Passed 5-4 (Diekhoff, Mayer, Service, Sherman)

ORDINANCE 99-14

TO AMEND THE BLOOMINGTON ZONING MAPS FROM RS3.5/PRO6 AND PUD TO PUD AND TO APPROVE THE PRELIMINARY PLAN RE: 2031 South Weimer Road (Cora Ann Sudbury c/o Harvey Sudbury, Petitioner)

WHEREAS, on May 1, 1995 the Common Council adopted Ordinance 95-21 which repealed and replaced Title 20 of the Bloomington Municipal Code entitled "Zoning," including the incorporated zoning maps, and Title 21, entitled "Land Use and Development;" and

WHEREAS, the Plan Commission has considered this case, PUD-80-98, and recommended that the petitioner, Cora Ann Sudbury and Harvey Sudbury, be granted a rezone of the property located at 2031 South Weimer Road from RS3.5/PRO6 and PUD to PUD and also receive preliminary plan approval. The Plan Commission thereby requests that the Common Council consider their petition.

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

SECTION I. Through the authority of IC 36-7-4 and pursuant to Chapter 20.05.09 of the Bloomington Municipal Code, the property at 2031 South Weimer Road shall be rezoned from RS3.5/PRO6 and PUD to PUD and the preliminary plan shall be approved. The property is further described as follows:

A part of the east half of Section 7, Township 8 North, Range 1 West, Monroe County, Indiana, and being more particularly described as follows:

COMMENCING at the northwest corner of the Northeast Quarter of said Section 7; thence SOUTH on the west line of the Northeast Quarter 2040 feet; thence EAST parallel with the north line of said section 1598.94 feet to the POINT OF BEGINNING; thence SOUTH 1620.58 feet; thence WEST 693.21 feet; thence NORTH 07 degrees 49 minutes 10 seconds East 595.83 feet; thence NORTH 25 degrees 38 minutes 08 seconds East 327.63 feet; thence SOUTH 87 degrees 27 minutes 43 seconds East 97.40 feet; thence NORTH 29 degrees 07 minutes 18 seconds East 143.28 feet; thence NORTH 38 degrees 39 minutes 18 seconds West 57.74 feet; thence NORTH 09 degrees 40 minutes 39 seconds East 209.78 feet; thence NORTH 40 degrees 01 minute 50 seconds East 472.89 feet to the Point of Beginning, containing 16.60 acres, more or less.

A part of the East half of Section 7, Township 8 North, Range 1 West, Monroe County, Indiana, described as follows: Beginning at a point that is 1320.00 feet South of the Northwest corner of the Northeast quarter of said Section 7, said point being on the West line of said quarter and in Weimer Road, thence leaving said West line and said road and running East and parallel to the North line of said Section for 1800.00 feet; thence North 50 degrees 28 minutes 39 seconds East for 1088.96 feet and to a point on the East line of said Section 7; thence running with said Section line South for 3023.50 feet; thence leaving said section line and running West for 1041.06 feet; thence North and parallel with the East line of said Section for 1620.50 feet; thence West for 1598.94 feet and to the West line of said Northeast quarter and in said Weimer Road; thence running on said line and in said road North for 710.00 feet and to the point of beginning containing in all 88.44 acres, more or less. Subject to a 25.00-foot easement from the centerline of said Weimer Road for County Highway right-of-way.

Also a part of the Northwest quarter of the Northwest quarter of Section 8, Township 8 North, Range 1 West, Monroe County, Indiana, described as follows: Beginning at a point that is 760.00 feet East of the Northwest corner of said Section 8 and on the North line of said Section, thence continuing on said North line East for 395.00 feet; thence leaving said

line and running South for 1320.00 feet and to the South line of said quarter quarter; thence running on said line West for 1155.00 feet and to the West line of said Section 8; thence running on said West section line North for 693.00 feet; thence leaving said line and running North 50 degrees 28 minutes 39 seconds East for 985.26 feet and to the Point of beginning. Containing in all 29.53 acres, more or less.

Also a part of the Northwest quarter of the Southwest quarter of Section 8, Township 8 North, Range 1 West, Monroe County, Indiana, described as follows: Beginning at the Northwest corner of said quarter quarter, thence running with the North line of said quarter quarter East for 577.50 feet; thence leaving said line and running South 43 degrees 24 minutes 32 seconds West for 840.37 feet and to the West line of said Section 8, thence running with said Section line North for 610.50 feet and to the point of beginning. Containing in all 4.05 acres more or less.

Also a part of the North half of the Northeast quarter of Section 7, Township 8 North, Range 1 West. Also a part of the Northwest quarter of the Northwest quarter of Section 8, Township 8 North, Range 1 West all in Monroe County, Indiana and being more particularly described as follows:
A part of the North half of the Northeast quarter of Section 7, Township 8 North, Range 1 West, Monroe County, Indiana, described as follows: Beginning at the Northwest corner of said quarter; thence running on the North line of said Section East for 2640.00 feet and to the Northeast corner of said Section 7; thence leaving said North line and running with the East line of said Section South for 627.00 feet; thence leaving said East line and running South 50 degrees 28 minutes 39 seconds West for 1088.96 feet; thence running West and parallel with the North line of said Section for 1800.00 feet and to the West line of said quarter and to a point in Weimer Road, thence running with said West line and in said road North for 1320.00 feet and to the point of beginning. Containing in all 73.32 acres more or less. Subject to a 25.00-foot easement from the centerline of said Weimer Road for County Highway Right-of-way.

A part of the Northwest quarter of the Northwest quarter in Section 8, Township 8 North Range 1 West, Monroe County, Indiana described as follows: Beginning at the Northwest corner of said Section 8; thence running in the North line of said Section East for 760.00 feet; thence leaving said line and running South 50 degrees 28 minutes 39 seconds West for 985.26 feet and to a point on the West line of said Section; thence running on said West section line North for 627.00 feet and to the point of beginning. Containing in all 5.47 acres more or less.

SECTION II. The Preliminary Plan shall be attached hereto and made a part thereof.

SECTION III. 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 5th day of May, 1999.

TIMOTHY MAYER, President
Bloomington Common Council

ATTEST:

Jacoma Newsome, Deputy Clerk
PATRICIA WILLIAMS, Clerk
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this 12 day of May, 1999.

Jacoma Newsome, Deputy Clerk
PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this 11 day of May, 1999.

JOHN FERNANDEZ, Mayor
City of Bloomington

SYNOPSIS

This ordinance rezones approximately 217 acres located at 2031 South Weimer Road from Single Dwelling Residential/Planned Residential Overlay (RS3.5/PRO6) and Planned Unit Development (PUD) to Planned Unit Development (PUD). This ordinance also approves the Preliminary Plan that would allow for a mixture of residential, commercial, office, and light industrial land uses.

Signed copies to:
Planning
Petitioner

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 99-14 is a true and complete copy of Plan Commission Case Number PUD-80-98 which was given a recommendation of approval by a vote of 7 Ayes, 2 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on March 29, 1999.

Date: April 12, 1999

Donald F. Hastings, Secretary
Plan Commission

Received by the Common Council Office this 4th day of April, 1999.

Patricia Williams, City 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_____
Unforseen 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.)

FILENAME: ORD-CERT.MRG

SUDBURY FARM
PLANNED UNIT DEVELOPMENT

For

Cora Ann Sudbury
Prepared by:
Smith Neubecker & Associates, Inc.
March 16, 1999

RECEIVED
By 3/16/99

PUD-80-98
REVISED PRELIMINARY
PLAN SUBMITTAL

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Smith Neubecker & Associates, Inc.

Stephen L. Smith P.E., L.S.
President

Daniel Neubecker L.A.
Project Manager

March 16, 1999

City of Bloomington Plan Commission
C/o Don Hastings, Director
P.O. Box 100
Bloomington, IN 47402-0100

RE: Sudbury PUD

The following document is the fourth adjustment to the original application. The original Outline Plan and outline text has been fully revised and incorporates the requests of the Planning Department and the Plan Commission based on a staff report.

The major issues have been dealt with in great detail. The transportation issues have been addressed through the study of traffic flows on Weimer Road, Bloomfield Road and future roads within the surrounding area generated by this and other projects.

A detailed drainage study has been submitted to the Planning staff and the City Drainage Engineer that outlines detention location and storm water storage. The detention is planned to reduce post-development flow rates to less than pre-development flow rates as requested by the Plan Commission.

The third major issue that has been addressed by the amended application is the detailed plan for Parcels A, A1 and C. The site plans have been adjusted to the general satisfaction of the Planning staff. These plans will be forwarded to the Planning staff for final plan approval once Sudbury PUD has been approved.

Additional details and criteria have been implemented as per the City Planning Department's recommendations and are reflected in the revised application documents.

Sincerely,

Michael J. Probst, A.S.L.A.
SMITH NEUBECKER & ASSOCIATES, INC.

MJP:vp

Enclosures

Cc: #2354

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4625 Morningside Drive
Post Office Box 5355
Bloomington, Indiana 47407-5355

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OUTLINE PLAN STATEMENT

The vision for the Sudbury Farm PUD is to create a community, a sense of place, a sense of belonging. A mix of land uses are proposed, all tied together with common design elements to establish this sense of being a part of the Sudbury Farm.

The concept begins with a central commercial core, the village center in neo-traditional terms. This commercial core is placed at the crossing of the two arterial streets that cross the land. Building forward site design, a traffic circle, landscaped median islands and connection to the green-way belt all help create the village.

From the commercial center, land uses transition to the east to the Industrial zoning of the Thomson site. To the west land use intensity is gradually reduced to single and/or duplex residential near Weimer Road. Land use intensity is transitioned to multi-family to the south.

The design of the Sudbury Farm PUD creates this sense of community. It transitions land uses to fit into surrounding zoning and existing land use; all within the context of the site and its environmental constraints and opportunities. Wooded, karst, steep slopes and streams have been effectively incorporated into the plan to provide preservation, buffers and pedestrian linkages.

Significant arterial street construction is provided within the plan for both the extension of Adams and the extension of Thomson to Weimer road. The design provides for heavy through traffic and access to the Sudbury Farm PUD while being softened with flowing vertical and horizontal curves and the traffic circle.

The Sudbury Farm PUD responds to a myriad of planning issues for this area of the community including:

- Land use changes at Thomson
- Adams Street connection
- Provision of a new East/West arterial for Weimer to Thomson
- A mix of land use opportunities
- Sense of community
- Design standards
- Environmental sensitivity
- Pedestrian accommodation and linkage

The Sudbury Farm PUD policy plan proposal includes the following items:

- Vision Statement
- Design Standards
- Outline Plan Drawing
- Environmental Assessment
- Parcel Land Use and Acreage Table
- Statement of GPP Issues
- Transportation Statement
- Illustrative Plan for the Commercial Core

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The Sudbury Farm PUD represents a large planning and zoning effort and ultimately a development in an area of the community that has not experienced significant growth since the GPP adoption seven years ago. It can be expected that this project will, at least initially, develop slowly. Given the significant planning effort and anticipated infrastructure investment by the owner, an extended PUD development schedule is appropriate. The PUD shall, therefore, remain in tact as the zoning for the parcel so long as a final plan phase for one of the parcels in commenced with 36 months of the PUD rezone approval. Infrastructure improvements will be made as the project develops. Arterial streets, utilities, and pathways shall be constructed as the parcel that they adjoin is developed.

VISION STATEMENT

The vision for this Planned Unit Development is to provide a sense of place, central focus, unified image and order in an area of the community that has a broad mix of uses and a lack of cohesion. The proposal is planned to fit into the existing residential and industrial neighborhoods and fit with site constraints of steep slopes, karst, woods, creeks and flood plains.

The vision is to develop a mixed-use residential/business park that will address land use relationships, environmental issues, and geographic location issues.

In the past, industrial and business development were not normally planned into the community fabric but rather left to occupy the parts left over on the outer edges of the community. Early planners of the 1920's created ideas for the proper integration of industrial/business within the general fabric of the community as is illustrated by "The Garden City" promoted by Architects Parker and Unwin. The Garden City concept was to unify all land use elements around a central focus in a properly organized pattern for ease of access and with a minimum of conflicts.

To achieve the vision, a certain level of quality, uniformity, and organization will be necessary in both the residential component and the business component of the project. These land uses will be focused around a commercial village, which provides project identity. Each land use will have minimum standards of quality and uniformity so that a sense of belonging is achieved. Unifying elements of roadways, signage, lighting, multi-use paths, preservation of environmental features, and landscaping will help create the desired environment. These unifying elements are outlined in the Design Standards of this document.

