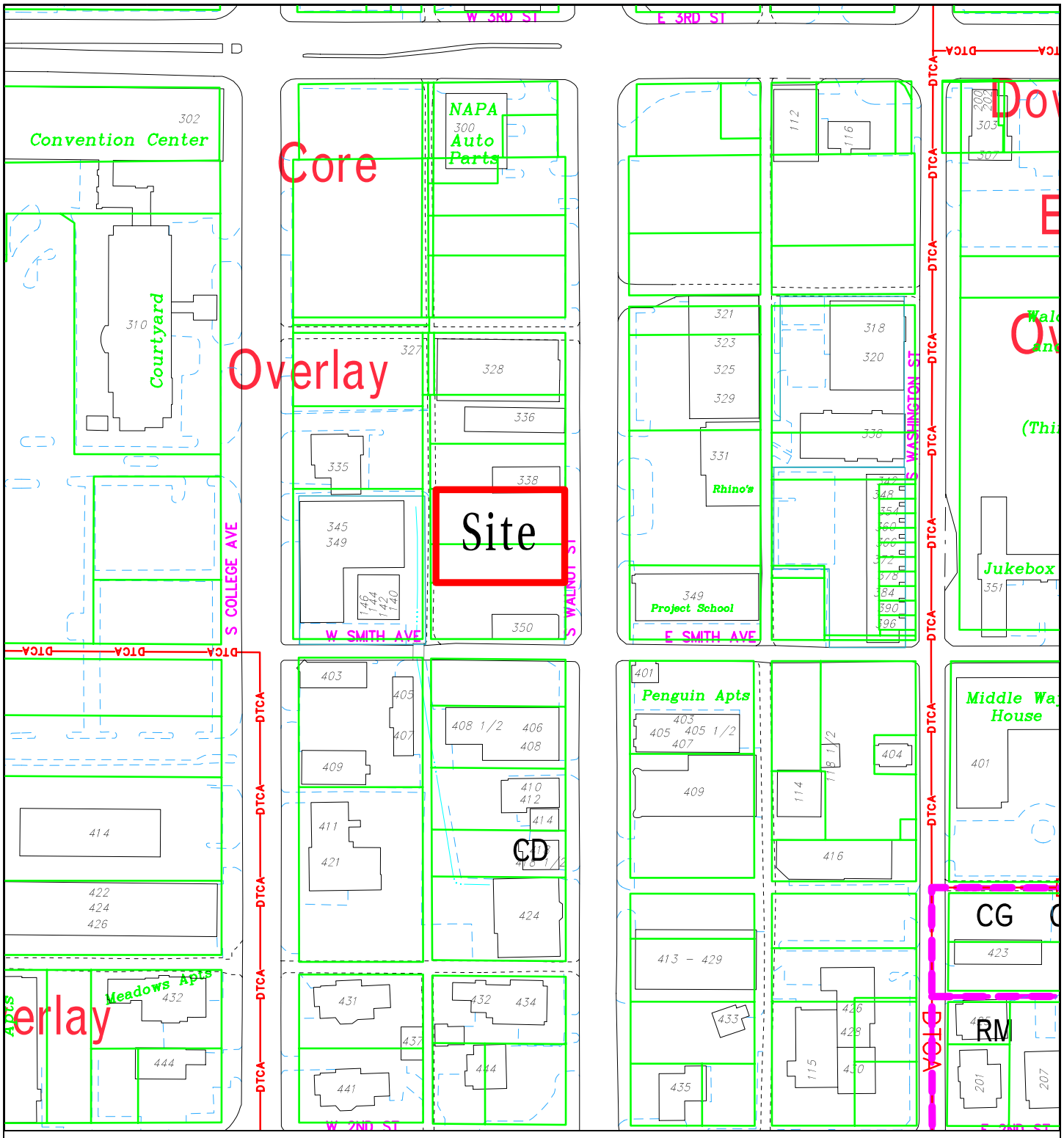
This proposal is a reduction of one story in height and also reduces the total number of bedrooms from 45 to 30 from the previously approved 2008 proposal. The building will contain 15 total residential units and 4 commercial ground floor units. These are broken down as 4-3 bedroom units, 7-2 bedroom units and 4-1 bedroom units for a total of 30 bedrooms. While the Downtown Core Overlay district allows for no parking minimum South of 4th street, we are providing 17 spaces for the residential tenants. The overlay district of which this site sits allows for 60 Dwelling Unit Equivalent (DUE) per acre which breaks down to 18 DUE for our .3 acre site. The minimum and maximum heights are 35 and 50 feet respectively and this proposal stands at 45 feet in height and contains just more than one half the allowable DUE's with 9.62.

As one of the first LEED accredited local architects and a believer in sustainable design, we are proposing as many Green design elements as possible, at this time, those elements are not all identified but will involve Recycled content, energy efficiency in appliances and construction techniques, green roof, and other credits as we begin the construction documents. A common recycling area and bicycle storage are also planned for the tenants.

It is our hope that this structure will spur development in an area of our downtown that needs improvement and that the potential for forward thinking design within the BEAD district will become a topic for future discussion. We kindly ask for your approval of our request.

Sincerely,

Doug Bruce NCARB-LEED AP
TABOR/BRUCE ARCHITECTURE & DESIGN, Inc.
1101 S Walnut Street
Bloomington, IN 47401
(812) 332-6258



SP-19-11 Big O Properties

340 S Walnut Street

Plan Commission

Site Location, Zoning, Parcels, Land Use

By: greulice

8 Sep 11

150 0 150 300 450

N

City of Bloomington
Planning

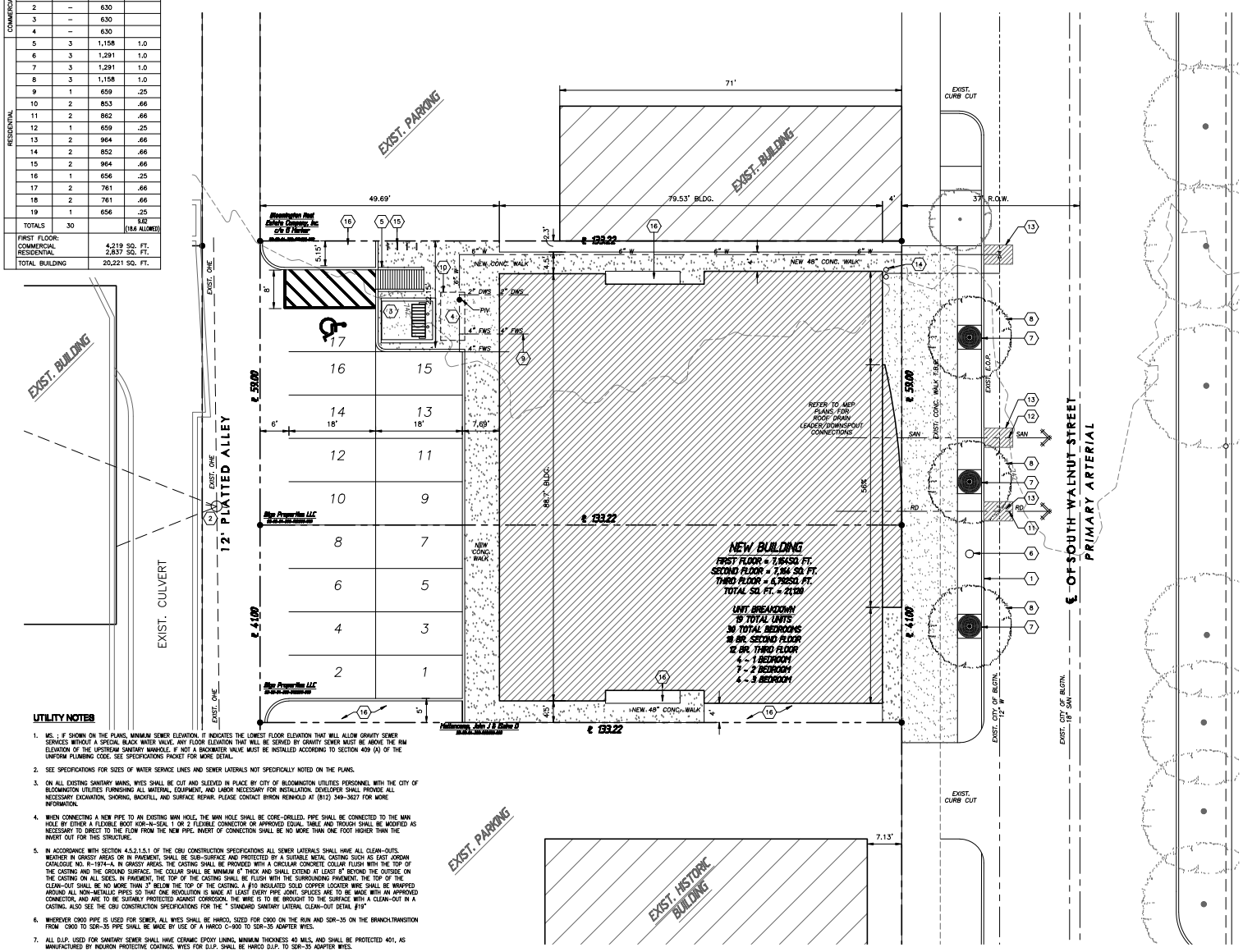
Scale: 1" = 150'

For reference only; map information NOT warranted.

THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR HOME REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO TABOR BRUCE ARCHITECTURE & DESIGN INC.

	UNIT #	BEDROOMS	SQ. FT.	DUE
COMMERCIAL	1	–	630	
	2	–	630	
	3	–	630	
	4	–	630	
RESIDENTIAL	5	3	1,158	1.0
	6	3	1,291	1.0
	7	3	1,291	1.0
	8	3	1,158	1.0
	9	1	659	.25
	10	2	853	.66
	11	2	862	.66
	12	1	659	.25
	13	2	964	.66
	14	2	852	.66
	15	2	964	.66
	16	1	656	.25
	17	2	761	.66
	18	2	761	.66
	19	1	656	.25
TOTALS	30			9.82 (18.6 ALLOWED)

FIRST FLOOR:	
COMMERCIAL	4,219 SQ. FT.
RESIDENTIAL	2,837 SQ. FT.
TOTAL BUILDING	20,221 SQ. FT.



1 SITE PLAN
1" = 10'

UTILITY NOTES

1. MS. ; IF SHOWN ON THE PLANS, MINIMUM SEWER ELEVATION. IT INDICATES THE LOWEST FLOOR ELEVATION THAT WILL ALLOW GRAVITY SEWER SERVICES WITHOUT A SPECIAL BLACK WATER VALVE. ANY FLOOR ELEVATION THAT WILL BE SERVED BY GRAVITY SEWER MUST BE ABOVE THE RIM ELEVATION OF THE UPSTREAM SANITARY MANHOLE. IF NOT A BACKWATER VALVE MUST BE INSTALLED ACCORDING TO SECTION 409 (A) OF THE UNIFORM PLUMBING CODE. SEE SPECIFICATIONS PACKET FOR MORE DETAIL.
2. SEE SPECIFICATIONS FOR SIZES OF WATER SERVICE LINES AND SEWER LATERALS NOT SPECIFICALLY NOTED ON THE PLANS.
3. ON ALL EXISTING SANITARY MAINS, WYES SHALL BE CUT AND SLEEVED IN PLACE BY CITY OF BLOOMINGTON UTILITIES PERSONNEL WITH THE CITY OF BLOOMINGTON UTILITIES FURNISHING ALL MATERIAL, EQUIPMENT, AND LABOR NECESSARY FOR INSTALLATION. DEVELOPER SHALL PROVIDE ALL NECESSARY EXCAVATION, SHORING, BACKFILL, AND SURFACE REPAIR. PLEASE CONTACT BYRON REINHOLD AT (812) 349-3627 FOR MORE INFORMATION.
4. WHEN CONNECTING A NEW PIPE TO AN EXISTING MAN HOLE, THE MAN HOLE SHALL BE CORE-DRILLED. PIPE SHALL BE CONNECTED TO THE MAN HOLE BY EITHER A FLEXIBLE BOOT KOR-N-SEAL 1 OR 2 FLEXIBLE CONNECTOR OR APPROVED EQUAL. TABLE AND TROUGH SHALL BE MODIFIED AS NECESSARY TO DIRECT TO THE FLOW FROM THE NEW PIPE. INVERT OF CONNECTION SHALL BE NO MORE THAN ONE FOOT HIGHER THAN THE INVERT OUT FOR THIS STRUCTURE.
5. IN ACCORDANCE WITH SECTION 4.5.2.1.5.1 OF THE CBU CONSTRUCTION SPECIFICATIONS ALL SEWER LATERALS SHALL HAVE ALL CLEAN-OUTS. WEATHER IN GRASSY AREAS OR IN PAVEMENT, SHALL BE SUB-SURFACE AND PROTECTED BY A SUITABLE METAL CASTING SUCH AS EAST JORDAN CATALOGUE NO. R-1974-A. IN GRASSY AREAS. THE CASTING SHALL BE PROVIDED WITH A CIRCULAR CONCRETE COLLAR FLUSH WITH THE TOP OF THE CASTING AND THE GROUND SURFACE. THE COLLAR SHALL BE MINIMUM 6" THICK AND SHALL EXTEND AT LEAST 8" BEYOND THE OUTSIDE ON THE CASTING ON ALL SIDES. IN PAVEMENT, THE TOP OF THE CASTING SHALL BE FLUSH WITH THE SURROUNDING PAVEMENT. THE TOP OF THE CLEAN-OUT SHALL BE NO MORE THAN 3" BELOW THE TOP OF THE CASTING. A #10 INSULATED SOLID COPPER LOCATER WIRE SHALL BE WRAPPED AROUND ALL NON-METALIC PIPES SO THAT ONE REVOLUTION IS MADE AT LEAST EVERY PIPE JOINT. SPLICES ARE TO BE MADE WITH AN APPROVED CONNECTOR, AND ARE TO BE SUITABLY PROTECTED AGAINST CORROSION. THE WIRE IS TO BE BROUGHT TO THE SURFACE WITH A CLEAN-OUT IN A CASTING. ALSO SEE THE CBU CONSTRUCTION SPECIFICATIONS FOR THE " STANDARD SANITARY LATERAL CLEAN-OUT DETAIL #19"
6. WHEREVER C900 PIPE IS USED FOR SEWER, ALL WYES SHALL BE HARCO, SIZED FOR C900 ON THE RUN AND SDR-35 ON THE BRANCH.TRANSITION FROM C900 TO SDR-35 PIPE SHALL BE MADE BY USE OF A HARCO C-900 TO SDR-35 ADAPTER WYES.
7. ALL D.I.P. USED FOR SANITARY SEWER SHALL HAVE CERAMIC EPOXY LINING, MINIMUM THICKNESS 40 MILS, AND SHALL BE PROTECTED 401, AS MANUFACTURED BY INDURON PROTECTIVE COATINGS. WYES FOR D.I.P. SHALL BE HARCO D.I.P. TO SDR-35 ADAPTER WYES.
8. A PERMANENT INDICATING VALVE IS TO BE INSTALLED 12" ABOVE THE FLOOR ON THE FIRE LINE AT THE TERMINATING POINT. THIS VALVE WILL BE USED TO HYDROSTATIC PRESSURE TEST AGAINST, AND WILL REMAIN AS PART OF THE SYSTEM ONCE ALL IS COMPLETE. THE LINE WILL NOT BE DISMANTLED FOR CONNECTION TO THE FIRE SUPPRESSION SYSTEM.
9. ALL PROJECTS WILL REQUIRE A PRE-CONSTRUCTION MEETING WITH THE CITY OF BLOOMINGTON UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR AND/OR DEVELOPER MUST CONTACT THE UTILITIES TECHNICIAN @ (812) 349-3633 TO SCHEDULE A MEETING.
10. CONTRACTOR SHALL NOTIFY THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPT. ONE (1) WORKING DAY PRIOR TO CONSTRUCTION OF ANY WATER, STORM, OR SANITARY SEWER UTILITY WORK. A CBU INSPECTOR MUST HAVE NOTICE SO WORK CAN BE INSPECTED, DOCUMENTED, & PROPER AS-BUILT MADE. WHEN A CONTRACTOR WORKS ON WEEKENDS, A CBU DESIGNATED HOLIDAY, OR BEYOND NORMAL CBU WORK HOURS, THE CONTRACTOR WILL PAY THE INSPECTORS OVERTIME. FOR CBU WORK HOURS & HOLIDAY INFORMATION, PLEASE CONTACT THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPT. @ (812) 349-3680.
11. CONTRACTOR SHALL CONTACT TRIANA JOHNSON AT (812) 349- 3939, FOR REMOVAL OF EXISTING WATER SERVICE.

