

ORDINANCE 18-13

**TO ADD A RESIDENTIAL SINGLE FAMILY (RS) ZONED PARCEL AND MAKE
OTHER AMENDMENTS TO A PLANNED UNIT DEVELOPMENT (PUD) DISTRICT
ORDINANCE AND APPROVE THE ASSOCIATED PRELIMINARY PLAN
- Re: 2005 S. Maxwell Street and 1280 & 1325 E. Short Street
(Loren Wood Builders, 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- WHEREAS, Ordinance 06-24, which repealed and replaced Title 20 of the Bloomington Municipal Code entitled, "Zoning", including the incorporated zoning maps, and incorporated Title 19 of the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-02-18, and recommended that the petitioner, Loren Wood Builders, be granted an approval to rezone 0.64 acres from Residential Single Family (RS) to Planned Unit Development (PUD) and to approve a PUD District Ordinance and preliminary plan to allow a new single family development; and
- WHEREAS, the Plan Commission therefore 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 PUD District Ordinance and Preliminary Plan shall be approved for the PUD on the property located at 2005 S. Maxwell Street and 1280 & 1325 E. Short Street. The property is further described as follows:

Lot 77 of Huntington Park as recorded in Plat Cabinet B, envelope 94 in the office of the Recorder of Monroe County, Indiana.

Also a part of the Northwest quarter of Section 10, Township 8 North, Range 1 West, Monroe County, Indiana, more particularly described as follows:

Beginning at a stone found marking the southeast corner of said Northwest quarter; Thence on the south line of said quarter section South 89 degrees 45 minutes 12 seconds West 1668.56 and to the True Point of Beginning;

Thence continuing on said south line South 89 degrees 45 minutes 12 seconds West 440.73 feet; Thence leaving said south line North 01 degree 02 minutes 37 seconds West 271.51 feet and to the south line of Short Street; Thence on said south line North 89 degrees 47 minutes 15 seconds East 441.62 feet to the west line of Mayfair Addition as record in Plat Cabinet B, envelope 224 in said office of the Recorder; Thence leaving said south line and on said west line of Mayfair Addition South 00 degrees 51 minutes 24 seconds East 271.24 feet to the Point of Beginning. Containing 2.75 ACRES, more or less.

Excluding a portion of Short Street as shown on the plat of Huntington Park subdivision as shown on the Plat recorded in Plat Cabinet B, Envelope 94 in the office of the Recorder of Monroe County, Indiana, described as follows:

Commencing at the Southwest corner of Lot 77 in said subdivision, being the Northeast corner of Maxwell and Short streets; thence along the South line of said subdivision and the North line of Short Street North 89 degrees 47 minutes 15 seconds East 5.00 feet to the Point of Beginning; thence continuing along said North line of Short Street North 89 degrees 47 minutes 15 seconds East 235.85 feet to the East line of said lot 77 thence leaving said South line and along the extension of the East line of said Lot 77 South 00 degrees 51 minutes 24 seconds East 40.00 feet to the South line of Short Street; thence along the said South line South 89 degrees 47 minutes 15 seconds West 235.91 feet; thence leaving said South line and running parallel with the East line of Maxwell Street North 00 degrees 58 minutes 57 seconds West 40.00 feet to the Point of Beginning. Containing in all 9434.71 square feet (0.0217 acres).

SECTION 2. This District Ordinance and the Preliminary Plan shall be approved as 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 27th day of June, 2018.


DOROTHY GRANGER, President
Bloomington Common Council

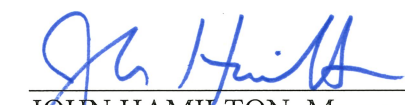
ATTEST:


NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 28th day of June, 2018.


NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this 2^d day of July, 2018.


JOHN HAMILTON, Mayor
City of Bloomington

SYNOPSIS

Ordinance 18-13 would amend the boundaries of a previously approved Planned Unit Development (PUD) and approve a PUD District Ordinance and Preliminary Plan to allow a new single family development based upon the concept of a Cohousing community.

Note: On June 27, 2018, the Council passed this PUD with three reasonable conditions:

- *Reasonable Condition 01 – called for a raised pedestrian crossing and other traffic-calming measures on the Short Street connection as approved by Planning and Transportation staff;*
- *Reasonable Condition 02 – addressed the landscaping requirements for the common areas; and*
- *Reasonable Condition 03 – addressed use of native species except fruit-bearing, edible plants.*

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 18-13 is a true and complete copy of Plan Commission Case Number PUD-02-18 which was given a recommendation of approval by a vote of 7 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on May 14, 2018.