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GROWTH POLICIES PLAN

The GPP

Significant proposals for changes in land use in Bloomington must be made in context of the Growth Policies Plan. The GPP was adopted in 1991 and was intended to guide the community growth, yet also to be flexible enough to respond to changes. The review of a project such as the Sudbury Farm must include review of specific comments in the GPP, identification of changed conditions and then finally determining direction and action guided by the seven principles of the plan.

Figure 19 in the GPP includes the Sudbury Farm PUD and surrounding areas. The figure shows low density residential (5-6 unites/acre) on the farm. No indication of arterial roadways, either north/south or east/west is shown. The Thomson Plan shows expansion area but then containment to the south and west by a significant buffer. A major focus of the GPP that is reflected in many parts of the GPP and under several of the guiding principles was to encourage utilization of in-fill sites on the near southwest sides of the community. These areas, including the Sudbury Farm PUD, were perceived as having available infrastructure and, were close to the central city, but were under utilized.

Changes

Significant changes have taken place since the Plan Commission and Council adopted the 1991 GPP. Both Sudbury and Wolery farms were rezoned to PUD with land uses consistent with the plan. During that period, Adams street was elevated to a Secondary Arterial status and became a major infrastructure feature of both PUD's.

In early 1998 the Thomson Plant closed and the concept of an expanding yet isolated TV producer as a land use was lost. The City and BEDC sponsored a major rezone of the Thomson site to PUD. This PUD recognized the need to make the Thomson site a part of the community. The PUD also allowed a very wide range of industrial and commercial uses in the entire Thomson site. A major element in the Thomson PUD was the addition of an east/west arterial roadway from Rogers Street through undeveloped Thomson land and stubbing at Sudbury. **This decision by the City meant that the large and intense commercial and industrial uses of the Thomson site would be connected to Weimer road and Bloomfield Road through the Sudbury Farm. The Sudbury Farm PUD would no longer be low density residential with only local east/west streets as envisioned by the GPP and the 1995 Sudbury PUD.**

GUIDING PRINCIPLES

Land use on the Sudbury Farm PUD should be determined and guided by the principles of the GPP and accommodating to the significant changes in this area. The GPP assumed little if any interaction between Thomson and residential areas to the south and west. The community, via the Thomson rezone, has recognized that Thomson is not an island to itself. The Thomson site needs to be a part of the community, it needs effective road linkage, and it needs supporting and complimenting uses.

The seven principles of the plan become the basis for evaluating and planning of the Sudbury Farm PUD in this changed context.

Compact Urban Form – The GPP promotes higher densities closer to the central city area.

Leverage Public Capital – The GPP encourages in-fill development to take advantage of existing infrastructure capacities. There are numerous recent and planned capital projects in this area.

Nurture Environmental Integrity – Identification, preservation, and enhanced environmental features are a part of this PUD.

Mitigate Traffic – Reduction of trip length in mixed-use in-fill developments is one of the primary ways to mitigate traffic.

Server Diversity/Conserve Community Character – The Sudbury Farm PUD has been designed to be a community, to have a sense of place and add to the fabric of the community.

Sustain Economy and Cultural Vibrancy – The Sudbury Farm PUD is designed in part to open up transportation and use linkages to the Thomson land. Sudbury will compliment and enhance reuse of the Thomson site and also provide for some industrial and business sites.

The Sudbury Farm PUD was designed to respond to and accommodate the GPP and the significantly changed conditions in this area of our community. A community needs to be integrated with roadways and complimenting uses. This PUD moves the southwest side closer to meeting those community needs.

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LAND USES

The following are descriptions of the residential parcels, uses, and development standards:

Parcel A – This parcel is a proposed mixed-use residential development that will provide different types of attached housing units within the same parcel. Multi-family units will be allowed in the green field that lies to the west of the creek.

Parcel Uses:

Multi-family Units
Attached Single-family Units – Duplexes, Townhouses, Apartments or Condominiums
DUE as outlined in this PUD Statement
Churches
Daycare Centers

Parcel A1 – This parcel is segmented from Parcel A by a secondary arterial street. The parcel is disconnected and it is not practical to develop it in a residential manner. The site will accommodate two office buildings of 5,000 square feet each and a trailhead with 20 parking spaces. The parcel will be developed based on design development standards outlined in this application for commercial uses.

Parcel Uses

Office
Parks Trail Head

Parcel B – Parcel B will be developed as a low density, single-family attached or duplex development compatible with adjacent properties along Weimer Road. The low-density plan for this site matches well with the soft topography and pasture-character of the property. The parcel does not have any substantial environmental elements that will conflict significantly with a low-density residential development. The low-density development at this location also provides a land use buffer between the existing neighborhoods to the west and proposed multi-family and business uses located deeper within the site. Design development standards for small lot single family detached, single family semi-detached, and duplex will apply.

Parcel Uses:

Single-family Homes
Duplex Homes

Parcel C – Parcel C is a large site. It lies in an area with several environmental elements. These elements consist of sinkholes and trees. The site will be developed as a multi-family project with the majority of the density to be planned around the environmental

elements. The parcel will be developed based on design development standards for duplexes and townhouses as outlined in this application.

Parcel Uses:

Duplexes
Townhouses

Parcel D - Parcel D is located adjacent to business and commercial sites, therefore, providing the opportunity for higher density residential developments. The site has limited tree cover except for vegetation growing in a few of the sinkholes along the property. The property topography is soft sloping and is adaptable to higher intensity land use. The parcel will be developed based on design development standards outlined in this application for single family, duplex, townhouse, apartment, and community facilities.

Parcel Uses:

Multi-family – Townhouses – Condominiums
Single-family attached – Duplexes to Quadraplex
Daycare Centers
Convalescent, Nursing and Rest Homes
Churches
Community Center
DUE as outlined in this text

Parcel E – This site provides the opportunity for upgraded land uses from residential to business due to the softly sloping topography and the absence of trees. The site is adjacent to other business and commercial operations. Therefore, providing a compliment to adjacent land uses. The parcel will be developed based on design development standards outlined in this application for single family duplex, townhouse, apartments, commercial uses, mixed use building, community facilities, institutional, and religious.

Parcel Uses

DUE as outlined in this text
Multi-family – townhouse – condominiums
Single family, duplex to quadraplex
Commercial print shop
Conference center
Daycare center
Convalescent, nursing and rest homes
Churches
Community center

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Parcel F, G, J, & K - These parcels make up the commercial center of the project. They provide a focal point for the project and serve as a buffer between uses.

The commercial area will serve the local needs of the project and will also provide retail services to the immediately adjacent community. The commercial site is relatively flat and does not possess significant environmental issues. The creek will be protected and used as a natural amenity allowing pedestrian access to the retail area. A building forward design is proposed for all commercial parcels around the circle. The buildings shall be adjacent to and/or in front of parking areas as shown on the illustrative plan. The parcels will be developed based on design development standards outlined in this application for commercial uses/mixed use building and community facilities/institution/religious

Parcel Uses (Limited Commercial Format):

Animal hospitals and veterinarians' offices
Bars and taverns (limited to 10,000 S.F.)
Business service
Community centers
Convalescent, nursing, or rest home
Cultural facilities
Day care centers
Drive-through facilities for financial institutions not easily visible from any road.
Financial institutions
Fire stations
Lodge halls
Offices (second floor only)
Personal service
Police stations
Radio/TV stations
Recreation centers
Restaurants (limited to 15,000 S.F.)
Retails sales, indoors
Theaters, indoor (limited to 10,000 S.F. per screen)

Parcels H, I, & Q – These parcels will provide solid industrial opportunities on land that is relatively flat. The location of the industrial uses is adjacent to Thomson Industrial property to provide for transition of uses from Thomson and to allow for expansion of any industrial opportunities that may occur in this area in the future. The parcel will be developed based on design standards outlined in this application for duplex, townhouse, single family attached, apartments, commercial uses/mixed use building, and community facilities or IL development standards.

Parcel Uses:

Churches
Light Manufacturing

Building Trade Shops
Machinery and Equipment Repair
Multi-family (with DUE)
Offices
Police or Fire Station
Print Shops
Research Laboratories
Wholesale Trade
Warehousing and Storage

Parcel L – This parcel is planned for business uses. It is located close to the Thomson Industrial Park and provides a land use buffer between the adjacent residential developments. The parcel will be developed based on design development standards outlined in this application for commercial uses, mixed use buildings, community facilities, institutional, and religious buildings.

Parcel Uses:

Offices
Research Laboratories
Daycare Centers
Churches
Multi-family DUE as outlined in this text

Parcel N – Parcel N will be developed as a multi-family project that could consist of townhouses, apartments, condominiums or other attached housing products. Sinkhole areas, steep slopes, and wooded areas are to be preserved and are indicated on the Outline Plan drawing. The areas of preservation will necessitate a clustering of units in the more open areas of the project. The parcel will be developed based on design development standards outlined in this application for duplex, townhouses, apartments, and single family semi-attached.

Parcel Uses:

Multi-family Units not limited to:
- Townhouses
- Apartments
- Condominiums
- Attached Single-family Development
- Duplexes
- Quadraplexes
- Detached Single-family Development
- Single-family Homes
- DUE as outlined in this PUD

Parcels P & O – Parcels P & O are planned for multi-family development that could consist of townhouses, apartments, condominiums or other attached housing products. Sinkhole areas, steep slopes, and wooded areas are to be preserved and are indicated on the Outline Plan drawing. The areas of preservation will necessitate a clustering of units in the more open areas of the project. These parcels will be developed based on design development standards outlined in this application for duplex, townhouses, apartments, and single family semi-attached.

Parcel Uses:

Multi-family Units not limited to:

- Townhouses
- Apartments
- Condominiums
- Attached Single-family Development
- Single-family Homes
- School
- DUE as outlined in this PUD

SUDBURY RESIDENTIAL SITE DATA

Parcel	Gross Area	Units	Gross Density	R/W	Preservation	Net Area	Net Density
A	12.6	~~140~~ 120	11.11	0.4	1.4	10.8	12.96
C	26.2	~~110~~ 98	4.20	1.4	7.8	17	6.47
B	37	184	4.97	0.8	5.4	30.8	5.97
D	13.3	93	6.99	0.5	2.4	10.4	8.94
N	22.3	134	6.01	1.3	8.4	12.6	10.63
O	27.4	160	5.84	0.8	12.2	14.4	11.11
P	8.7	52	5.98	0.9	0.9	6.9	7.54
Subtotal	147.5	~~873~~ 841	5.92	6.1	38.5	102.9	8.48

NON-RESIDENTIAL SITE DATA

A1	2.1			0.3	0	1.8	
E	16.1	90	5.59	2	0.9	13.2	6.82
F	7.2			0.7	1.2	5.3	
G	1.9			0.5	0.3	1.1	
H	3.8	32	8.42	0.4	0.3	3.1	10.32
I	14.9	120	8.05	1.0	0	13.9	8.63
J	2.2	0		0.5	0	1.7	
K	4.2			0.7	2	1.5	
L	13.3	48	3.61	1.7	3.1	8.5	5.65
Q	4.3	24	5.58	0.6	2.1	1.6	15.00
						0	—
Subtotal	70	314	5.99	8.4	9.9	51.7	7.79
						0	
TOTAL	217.5	~~1187~~ 1155	5.94	14.5	48.4	154.6	8.29

PER COA #9

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ENVIRONMENTAL ASSESSMENT

Karst Terrain

An audit of the Sudbury Farm site was conducted. It identified several areas with karst features. These areas are located in Parcel A, B, D, E, K, and I as shown on the Outline Plan and the Environmental Assessment Plan. As a part of the Outline Plan, self-imposed limitations are proposed for the development that will limit the impact on sinkholes. These limitations are as follows:

The major thoroughfares have been planned to avoid sinkhole features.

Homes, drives, buildings, and pavement in residential zones will maintain a clear distance of 25 feet from the edge of sinkholes.

In the non-residential zones of the project, sinkholes and karst features will be avoided as much as possible but still allow the use of the property.

Storm water discharged into the karst features will not be increased over its pre-existing rate.

Sinkholes will not be used as detention basins.

Storm water runoff from paved areas or structures shall not directly enter a sinkhole.

Drainage plans shall be designed to route the runoff through either vegetation filters or other filtration measures before it enters a sinkhole.

Steep Slopes

This parcel is generally gently rolling with a few small areas with land slopes greater than 18%. Some of these areas are to be left undisturbed as shown on the Outline Plan drawing.