LOCATION OF EXIST. UTILITIES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR.

THIS SITE PLAN HAS BEEN CREATED FROM THE MONROE COUNTY G.I.S. SYSTEM. DISCREPANCIES DO EXIST BETWEEN SOME EXISTING MEASUREMENTS AND G.I.S. SUPPLIED DATA. INFORMATION BASED UPON THE USE OF THESE DRAWINGS SHALL BE VERIFIED WITH A CIVIL ENGINEER OR STAMPED SURVEY, THE ARCHITECT MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED OF THE DATA CONTAINED ON THIS DRAWING.

SITE PLAN NOTES:

1. EXIST. CONC. STREET CURB.
2. EXIST. OVERHEAD POWER POLE W/ EXIST. GUY WIRE
3. NEW 6'-0" TALL 8" CMU GARBAGE & RECYCLING AREA.
4. NEW FIRE LINE DOUBLE CHECK VALVE PIT, SEE CBU DETAIL 7C FOR PIT CONSTRUCTION
5. NEW ADA SIDEWALK RAMP.
6. NEW CITY OF BLOOMINGTON APPROVED ACORN STREETLIGHT, VERIFY EXACT LOCATION WITH DOWNTOWN STREET LIGHTING MAP.
7. NEW CITY OF BLOOMINGTON APPROVED METAL TREE GRATE.
8. NEW AUTUMN FLAME RED MAPLE (ACER REBRUM) MIN. 2" CALIPER STREET TREE.
9. EXTEND 4" LINE THRU BLDG. FOR FDC TO WALNUT STREET FRONTAGE.
10. WATER MASTER METER PIT 4" FIRE LINE & 2" DOMESTIC PIV & FDC @ PIT. MASTER METER ACCORDANCE W/ CBU DETAIL 7A
11. 12" SDR 35 PVC ROOF DRAIN LEADER, CONNECT TO EXIST. CBU STORM SYSTEM.
12. 6" SDR 35 PVC SEWER LATERAL, CONNECT TO EXIST. 18" SEWER DRAIN.
13. SAW CUT & PATCH EXIST. PVMT. REPLACE CONC. CURBING WHERE DISTURBED.
14. FDC MOUNTED ON BUILDING FACE.
15. NEW METAL BIKE RACKS INSTALLED PER MFG. INSTRUCTIONS
16. NEW LANDSCAPED AREA

SITE DATA TABLE:

SITE ZONING:	DOWNTOWN CORE OVERLAY	
PROJECT AREA:	0.31 ACRE/13,055	SQ. FT.
BUILDING AREA:	7,089	SQ. FT.
BUILDING HEIGHT ALLOWED:	35' MIN/50' MAX.	
SIDEWALKS:	2,242	SQ. FT.
TRASH COLLECTION & RECYCLING:	105	SQ. FT.
PARKING PROVIDED (9' X 18' SPA.):	17	SPACE(S)
TOTAL IMPERVIOUS SURFACE	12,949	SQ. FT.
(100% ALLOWED)	99.17	PERCENT
TOTAL PERVIOUS SURFACE	0.83	PERCENT

SITE PLAN NOTES:

BUILDING:
–60% GLASS 1ST FLOOR
–20% GLASS ALL OTHER FLOORS
–UPPER WINDOWS 1.5 X WIDTH
–RECESSED ENTRANCE
–MIN 50% COMMERCIAL FIRST FLOOR USE

SETBACK
–0' ON ALL SIDES

D.U.E. EQUIVALENTS	UNIT BREAKDOWN
5 BR = 2.0	4–1 BR. = 1.00
4 BR = 1.5	7–2 BR. = 4.62
3 BR = 1.0	4–3BR. = 4.00
2 BR = .66	
1 BR = .25	
STUDIO= .20	

ALLOWED DENSITY = 60 UNITS PER ACRE: 18.6 DUE

PARKING
20' BEHIND PRIMARY FASCADE
5' ALL OTHER SETBACKS
NO REQUIRED MIN. PARKING

SITE LAYOUT NOTES:

- ALL DIMENSIONS SHOWN ARE MINIMUM.
- ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF FRAMING (U.N.O.)
- DOWNSPOUTS NEED TO CONNECT TO AN UNDERGROUND STORM WATER SYSTEM.

NOTES TO SITE ENGINEERS:

- LOCAL REGULATIONS MUST BE REVIEWED TO INSURE THAT ALL PLAN REQUIREMENTS ARE MET.
- THE GEOTECHNICAL ENGINEER SHALL BE RESPONSIBLE FOR DESIGN OF THE "PAVEMENT SECTIONS." HOWEVER, THE DESIGNER SHALL BE RESPONSIBLE FOR SHOWING THE PAVEMENT DESIGN ON THE PLANS, INCLUDING DIFFERENTIATING BETWEEN STANDARD AND HEAVY DUTY PAVEMENT AREAS.
- ALL APPLICABLE STATE (DOT) AND LOCAL (PUBLIC WORKS DEPARTMENT) CONSTRUCTION STANDARDS AND SPECIFICATIONS SHALL BE USED AS REQUIRED FOR SITE SPECIFIC ISSUES.
- ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.

GENERAL SITE NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY LOCATION AND INVERT ELEVATIONS OF EXISTING SEWERS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL INCLUDE IN THEIR BID PROPOSAL COSTS FOR CUTTING AND PATCHING AS REQUIRED TO COMPLETELY INSTALL THE NEW WORK INDICATED.
- CONTRACTOR SHALL INCLUDE ALL TAP FEES AND APPLICATION FEES IN HIS BID PROPOSAL AS NECESSARY TO COMPLETELY INSTALL THE WORK INDICATED.
- INFORMATION SHOWN WAS OBTAINED FROM AN OWNER FURNISHED SITE SURVEY, FIELD CONDITIONS OR FROM THE MONROE COUNTY G.I.S. SYSTEM. DISCREPANCIES DO EXIST BETWEEN SOME EXISTING MEASUREMENTS AND G.I.S. SUPPLIED DATA. INFORMATION BASED UPON THE USE OF THESE DRAWINGS SHALL BE VERIFIED WITH A CIVIL ENGINEER OR STAMPED SURVEY, THE ARCHITECT MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED OF THE DATA CONTAINED ON THIS DRAWING.
- CONTRACTOR WILL COORDINATE EXACT UTILITY LOCATIONS WITH THE OWNER AND LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY WORK.
- THE CONTRACTOR IS TO MAINTAIN A COMPLETE AND OPERABLE UTILITY SYSTEM. UTILIZE PERMANENT AND/OR TEMPORARY ROUTINGS TO ACCOMPLISH AND MAINTAIN A FUNCTIONAL SYSTEM AT ALL TIMES.
- CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH OWNER REPRESENTATIVES AND ADJUST HIS SCHEDULE TO OWNER REQUIREMENTS.
- CONTRACTOR SHALL COORDINATE REMOVAL AND/OR RELOCATION OF IRRIGATION LINES AND SPRINKLER HEADS WITH OWNER IF APPLICABLE.
- COORDINATE STORAGE AND STAGING AREAS WITH OWNER.

TABOR BRUCE
ARCHITECTURE & DESIGN INC.
1101 S. WALNUT STREET - BLOOMINGTON, IN. 47401
TELEPHONE: (812) 339-4089 FACSIMILE: (812) 333-8458

REVISIONS

SITE STUDIES FOR:
OMEGA PROPERTIES
340 SOUTH WALNUT STREET
BLOOMINGTON, INDIANA 47401-3500

PROJECT NO.	XXXX
DATE	00/01/11
DRAWN BY	T. POTTS
CHECKED BY	D. BRUCE
SHEET NAME	ARCHITECTURAL SITE PLAN
SHEET NO.	AS101

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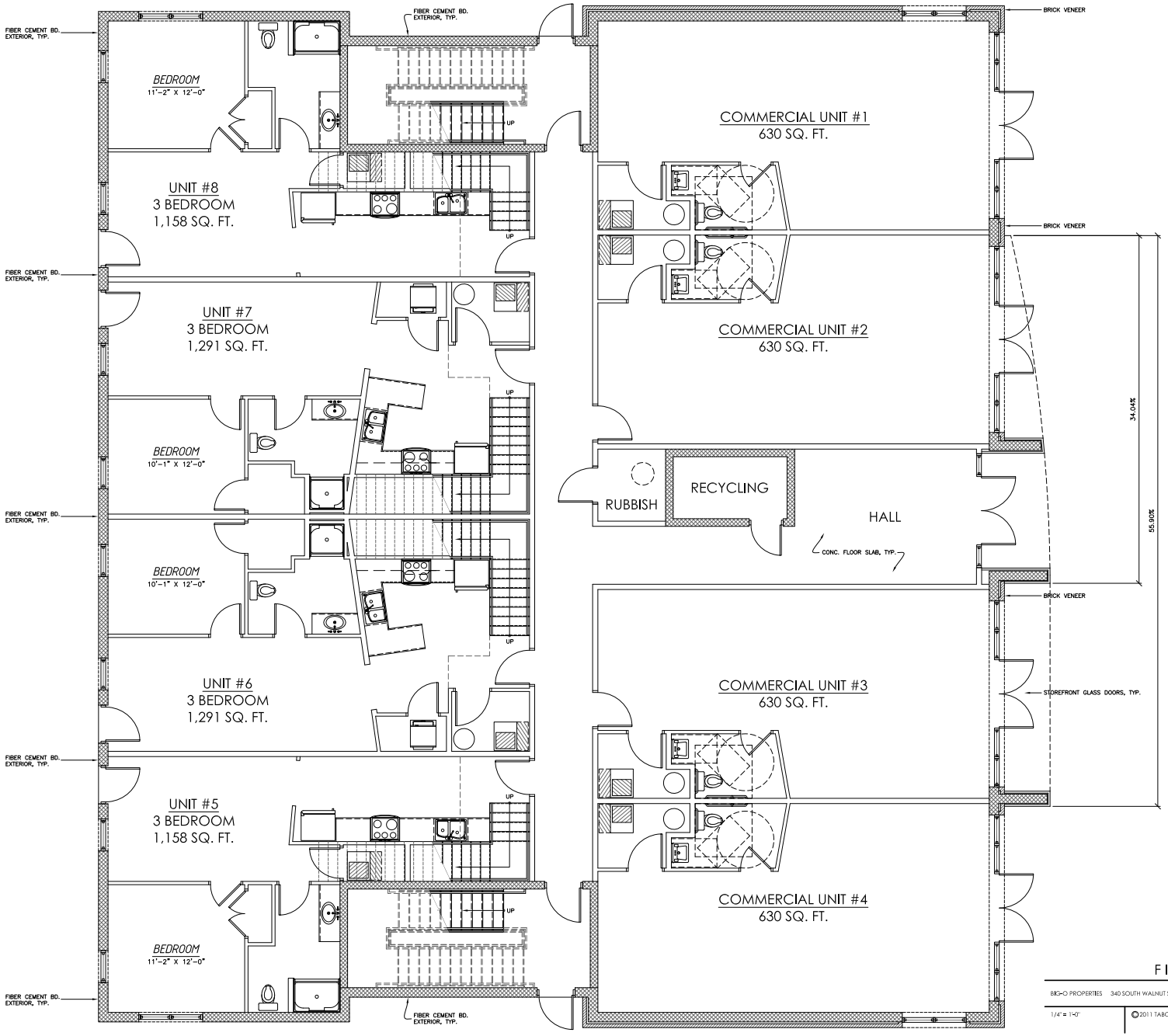
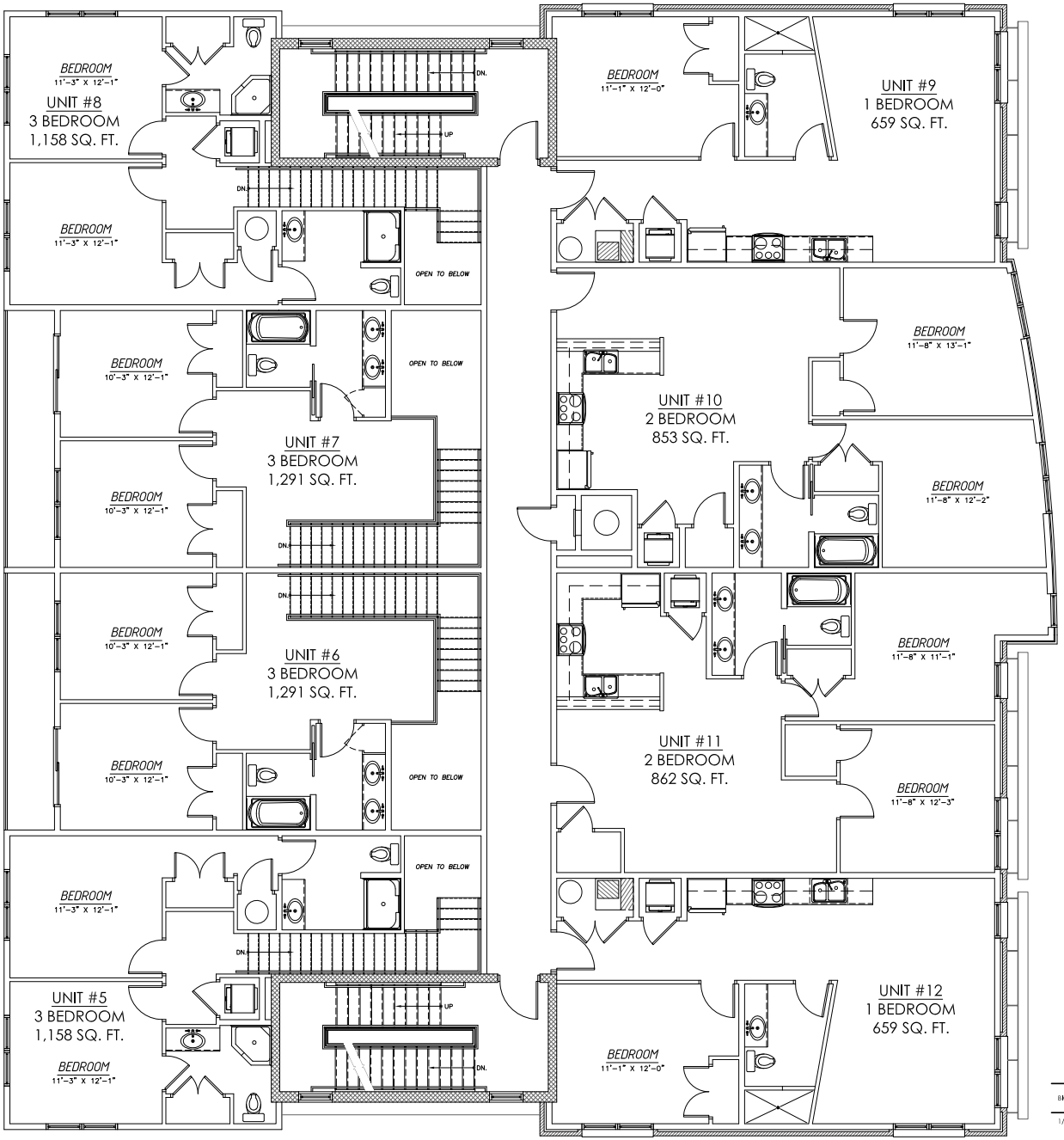