Date: May 22, 2018


 Terri Porter, Secretary
 Plan Commission

Received by the Common Council Office this 22nd day of May, 2018.

Stephen Lucas
~~Nicole Bolden, City Clerk~~ Stephen Lucas, Chief Deputy Clerk

Appropriation Ordinance # _____ Fiscal Impact Statement Ordinance # _____ Resolution # _____

Type of Legislation:

Appropriation	End of Program	Penal Ordinance
Budget Transfer	New Program	Grant Approval
Salary Change	Bonding	Administrative Change
Zoning Change	Investments	Short-Term Borrowing
New Fees	Annexation	Other

If the legislation directly affects City funds, the following must be completed by the City Controller:

Cause of Request:

Planned Expenditure _____ Emergency _____
 Unforeseen Need _____ Other _____

Funds Affected by Request:

Fund(s) Affected	_____	_____
Fund Balance as of January 1	\$ _____	\$ _____
Revenue to Date	\$ _____	\$ _____
Revenue Expected for Rest of year	\$ _____	\$ _____
Appropriations to Date	\$ _____	\$ _____
Unappropriated Balance	\$ _____	\$ _____
Effect of Proposed Legislation (+/-)	\$ _____	\$ _____
Projected Balance	\$ _____	\$ _____

Signature of Controller

Will the legislation have a major impact on existing City appropriations, fiscal liability or revenues?

Yes _____ No _____

If the legislation will not have a major fiscal impact, explain briefly the reason for your conclusion.

If the legislation will have a major fiscal impact, explain briefly what the effect on City costs and revenues will be and include factors which could lead to significant additional expenditures in the future. Be as specific as possible. (Continue on second sheet if necessary.)

4-5-2018

Revised 6-1-2018

B-Town Cohousing PUD

Petitioners Statement:

Dear City of Bloomington, Common Council Members

On behalf of Loren Wood Builders, we are pleased to present the proposed 2018 B-Town Cohousing PUD.

The PUD Development,

B-TOWN Cohousing Developers is respectfully submitting to the City of Bloomington Common Council a request for approval of the PUD District Ordinance overlay process to obtain permission to design and build a Cohousing community in Bloomington. The site is located at 2005 S. Maxwell St. We have a total of 3.19 acres (not including the Short St ROW) with the intention of creating a sustainable community within an existing neighborhood to link land-use and development with municipal services, public transportation, and infrastructure.

PUD Team:

Project Developer:	Loren Wood Builders; Loren Wood
Architecture and Urban Planning:	MCA; Marc Cornett, Architect
Civil Engineering:	BFA; Jeff Fanyo, Civil Engineer

The original Cohousing PUD project presented by Marion Sinclair, Janet Greenblatt and Nancy Shin was approved in 2014 with 26 units total on 2.58 acres for a density of approximately 10.07 units per acre. They have since sold the property to Loren Wood Builders who is currently continuing the original PUD goals.

The Underlying Zoning is RS, Residential Single-family and the PUD Overlay proposes to use RM Zoning Standards, Residential Multi-family. We are proposing (27) Single-family Residential Lots and (5) of those Lots could also contain ADU's, Accessory Dwelling Units (shown on the site plan). The houses will consist of one, two and three bedroom with front porches on small lots. The proposed Density is approximately 8.5 Lots/Acre not including ADU's. We are proposing Perimeter Site Parking Lots containing up to (42) spaces and (5) two car garages containing (10) spaces for a total of up to (52) Spaces. The site also contains a Common-house, Trash-enclosures, Bike-facilities (parking for a minimum of 10 bikes in the Common House Basement and a minimum of 4 bikes for visitors on-site), Recycling-facilities, Picnic-facilities, Mailbox-kiosk, and a Common Garden. The Design Principles include Small Private Lots and Set in a Common Space Landscape (HOA Maintained) that is reflective of the Cohousing Design Philosophy.

As a part of the PUD approval process the connection of Short Street to the West of the site will be a part of the PUD process, Ref: drawing exhibit SH-1, dated 6-1-2018. An at-grade solution, is being negotiated, with a section of 16' wide asphalt street, and on the South side of the street a 5' tree-plot with street-trees and a 5' sidewalk/path. This new section will retain existing trees where possible and most importantly, try to minimize impact on the existing storm-water conditions in the existing North/South drainage-way.

Page 2:

4-5-2018

Revised 6-1-2018

B-Town Cohousing PUD

Petitioners Statement, continued:

Cohousing provides a way to live lighter on the land while providing a child-and senior-friendly neighborhood.