Water Resources

The property has been investigated for the possible location of water resources such as FEMA flood plain, ponds, and streams. Field reconnaissance, FEMA maps and GIS data located these resources. Two streams crossing the site have permanent water. The two streams are considered surface water resources and will have 25' stream shoulder buffers. The stream buffer will not be incorporated at locations where there is a proposed roadway stream crossing. The stream buffers are shown on the Outline Plan and Environmental Assessment Plan.

Storm water detention will be located within some of the stream areas. The areas, however, are to remain as natural as possible allowing for the construction of a detention dam and outlet facilities. The on-site detention will create proper outlet flow rates to minimize increased runoff impacts on down stream channels.

Wetlands

An initial on-site review was conducted to determine the location of possible wetlands. No wetland areas were found. The National Wetland Inventory showed no indication of wetlands or possible wetland locations along the creek inside the project. The majority of the site has been used as pasture for cattle. The plant material that dominates the stream shoulders is pasture grass due to mowing and cattle feeding. No wetland plant species of a high enough concentration could be identified along the creeks.

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COMMERCIAL CENTER

The purpose of the Commercial Village Center is to provide a visual center for the project, needed retail services, and a sense of community. This focal point creates a sense of place for the Sudbury Farm.

The focal point is reinforced by a roundabout traffic circle at the intersection of Adams Street and Thomson Road. Commercial buildings will flank the roundabout. The orientation of building forward and parking to the side and rear will emphasize the village concept.

To further promote a sense of place, a greenway/multi-use path will connect directly to the Village Center and connect the residential components with the Center.

The Village Center is located in the business section of the PUD and will provide the day to day support facilities and services for both business and residential areas.

OPEN SPACE/GREENWAY

Open Space

This PUD will provide open space in at least the following percentages of the net area of the parcel based on the type of uses consistent with the PUD ordinance.

Residential Uses:	35 Percent Open Space
Office Uses:	25 Percent Open Space
All other Uses:	10 Percent Open Space

In the Sudbury Farm PUD all parcels will require their own areas of open space. The area can be defined as common open space, conservation easements or greenspace with common yard areas.

At the final plan stage, the open space and maintenance organization will be defined.

Site Drainage

The Sudbury PUD site is bisected by 3 large ravines. The ravine located along the west and east portion of the site are intermittent streams (Basin III to the west and Basin II to the east). The ravine located on the east portion of the site that traverses from east to west becomes an intermittent stream near its outlet (Basin I). Storm water detention facilities are proposed in each of the existing ravines to allow for development of the site.

There will be some areas of development downstream of the detention areas of Basins II and III. Additional storage has been provided for in these two detention areas to account for flow from the development of these areas that will bypass the detention areas.

The detention area for Basin I will be constructed by creating an embankment across the ravine near its outlet. The detention area outlet control structure has been designed to meet the City's detention requirements. The outlet control structure for the basin will consist of a standpipe and outlet culvert. A low flow orifice in the standpipe above the bottom of the will cause the basin to function as a water quality basin. Low flows from the "first flush" storm events will contain the highest contents of sediments and debris from parking areas. The orifice in the standpipe will cause an extended residence time of runoff in the basin allowing for settlement of suspended particles to occur. Runoff from larger storm events will overtop the standpipe and will be released from the basin. Use of a standpipe and orifice outlet in a detention area is a proven "Best Management Practice" for improving water quality. The depths of water in the detention area will range from 0.5' to 5.3' in depth depending upon the storm event experienced.

The detention area for Basin II will be constructed by creating an embankment across the ravine in an area where the left overbank is flattened. The volume of runoff in this Basin is such that a large outlet culvert through the embankment will be used. By doing this, the daily flow of the stream can be maintained. The culvert and Basin have been designed to meet the City's detention requirements. The depths of water in the detention area will range from 0.5' to 9.4' in depth depending upon the storm event experienced.

The detention area for Basin III will also be constructed by creating an embankment across the ravine. A road to access the site will be constructed across the top of the embankment. The volume of runoff in this Basin is also such that a large culvert through the embankment will be used. Intermittent flow can be maintained, as was the case in the Basin II. The culvert and basin have been designed to meet the City's detention requirements. The depths of water in the detention area will range from 0.5' to 4.69' in depth depending upon the storm event experienced.

The detention areas for Basins II and III will be constructed as water quality detention areas. The outlet structures will be modified to provide a small permanent pool elevation a minimum of 12 inches deep. These areas will be planted with wetland species as recommended by Earth Tech Environmental Services and as outlined in the water quality segment of the design development standards.

Utilities

The outline plan shows a preliminary layout of water and sewer systems. This system will be prepared in more detail as each parcel is developed for its design development stage.

Trailhead

A designated trailhead will be a part of the pedestrian outline plan. In parcel A1 a trailhead is detailed at the request of the City of Bloomington Parks Department. The trailhead will be a starting point and an access for the general public to use the clear creek multi-use path system. As part of the final detail plans for Parcel A1, additional amenities will be provided including; security lighting, landscaping, signage, etc. for the trailhead.

DESIGN STANDARDS

In addition to the Zoning Ordinance requirements and elements provided for in other sections of this PUD Statement, certain design standards are proposed. These elements include:

- Dwelling Unit Equivalent
- Signage
- Multi-use Paths
- Special Landscape Requirements
- Preservation of Existing Vegetation
- Street Lighting
- Architectural Unifying Theme

The purpose of these standards is to unify the project with controlled site elements and details that will be required of all parcels within the proposed project. All parcels will be required to meet minimum and consistent standards for ground signage, street lighting, roadway designs, entry landscaping, multi-use path (if required) and preserve the existing vegetation if required.

The net gain will be a unified project with an image of higher quality and create a sense of community.

Dwelling Unit Equivalent

The Sudbury Farm PUD modification to the Building Code Dwelling Unit Equivalent shall be:

3 or more bedroom unit =	1.00 unit
2 or less bedroom unit less than 850 square feet =	.80 of a unit
1 or less bedroom unit less than 710 square feet =	.60 of a unit
Efficiency unit less than 500 square feet =	.40 of a unit
Board room unit less than 300 square feet =	.30 of a unit

Signage

The following design standards are proposed for the Planned Unit Development as a method of uniting entry elements along the streets of all parcel development plans.

Signage

Each parcel will have the option as directed by property owner to provide a ground-mounted project sign. No pole signs will be allowed in the Sudbury Farm PUD. The sign type will comply with the City of Bloomington zoning ordinance sign regulations 20.06.06.00, unless otherwise noted on sign details.

The sign will also comply with Sudbury Farm PUD sign requirements of height, width, and materials based on the enclosed details and requirements. (See Details)

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Signage Landscaping

Landscaping for ground signs shall be in accordance with the special landscape requirements of this PUD.

Building signs will be permitted in non-residential parcels and will conform to the Zoning Code.

Multi-Use Path

On the Outline Plan, a system of pathways is shown along the creek beds and connects to Thomson Park. These paths will provide pedestrian access through the project and provide connection to future greenways and parks. Each parcel that has the multi-use pathway located within its boundary will be required to install it as part of its development plans (See Detail).

Public multi-use path shall have 40' easement and 12' asphalt path constructed. Private paths shall be constructed of 8' wide crushed stone.

Special Landscape Requirements

The objective of this requirement is to create uniformity throughout the project with a specialized landscape palette for street trees and entry landscaping. The entry landscaping will also be used around the project signage.

Street Trees

The City of Bloomington requires street trees to be planted every 40' inside the road right-of-ways. As a requirement of this PUD, all street trees will be Acer Rubrum Red Sunset, Oaks, Elms, and/or Ash.

Entry Landscape Planting

A special palette of landscape materials is required at all intersections of private or public streets within this development. Landscaping will be installed between the right-of-way and building setbacks. The area of landscaping will be 60' in each direction along the intersection right-of-way (See Page 19A).

The areas requiring special landscape materials will be planted in the following manner. The plant material that will be required is 240 "C" value in each 60-foot area. The "C" value can be achieved by planting the required number of plants per category.

Required size at Installation	Percent of "C" Value	Plant Material	"C" Value per Plant
8' height	20%	Picea abies – Norway Spruce	25 C
24" width	20%	Juniperus chinensis–Armstrong Juniper	5 C
3" caliper	15%	Acer saccharum – Sugar Maple	35 C
2" caliper	15%	Malus prairifire – Prairifire Crab	20 C
36" height	10%	Cornus alba – Redtwig Dogwood	5 C
	20%	Unlimited selection (see suitable plant list)	5 C

Street Lighting

Standardized street and parking lot lighting is proposed for the Sudbury Farm PUD as a method of unifying the project.

The commercial/business area lighting and industrial lighting visible from the street are recommended to be traditional luminaries Dayform 150W or an equivalent approved by the Planning staff. It is also recommended that City use the same light standards on public streets within the PUD.

A sample of the light standard is shown in the attached PSI Lighting Brochures (See brochure).

Architectural Unifying Theme

Variety of architectural features will help with the sense of community being sought for the Sudbury Farm PUD. Development of the business and commercial parcels may be several years in the future. Rather than predetermine appropriate style at this time, it is more appropriate to develop and review concepts closer to the time of development.

With the first development plan for any of the commercial parcels (F, G, J, and K) a plan for architectural unification for all of the commercial parcels shall be developed and submitted to the Plan Commission. Unified architecture could include such items as roof style, architectural style, color, windows, dormers, bulk, etc.

The same procedures shall be used for the group of business parcels E, D, L, and M.

Entry Boulevard Detail Design Standards

At the intersection between the east/west secondary Arterial Street and Weimer Road an entry boulevard is required to help create a sense of space. The configuration at the boulevard roadway will allow for a center-landscaped island. The island will be 6 feet wide and landscaped with shade trees and ornamental trees and shrubs.

Additional landscaping will be required at the entry on either side of the boulevard entry. A landscape easement of 30 feet wide will encompass a landscape area as shown on the diagram.

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Boulevard landscaping will be installed based on entry landscaping planing requirements within this document.

Riparian Stream Bank Planting

The stream bank will be planted based on the following matrix. The landscape material will be planted at a rate of 1.5 D-value per linear foot of streambed frontage on the property. The mix of plant materials will be based on matrix percentages and individual plant D-values.

	Required Size at Installation	Plant Material	D Value Per Plant
1" cal	10%	Betula nigra – Riverbirch	30
6' height	10%	Amelanchier canadensis – goose berry	20
2" cal	10%	Quercus bicolor – Swamp oak	35
2"	10%	Taxodium distichum – cypress	30
12" height	10%	Myrica penn. – bayberrry	5
12" height	10%	Cornus sericea – red dogwood	5
Bare root	10%	Tyha angustifolia – Lesser bulrush	3
Bare root	10%	Cephalanthus occidentalis – Button bush	3

Stream bank planting material can be used as credit against required yard landscape materials, based on the "D" value shown in the chart.

Water Quality

To improve water quality of detention areas, wetland plantings will be installed in detention basin between parcel D-L in flooding area below 10 yr. Storm level.

	Scientific Name	Common Name	Rate of Application
Seed	Juncus offusus	Common rush	40 lbs per acre
Seed	Juncus canndensis	Canada rush	40 lbs per acre
Plant starts	Scirpus atrovirens	Dark green bulrush	36" on center
Plant starts	Typha angustifolia	Lesser bulrush	36" on center

Architectural Unit Theme

Variety of architectural styles features and themes will be sought to help with the sense of community planned for the Sudbury PUD. Development of the business and commercial parcels may be several years in the future. Rather than predetermine appropriate styles at this time, it is more appropriate to develop and review concepts closer to the time of development.

With the first development plan for any of the commercial parcels (F, G, J, and K) a plan for architectural unification for all of the commercial parcels shall be developed and submitted to the Plan Commission. Architectural features could include such items as roof style, architectural style, color, window dormers, bulk , etc.

The same procedures shall be used for the group of business parcels, (E, D, L, and M).

Design Development Standards

Definitions

Blank Wall

An exterior building wall with no openings and generally constructed of a single material, uniform texture and on a single plane.

Buffer

An area within a property or site, generally adjacent to and parallel with the property line, either consisting of existing natural vegetation or created by the use of trees, shrubs, berms, and/or fences, and designed to limit views and sounds from the development tract to adjacent properties and vice versa.

Build-to Line

An alignment which dictates the front yard setback from a street or public right-of-way, to be followed by buildings or structures fronting thereon. The build-to line does not apply to building projections or recesses.