FIRST FLOOR PLAN

BIG-O PROPERTIES 340 SOUTH WALNUT STREET		CONCEPTUAL LAYOUT
1/4" = 1'-0"	© 2011 TABOR BRUCE ARCHITECTURE & DESIGN	09/02/11

TABOR BRUCE ARCHITECTURE & DESIGN INC.

J:\CURRENT2011\Commercial\Omega South Walnut\Conceptual\072011\Alternate Plans\AE101 First Floor Plan.dwg, CONCEPT, 9/2/2011 2:18:54 PM



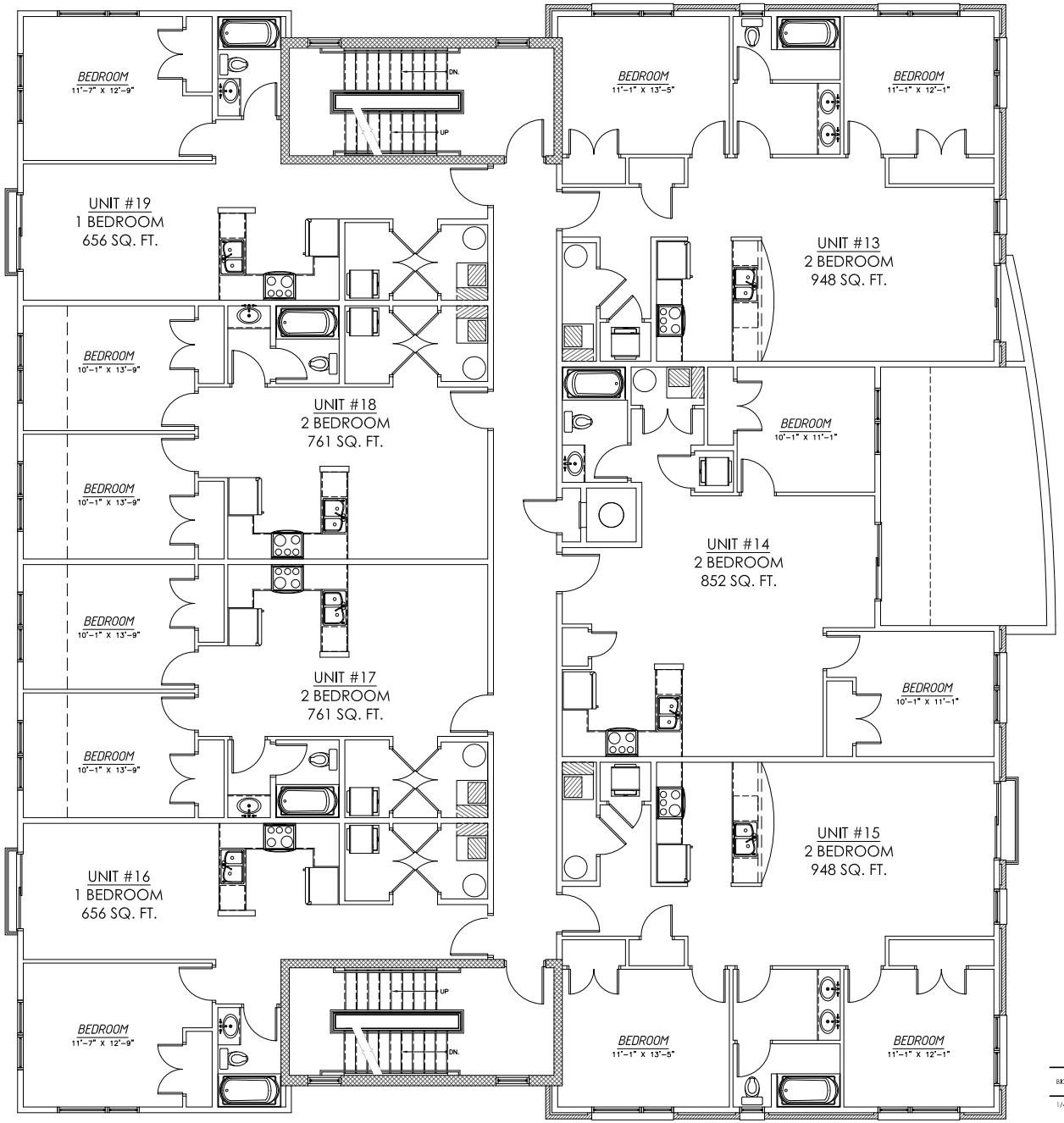
SECOND FLOOR
2~1BR. UNITS
2~2BR. UNITS
4~3BR. UNITS
18 BR. TOTAL

SECOND FLOOR PLAN

BKS-O PROPERTIES 340 SOUTH WALNUT STREET		CONCEPTUAL LAYOUT
1/4" = 1'-0"	©2011 TABOR BRUCE ARCHITECTURE & DESIGN	08/30/11

TABOR BRUCE ARCHITECTURE & DESIGN INC.
1101 S. WALNUT STREET • BLOOMINGTON, IN • 47401
TELEPHONE (812) 333-6135 FACSIMILE (812) 333-6698

J:\CURRENT2011\Commercial\Omega South Walnut\Conceptual\072011\Alternate Plans\AE102 Second Floor Plan.dwg, CONCEPT, 8/31/2011 9:00:40 AM



THIRD FLOOR
2~ 1 BR. UNITS
5~ 2 BR. UNITS
12 BR. TOTAL

THIRD FLOOR PLAN

BIG-O PROPERTIES 340 SOUTH WALNUT STREET		CONCEPTUAL LAYOUT
1/4" = 1'-0"	©2011 TABOR BRUCE ARCHITECTURE & DESIGN	08/30/11

TABOR BRUCE ARCHITECTURE & DESIGN INC.
1101 S. WALNUT STREET • BLOOMINGTON, IN • 47401
TELEPHONE: (812) 333-6135 FACSIMILE: (812) 333-6698

