

ORDINANCE 14-03

*Passed 9-0*

**TO REZONE A 6.96 ACRE PROPERTY FROM RESIDENTIAL CORE (RC) TO A  
PLANNED UNIT DEVELOPMENT  
TO BE KNOWN AS THE B-LINE NEIGHBORHOOD  
AND APPROVE A PRELIMINARY PLAN AND DISTRICT ORDINANCE  
- Re: 901 W. COTTAGE GROVE AVENUE  
(Habitat for Humanity of Monroe County, Petitioner)**

WHEREAS, Ordinance 06-24, which repealed and replaced Title 20 of the Bloomington Municipal Code entitled, "Zoning", including the incorporated zoning maps, and incorporated Title 19 of the Bloomington Municipal Code, entitled "Subdivisions", went into effect on February 12, 2007; and

WHEREAS, the Plan Commission has considered this case, PUD-01-14, and recommended that the petitioner, (Habitat for Humanity of Monroe County), be granted a request to rezone the property to a Planned Unit Development. The Plan Commission thereby requests that the Common Council consider this petition;

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

SECTION 1. Through the authority of IC 36-7-4 and pursuant to Chapter 20.04 of the Bloomington Municipal Code, the property located at 901 West Cottage Grove Avenue shall be rezoned from Residential Core (RC) to a Planned Unit Development (PUD). The property is further described as follows:

A parcel of land located in the South Half of the Northeast Quarter and the North Half of the Southeast Quarter of Section 32, Township 9 North, Range 1 West of the Second Principal Meridian, in Bloomington, Monroe County, Indiana, described as follows:

Beginning at the point where a line that lies parallel and/or concentric with and 25 feet normally distant Northwesterly from the center of the Main Tract of the Indiana Rail Road Company intersects the South line of the 60 foot wide right of way of CSX Transportation, Inc.; thence run Southwesterly along last said parallel and/or concentric line a distance of 1,100 feet to a point; thence run Northwesterly at right angle to the last described course a distance of 245 feet, more or less, to a point on the said South line of the 60 foot wide right of way of CSX Transportation, Inc.; thence Easterly along said South right of way line a distance of 1,100 feet, more or less, to the point of beginning.

Also

A part of the East Half of Section 32, Township 9 North, Range 1 West, Monroe County, Indiana, being more particularly described as follows:

COMMENCING at the East Corner of Habitat for Humanity of Monroe County, Inc. (Instrument Number 2010019986) at a point where a line that parallels and/or concentric with and 25 feet normally distant Northwesterly from the center of the Main Tract of the Indiana Railroad Company intersects the South line of the 60 foot wide right-of-way of CSX Transportation, Inc.(the B-line trail) ; thence run Southwesterly along last said parallel and/or concentric line a distance of 1100 feet to the Southwest Corner of Habitat of Monroe County, Inc. being the POINT OF BEGINNING; thence continuing Westerly 30 foot perpendicular Northerly and parallel to the railroad track of the Indiana Railroad 351 feet to the East right-of-way of Monroe Street; thence along said East right-of-way, North 96.50 feet to the South line of the B-Line Trail; thence along said South line, 337.98 feet along a 1530.91 foot radius curve to the left to the West line of Habitat for Humanity of Monroe County, Inc.; thence Southeasterly along said West line, 235 feet to the POINT OF BEGINNING, containing 1.39 acres more or less.

SECTION 2. The Preliminary Plan and District Ordinance are hereby approved and shall be attached hereto and made a part thereof.


SECTION 3. If any section, sentence or provision of this ordinance, or the application thereof to any person or circumstance shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 4. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 26<sup>th</sup> day of MARCH, 2014.

  
DARRYL NEHER, President  
Bloomington Common Council


ATTEST:

  
REGINA MOORE, Clerk  
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 27<sup>th</sup> day of MARCH, 2014.

  
REGINA MOORE, Clerk  
City of Bloomington

SIGNED and APPROVED by me upon this 27<sup>th</sup> day of MARCH, 2014.