Build-up Line

An alignment which dictates an average height to the cornice line or to the roof edge line on a street or space.

Building Scale

The relationship between the mass of a building and its surroundings, including the width of street, open space, and mass of surrounding buildings.

Common Open Space

A parcel, ~~or~~ parcels, of land, an area of water, or a combination of land and water, including floodplain and wetland areas within a development site designed and intended for the use and enjoyment of residents of the development and, where designated, the community at large. The area of parking facilities serving the activities in the common open space may be included in the required area computations. Common open space shall not include:

1. The land area of lots allocated for single family detached dwellings, single family semi-detached dwellings, and duplex dwellings, front yards, side yards and rear yards, whether or not the dwellings are sold or rented.

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2. The land area of lots allocated for apartment and townhouse dwelling construction, including front yards, side yards, rear yards, interior yards, and off-street parking facilities, whether or not the dwellings are sold or rented.

3. The land area of lots allocated for total commercial use, including front yards, side yards, rear yards, and parking facilities, whether or not the commercial facilities are sold or rented.

4. The land area of lots allocated for public and semi-public uses, community clubs and community facilities, including open space for playgrounds and athletic fields which are a part of the principal use; and front yards, side yards, rear yards, and other open space around the buildings; and parking facilities whether or not the schools and churches are sold or rented.

5. Street right-of-way, parkways, driveways, off-street parking, and service areas, except the landscaped central median of boulevards.

Context

The character of the buildings, streetscape, and neighborhood which surround a given building or site.

Directional Emphasis

The combination of building height and width, together with the placement of fenestration, structural elements, and architectural details, which may convey a predominantly horizontal or predominantly vertical directional emphasis to a building's façade.

Fenestration

Window and other openings on a building façade.

Focal Point

See Visual Termination

Human Scale

The relationship between the dimensions of a building, structure, street, open space, or streetscape element and the average dimensions of the human body.

Linkage

A line of communication, such as a pathway, arcade, bridge, lane, etc., linking two areas or neighborhoods which are either distinct or separated by a physical feature (e.g. a railroad line or major arterial) or natural feature (e.g. a river or stream).

Main Street

A street containing a mix of uses, including the greatest concentration of commercial development. The Main Street commercial area shall form the focus of the neighborhood.

Massing

The three dimensional bulk of a structure: height, width, and depth.

Proportion

The relationship or ratio between two dimensions, e.g. width of the street to height of the building wall, or width to height of a window.

Public Viewshed

That which is reasonably visible, under average conditions, to the average observer located on any public land or right-of-way, or on any semi-public or private space which is normally accessible to the general public.

Rhythm

The effect obtained through repetition of architectural elements such as building footprints, height, roof lines, or side yard setbacks; of streetscape elements, such as decorative lamp posts; or of natural elements, such as street trees.

Rhythm of Solids to Voids

The relationship between the solid portions of a building façade and the voids formed by doors, windows, other openings and recesses. This term may also refer to the relationship between building mass (solids) and side yard setbacks (voids) along a street.

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Street Furniture

Functional elements of the streetscape, including but not limited to benches, trash receptacles, planters, telephone booths, kiosks, sign posts, street lights, bollards, and removable enclosures.

Streetscape

The built and planted elements of a street which define its character.

Visual Termination

A point, surface, building, or structure terminating a vista or view, often at the end of a straight street or coinciding with a bend.

Visually Impervious

A buffering or screening device which partially or totally blocks the view to, or from, adjacent sites by a discernible factor ranging up to 100 percent.

Other Design Concepts

Blocks

1. Generally rectilinear, a modified rectilinear, or other distinct geometric shape.
2. Amorphously shaped blocks are discouraged except where topographic or other conditions necessitate.
3. 480 feet length maximum (to maximum extent possible).

Build-to Line

1. 80% of all buildings on block shall conform to build-to line.
2. 20% allowed to vary by no more than 75% of existing build-to distance.

Streets

1. Layout shall be a modified grid pattern adapted to topography, unique natural features, environmental constraints, and peripheral open space areas.
2. Layout shall take into consideration the location of the community focus, other internal open space areas, gateways, and vistas.
3. Linkages to adjacent developments and neighborhoods with pedestrian and bicycle paths recommended where possible.

4. Layout shall form an interconnected system of streets primarily in a rectilinear grid pattern modified to avoid a monotonous repetition of the basic street/block pattern.

5. Use of cul-de-sacs and other roadways with single points of access shall be minimized.

6. Streets shall be designed with a maximum length of 600 feet, from intersection to intersection, to the maximum extent possible.

7. Streets shall, to the maximum extent possible, either continue through an intersection, or terminate with a "T" intersection directly opposite the center of a building, an internal open space area, or a view into a peripheral open space area.

8. Layout shall incorporate a hierarchy of street types.

Area & Bulk Regulations (by type of use)

Small Lot Single Family Detached	
Lot Area:	5,000 sq. ft. (Min) 10,000 sq. ft. (Max)
Lot Width at Front Yard Setback:	50 ft. (Min) 65 ft. (Max)
Minimum Lot Depth:	100 ft.
Minimum/Maximum Yard Dimensions:	
Build-to Line	15 ft.
Front Yard	10 ft. (Min) 25 ft. (Max)
Side Yard Each Side	6 ft. (Min) 20 ft. (Max)
Rear Yard	25 ft.
Build-up Line:	2 stories; 1st finished floor 2 ft. above grade; 35 ft. Max height
Maximum Building Coverage:	40%
Minimum Non-Impervious Surface Area:	50%
Rear Yard Parking Required, Alley Optional	
Accessory ~~Dwellings~~: BUILDINGS [per CoA #97]	Max. height 25 ft.

Single Family Semi-Detached	
Lot Area per Dwelling Unit:	3,000 sq. ft. (Min) 6,000 sq. ft. (Max)
Lot Width at Front Yard Setback:	40 ft. (Min) 80 ft. (Max) per dwelling unit
Minimum Lot Depth:	100 ft.
Minimum/Maximum Yard Dimensions:	
Build-to Line	15 ft.
Front Yard	10 ft. (Min) 25 ft. (Max)
Side Yard (one side)	6 ft. (Min) 20 ft. (Max)
Rear Yard	25 ft.
Build-up Line:	2 stories; 1st finished floor 2 ft. above grade; 35 ft. Max height
Maximum Building Coverage:	40%

Minimum Non-Impervious Surface Area: 50%
Rear or Side Yard Parking Required, Alley Optional
Attached Structure Subordinate to the Main Structure at Minimum with a Lower Ridge Line

Duplex

Lot Area per Dwelling Unit:	3,000 sq. ft. (Min) 5,000 sq. ft. (Max)
Lot Width at Front Yard Setback:	30 ft. (Min) 50 ft. (Max) (per dwelling unit)
Minimum Lot Depth:	100 ft.
Minimum/Maximum Yard Dimensions:	
Build-to Line	15 ft.
Front Yard	10 ft. (Min) 20 ft. (Max)
Side Yard (one side)	4 ft. (Min) 10 ft. (Max)
Rear Yard	25 ft.
Build-up Line:	2 stories; 1st finished floor 2 ft. above grade; 35 ft. Max height
Maximum Building Coverage:	50%
Minimum Non-Impervious Surface Area:	40%

Rear Yard Parking and Alley Required

Townhouse/Rowhouse

Lot Area per Dwelling Unit:	1,000 sq. ft. (Min) 4,500 sq. ft. (Max)
Lot Width at Front Yard Setback:	20 ft. (Min) 30 ft. (Max) (per dwelling unit)
Minimum Lot Depth:	100 ft.
Minimum/Maximum Yard Dimensions:	
Build-to Line	10 ft.
Front Yard	5 ft. (Min) 20 ft. (Max)
Side Yard (each end of row)	8 ft. (Min) 12 ft. (Max)
Rear Yard	25 ft.
Build-up Line:	2 ½ stories; 1st finished floor 2 ft. above Grade; 35 ft. Max height
Maximum Building Coverage:	60%
Minimum Non-Impervious Surface Area:	30% including building
Maximum Combined Building Size:	4 dwelling units in row and/or 100 ft. length
Minimum Interior Yards:	30 ft. between dwelling and garage

Rear Yard Garage and Alley Required

Apartments

Minimum Lot Area:	8,800 sq. ft.
Lot Width at Front Yard Setback:	80 ft. (Min) 115 ft. (Max)
Lot Depth:	110 ft. (Min) 150 ft. (Max)
Minimum/Maximum Yard Dimensions:	
Build-to Line	15 ft.
Front Yard	10 ft. (Min) 20 ft. (Max)
Side Yard (each side)	10 ft. (Min)
Rear Yard	55 ft.
Build-up Line:	3 stories; 1st finished floor 2 ft. above grade;

	42 ft. Max. height
Maximum Building Coverage:	60%
Minimum Non-Impervious Surface Area:	30%
~~Maximum Building Size:~~	~~8 dwelling units/building and 95 ft. length~~ [per GA #5]
Minimum Interior Yards:	20 ft. between dwelling and parking
Rear Yard Parking and Alley Required	

Commercial Uses/Mixed Use Buildings/Offices

Lot Area:	2,500 sq. ft. (Min) 16,000 sq. ft. (Max)	
Lot Width at Front Yard Setback:	25 ft. (Min) 80 ft. (Max)	
Minimum Lot Depth:	100 ft.	
Minimum/Maximum Yard Dimensions:		
Build-to Line	Commercial/Retail:	0 ft.
	Mixed Use, Retail/Office:	4 ft.
	Mixed Use, Retail/Residential	4 ft.
Front Yard	0 ft. (Min) 10 ft. (Max)	
Side Yard (each side)	0 ft. (Attached)	
	5 ft. (Not Attached)	
	20 ft. (Max)	
Rear Yard	55 ft. (1 row of parking)	
Build-up Line:	3 stories; 1st finished floor at grade; 45 ft. Max height	
Maximum Building Coverage:	70%	
Minimum Non-Impervious Surface Area:	10%	
Maximum Combined Building Size:	100 ft. length including adjacent attached	
Minimum Interior Yards:	15 ft. between buildings on same lot	
All Off-Street Parking in Rear Yards (Alleys Recommended)		

Community Facilities/Institutional/Religious Buildings/Offices

Lot Area:	10,000 sq. ft. (Min) 40,000 sq. ft. (Max)	
Lot Width at Front Yard Setback:	80 ft. (Min) 150 ft. (Max)	
Minimum Lot Depth:	110 ft.	
Minimum/Maximum Yard Dimensions:		
Build-to Line	Community Facilities:	15 ft.
	Religious:	25 ft.
	Institutional:	20 ft.
Side Yard (each side)	15 ft. (Min) 30 ft. (Max)	
Rear Yard	75 ft.	
Build-up Line:	3 stories; 1st finished floor at grade; 45 ft. Max height	
	Steeples/Decorative Towers 75' Max height	
Maximum Building Coverage:	70%	
Minimum Non-Impervious Surface Area:	20%	
Maximum Combined Building Size:	100 ft. length including adjacent attached	
Minimum Interior Yards:	15 ft. between buildings on same lot	

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All Off-Street Parking in Rear Yards
(Alleys Recommended)

Off-Street/On-Street Parking

Large Lot Single Family	2 garage spaces/unit
Townhouse/Duplex	1/1st bedroom, + 1/2/each additional bedroom
Apartment	1/bedroom
Accessory Dwellings	1/bedroom

Retail 1/1000 GFA +1/each additional 750 GFA (If on-street parking)
4.5/1000 GFA (Off-street parking only)
Office 1/500 GFA (If on-street parking)
1/300 GFA (Off-street parking only)
Institutional Churches 1/6 seats

Street Types

Type 1 (Alley)
20' r/w (12' lanes, 4' shoulders)
3' build-to line
15 mph design speed
1-2 story building heights
including utility easements within r/w and lit with building security lighting

Type 2 (Residential 1-Way)
38' r/w (16-20' for 2 lanes, 7' tree plots, 3' sidewalks)
10-15' build-to line
15-20 mph design speed; 200-1,000 ADT
2-2 ½ story building heights, 1st floor 2-4' above sidewalk grade
Parking on 1 side
Easements under Sidewalk and in Street

Type 3 (Residential 2-Way)
50' r/w (20-27' for 2 lanes, 5' tree plots, 4' sidewalks)
10-15' build-to line
15-20 mph design speed; 500-1,800 ADT
2-3 story building heights, 1st floor 2-4' above sidewalk grade
Parking on 1 side
Fences/hedges setback 3-4' from sidewalk, suitable for utility easements