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SP-19-11

SUBMITTED MODEL

SP-19-11

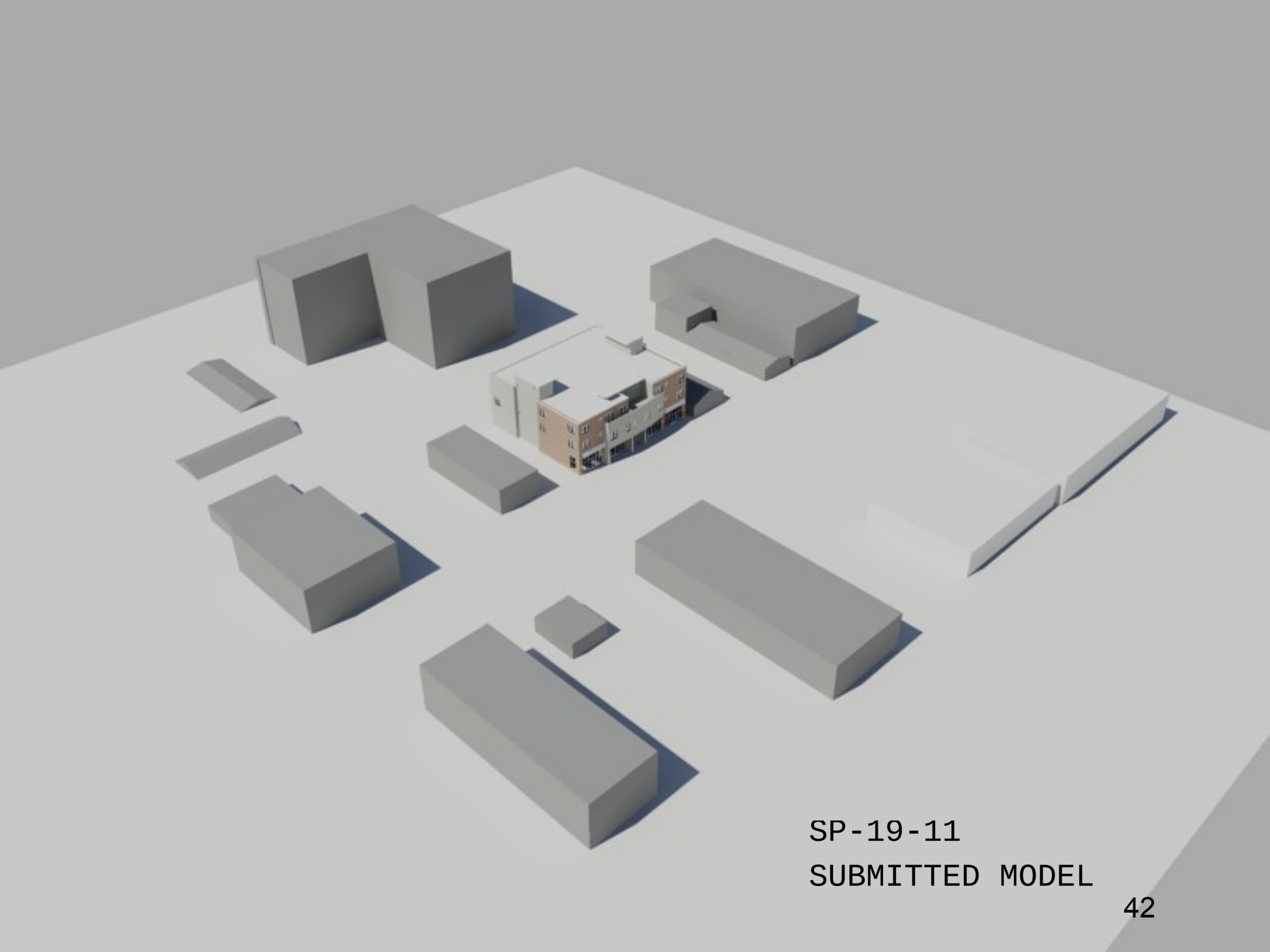
SUBMITTED MODEL

SP-19-11

SUBMITTED MODEL

SP-19-11

SUBMITTED MODEL



SP-19-11

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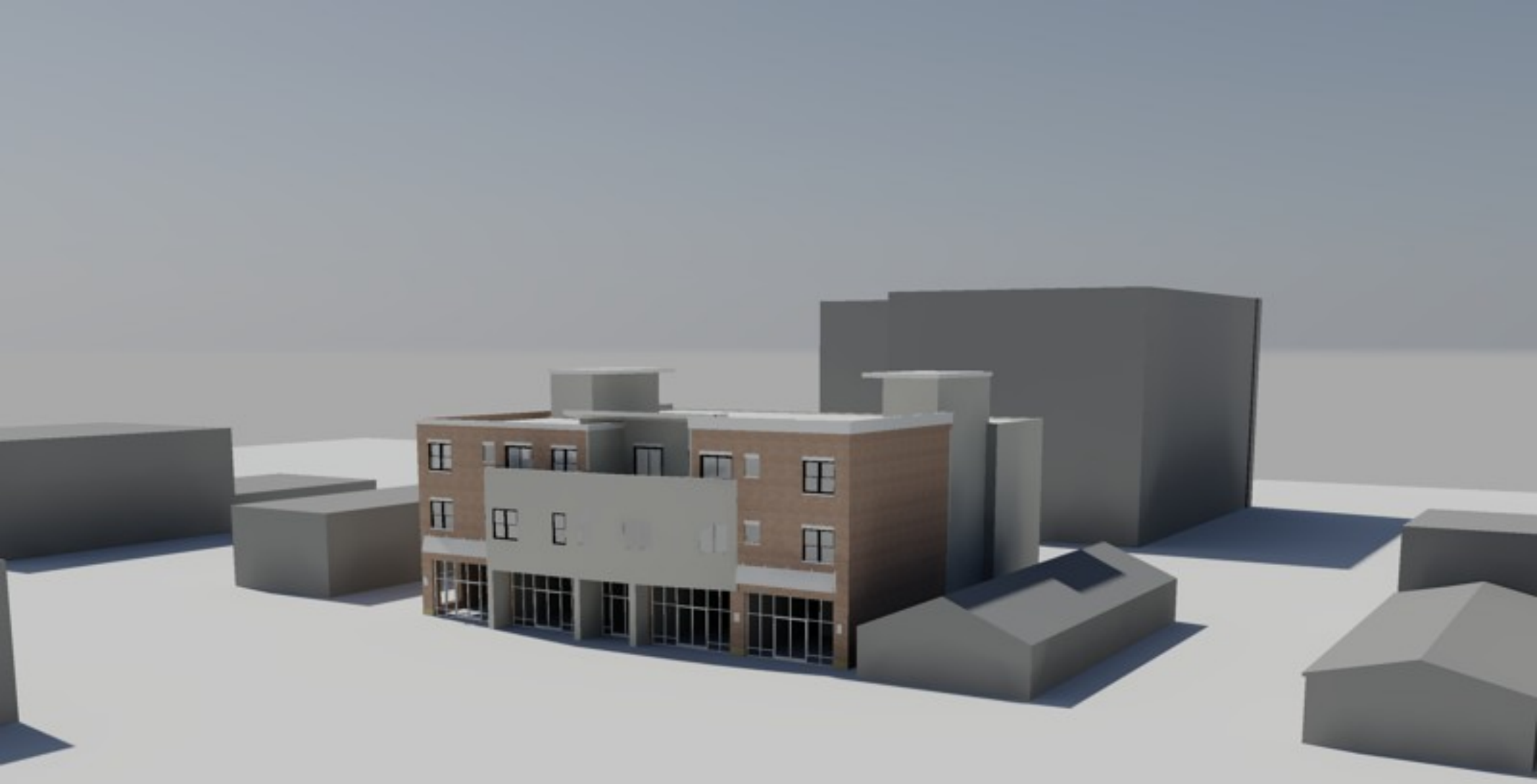

SP-19-11

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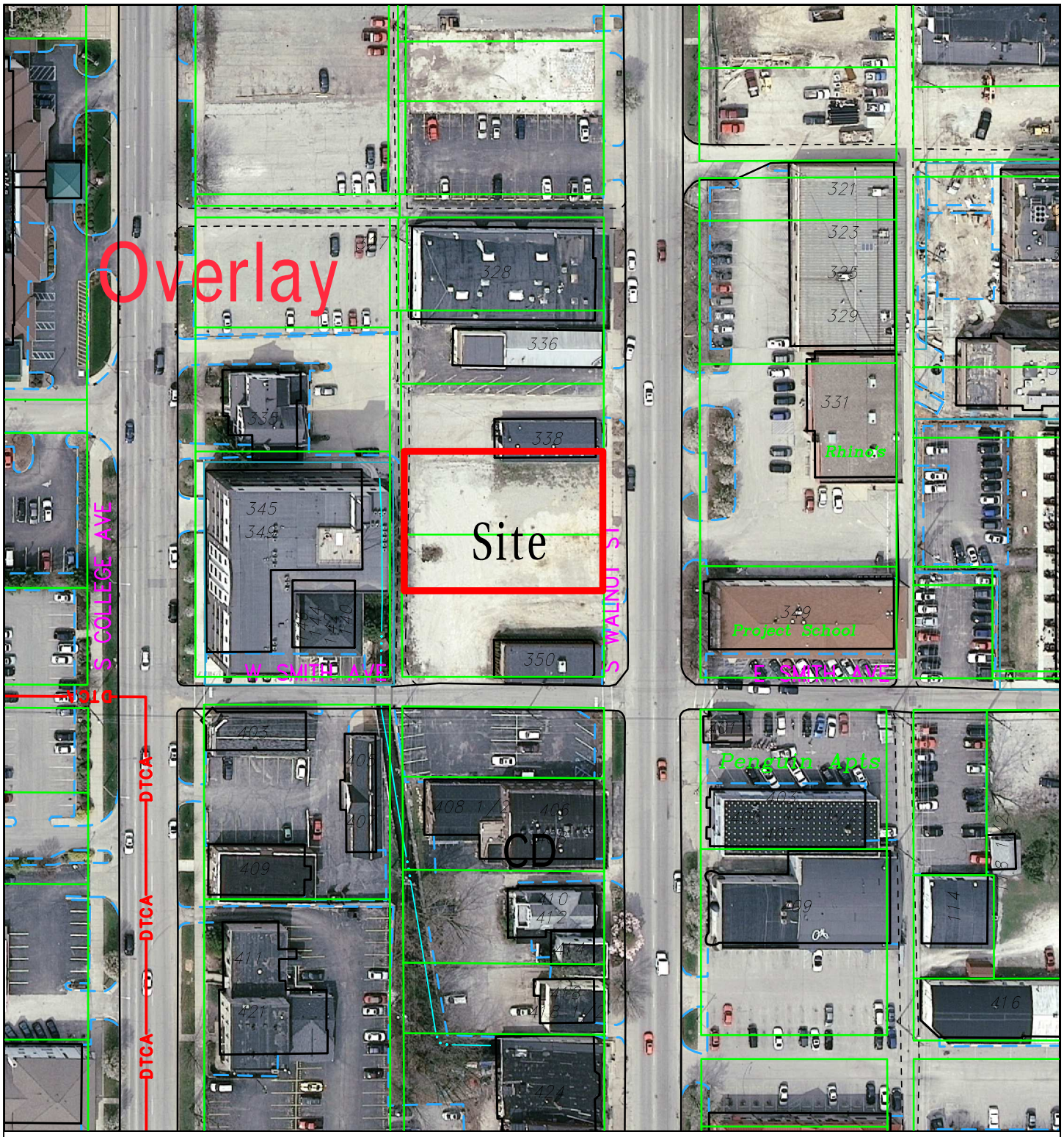

SP-19-11 Big O Properties

340 S Walnut Street

Plan Commission

2010 Aerial Photograph

By: greulice

8 Sep 11

100 0 100 200 300

N

City of Bloomington
Planning

Scale: 1" = 100'

For reference only; map information NOT warranted.

BLOOMINGTON PLAN COMMISSION **CASE #: PUD-20-11**
FIRST HEARING STAFF REPORT **DATE: September 12, 2011**
LOCATION: 1140 S. Morton Street

PETITIONER: First Capital Management
1720 N. Kinser Pike, Bloomington

COUNSEL: Bynum Fanyo & Associates, Inc.
528 N. Walnut St, Bloomington

REQUEST: The petitioner is requesting a preliminary plan amendment to allow multi-family use within Tract C of the Thomson Planned Unit Development. Also requested is a PUD Final Plan for 16 multi-family units.

SITE INFORMATION:

Lot Area:	1.47 Acres
Current Zoning:	Planned Unit Development (Thomson PUD)
GPP Designation:	Employment Center
Existing Land Use:	Vacant
Proposed Land Use:	Mixed-Use
Surrounding Uses:	North – Single Family (McDoel Gardens neighborhood) & Industrial South – Retail, Restaurant, & Single Family East – B-Line Trail, Bloomington Transit West – Vacant, Former Raintree Muffler

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REPORT: The petitioner is seeking approval to allow the redevelopment of the northeastern portion of Tract C of the Thomson Planned Unit Development also known as the Indiana Enterprise Center. This PUD was created in 1998 by the City to help guide future redevelopment of the Thomson Consumer Electronic site that had recently closed. The intent of this PUD was to recognize the former industrial use of the property and create incentives to redevelop this area with employment and ancillary uses.

Since that time, the PUD has slowly developed to reuse several existing buildings (Cook Pharmica, Upland/Indiana Warehouse, Schulte) and construct new buildings such as The McDoel Building (Sweetgrass, Clendening Johnson & Bohrer), Best Beers, Social Security, and two medical office buildings. Several public investments have also been made to the area, including street construction, streetscape and riparian buffer improvements, to promote development.

This portion of Tract C is approximately 1.47 acres and includes all of Tract C north of W. Patterson Dr. The site is currently vacant and is nearly entirely covered with a previously used surface parking lot. The original PUD permitted a variety of uses including several commercial and industrial uses. It also allowed for residential units located on the second floor and above.

This preliminary plan amendment request would change the permitted use list for this portion of Tract C to include multifamily units on the ground floor and set development standards to allow the proposed site layout. This request requires two Plan Commission meetings and is ultimately decided by the Common Council.

Also requested is a PUD Final Plan for the site layout and multi-family uses and delegation of the PUD Final Plan for the commercial building to the Planning Staff.

The final plan includes five buildings. The building at the immediate northwest corner of Patterson Dr. and Morton St. is planned to house a commercial use. This building has not yet been designed, but will be built to meet State floodplain construction requirements. Three residential buildings would be built that front on Patterson Dr. These would be 2-story buildings that each contain four 2-bedroom units. The fourth residential building is situated along Morton St. This building is set back from the road so that it is not within the floodplain. Parking and the main access drive to the site would be located between this building and Morton St. This building would be three stories and contain four 3-bedroom townhouse style units. The petitioner intends to develop this property as a condominium project with units for sale.

Neighborhood Meeting: This petition was presented to the McDoel Garden Neighborhood Association on September 1st. Approximately 20 neighborhood residents were in attendance. Concern was raised about connecting Madison St. to Patterson Dr., about connecting the project to Madison St. and the potential for cut-through traffic, project phasing, and stormwater and floodplain issues.

Growth Policies Plan: This property is located within the Employment Center land use category of the Growth Policies Plan (GPP). The GPP states that Employment centers should be located in close proximity or contain commercial and housing opportunities to minimize the traffic generated by their employment base. (page 37)

The GPP also notes that Employment Centers should include “supporting commercial uses” and the commercial uses should be “integrated within an employment center [and be] at a scale that services the employment center but does not generate significant additional business from the community at large.” (page 37)

The GPP specifically notes that “former Thomson property” is an important site for redevelopment. (page 21) The GPP’s “McDoel Switchyard Subarea” states that the City should “promote mixed use development adjacent to the rail corridor that encourages retail services, new housing opportunities, and recreational amenities.” It goes on to recommend that “In order to beautify the trailway, [the City should] explore redevelopment opportunities of industrial sites along the Morton Street corridor.” (page 66)

While this property is not within the Core Residential land use category, it is

adjacent to the McDoel Gardens Core Neighborhood to the north. The Core Residential policies may be appropriate to help guide redevelopment of this lot. The GPP states that while the predominate land use in Core Residential is single family, “Multi-family (medium and high-density) residential and neighborhood-serving commercial uses may be appropriate for this district when compatibly designed and properly located to respect and compliment single family dwellings. Neighborhood-serving commercial uses, and possibly even office uses, may be most appropriate at the edge of Core Residential areas that front arterial street locations.” (page 30)

The GPP also notes that in Core Residential areas multi-family residential should be encouraged along “designated major streets” and can serve as transitional uses, but should be “appropriately integrated with adjacent uses…” and the City should “explore opportunities to introduce nodes of appropriately designed, neighborhood scaled commercial uses within the core neighborhoods. (page 30)

Finally, the GPP broadly recommends increasing residential densities in the urbanized area (page 6) and redirecting commercial development to vacant and underutilized commercial sites, particularly along arterial roadway corridors. (page 7)

PUD PRELIMINARY PLAN REVIEW ISSUES:

Permitted Uses: The approved PUD anticipated that Tract C would be developed with mostly industrial, office or commercial uses. The permitted use list included a wide range of uses. Because this PUD was adopted under the previous zoning ordinance, the list of permitted uses does not match the current UDO use names. While not specifically part of the petition, staff recommends that with this PUD amendment, that the use list for this portion of Tract C be altered to utilize the Residential Multifamily (RM) use list for buildings outside the floodplain and the Commercial Limited (CL) use list for the building located within the floodplain area. Staff finds these uses to be more consistent with current standards and more appropriate as a transition to the adjacent core neighborhood.

Development Standards: As part of this request, the petitioner has proposed a PUD Final Plan for the site layout. The original PUD used the proposed use to determine the appropriate zoning district standards to be utilized in reviewing site plans. Since purely multi-family structures and mixed-use buildings were not specifically envisioned for this property, the appropriate development standards must be determined with this request. Many commercial uses in the PUD use CG standards. Since much of the property, including the areas closest to adjacent residential uses, would be used as multi-family, staff would also recommend that RM or RH standards be considered. There may be parts of the PUD Final Plan that do not meet CL, RM or RH standards. Many of these are highlighted in the report, but there may be others identified prior to the second hearing.

ROW Dedication: The original PUD spelled out required right-of-way dedication for the total property. Right-of-way dedication was not mentioned for Morton St..

With this PUD Preliminary Plan amendment request, staff finds it appropriate to obtain at least the standard 25 feet of right-of-way from the centerline of Morton St. There is currently only about 10 feet of right-of-way from the centerline. Dedication of this right-of-way would necessitate moving back a proposed retaining wall adjacent to the commercial building. It would also allow for the proposed monolithic sidewalk to be replaced with a more standard sidewalk separated from the street by a tree plot.