  
MARK KRUZAN, Mayor  
City of Bloomington

SYNOPSIS

This ordinance approves the rezoning of 6.96 acres located at 901 W. Cottage Grove Avenue from Residential Core (RC) to Planned Unit Development (PUD) and approves the Preliminary Plan and District Ordinance for this property to allow for an attached and detached single family development of 35 affordable homes.

*Note: This ordinance was adopted on March 26, 2014 was adopted with two Reasonable Conditions: 1) RC 01, which revised Condition of Approval 9 – to augment the tree preservation and native planting plans; and 2) RC 05, which required testing for PCBs at a certain location on this site.*

Signed copies to:  
Legal  
Controller  
Planning  
Habitat for Humanity-NC  
CA/CA  
Clerk 2

## Interdepartmental Memo

**To: Members of the Common Council**  
**From: Patrick Shay, Development Review Manager**  
**Subject: Ordinance #14-03 - Reasonable Condition #01**  
**Date: May 30, 2014**

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On March 12, 2014 Ordinance #14-03 approved a rezoning request from Habitat for Humanity of Monroe County that rezoned an approximate 7 acre property from Residential Core (RC) to Planned Unit Development (PUD). As part of this approval, the Common Council attached Reasonable Condition #01 (as attached) to the Planned Unit Development.

The Condition called for the petitioner to:

*“work with Planning Staff at the final plan stage to develop a detailed tree preservation and landscaping plan focused most specifically in creating maximum perimeter vegetation buffers and planting new larger caliper plant species (on this site)”.*

The intent of this condition was in directing the creation of a “native planting plan” and had five main goals:

1. Reclaiming the Forest Understory in the conservation easements on the east and west ends of the site;
2. Adding native hardwoods along the perimeter of this site where feasible;
3. Supplementing the Common Green with native grasses, bushes, and other plant material while still preserving its usability;
4. Planting native hardwoods in the Tree Plot Areas and consider planting native grasses and other plant material as well; and,
5. Providing homeowners with “access to native plant species in order to enable homeowners to establish yards more suitable for wildlife.”

With this report, Staff is presenting the resulting “*Tree Preservation and Native Vegetation Planting Plan; Plan for B-Line Neighborhood*” that has been broken into five “areas” to the Council (as attached) and offers the following synopsis:

**All areas** – Retention of trees identified for preservation; Removal of invasive species (especially the high concentration of Bush Honeysuckle and Purple Wintercreeper); and, Use of only approved native species

**Area 1** (Located immediately east and west of the area to be developed) – Installation of new native large canopy and understory trees. New supplemental native plantings will be installed at a rate of 25 trees/acre, 75 shrubs/acre, and 100 woodland perennials/acre on the east side and 15 trees/acre, 50 shrubs/acre, and 100 woodland perennials/acre on the west side.

**Area 2** (perimeters adjacent to the B-Line Trail and the rail corridor) – New supplemental native plantings at a rate of 2 canopy trees, 1 small tree, and 1 coniferous evergreen per 100 feet of property line adjacent to the B-Line Trail and 3 canopy trees, 1 small tree, and 2 coniferous evergreen per 100 feet of property line adjacent to the rail corridor.

**Area 3** (Central common area) – Future supplemental native plantings at a rate of 25 trees/acre, 50 shrubs/acre, and 50 perennials/acre. These will not be installed until the design of the common area is developed with input of future residents.

**Area 4** (Streetscape & tree plots) – Street trees will be restricted to native species.

**Area 5** (Individual yards) – Habitat will include education in their work with future partners on the importance of sustainable yards and landscaping and on the means and methods of sustainable plants and landscaping.

The “*Tree Preservation and Native Vegetation Planting Plan; Plan for B-Line Neighborhood*” also includes the initial and future maintenance responsibilities as well as committed timelines for removal of invasive plants and installation of supplemental native plantings.