Type 4 (Residential 2-Way)
60' r/w (30-36' total pavement: 2-9' lanes & 2-8' parking lanes, 5' tree plots, 5'sidewalks)
10-15' build-to line
20-25 mph design speed; 500-3,000 ADT
2-3 story building heights, 1st floor 2-4' above sidewalk grade

Parking on both sides
Fences/hedges setback 3-4' from sidewalk, suitable for utility easements

Type 5 (Main Street: Commercial/Mixed Use)
64' r/w (34-36' total pavement: 2-9' lanes & 2-8' parking lanes, 5' tree plots, 10-15' sidewalks)
0-4' build-to line
25 mph design speed; 2,500-6,000 ADT
2-3 story building heights, 1st floor at sidewalk grade
Parking on both sides
Utility easements in rear parking lot or alley

Type 7 (Commercial/Mixed Use, Angle Parking)
80' r/w (52' pavement: 2-9' lanes & 2-17' wide parking lanes (angled), 5' tree plots, 10-15' sidewalks)
0-4' build-to line
25 mph design speed; Low-Moderate ADT
2-3 story building heights, 1st floor at sidewalk grade
Street trees spaces 35' on center, street lights 80' on center
Utility easements in rear parking lot or alley

Type 8 (Boulevard with Parking Both Sides and Bike Lane)
86' r/w (2-17-18' lanes (including parking and travel lanes), 16-20' center boulevard with 6' bike lane, 8' tree plots on roadsides, 6' tree plots in center boulevard, 5' sidewalks)
25-35 mph design speed; 3,000-5,000 ADT
25-35' build-to line (residential)
10-15' build-to line (regional commercial)
2-3 story building heights, 1st floor 2-4' above sidewalk grade (residential)
Parallel parking both sides; Access by driveway or alley
Fences/hedges setback 3-4' from sidewalk, suitable for utility easements

Roadway Conductivity

The purpose of this design standards is to provide pedestrian and vehicular connection between parcels. These are secondary roadway connections that can be either private or public streets. The outline plan shows the general location for the secondary interconnection streets. Design development plan for each will provide as a minimum or stub street to adjacent parcels as outline plan designates.

Pedestrian Access

The plan promotes pedestrian access between parcels and the outline plan shows pedestrian access points. Vehicular access between parcels will also incorporate pedestrian access in the form of sidewalks.

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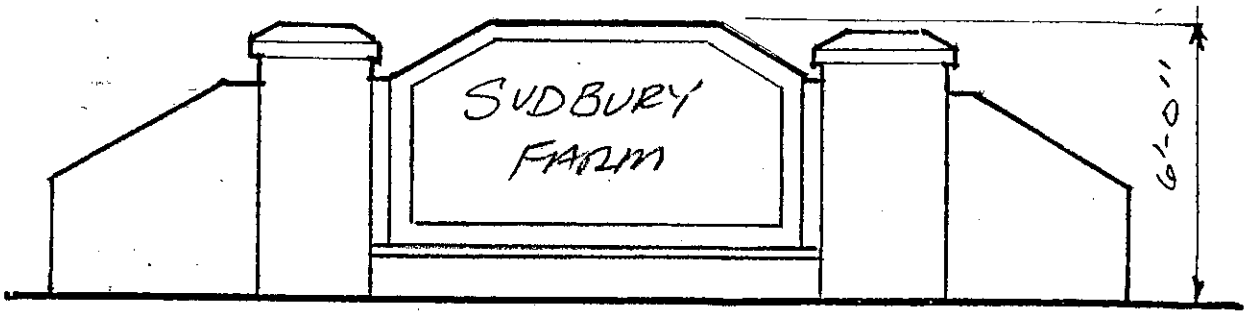


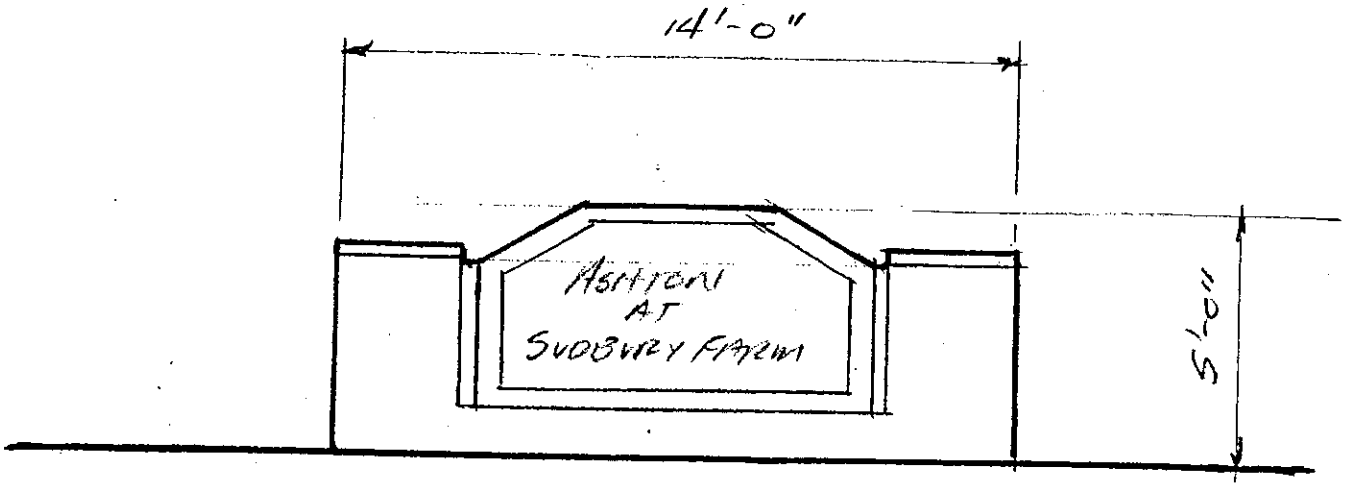
STANDARD DEVELOPMENT
SIGN @ PROJECT
MAIN ENTRIES

MAX. PLAQUE - 42 S.F.
EACH SIDE

MAX. OVERALL SIGN AREA
100 S.F.

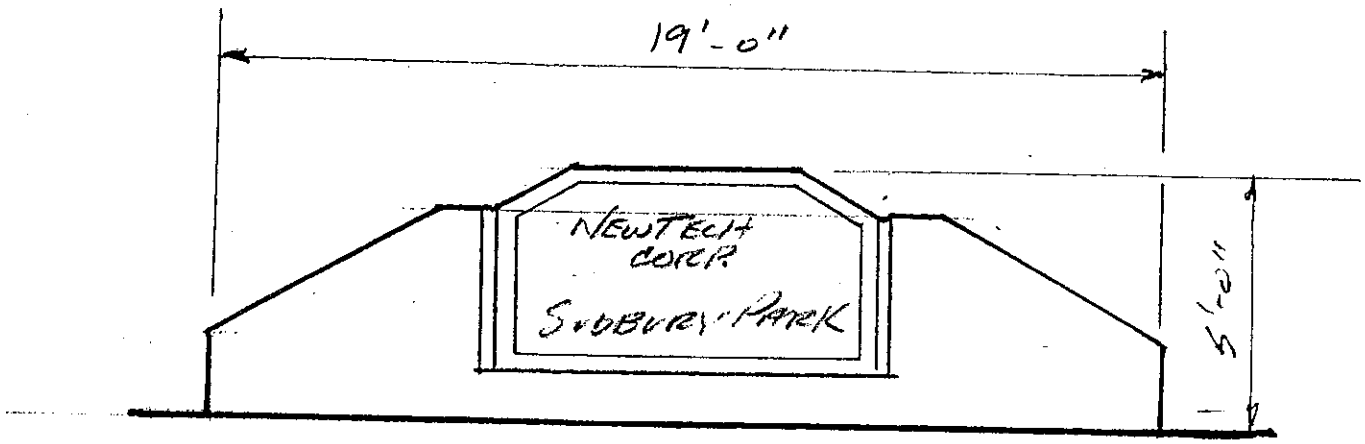
SIGN MATERIAL
LIMESTONE

PROJECT ENTRY
SIGNAGE



STANDARD RESIDENTIAL PARCEL SIGN

MAX. PLAQUE - 32 S.F. EACH SIDE
MAX. OVERALL SIGN AREA 60 S.F.
SIGN MATERIAL LIMESTONE



STANDARD COMMERCIAL/BUSINESS SIGN

MAX. PLAQUE - 32 S.F.
MAX. OVERALL SIGN AREA - 72 S.F.
SIGN MATERIAL LIMESTONE

INDIVIDUAL PROJECT SIGNAGE

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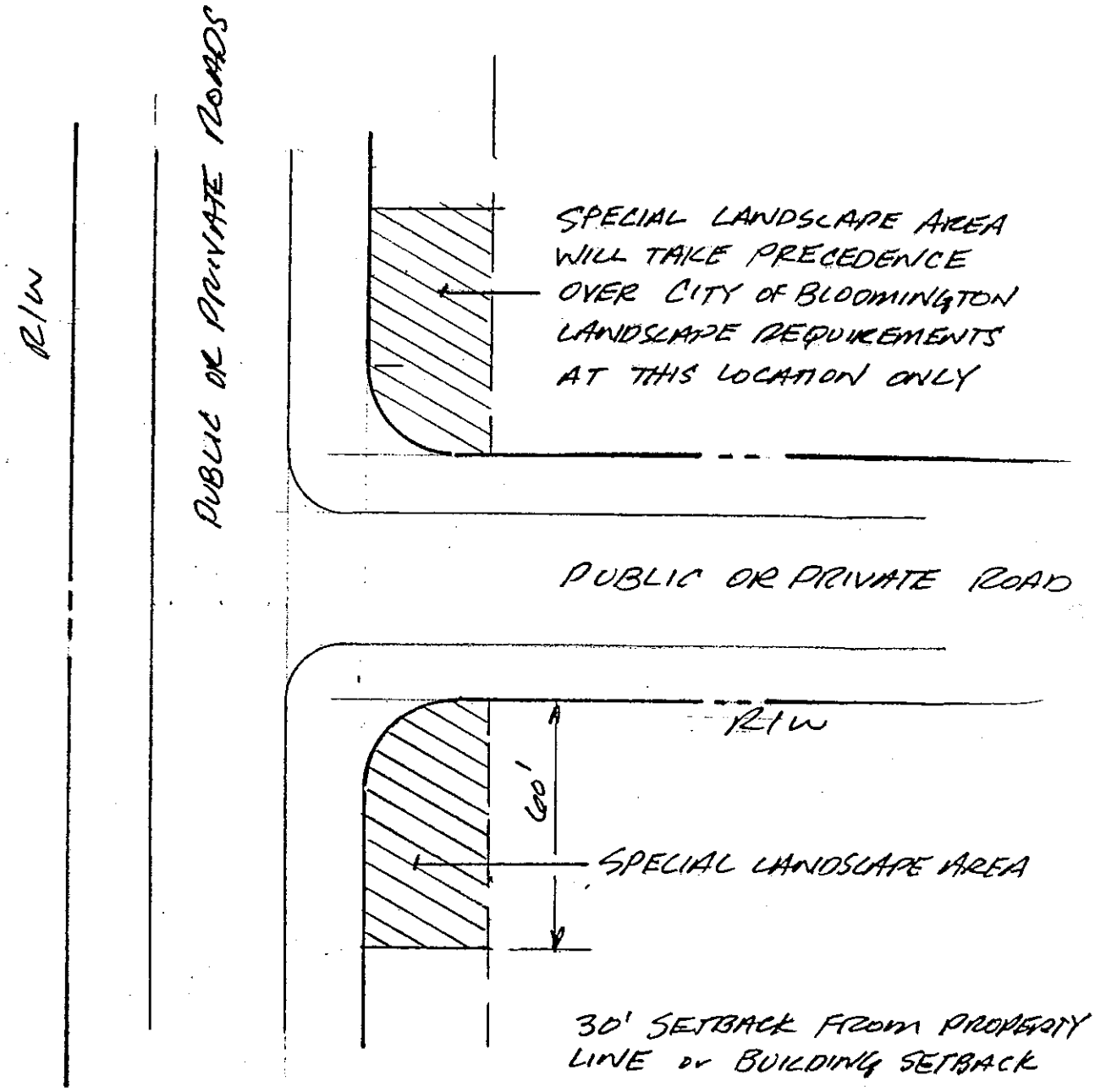


SPECIAL LANDSCAPE AREA DIAGRAM

...ailability

...ailable to any customer ... street lighting service on public ...ets or areas that are owned or controlled by ...nicipalities, governmental agencies or county jurisdictions. ...rivate entity, must furnish PSI with a letter of consent from ... governing entity in order to place and pay for a lighting ...tem on the right-of-way of a publicly maintained street or ...dway.