Floodplain: This eastern portion of this site is located within the 100-year floodplain. The PUD anticipated redevelopment of this parking lot area including the area within the floodplain. However, residential uses are not permitted to be constructed within the floodplain. Therefore, the petitioner is proposing multifamily units only on the western portion of the site. While anticipated by the PUD, IDNR and FEMA have informed the City that there is no formal process within the PUD or the UDO to approve a building in the floodplain. Prior to the second hearing, staff will be working with IDNR to develop appropriate floodplain language matching State law to be included as part of the PUD amendment for this property. Eventually, this ordinance may need to be incorporated into the overall UDO.

Phasing: The petitioner intends to construct the residential structures first and then construct the commercial building once a tenant is identified. This may result in the corner of Patterson Dr. and Morton St. remaining vacant for some time. Staff would like guidance from the Plan Commission on this issue.

SITE DESIGN/PUD FINAL PLAN REVIEW ISSUES:

Madison Street Extension/Pocket Park: One of the main questions for the Plan Commission is whether right-of-way should be dedicated to allow the extension of Madison Street south to intersect with Grimes Ln. The petitioner has not proposed this connection and has alternately proposed to use this area as a small private “pocket park” that would provide some greenspace, some hardscape and connections to the surrounding pedestrian network. Staff does not find a street extension to be warranted. Several factors have led to this conclusion:

- The connection would only provide limited connectivity improvements
- The connection would not be able to properly align with Madison St. to the south, therefore creating a dogleg intersection within the curve of Grimes Ln.
- The adjacent neighborhood has expressed a strong preference for the street not to connect.
- The street connection is not listed on the City’s Master Thoroughfare Plan.
- The area could be alternately utilized as greenspace.
- Pedestrian and bicycle connectivity can still be achieved

Staff recommends that the petitioner work with representatives from the neighborhood to further develop a specific plan for this greenspace.

Connection to Madison Street: The PUD Final Plan depicts a parking lot connection to Madison St. The parking lot for the complex would connect to Morton St. and then also to the dead end of Madison St. This connection is included to improve connectivity to the neighborhood and to provide an additional point of access for emergency services. This connection got considerable discussion at the McDoel Gardens Neighborhood Association meeting on September 2nd. Residents were concerned about traffic speeds and the encouragement of cut-through traffic. This petitioner believes these concerns can be alleviated through the indirect path of traffic in the parking lot and their willingness to look at traffic calming measures on Madison St. Staff is supportive of the petitioner's approach, but would like guidance from the Plan Commission on the appropriateness of this connection.

Stormwater: Due to the past use of the site as a large surface parking lot with little greenspace, the amount of impervious surface will decrease with the proposed site plan. Stormwater plans have been submitted to CBU and are under review. It is anticipated that no stormwater detention will be required. However, since the site is more than an acre in size, water quality improvements are required. The petitioner is proposing to install a mechanical stormwater separator (i.e. Aqua-Swirl) in the southeast portion of the property to fulfill this requirement. The currently proposed PUD Final Plan does not include use of a rain garden or pervious parking lot materials, as required by the UDO for any parking lot with more than 16 spaces. The petitioner is investigating how these features might be incorporated.

Signage: The petitioner has not proposed a specific sign package for this project. Staff recommends using RM standards for the residential portion of the site and CL standards for the commercial building.

Architecture: The petitioner is proposing three 2-story residential structures along Patterson Dr. and a 3-story residential structure along Morton St. The building elevations utilize mostly cementitious siding and brick. No architectural details are provided for the commercial building. The petitioner states that this is difficult without a user for the building. Staff recommends that the petitioner provides some level of commitments or standards for the commercial building. Staff is seeking Plan Commission guidance on the architecture of the four proposed buildings and feedback on the level of commitment needed regarding architecture and materials of the commercial building.

Parking: The UDO does not require any parking for the commercial use. The residential use requires a minimum of one space per bedroom. With the 36 proposed bedrooms, the residential portion requires at least 36 spaces. 38 parking spaces are proposed.

While the PUD Final Plan meets UDO requirement for minimum parking next to Core Neighborhoods, additional spaces have been discussed by the Plan Commission. The petitioner owns and manages The McDoel Building at the southwest corner of Patterson Dr. and S. Rogers Street. Spill-over parking may be accommodated there. In addition, street parking may be feasible within the

right-of-way. Staff highly encourages the petitioner to look into the feasibility of street parking on both Morton St. and Patterson Dr.

Setbacks/Buffers: If CL and RM or RH standards are utilized the proposed PUD Final Plan would meet all setback and buffer requirements except encroachments into the front building setback on Patterson Dr. and Morton St. These deviations from the setback requirements are necessary to push the building forward on the lot to frame the street. Along Patterson Dr. the largest deviation is at a single point where the ROW narrows. Other areas along Patterson Dr. meet the standard because of a larger (55') right-of-way. More deviations from the standard setbacks may be required as the PUD Final Plan is further revised.

Parking is also proposed between the residential building on Morton St. and the street within the parking setback. The UDO requires that parking be 20 feet further from the street than the building. The PUD Final Plan is designed to place the residential building out of the 100 year floodplain. The parking in front of this building also is necessary to ramp the access up to the commercial building. The commercial building must be 2 feet above the base flood elevation and accessible entrance are proposed on the rear (north) side of the building, adjacent to accessible parking. Without the grade change proposed with the parking lot and drive, creating the accessible route from the parking spaces to the commercial uses would be difficult.

Height: The standard height for the RM and CL districts is 40 feet. The petitioner is proposing a three-story residential building which will meet this standard.

Impervious Surface Coverage: The property is currently 65% impervious. With the proposed PUD Final Plan impervious surface coverage drops to 56%. This is more impervious than the 50% permitted by the CL and RH districts and the 40% permitted by RM district. It is less than the 70% permitted in the IG (Industrial General) district. Staff finds that the proposed impervious surface percentage is appropriate given the history of the property and the reduction from the existing impervious surface percentage.

Density: The petitioner has proposed to construct four multi-family buildings with a total of 16 dwelling units and 36 total bedrooms. With the 1.47 acre site, the proposed density is 10.9 DUEs/Acre. This is more than the 7 units per acre permitted by the RM district, but less than the 15 units per acre permitted by the RH district. In general, staff finds the proposed density to be appropriate.

Landscaping: The site is currently covered with asphalt paving. This project would remove a large amount of this asphalt and replace it with building and, new pervious parking areas. The setbacks and buffers are nearly all compliant with current standards. Although staff anticipates that the site will have significant landscaping upgrades, full compliance with current standards may be difficult to achieve due to the large number of conflicts with utility lines and utility pits. Staff will continue to work with the petitioner between first and second hearing to revise the landscaping plan based on changes to the site plan.

QUESTIONS FOR PLAN COMMISSION/GUIDANCE FOR SECOND HEARING:

1. **Uses** – Does the Plan Commission agree that the use list for this portion of Tract C should be amended to include all RM uses for buildings outside the floodplain and CL uses for the building within the floodplain?
2. **Phasing**: Does the Plan Commission have concerns about the commercial building possibly not being built at the same time as the residential buildings?
3. **Street Parking:** Should street parking be incorporated into either Morton St. or Patterson Dr.?
4. **Madison Street Extension** – Should Madison St. be extended to the south? If not, should there be a connection from the site to Madison St. as proposed?
5. **Final Plans** – Does the petition contain enough details to allow a conditional approval of a PUD Final Plan at the next hearing? Does the Plan Commission find it appropriate to delegate the PUD Final Plan approval to staff for the commercial building?
6. **Architecture** – Is the proposed architecture appropriate? Does the Plan Commission need additional renderings or elevation drawings to make a ruling on the architecture? What level of green building techniques should be incorporated into the building/site design? What level of detail or commitments/standards does the Plan Commission expect for the commercial building?

PRELIMINARY CONCLUSIONS: Overall staff is supportive of the proposed use of the property. Staff finds the multi-family use and commercial to be a better transition between the remainder of the PUD and the core neighborhood to the north than permitted commercial or industrial uses. Furthermore, staff finds the use and scale of development to be consistent with the Growth Policies Plan. The other main issues of parking, architecture, density, and general development standards need to be further developed prior to the second hearing.

RECOMMENDATION: Staff recommends forwarding this petition to a second hearing.

MEMORANDUM

Date: September 6, 2011

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: PUD-20-11, McDoel Garden/ Indiana Enterprise Center, Thomson Area PUD amendment

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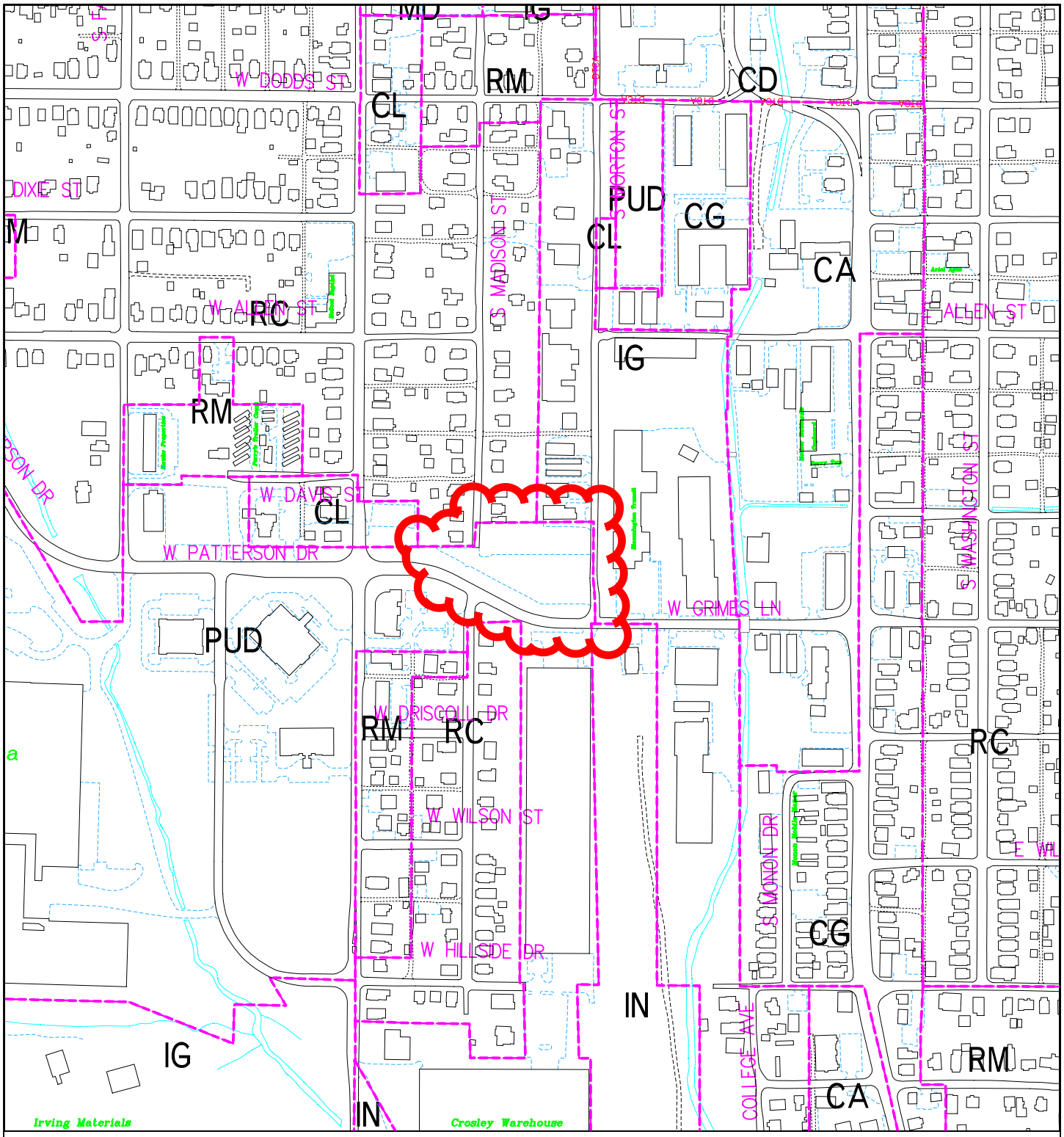
This memorandum contains the Environmental Commission's (EC) recommendations regarding an amendment to the Thomson Area Planned Unit Development (PUD), Tract C approved use list. If Tract C were not within a PUD and was regulated in accordance with the Unified Development Ordinance, the site would fall partially within both Industrial General (IG) and Commercial General (CG) Zoning Districts. The EC will provide recommendations regarding environmental issues at a later date when Site Plans are being developed that will include low impact development, sustainable building and site design, and landscape design.

The EC supports the amendment allowing residential use in the portion of the PUD that is not within a floodplain. The site is divided from the rest of the PUD by Patterson Drive and appears to be a part of the McDoel neighborhood more than it does part of the rest of the PUD. The proposal illustrates a reasonable segue between residential and commercial/industrial uses.

From the EC prospective, the largest issue at this time is that the property lies partially within a Special Flood Hazard Area (SFHA), specifically a floodway. This determination is based on the Federal Emergency Management Agency (FEMA) Flood Insurance Study and FEMA's Digital Flood Insurance Rate Maps (DFIRM). Because of the SFHA, the restrictions on structures and uses allowed by the City, State, and Federal Government are many. Staff has been instructed by FEMA representatives that the Site Plan will need to be reviewed and approved by FEMA before the City can approve any development in the SFHA. Therefore, the EC recommends that until this approval is granted and a Development in a Floodway Permit from the Indiana Department of Natural Resources is provided to staff, the City not approve any development on this site.

EC RECOMMENDATIONS:

1.) The EC recommends that all final decisions on this proposal be postponed until the Second Hearing.



PUD-20-11
Location map

By: roachja
8 Aug 11

400 0 400 800 1200

N

City of Bloomington
Planning

Scale: 1" = 400'

For reference only; map information NOT warranted.

BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

August 15, 2011

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

Re: Outline Plan Amendment to Tract "C" of The Thomson Area PUD;
BFA Project 400914

Attn: James Roach, AICP

Dear Plan Commission Members:

Our client, First Capital Management, respectfully request an amendment to the Thomson Area PUD Outline Plan and Final Plan approval. The purpose of the amendment is to add multifamily family dwellings to the approved list of uses that currently only allows for industrial, office and retail uses. The area we are proposing to allow multi-family uses consist of 1.47 acres and is located north of Patterson Drive, west of Morton Street and east of Madison Street.