**\*\*\* Reasonable Conditions Form \*\*\***

**Ordinance #:** 14-03  
**Reasonable Condition #:** 01  
**Submitted By:** Councilmember Rollo, District 4  
**Date:** March 12, 2014

**Proposed Reasonable Condition:**

1. Condition of Approval 9 to **Ord 14-03** (Habitat PUD) shall be revised to read as follows:

“The petitioner shall work with the Planning staff in consultation with the Environmental Commission at final plan stage to develop a detailed tree preservation plan as well as a native planting plan. This native planting plan shall focus on the following areas of the PUD:

**Area 1 – Reclaiming the Forest Understory** – The goal for this area should be the removal of exotic and invasive vegetation within the conservation areas on each side of the developed portion of the PUD. This vegetation shall be replaced by woodland perennials as well as appropriate, larger understory vegetation.

**Area 2- Adding to Natural Perimeter Vegetation** – Along the natural borders buffering the B-Line, active railroad line, and conservation areas, new native hardwood trees will be added where feasible to increase long-term native canopy coverage.

**Area 3 – Supplementing the Common Green** – In addition to the existing trees that will be preserved within this area, new native grasses, bushes, and other plant material should be added to supplement existing vegetation while still preserving the usability of the Common Green area.

**Area 4 – Tree Plot Areas** – All new canopy trees within the street tree plots shall be native species. Additionally, native grasses and other plant material should be considered as supplementary species.

**Area 5 – Individual Yard Areas** – The petitioner should work with interested homeowners to provide them with access to native plant species in order to enable homeowners to establish yards more suitable for wildlife.

The planting and preservation plan addressing the 5 areas outlined above is to be created within reason for the petitioner's budget, understanding the petitioner will be seeking donations and partnerships from community organizations to exceed the standard landscape plan required.

Planning staff will submit a report to the Council along with the final tree preservation and planting plans prior to presentation at the Plan Commission.

## Synopsis

Reasonable Condition 01 is sponsored by Councilmember Rollo and would modify Condition of Approval 9 of this ordinance, which called for the petitioner to:

“work with Planning Staff at the final plan stage to develop a detailed tree preservation and landscaping plan focused most specifically in creating maximum perimeter vegetation buffers and planting new larger caliper plant species (on this site)”.

The change calls for the petitioner to work with the Planning Staff *in consultation with* the Environmental Commission and to develop a “native planting” rather than a “landscaping” plan. The native planting plan would focus on: 1) Reclaiming the Forest Understory in the conservation easements on the east and west ends of the site; 2) Adding native hardwoods along the perimeter of this site where feasible; 3) Supplementing the Common Green with native grasses, bushes, and other plant material while still preserving its usability; 4) Planting native hardwoods the Tree Plot Areas and consider planting native grasses and other plant material as well; and, 5) Providing home owners with “access to native plant species in order to enable homeowners to establish yards more suitable for wildlife.”

The change also acknowledges that the planting and landscaping plans are “to be created within reason for the petitioner's budget, understanding the petitioner will be seeking donations and partnerships from community organizations to exceed the standard landscape plan required.”

Lastly, the change calls for Planning staff to submit report to the Council along with final tree preservation and planting plans prior to presentation at Plan Commission.

<b>3/5/14 Committee Action:</b>	None
<b>3/11/14 Regular Session Action:</b>	Motion to Adopt – With Second Motion to Withdraw Motion to Adopt 8 – 1 (Mayer)
<b>3/26/14 Regular Session Action:</b>	Motion to Adopt 9 – 0 <b>Adopted</b>

(March 26, 2014)

**Tree Preservation and Native Vegetation Planting Plan  
Plan for B-Line Neighborhood,**

**Monroe County Habitat for Humanity**

Owner:  
Habitat for Humanity of Monroe County



Prepared by:  
Smith Brehob & Associates, Inc.  
453 S. Clarizz Boulevard  
Bloomington, IN. 47401  
812-336-6536

Attachments:

1. B-Line Landscape Master Plan- Areas Depicted
2. Schematic Landscape Plan

**Project Location**

The proposed project is for the development of a subdivision with single family and paired homes for Monroe County Habitat for Humanity. The property is located between the B-Line Trail and the Indiana Railroad south of W. 11<sup>th</sup> St. in The City of Bloomington, Indiana. The new development will have access from Diamond St. to the North of the site, which connects to W. 11<sup>th</sup> Street.