... lighting system being requested must be adjacent to a ... electric power line that is adequate and suitable for ...plying energy to the lighting system.

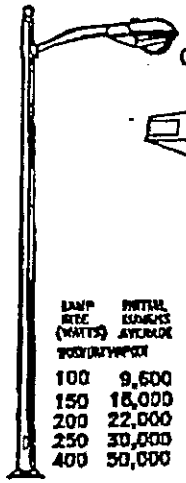
haracter of Service

...amps burn approximately one-half (1/2) hour after ...set until approximately one-half (1/2) hour before ...rise each day. This is approximately 4000 hours of ...rgy use annually. The luminaires are each controlled by a ...otoelectric cell which turns the lights off and on according ...he level of daylight reaching the cell. The monthly rates ... based on the luminaire style, lamp wattage and kind ...dium vapor (SV)), and on the pole material and base style. ... rates include the cost of normal installation, material, ...intenance, energy and operating costs. The cobrahead ... wood pole rate was designed for an overhead conductor ...le the others use an underground conductor. The lighting ...tem on Rate SL is not metered.

ustomer Responsibility

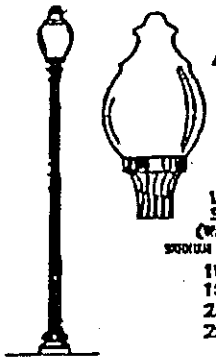
... customer shall have the responsibility of providing PSI ...rgy with any easements, covenants, restrictions, etc., ...essary to facilitate the installation of the lighting system.

... IURC (Indiana Utility Regulatory Commission) has ...roved the following costs to be included in Rate SL-...edule for Street Lighting Service. The cost for furnishing ...nal installation includes the program's designated ...inaires and poles, photo cells, lamps, support arms or ...ckets, foundations, conductor, normal trenching, labor, ...rgy usage and maintenance (lamp, starter, photo cell). ... the customer's responsibility to pay for the cost, over ... above the normal cost of construction covered by the ... before the construction begins.



COBRAHEA... E LUMINAIRES

LAMP SIZE (WATTS)	INITIAL LUMENS AVERAGE	*COST PER LAMP PER MONTH FBG/STL/ALUM DIRECT BURIED POLE	FBG/STL/ALUM ANCHOR BASE POLE	WOOD DIRECT BURIED POLE	ADDITIONAL LUMINAIRES EACH
SODIUM VAPOR					
100	9,600	$ 17.63	$ 20.84	$ 6.61	$ 5.82
150	16,000	18.69	21.90	7.10	6.91
200	22,000	19.89	23.00	8.12	7.97
250	30,000	20.78	23.94	8.92	8.89
400	50,000	23.27	26.40	10.54	11.21



ACORN 'CLASSIC' LUMINAIRE

LAMP SIZE (WATTS)	INITIAL LUMENS AVERAGE	*COST PER LAMP PER MONTH FIBERGLASS DIRECT BURIED POLE	FBG/ALUM. ANCHOR BASE POLE
SODIUM VAPOR			
100	9,600	$ 30.24	$ 31.11
150	16,000	31.04	31.89
200	22,000	31.83	32.69
250	30,000	32.78	33.60

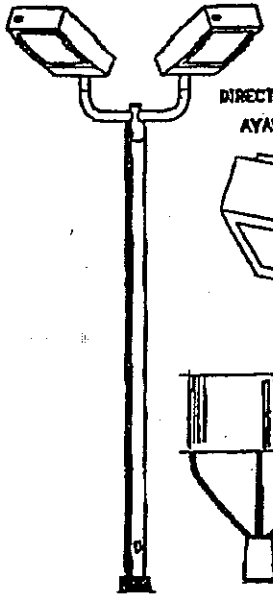
TRADITIONAL LUMINAIRES

TC- 100
LEXINGTON
100W – 150W SV

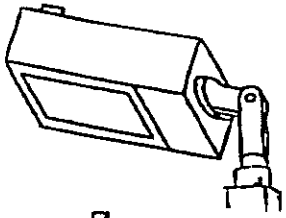
DAYFORM
100W – 150W SV

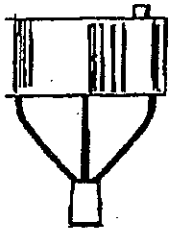
TRADITIONAIRE
250W SV

LAMP SIZE (WATTS)	INITIAL LUMENS AVERAGE	*COST PER LAMP PER MONTH FIBERGLASS DIRECT BURIED POLE	FBG/ALUM. ANCHOR BASE POLE
SODIUM VAPOR			
100	9,600	$ 10.94	$ 13.33
150	16,000	11.69	14.00
250	30,000	19.23	21.68



DIRECTIONAL FLOODLIGHT LUMINAIRES
AVAILABLE IN 250W OR 400W SV

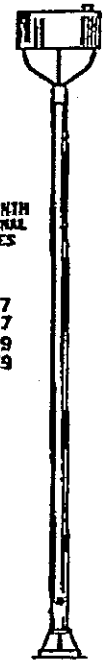


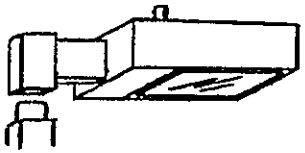


CIRCULAR CUTOFF
LUMINAIRE
AVAILABLE IN
150W, 250W, 400W SV

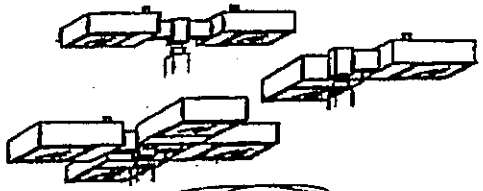
RECTANGULAR, CIRCULAR AND DIRECTIONAL FLOOD 'CUTOFF' LUMINAIRES

LAMP SIZE (WATTS)	INITIAL LUMENS AVERAGE	*COST PER LAMP PER MONTH FBG/STL/ALUM DIRECT BURIED POLE	FBG/STL/ALUM ANCHOR BASE POLE	ADDITIONAL FIXTURES EACH
SODIUM VAPOR				
100	9,600	$ 20.19	$ 22.44	$ 7.37
150	16,000	20.85	23.00	7.97
250	30,000	23.09	25.32	10.19
400	50,000	25.30	27.52	12.39





RECTANGULAR CUTOFF
AVAILABLE IN 100W, 150W, 250W, 400W
ALL IN SODIUM VAPOR



*Rates effective February 17, 1995
Subject to Riders 80, 81, 82 & 83

OLD

71

uminaires in the Program

veral luminaire styles have been included in the PSI Street ghting Program. The luminaires each offer specific lighting tterns or photometrics and are utilized to meet the application the street or area to be lighted. The I.E.S. (Illuminating gineering Society) minimum footcandle and uniformity andards are used in the lighting design unless the customer ecifies otherwise.

odium vapor is currently the only lamp source available on s rate. The sodium vapor lamp produces a combination of llow/white light. Sodium vapor is energy efficient because it oduces a higher lumen output per watt than other lamp urces and it has a longer lamp life.

e poles or standards have been chosen to match the rpose and style of the luminaires. There are different nfigurations available and are used according to the lighting stem design required for the area to be lighted. Each unit ole with luminaire(s)] meets specific PSI engineering safety d construction guidelines. Many of the street lighting rates e designed to use an underground secondary conductor, wever, the cobrahead luminaire on a wood pole rate was signed to use with an overhead secondary conductor.

Contract for Service

ustomers seeking service under this schedule for a PSI ned street lighting system shall enter into a contract with PSI nergy, Inc. for an initial term of ten (10) years, and successive rms of five (5) years. If the customer terminates service under is rate schedule prior to the expiration of the initial term of the ntract, the customer shall pay PSI the original installation cost such street lighting systems, less accumulated depreciation, rs removal cost less any salvage value.

ills for the street lighting service supplied under this schedule ll be submitted by PSI to the customer on a monthly basis.

n outage credit per lamp per night shall be determined from e time the outage is reported.

ee the Rate SL - Schedule for Street Lighting Service in the lectric Tariff Rates approved by the Indiana Utility Regulatory ommission for further details and information about this rate.

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STREET LIGHTING SERVICE ADVANTAGES

- YOU HAVE NO INITIAL INVESTMENT COSTS (for a normal installation)
- YOU PAY ON A MONTHLY BASIS ACCORDING TO THE LIGHTING SYSTEM YOU CHOOSE
- YOU HAVE NO MAINTENANCE COSTS REPAIRS ARE A PHONE CALL AWAY
- YOU RECEIVE FREE LIGHTING LAYOUTS DESIGNED SPECIFICALLY FOR EACH SITE

  CHOOSE FROM ONE OR MORE LIGHTING PROPOSALS DESIGNED TO MEET I.E.S. REQUIREMENTS

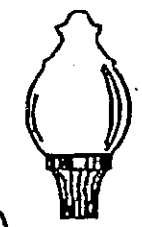
  DESIGNS PROVIDE THE BEST LIGHTING POSSIBLE USING THE LEAST NUMBER OF LUMINAIRES AND POLES IN THE INTEREST OF ENERGY EFFICIENCY AND YOUR MONTHLY COSTS
- CHOOSE FROM POPULAR LUMINAIRE STYLES
- ALL NIGHT LIGHTING COULD PROVIDE PEACE OF MIND AND SAFETY
- YOU RECEIVE PERSONAL ATTENTION AND ASSISTANCE WHEN CHOOSING THE SYSTEM THAT BEST MEETS YOUR LIGHTING REQUIREMENTS

PSI ENERGY IS COMMITTED TO CONTINUOUS CUSTOMER SERVICE AND IS AVAILABLE AFTER INITIAL INSTALLATION FOR LAMP REPLACEMENT, SYSTEM MAINTENANCE, AND TO ANSWER YOUR INQUIRIES. CALL 800-521-2232