We are proposing a mixed use development on this 1.47 acres consisting of a retail/ commercial building at the north west corner of Patterson Drive and Morton Street from the B-line trail, 16 apartments consisting of 36 bedrooms along Patterson Drive and the unimproved Madison Street right of way and a pocket Park in the triangular area west of the Madison Street right of way.

The proposed site plan proposes a building forward design with parking to the rear of the units. The parking lot has access to Morton Street and Madison Street.

The proposed retail/ commercial building is located in the flood fringe area of the flood plain, not the floodway, and will not infringe on the effective flow area. The building has been elevated more than the two feet above the 100-year flood elevation per the IDNR regulations.

Sanitary sewer exists in Morton Street and will serve the property. A 12-inch water main runs through the site and will be relocated along the Patterson Street frontage. This line will provide domestic and fire flows to the property. Storm water quality will be provided using a mechanical separator such as Aqua Swirl on the east side of the property.

The proposed apartment buildings are two stories and will step down in elevation following the existing slope of the site. The four townhouses are three stories and face the B-Line Trail. Landscaping is proposed to buffer this site from the commercial and residential used north of this property.

PUD-20-11
Petitioner's Statement

528 NORTH WALNUT STREET
BLOOMINGTON, INDIANA 47404
812-332-8030
FAX 812-339-2990

We have included site, grading and utility plans along with building elevations for your review of this request. In consideration of the detail of the proposed design, we would ask that the development plan be relegated to the staff for final review.

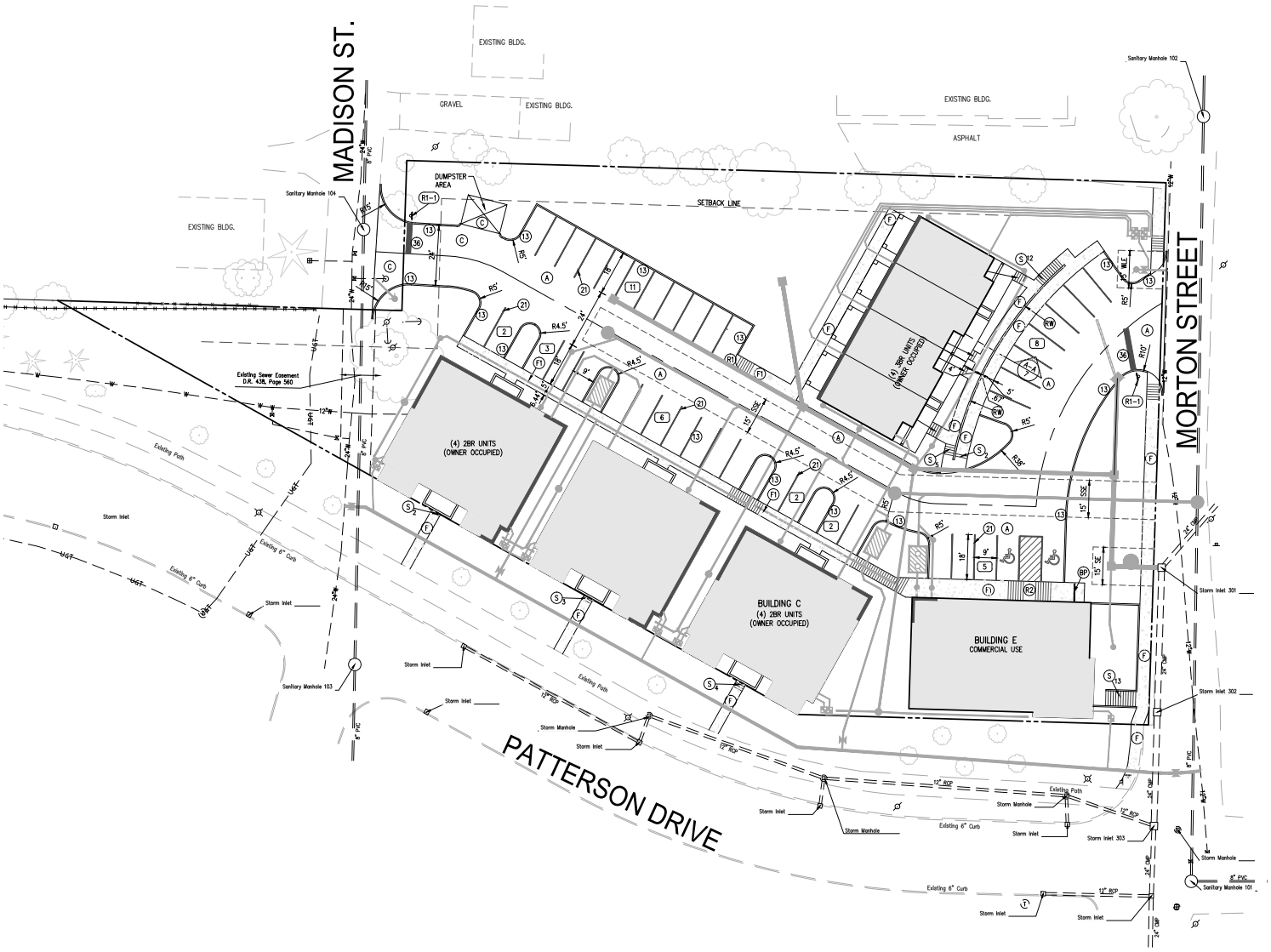
After reviewing our petition please feel free to contact this office at any time for clarification or questions. We thank you in advance for your consideration on this project.

Sincerely,

Jeffrey S. Fanyo, P.E., CFM
Bynum Fanyo and Associates, Inc.
528 N. Walnut Street
Bloomington, IN 47404

Attachments: Site, grading and utility plans
Architectural elevations

XC: City of Bloomington Utilities
BFA file 400914



SITE LEGEND

A	PROPOSED BITUMINOUS PAVING
C	PROPOSED CONCRETE PAVING
13	PROPOSED 6" STANDING CURB
R1	PROPOSED ACCESSIBLE RAMP
R2	PROPOSED ACCESSIBLE RAMP
36	PROPOSED STOP BAR
21	PROPOSED MARKING; PAINTED, SOLID, WHITE, 4"
F	PROPOSED CONCRETE SIDEWALK
F1	PROPOSED MONOLITHIC CURB AND SIDEWALK
HR	PROPOSED HANDRAIL
RW	PROPOSED CAST-IN-PLACE REINFORCED CONCRETE RETAINING WALL
XX	PROPOSED NUMBER OF PARKING SPACES PER LOT
S #	PROPOSED CONCRETE STEPS AS REQUIRED
BP	PROPOSED BIKE PARKING ORIGINAL CYCLOOPS MODEL 21-70-5 WITH 63"X72"X4" CONCRETE PAD

LEGAL DESCRIPTION

A PART OF LAND OF BLOOMINGTON LLC (D.R. 480, PG 774), BEING A PART OF CAMPBELL'S
ADDITION TO THE CITY OF BLOOMINGTON (P.C. "C", ENVELOPE 6) BEING A PART OF SEMINARY LOT 40 OF THE RESERVED TOWNSHIP OF LANDS OF MONROE COUNTY, INDIANA, BEING A PART OF THE
SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 8 NORTH, RANGE 1 WEST, IN MONROE COUNTY,
INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 76 IN SAID CAMPBELL'S ADDITION TO THE CITY OF BLOOMINGTON; THENCE ON THE SOUTH LINE OF SAID CAMPBELL'S ADDITION SOUTH 86 DEGREES 23 MINUTES 20 SECONDS EAST 197.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON SAID SOUTH LINE SOUTH 86 DEGREES 23 MINUTES 20 SECONDS EAST 138.02 FEET TO THE SOUTHWEST CORNER OF LOT 74 IN SAID CAMPBELL'S ADDITION; THENCE ON THE WEST AND NORTH LINE OF SAID LOT 74 AND CONTINUING ON THE NORTH LINE OF SAID LOT 75 THE FOLLOWING TWO (2) COURSES: 1) NORTH 03 DEGREES 47 MINUTES 35 SECONDS WEST 60.16 FEET TO A 3/8" REBAR 7" TALL; 2) SOUTH 86 DEGREES 23 MINUTES 20 SECONDS EAST 304.34 FEET TO THE NORTHEAST CORNER OF LOT 75 IN SAID CAMPBELL'S ADDITION; THENCE ON THE EAST LINE OF SAID LOT 75 AND CONTINUING ON THE EAST LINE OF LAND OF BLOOMINGTON L.L.C. SOUTH 03 DEGREES 47 MINUTES 35 SECONDS WEST 217.32 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF PATTERSON DRIVE, BEING RECORDED AS LAND OF THE CITY OF BLOOMINGTON (D.R. 480, PG 797); THENCE ON SAID NORTH RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: 1) NORTH 86 DEGREES 21 MINUTES 17 SECONDS WEST 140.61 FEET; 2) NORTH 56 DEGREES 01 MINUTES 23 SECONDS WEST 339.81 FEET TO THE POINT OF BEGINNING, CONTAINING 1.47 ACRES MORE OR LESS.

PUD-20-11
Site Plan/Final Plan

SCALE: 1"=20'

NOTE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

revisions:

56

BYNUM FANYO & ASSOCIATES, INC.
ARCHITECTURE
CIVIL ENGINEERING
PLANNING
528 north walnut street
bloomington, indiana
(812) 332-8030
(812) 339-2990 (fax)

JEFFREY S. FANYO
No. 18283
STATE OF INDIANA
PROFESSIONAL ENGINEER
08.16.11

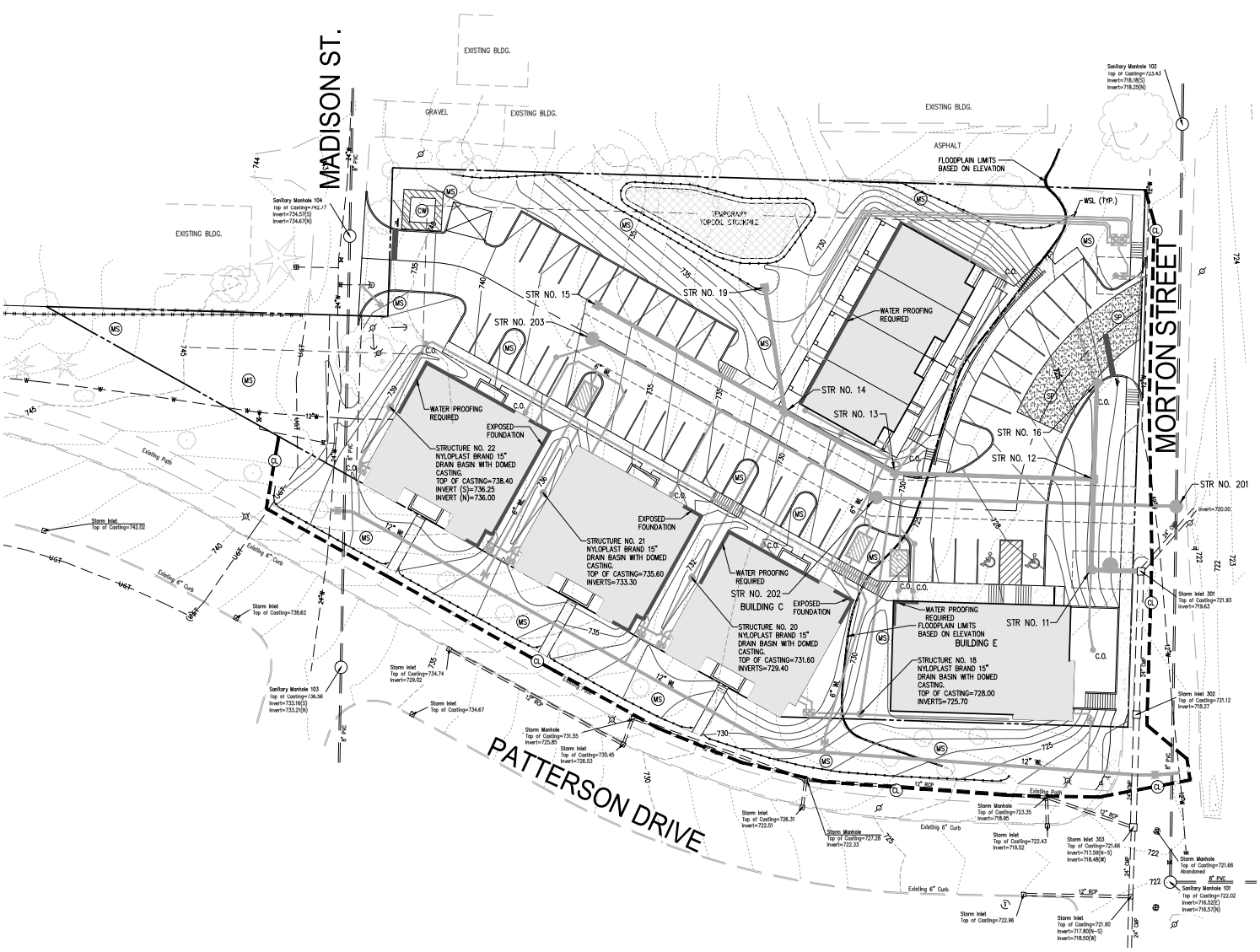
certified by:

Proposed:
McDOEL GARDEN

Bloomington, Indiana

title: SITE PLAN

designed by: JBT
drawn by: JR
checked by: JSF
sheet no: 3
project no.: 400914



GENERAL LEGEND

PROPERTY LINE	
CONSRUCTION LIMITS	CL
DEED BOOK AND PAGE	XXX/XXX
TO BE REMOVED	T.B.R.
TO REMAIN UNDISTURBED	T.R.U.
SETBACK LINE	X' SBL
PROPOSED 20'x10' DUMPSTER PAD SURROUNDED BY 6' SOLID WOOD FENCE WITH GATE	
PROPOSED ACCESSIBLE PARKING	
SANITARY SEWER EASEMENT	S.S.E.
GAS EASEMENT	G.E.
WATER LINE EASEMENT	W.L.E.
ELECTRIC EASEMENT	E.E.
DRAINAGE EASEMENT	D.E.
UTILITY EASEMENT	U.E.