**Project Description**

The undeveloped property consists of approximately 8.29 acres that is being subdivided into 35 single family lots. The project will include common areas for recreation to enhance the living experience of the residents. These areas can be used for sports, picnics, dog walking and many other activities that promote community and quality of life. The existing and proposed landscaping in these areas are important to define the feel of each area for the residents.

**Existing Conditions For the site**

Most of the existing site had been cleared some time ago and allowed to regrow about 20-40 years ago. As a result the land has gone through a period of succession and the result is many woody pioneers. The B-Line

area has an abundance of these woody pioneers, such as Honeysuckle, and fast growing trees, such as Sassafras. Other types fast growing species include sassafras, cottonwood, ash, and poplar. In this stage are also large amounts of understory growth including many invasive species. Many times, the source of the invasive plants comes from regrowth in highly disturbed sites in which the invasive plants can flourish without much competition.

The B-Line Neighborhood is filled with Native and Non-native plants. The two most common invasive plants found on this site are Bush Honeysuckle species (*Lonicera macckii*), found throughout the entire site, and Purple Wintercreeper (*Euonymus species*). Large amount of Purple Wintercreeper found in Area 1- East side basin areas growing on the ground and climbing up the trees. There is also some located in the west side common area.

## **Description of Area**

(See attached Plan for Areas)

### **Area 1 Reclaiming the Forest Understory**

Area 1- Located on the east and west sides of the property are forested with trees ranging in size from 2"-24" diameter. In these areas, most of the existing trees will remain. Invasive species and trees within the detention basin will be removed. There is also a large amount of invasive bush honeysuckle species and purple wintercreeper, which will be removed. Much of the understory is bush honeysuckle, and groundcover is Purple Wintercreeper. The western side of area 1 has more mature trees and as a result, and there are less proposed trees and shrubs.

**Proposed** Work within this area consists of removal of all invasive species, preservation of existing vegetation outside of the detention areas, and installation of trees that are at least 1" caliper including a mix of native large canopy and under story trees. The species and location will be determined once all of the invasive species are removed. All of the invasive species shall be removed and the new planting shall begin within 2 years at 50% occupancy whichever comes first. One gallon shrubs and #4 pot (minimum sizes) woodland perennials shall be planted at a rate of 25 trees/ac, 75 shrubs / ac and 100 woodland perennials / ac on the east side, and 15 trees/ac, 50 shrubs / ac and 100 woodland perennials / ac on the west side. The approximate area of the east urban forest excluding the detention basin is 18,750 sf. The approximate area of the west urban forest is 60,204 sf. All of the invasive species shall be removed and the new planting shall begin within 2 years of start of construction years or 50% occupancy whichever comes first.

### **Area 2 – Adding to Natural Perimeter Vegetation.**

Existing vegetation will remain where possible, and the invasive species be identified and removed. Invasive species in these areas also include Purple Wintercreeper and Bush Honeysuckle species. Additional plantings will include native hardwood canopy trees, native evergreen trees and understory trees. Where invasive species are removed from steep slopes along the B-Line trail, stumps shall be left in place to prevent erosion. The stumps shall be painted with a herbicide to kill to roots.

**Proposed:** Work within this area consists of removal of all invasive species, preservation of existing trees outside of the grading limits, and installation of landscape as follows: Along the B-line Trail landscape shall be planted at the rate of 2 canopy trees, 1 small tree and 1 coniferous evergreen per 100 lf of property line. Along the railroad landscape shall be planted at the rate of 3 canopy trees, 1 small tree and 2 coniferous evergreen per 100 lf of property line. The species and location will be determined once all of the invasive species are removed, grading is complete. Additional landscape was added along the railroad to provide additional buffering from the railroad. Distance along the railroad is approximately 850 lf and the distance along the b-line is approximately 600 lf. See schematic landscape plan. All of the invasive species shall be



removed and the new planting shall begin within 2 years of start of construction years or 50% occupancy whichever comes first.