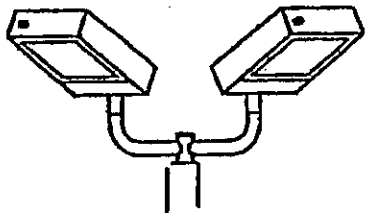
Revision 3/95

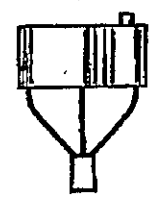
PSI PSIEnergy

*RATE SL

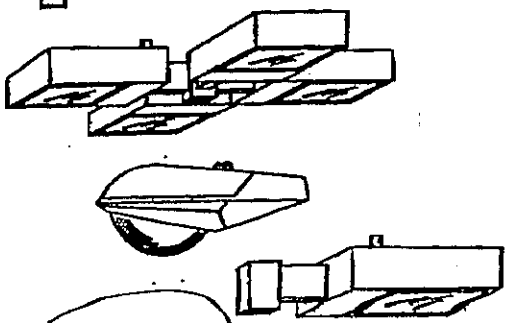


STREET LIGHTING

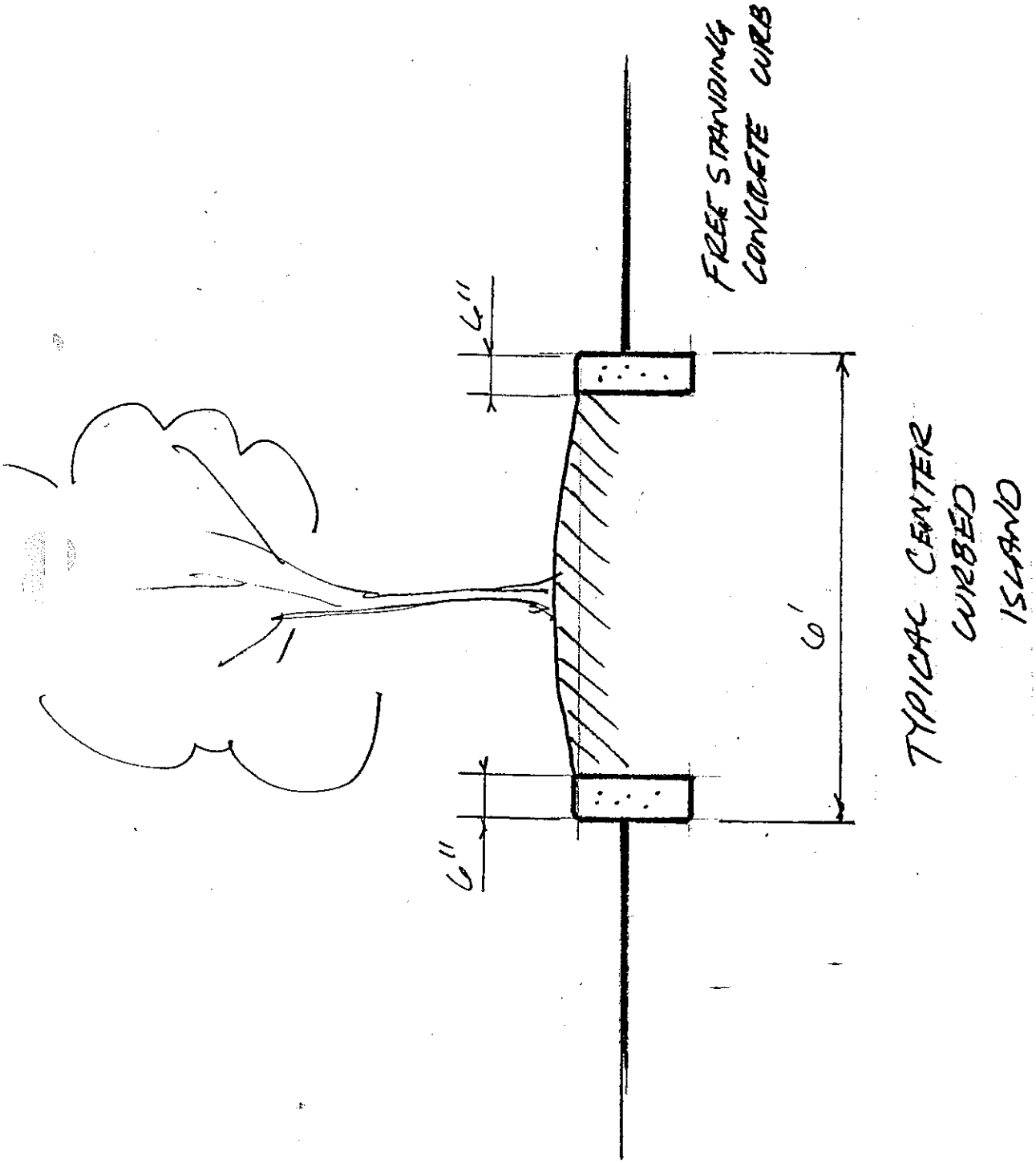




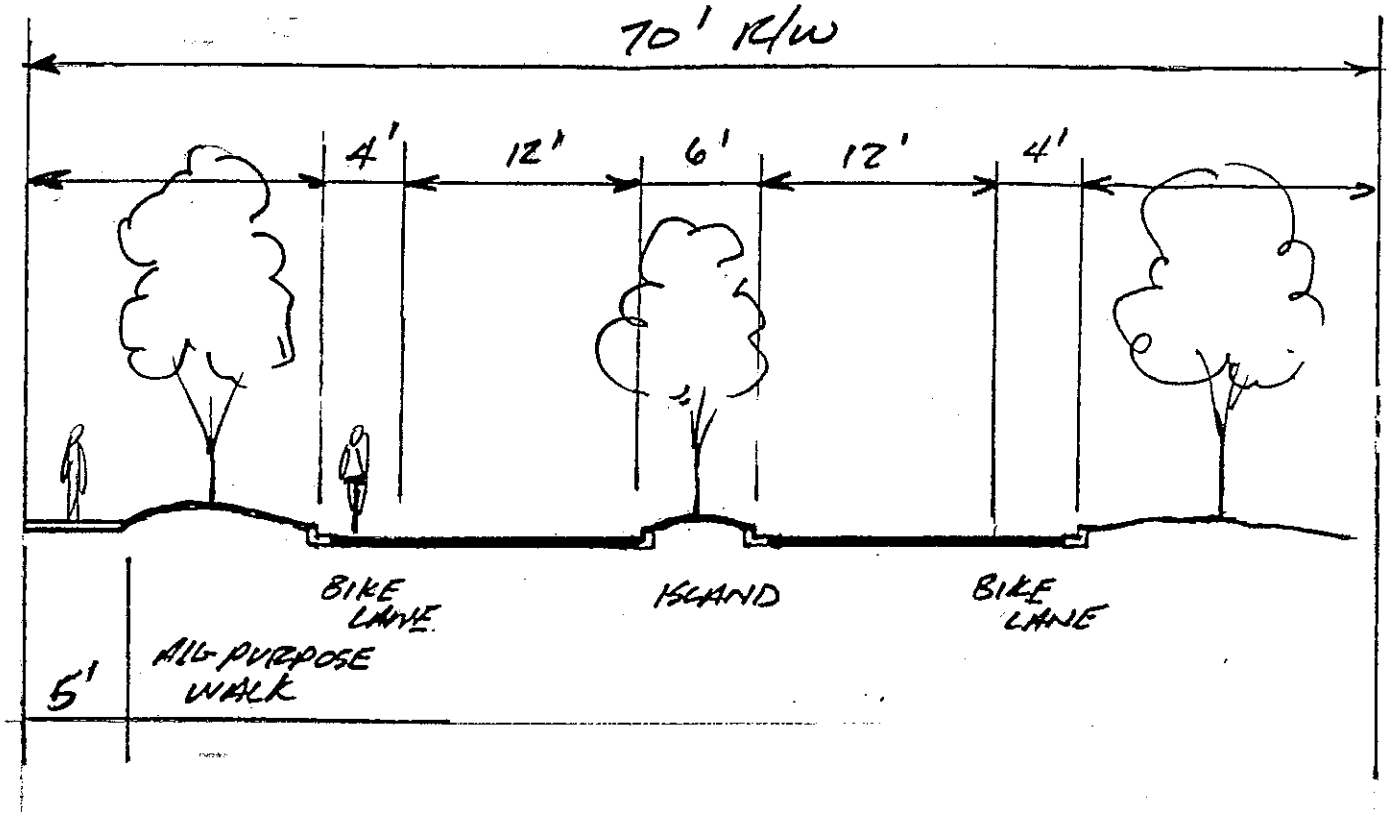
OUTDOOR LIGHTING PROGRAM



This *rate effective February 17, 1995 OLD RATES

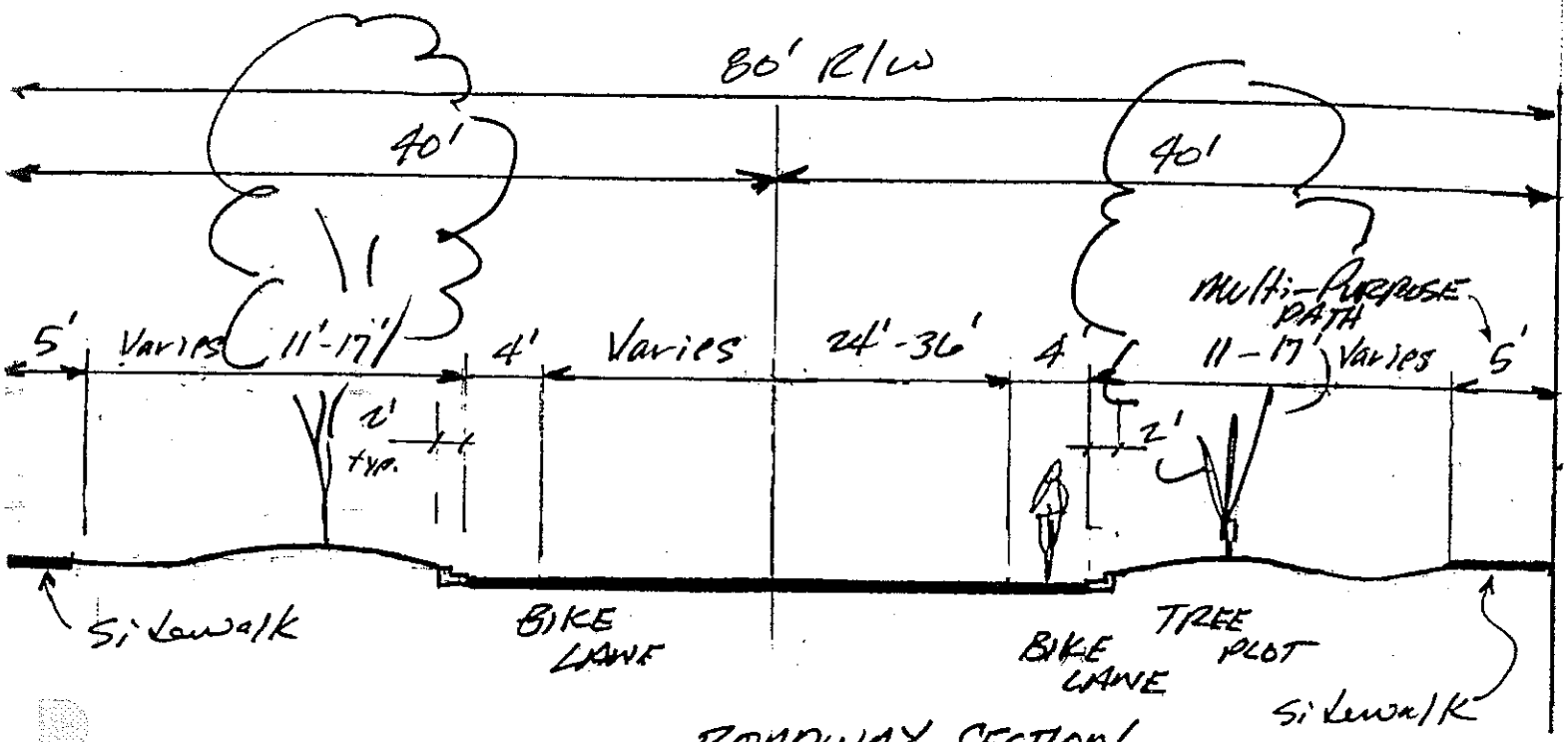

FREE STANDING CONCRETE CURB
6"
6"
6'
TYPICAL CENTER CURBED ISLAND

49

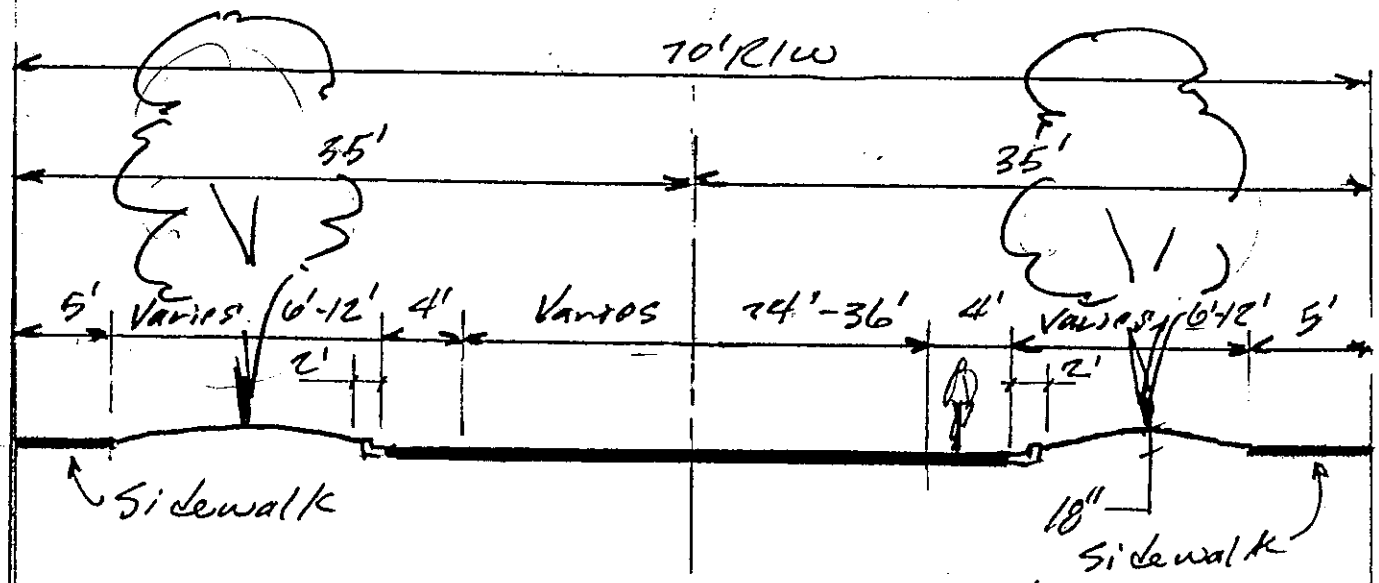


Island Section
ADAMS ST.