UTILITY AND GRADING LEGEND

PROPOSED DIP WATER LINE	X"-WL
PROPOSED FIRE HYDRANT (FH)	
PROPOSED 8" PVC SANITARY SEWER AND SANITARY SEWER MANHOLE	LINE "S-X"
PROPOSED 6" SANITARY LATERAL AND SANITARY SEWER CLEAN-OUT	6" SSL C.O.
PROPOSED STORM PIPE, INLET AND END SECTION	
PROPOSED BUILDING DOWNSPOUT DRAIN: SOLID SDR-35 DRAIN PIPE TO POINT OF DISCHARGE	X"-BD
PROPOSED SCHEDULE 40 PVC PIPE, ELECTRICAL GRADE (GREY) CONDUIT BURRIED 36" BELOW FINISHED GRADE	X"-EC
PROPOSED CONTOUR	XXX
PROPOSED FLOW LINE	
PROPOSED TOP OF CURB ELEVATION	XXX.XX
PROPOSED PAVEMENT ELEVATION	XXX.XX
PROPOSED TOP OF WALL ELEVATION	TW=XXX.XX
PROPOSED FINISHED EARTH GRADE ELEVATION	FG=XXX.XX
FINISHED FLOOR ELEVATION	
FINISHED SIDEWALK ELEVATION	
PROPOSED FIRE PIT/DOUBLEDETECTOR CHECK VALVE 6" FIRE SERVICE LINE 2" SERVICE LINE	6

NOTE: ALL WATER AND SEWER CONSTRUCTION ACCORDANCE WITH THE CITY OF BLOOMINGTON UTILIT

EROSION CONTROL LI

	SILTATION FENCE (TEMPORARY)
CL	CONSRUCTION LIMITS
MS	MULCH SEEDING – SEE SPECIFICATIO
SP	20' X 50' STONE PAD, 6" DEEP TO TRACKING MUD OFF SITE (TEMPORAR
CW	CONCRETE WASHOUT AREA (TEMPOR

PUD-20-11 Grading Plan

NOTE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

revisions:

57

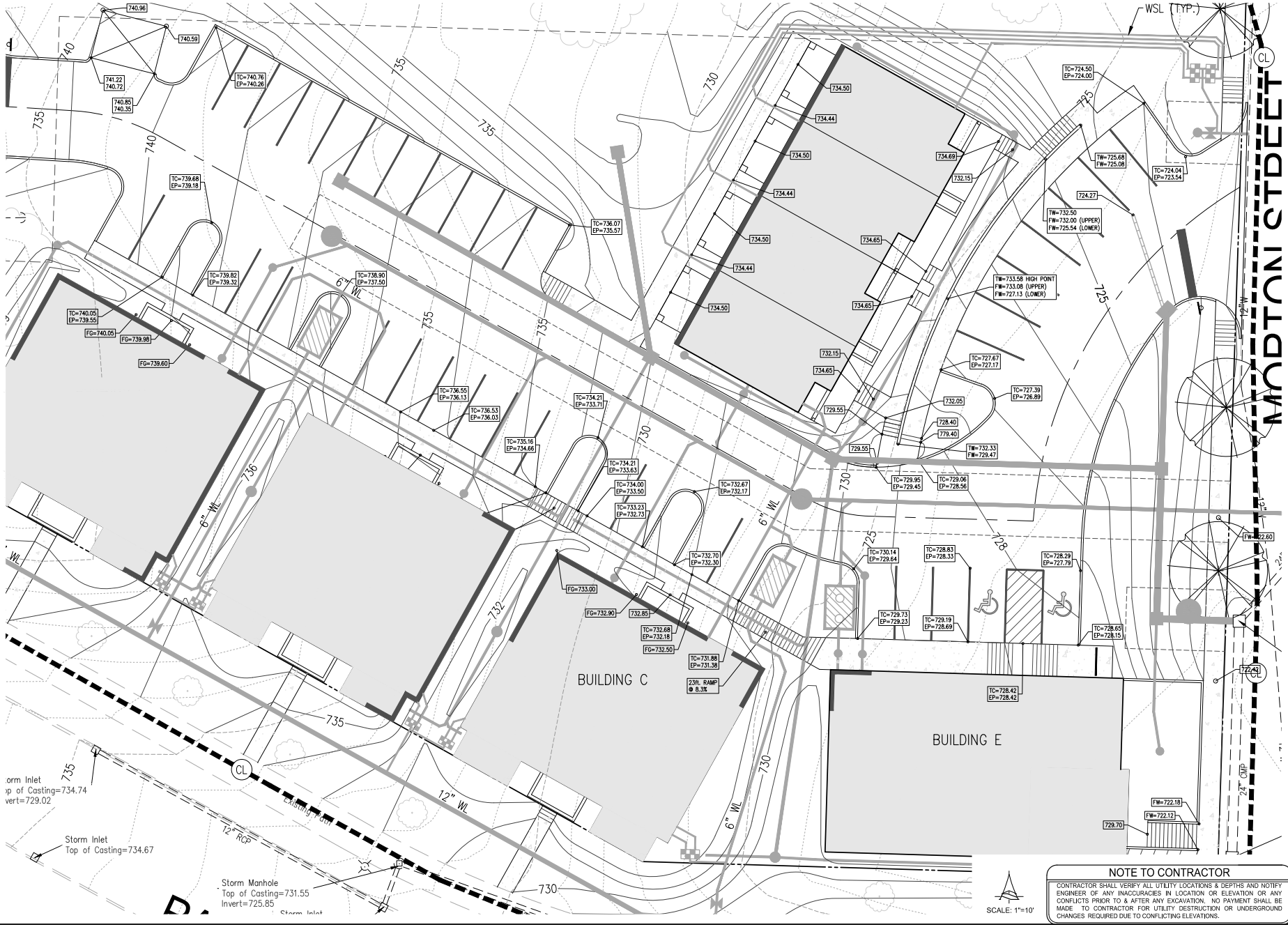
BYNUM FANYO & ASSOCIATES, INC.
ARCHITECTURE
CIVIL ENGINEERING
PLANNING
528 north walnut street
bloomington, indiana
(812) 332-8030
(812) 339-2990 (fax)

JEFFREY S. FANYO No. 18283 STATE OF INDIANA PROFESSIONAL ENGINEER
08.16.11
certified by:

Proposed:
McDOEL GARDEN
Bloomington, Indiana

title: GRADING, UTILITY & EROSION CONTROL PLAN

designed by: JBT
drawn by: JR
checked by: JSF
sheet no: 4A
project no.: 400914



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revisions:

58

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

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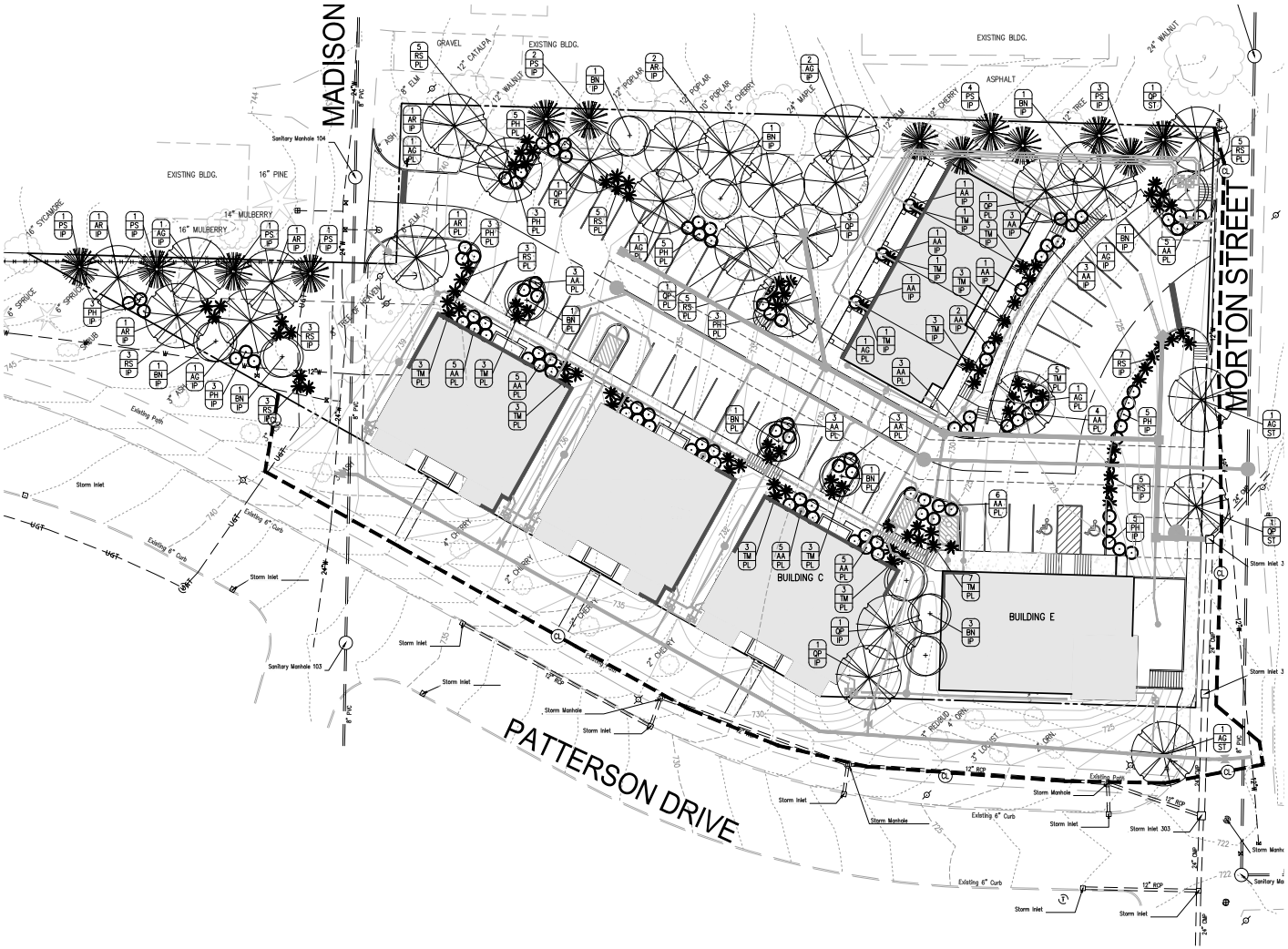
JEFFREY S. FANYO
No. 18283
STATE OF INDIANA
PROFESSIONAL ENGINEER
08.16.11

PUD-20-11
Grading Plan detail

title: GRADING, UTILITY & EROSION CONTROL PLAN

designed by: JBT
drawn by: JR
checked by: JSF
sheet no: 4
project no.: 400914



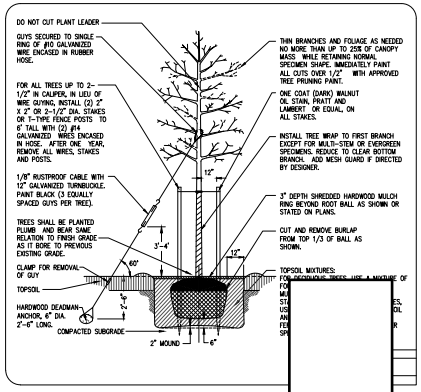
PLANT LIST

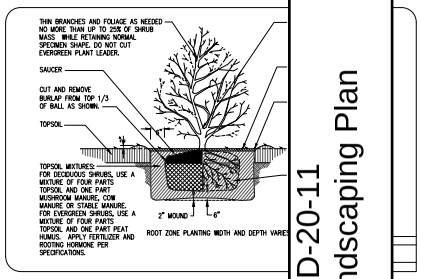
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
LARGE CANOPY DECIDUOUS TREES					
	QP	QUERCUS PRINUS	CHESNUT OAK	9	2" CAL., B & B
	AG	AESCULUS GLABRA	OHIO BUCKEYE	11	2" CAL., B & B
	AR	ACER RUBRUM	RED SUNSET MAPLE	7	2" CAL., B & B
SMALL / MEDIUM DECIDUOUS TREES					
	BN	BETULA NIGRA	RIVER BIRCH	12	2" CAL., B & B
EVERGREEN TREES					
	PS	PINUS STROBES	WHITE PINE	13	5-6' HEIGHT
DECIDUOUS SHRUBS					
	AA	ARONIA ARBUTIFOLIA	BLACK CHOKEBERRY	70	24" SPREAD*
	PH	PHILADELPUS	MOCKORANGE	30	24" HEIGHT*
EVERGREEN SHRUBS					
	TM	TAXUS X MEDIA 'BROWNII'	BROWN'S YEW	50	24" HGT., CONT.
	RS	RHODODENDRON SPECIES	RHODODENDRON	44	24" HGT., CONT.

XX PLANT QUANTITY
XX PLANT TYPE
XX REQUIREMENT DESIGNATION
PL=PARKING LOT PERIMETER PLANTINGS
IP=INTERIOR PLANTINGS
ST=STREET TREES

*CONTAINER OR BALL AND BURLAP CONDITION ACCEPTABLE

NOTE: SPECIES SHOWN THAT ARE NOT LISTED IN THE CITY OF BLOOMINGTON ZONING ORDINANCE CHAPTER 20.04 TABLES OF RECOMMENDED PLANT MATERIALS ARE GIVEN BOTANICALLY COMPARABLE DENSITY VALUES.