In Cohousing, each household has a private residence designed to be self-sufficient, but every household shares extensive common facilities within the neighborhood such as a large Common House that includes a big kitchen and dining room, children's playrooms, workshops, guest rooms, and laundry facilities. The community will include a large garden and vehicle-free common spaces with walking paths and trails. The values include bike riding and car-sharing, whenever possible. Thus, one goal of the community is to conserve resources while building community.

We plan to build houses that sit on a smaller footprint relative to the larger site. We also plan to cluster our houses on small lots, to foster community, to economize on building materials and to save on future energy costs. Energy saving techniques and green technology will be used during construction of the homes.

We would also like to request final plan review and approval at the City of Bloomington Planning Department, staff level, so that we can begin to implement utilities and corresponding site work as early as possible this summer for the site improvements as listed. This would allow us to focus on building the first houses so that the new residents can enjoy the many benefits of Co-housing.

We will be happy to provide any additional information needed at your request.

Thank you very much for your time and consideration.

Respectfully Submitted,

Marc Cornett, Architect

CO HOUSING DEVELOPMENT STANDARDS

Use: Single Family

Minimum Building Setbacks (from the PUD property lines):

North, East and South Property Lines: 5 feet

West Property Line: 7 feet (must be landscaped)

Minimum Building Setbacks (for all internal lots): Side, Front and Rear 0 feet

Minimum Parking Setbacks: 5 feet from the property line

Maximum Building Height: 40 feet*

Maximum Accessory Structures: 25 feet

Maximum Impervious Surface Coverage: 45% of total site

*Existing structure to be used as common house is currently 45 feet and remain as so, but the height will not be increased.

Density: Any future development exceeding 27 single family homes and 5 ADUs shall receive Plan Commission approval.

Occupancy: Occupancy for the single family houses and the ADUs shall be limited to the Single Family definition of family, including not more than three (3) unrelated adults per lot. This shall also be indicated in the Bylaws of the development. As this is determined by the lot, for a property with a single family house and an ADU the maximum occupancy for the lot is three (3) unrelated adults.

Accessory Dwelling Units (ADUs): The five (5) detached garage structures shall be permitted to have ADUs following the standards of B.M.C. 20.05.0333 with the exception that the minimum lot size standard (20.05.0333(e)), proximity standard (20.05.0333(f)) and minimum setback standards for detached ADUs (20.05.0333(i)(4)(B)) be waived. They shall meet all other requirements including maximum allowable size for a detached ADU at 440 square feet.

These units shall be required to receive a conditional use approval as required by the Unified Development Ordinance.

Home Occupations: Permitted, following the requirements of the Unified Development Ordinance.

Landscaping: Parking Lot Landscaping Standards

Residential High Density (RH) Standards*

Maximum Impervious Surface Coverage: 45% of total site

*The Residential High-Density Multifamily (RH) planting standards mention in Plan Commission Condition of Approval 09 shall be calculated based upon the common area. This calculation shall

not include individually-owned properties; individually-owned properties shall not be subject to RH planting requirements. When considering the Landscaping Plan proposed by the petitioner, Planning and Transportation staff shall give due regard to the activities anticipated for the area identified as the Lawn (M), and shall allow evergreen trees to be replaced by deciduous trees.