**Area 3 Central common area landscape supplementation:**

The intent of this common area is to provide a combination of open lawn areas and pockets of landscaped areas. Several existing trees will be preserved as shown on the landscape plan. Additional landscape will be added to areas where existing trees area being preserved and at the edges of the area. This additional landscaping will include a combination of shade trees, understory trees, shrubs and grasses/perennials. These plants should all be native variety. See Landscape plan for schematic design.

**Proposed:** Work in this area may consists of additional features such as large lawn areas, play grounds, shelter, benches, grills and other amenities found in park. These future amenities will be developed over time as the use of the common area evolves. In addition to the existing landscape being preserved, additional landscape shall be added to enhance the common area. This area will include specific landscaped areas with areas and open lawn for recreation. Landscaping in this area shall consist of 25 trees /ac, 50 shrubs /ac and 50 perennials /ac Area is approximately 21,500 sf . See schematic landscape plan.

**Area 4 - Streetscape-Tree plots**

**Proposed:** Work consists of planting 2” caliper trees at a rate of 1 tree every 40’ along roads for street enhancement and shade. Trees shall be from the City’s approved plant list.

**Area 5-Individual yards**

In general, lawn areas require the most resources to maintain. Lawn areas can be reduced in order to limit amount mowing to reduce maintenance time, fertilizers and pesticides and pollution. This depends on the owners personal preferences. This can be achieved by having larger landscape beds that are “no mow” lawn areas, more landscape beds with native plants. Native plants require less maintenance than plants that are not native, because they have adapted to climate, soil, rainfall and are resistant to pests and diseases and should be used. Plants from other regions will require more water, fertilizer and herbicides to remain healthy.

**Proposed:** Work consists of educating future residents of the importance of sustainable yards and landscape. Habitat for humanity will be responsible for educating and directing interested future residents on means and methods of sustainable plants and landscaping.

Habitat for Humanity of Monroe County shall be responsible for identification and removal of invasive species, as well as identification and preservation of existing native species in areas 1 and 2. Trees within area 3 shall be preserved according to the landscape plan

All plants shall be native and be chosen from the approved list found at the end of this document, or from

**Plant Material Maintenance**

Responsibility Maintenance Time Frame

	<u>Responsible Party</u>	<u>Duration</u>
Initial Restoration Maintenance	Contractor/Habitat	until the development is turned over to t the home owner’s association
Permanent Maintenance	H.O.A. and homeowners	in perpetuity

Initial Restoration Maintenance:

The purpose of the initial restoration maintenance is for the establishment of the newly installed landscape plants, and the prevention of invasive species regrowth. This maintenance period of the restoration areas shall be required until the development is turned over to the home owners' association. Watering of the newly planted trees, shrubs and, perennials may be required and shall be the responsibility of Habitat for Humanity until such time as the plant material becomes established. Ongoing removal of invasive species in the restoration areas will also be required during this timeframe.

During the initial restoration maintenance period, the areas shall be inspected on a bi-annual basis and a report detailing plant survivability, plant depredation and the emergence of invasive species. The report shall be submitted to the City Planning Department.

Until the subdivision is turned over to a home owners' association, it will be the responsibility of Habitat for Humanity to maintain the Areas 1- 4 and vacant lots. Ongoing Maintenance may include identification and removal of invasive species, removal and replacement of dead plant material, mulching, mowing, watering, trimming, and other maintenance to assure sustainability with in the development.



List of Recommended Plants:

<u>Trees</u>	<u>Shrubs</u>	<u>Perennials / Groundcover</u>
<u>Large Canopy Trees</u>	Native Choke Berry	<b>Columbine</b>
<b>Shagbark Hickory</b>	<b>New Jersey Tea</b>	<b>Milkweed</b>
American Beech	<b>Native Hydrangea</b>	<b>Blue Indigo</b>
<b>Native Oaks</b>	<b>Virginia Sweetspire</b>	<b>Coreopsis</b>
<b>Native Maples</b>	Native Viburnums	<b>Coneflowers Species</b>
<b>Basswood</b>	<b>Buttonbush</b>	<b>Black Eyed Susan</b>
<b>Tulip Trees</b>	<b>Summersweet</b>	<b>Spotted Joe Pye Weed</b>
<u>Understory Trees</u>	Spicebush	<b>Wild Geranium</b>
<b>Shadblow Serviceberry</b>		<b>Sunflower Species</b>
<b>Eastern Red Bud</b>		<b>Blazing Star Species</b>
<b>Flowering Dogwood</b>		<b>Bee Balm</b>
<b>Pagoda Dogwood</b>		<b>Phlox Species</b>
<b>Hawthorn</b>		<b>Cone Flower Species</b>
		<b>Violet Species</b>