PUD-20-11 Landscaping Plan

SCALE: 1"=20'

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revisions:

59

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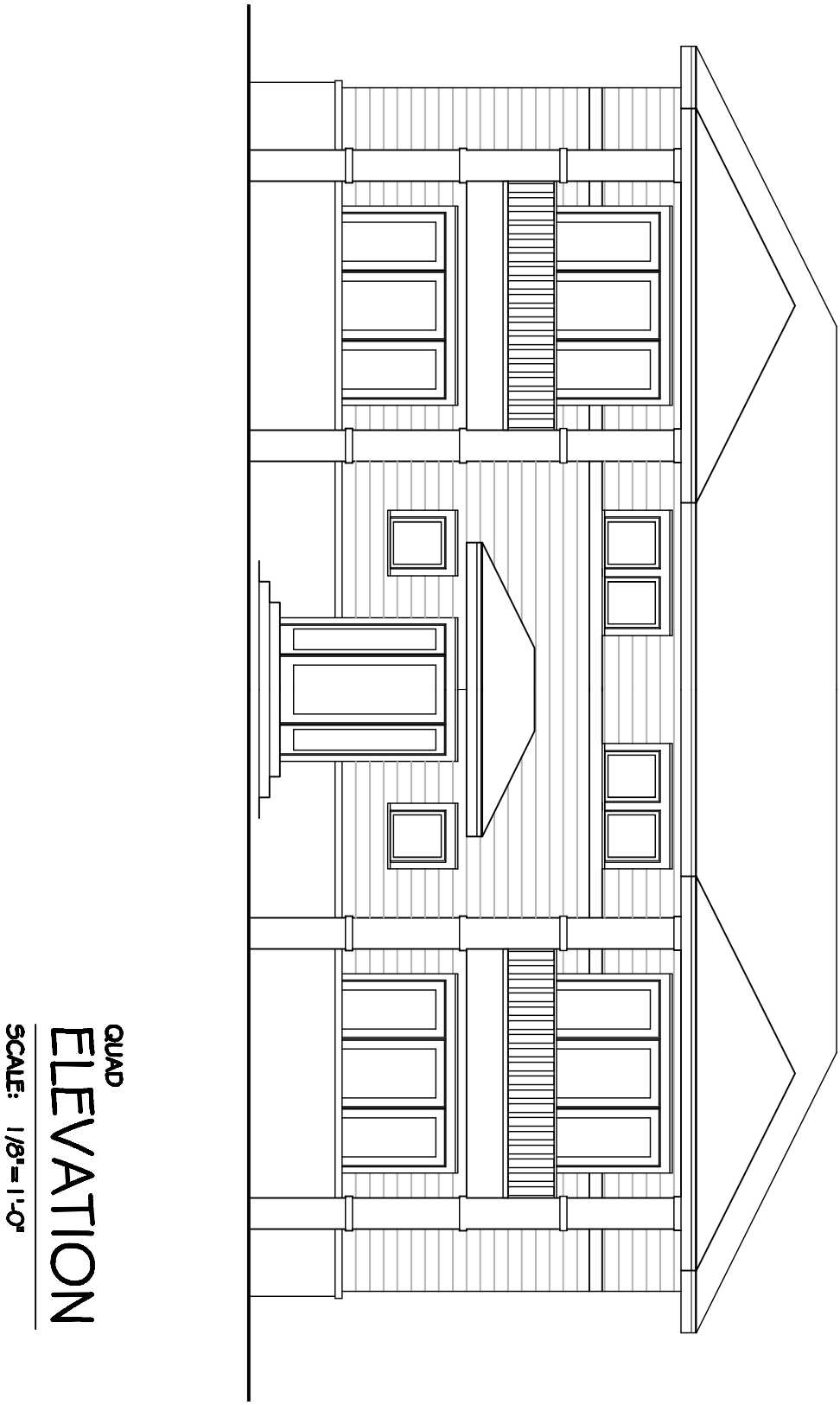
JEFFREY S. FANYO
No. 18283
STATE OF INDIANA
PROFESSIONAL ENGINEER
08.16.11

certified by:

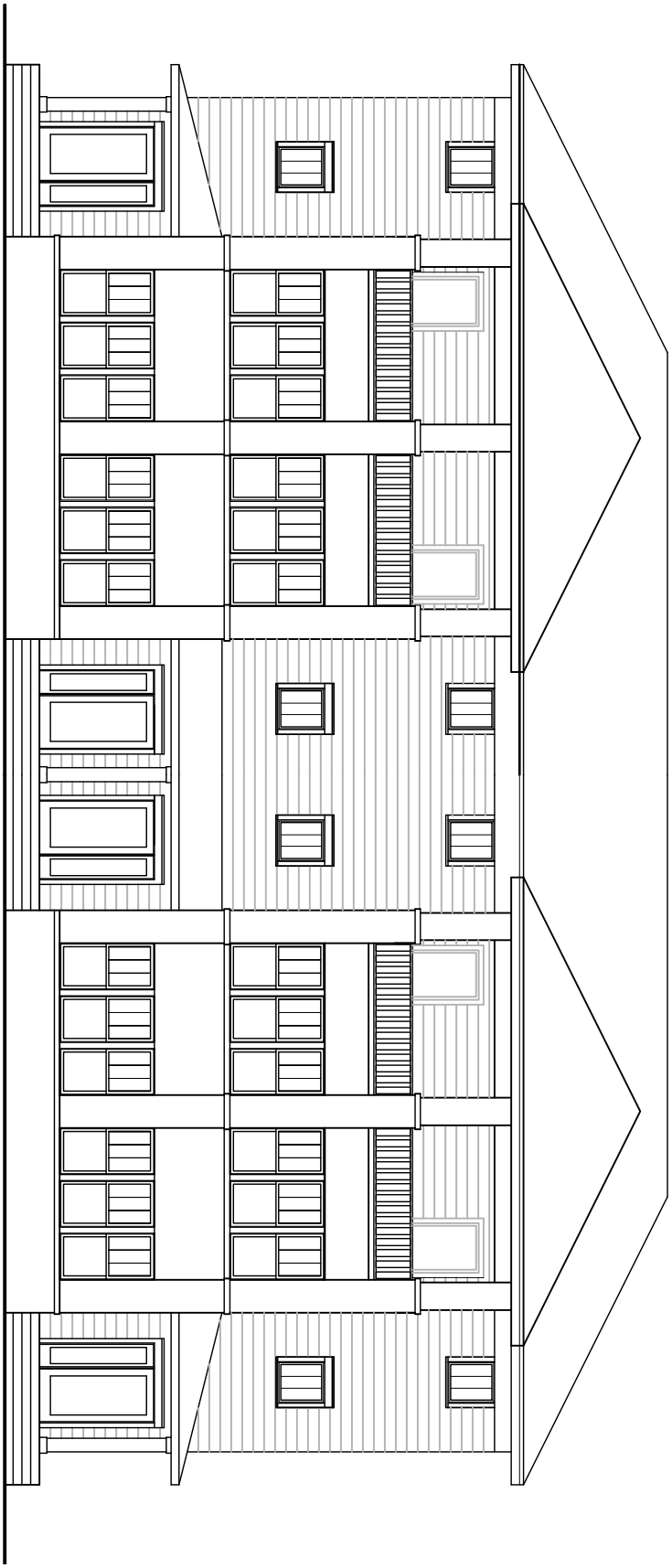
Proposed:
McDOEL GARDEN
Bloomington, Indiana

title: LANDSCAPE PLAN

designed by: JBT
drawn by: JR
checked by: JSF
sheet no: 5
project no.: 400914



PUD-20-11
4 unit flats building elevation

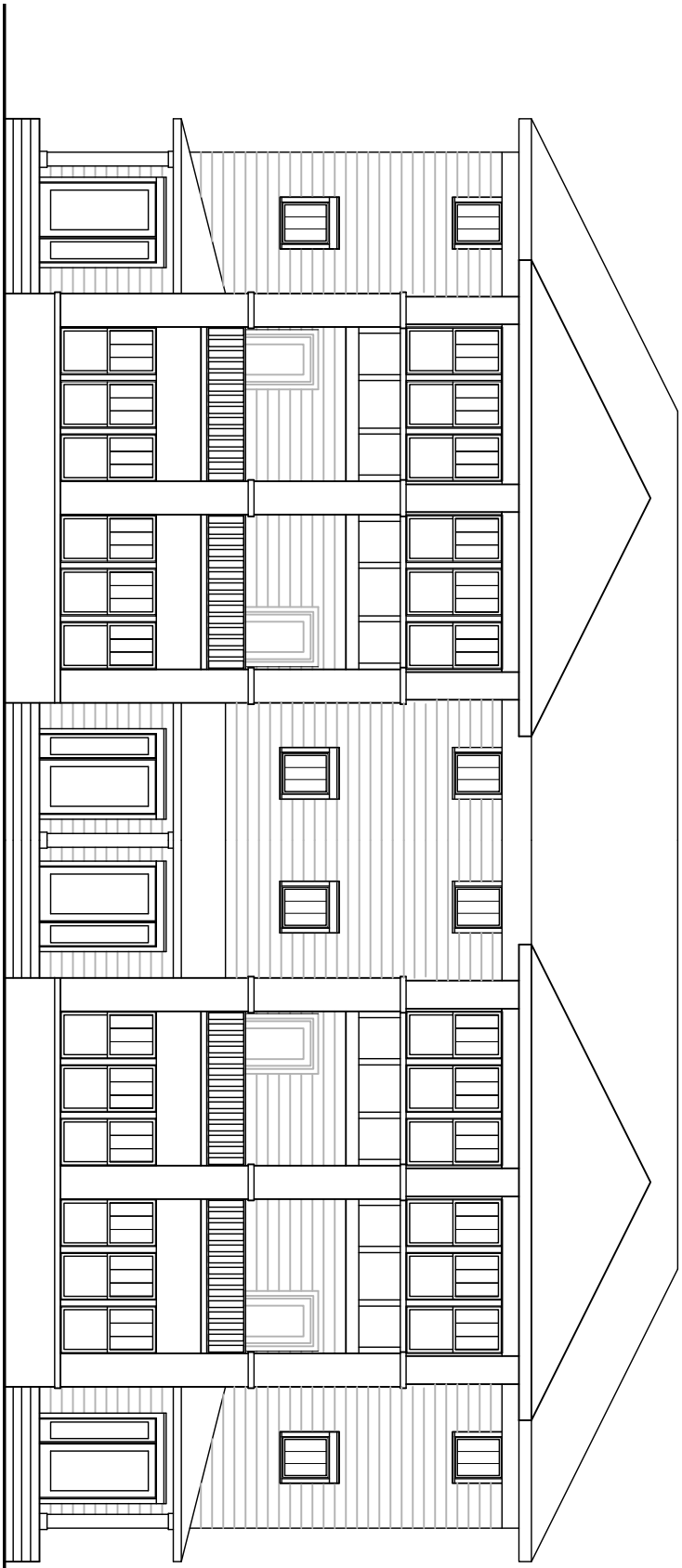


TOWNHOUSE - OPTION A

WEST ELEVATION

SCALE: 3/32" = 1'-0"

PUD-20-11
4 unit townhouse building elevation 1



A

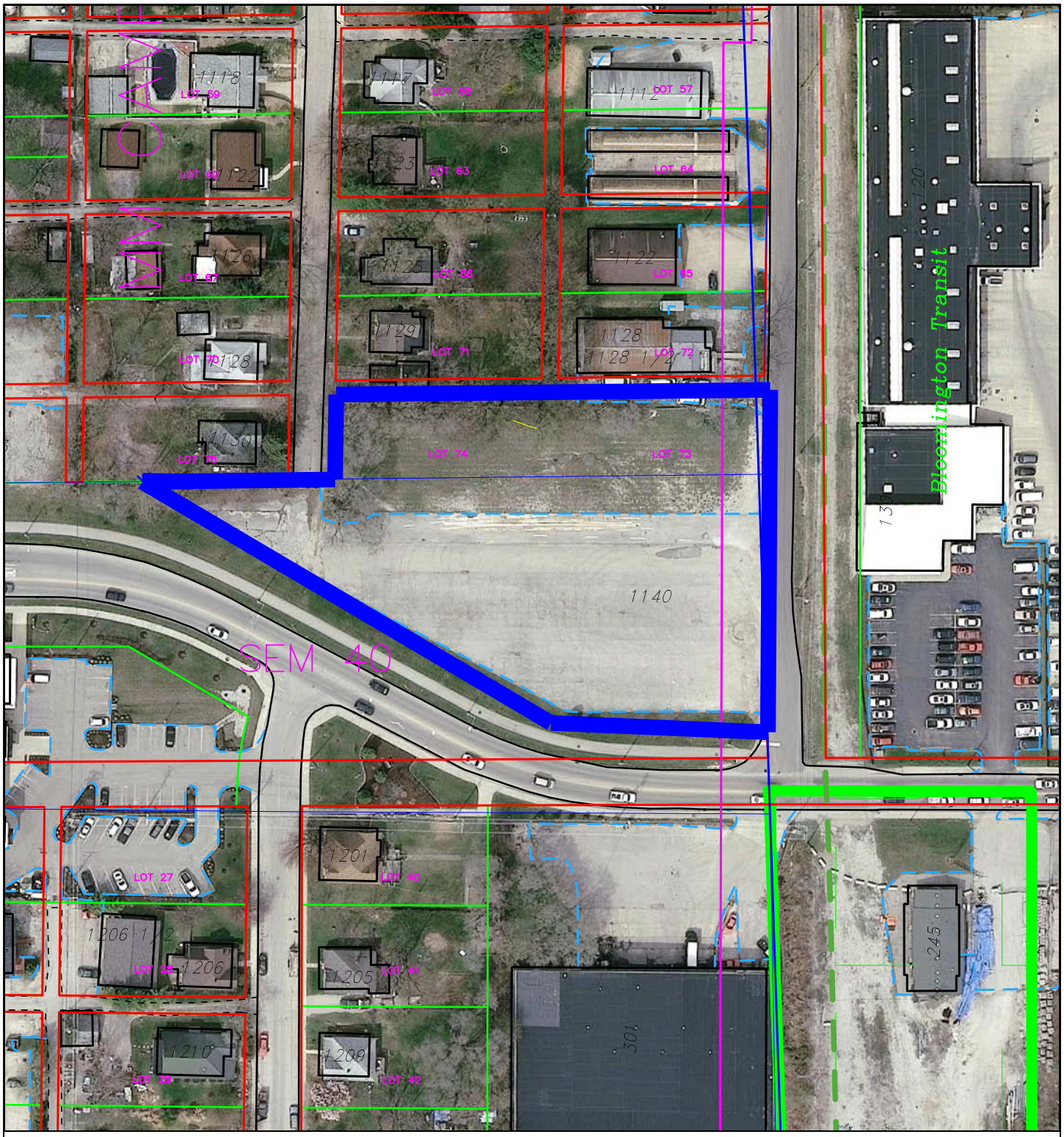
TOWNHOUSE - OPTION B

ELEVATIONS

SCALE: 3/32" = 1'-0"

PUD-20-11
4 unit townhouse building elevation 2

AL



PUD-20-11
2010 Aerial Photo

By: roachja
8 Aug 11

100 0 100 200 300

N

City of Bloomington
Planning

Scale: 1" = 100'

For reference only; map information NOT warranted.