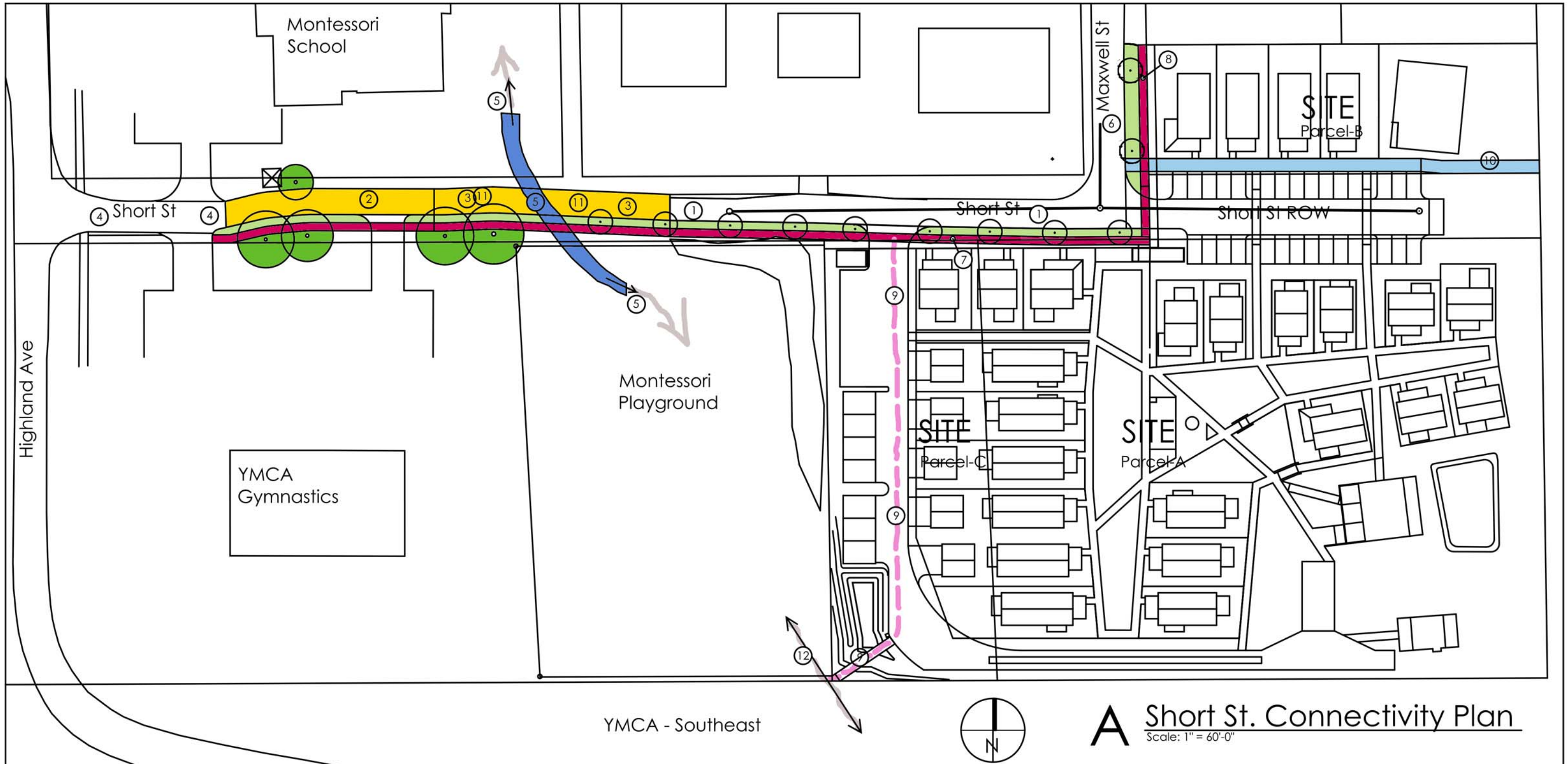
Where landscaping is required, the plantings should consist of native species in regard to trees, shrubs, forbs, and grasses as advised by Title 20's landscaping provisions. Excepted from this list are fruit-bearing, edible plants.

Parking: A maximum of 42 surface parking spaces and 5 two car detached garages.

Bicycle Parking: A minimum of 6 spaces.

Signage: One free standing sign per development entrance with the following standards: a sign face no more than 32 square feet and a maximum of 6 feet in height

Fencing: The fence regulations shall abide by the fence regulations in the UDO.



KEY LEGEND

- ① Existing Short St (paved) 16' width, 265' length to Maxwell St. no curbs, gutters, sidewalks or storm-water system
- ② Existing Short St (gravel) 20'-15' widths, 110' length
- ③ Existing Short St ROW (no street) low area, 135' length Connectivity Solution: 12' Alley/Cueing Street for 225' length. See PUD Revisions for Details
- ④ Existing Short St (paved parking drive) 20' width, 135' length no curbs, gutters, sidewalks or storm-water system

- ⑤ Existing pedestrian path crossing (Montessori School)
- ⑥ Existing Maxwell St (paved) 20' width, no curbs, gutters, sidewalks or storm-water system
- ⑦ New 5' Sidewalk and Tree-plot along PUD Site on Short St.
- ⑧ New 5' Sidewalk and Tree-plot along PUD Site on Maxwell St.
- ⑨ New North/South Path thru Site from Short St. at North to Southeast Corner to connect to existing YMCA/Montessori Trail (path uses emergency access drive)
- ⑩ New 8' wide Asphalt Multi-use Trail

- ⑪ New 16' wide Asphalt Street Connection, 5' Sidewalk and Tree-plot on Short St. ROW
- ⑫ Existing Path from Montessori to YMCA
- Existing Canopy Tree
- New Street Tree
- New 5' Tree Plot
- New 5' Sidewalk
- New 8' Multi-way Path
- New 5' Sidewalk

B-TOWN CoHousing

Date: 6-1-2018

Developer:
Loren Wood Builders

Urban Design and Architecture:
M.C.A. Marc Cornett, Architects + Urbanists

SH-1