Additional **native** plants can be selected from the City of Bloomington’s Plant list Chapter 20.05. Plants that attract pollinators and bats should be used if possible above in **bold**.

**Changes in Ownership**

This Tree Preservation and Native Vegetation Planting Plan and a maintenance agreement shall run with the land. Changes in ownership shall result in the transfer of ownership and maintenance and inspection responsibilities for the restoration areas. It shall be the responsibility of the new owner to notify the City of Bloomington Planning Department of any change in ownership of the property.

**Right-of Entry**

The owner hereby gives the City of Bloomington Planning Department the right-of-entry over and across the property to inspect the restoration areas.

## **General Information**

The identification and removal of invasive species will be the responsibility of Habitat for Humanity. This may be accomplished by hiring a specialized contractor, or using Habitat or other volunteer groups, such as Monroe County IRIS. Removal of larger invasive plants will be accomplished mechanically (chain saw and small excavator) in the two common areas. Existing trees to be preserved will be identified and protected from disturbance to the root area. Work within the drip line should be completed by hand (chainsaw) in these areas. Smaller seedlings should be removed by hand or with environmentally safe herbicide.

Wintercreeper can be controlled with a glyphosate solution foliar spray. The leaves are waxy and multi-layered, therefore several applications may be needed. Spray only in late fall or early spring when native plants are dormant to avoid killing those too. The cut stem method may be used on larger stems and during the growing season. Cut the stem and sponge with glyphosate. Do not leave the cut stems on the ground because they will re-sprout. Instead, bag all invasive plants in a black plastic garbage bag and place in trash.

Bush honeysuckle can be spray-treated in fall, after the native species have gone dormant and the honeysuckle is still green, with a foliar spray (glyphosate or triclopyr and surfactant). Well established stands of honeysuckle are best controlled by cutting the stems to ground level and painting the stumps with glyphosate or triclopyr. During the dormant season, September through March, you can use a basal bark treatment with triclopyr mixed with horticultural oil or basal oil.

Invasive plant removal and replanting understory shrubs and forbs can sometimes be successful done by groups of volunteers. These plants will provide competition with the invasive species for light, water, and nutrients. A network of volunteers to manually pull the invasive plants could be formed to remove and treat invasive plants on a regular basis. This could be done in conjunction with other volunteer building projects with habitat. Since the honeysuckle and Wintercreeper seeds are spread by bird droppings, ongoing identification and removal should be part of the program.

For Addition information and resources see below.

### **Resources**

MC-IRIS- Monroe County Identify and Reduce Invasive Species is a local coalition of businesses and citizens whose goal is to reduce the environmental and economic impact of invasive species and through education and action. Their link is:

MC-Iris <http://www.mc-iris.org/>

<http://www.mc-iris.org/four-easy-ways-to-kill-asian-bush-honeysuckle.html>

Indiana University office Sustainability  
<http://www.indiana.edu/~sustain/index.php>

Bush Honeysuckle Removal

<http://mdc.mo.gov/your-property/problem-plants-and-animals/invasive-plants/bush-honeysuckles-control>

Purple Wintercreeper Removal

[http://www.mc-iris.org/uploads/4/1/1/8/4118817/wintercreeper\\_detailed\\_control\\_info.pdf](http://www.mc-iris.org/uploads/4/1/1/8/4118817/wintercreeper_detailed_control_info.pdf)



# B-LINE LANDSCAPE MASTERPLAN