1" = 10'

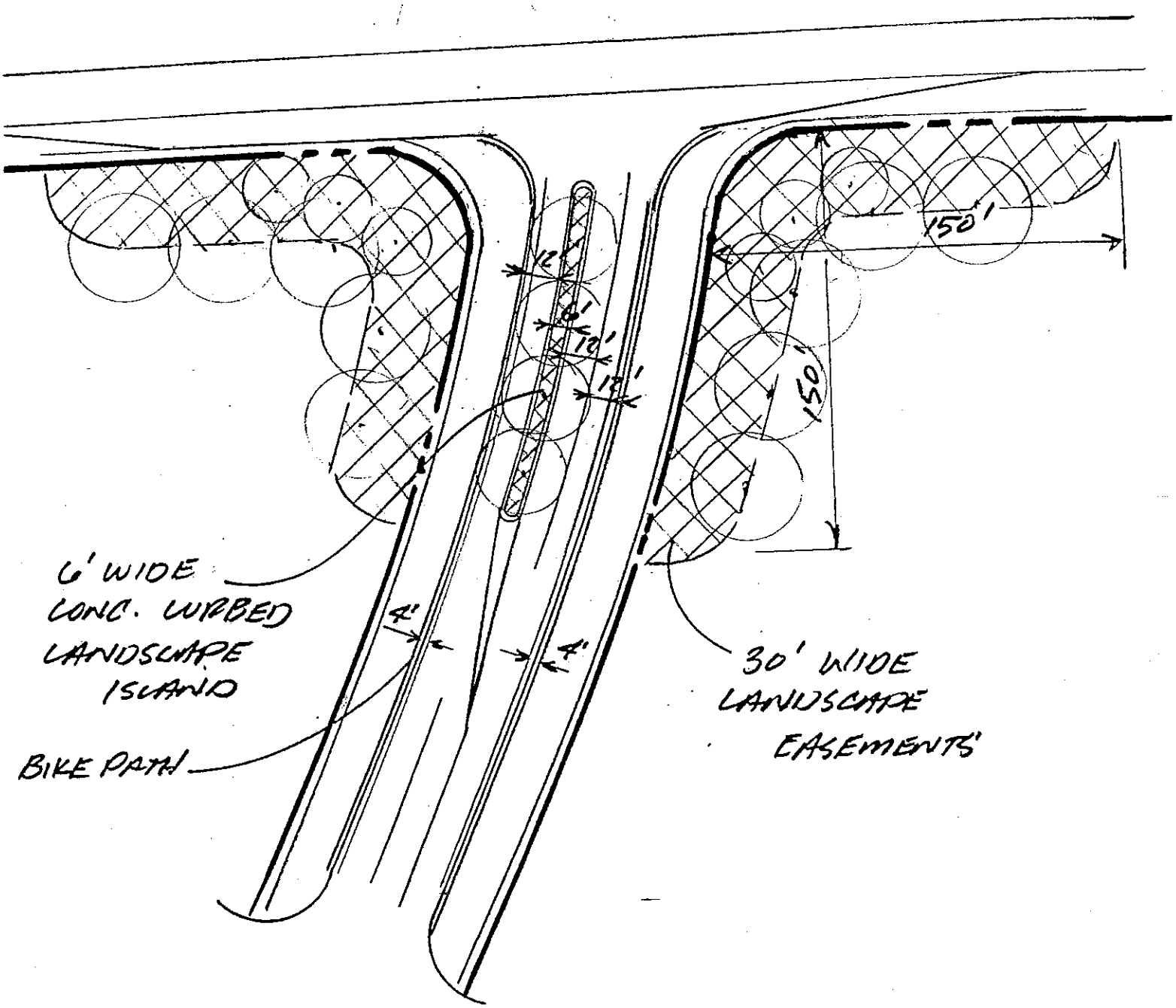


ROADWAY SECTION
THOMSON ROAD



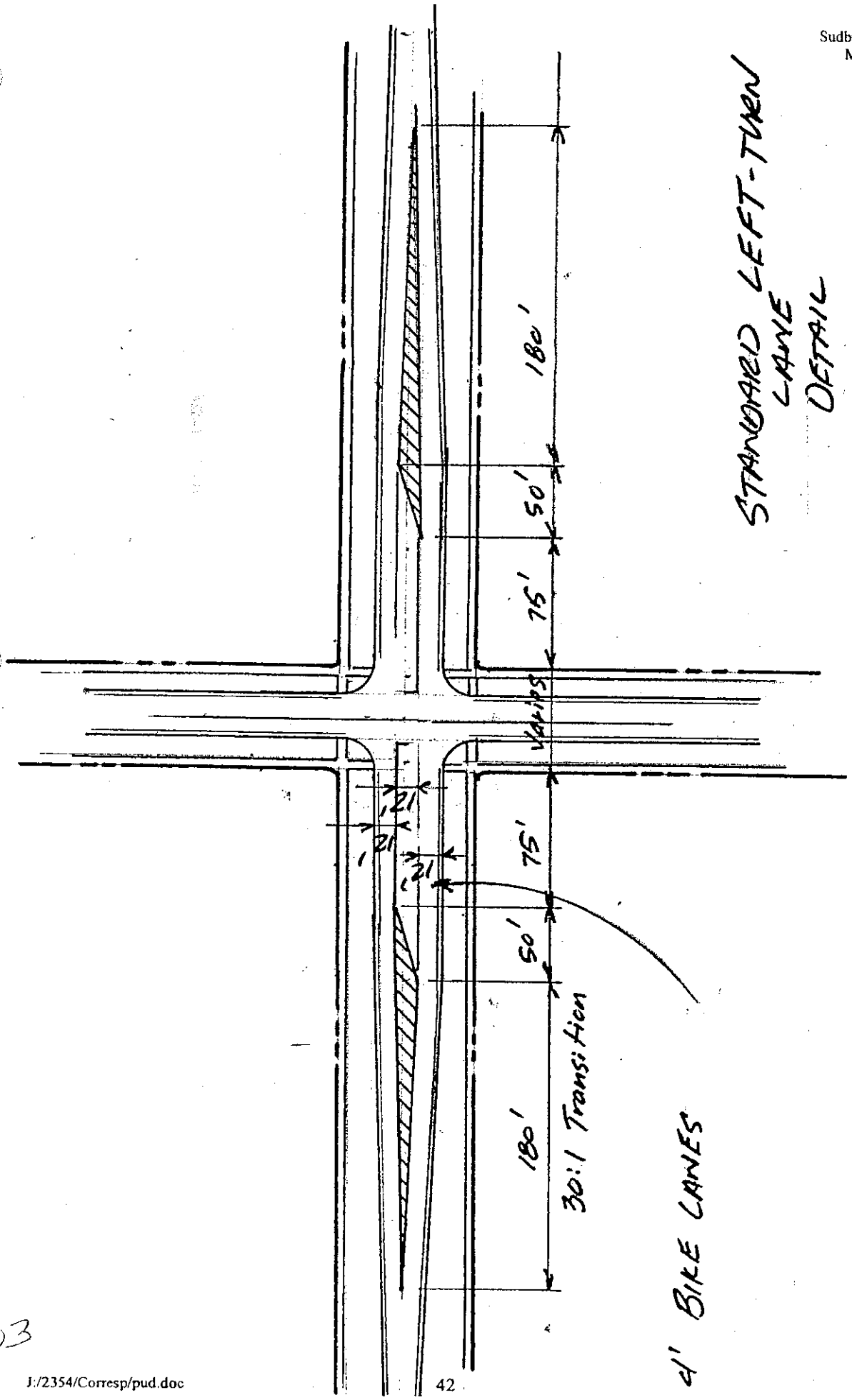
ROADWAY SECTION
ADAMS STREET

101



ENTRY BOULEVARD
AND LANDSCAPING AREAS

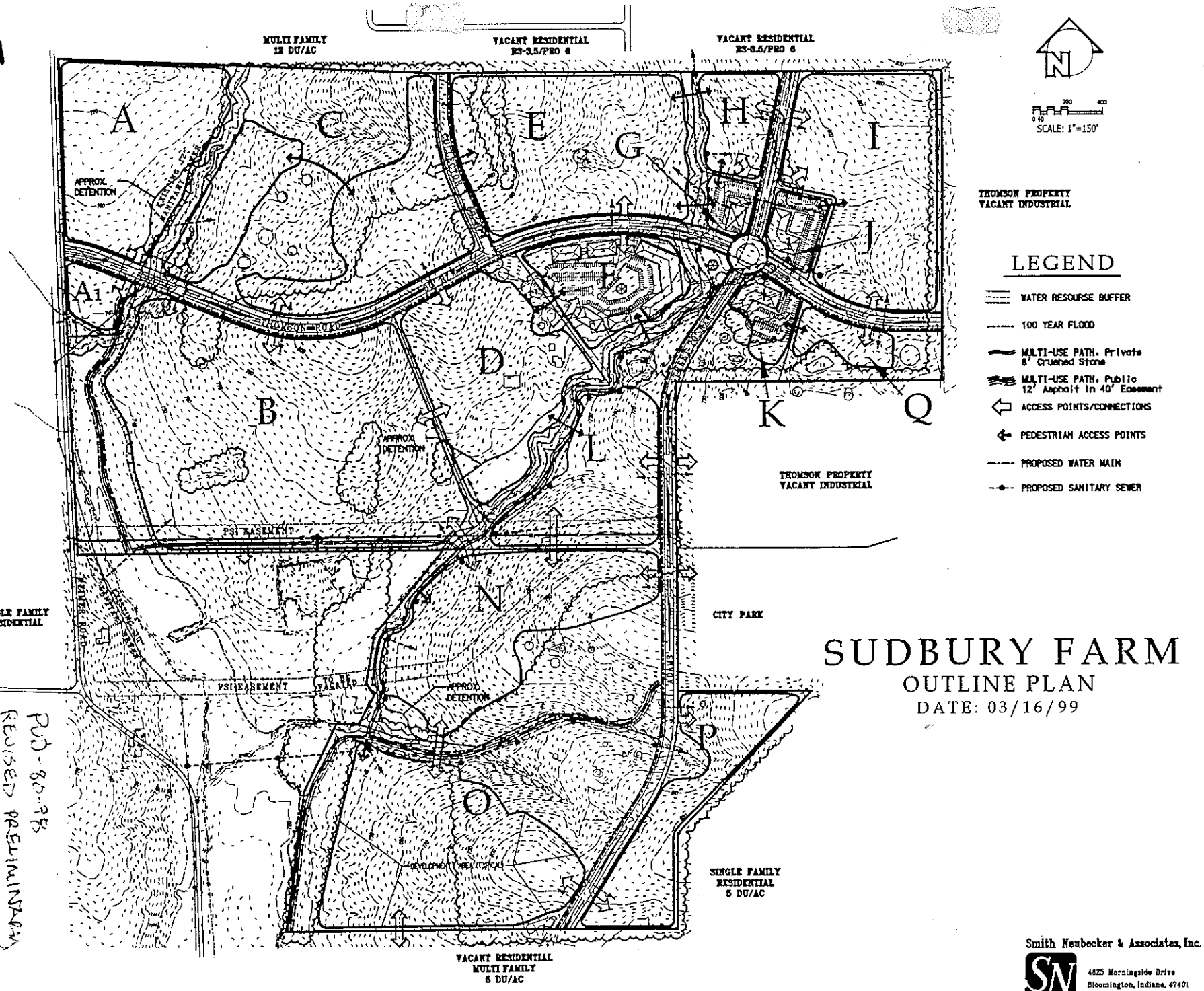
1" = 50'


STANDARD LEFT-TURN LANE DETAIL
180'
50'
75'
Varies
21'
21'
21'
75'
50'
180'
30:1 Transition
4' BIKE LANES

103

77

15



SUDBURY FARM

OUTLINE PLAN

DATE: 03/16/99

PUD-80-98
REVISED PRELIMINARY
PLAN MAP

Smith Neubecker & Associates, Inc.
4825 Morningside Drive
Bloomington, Indiana, 47401
Telephone: (812) 336-6536

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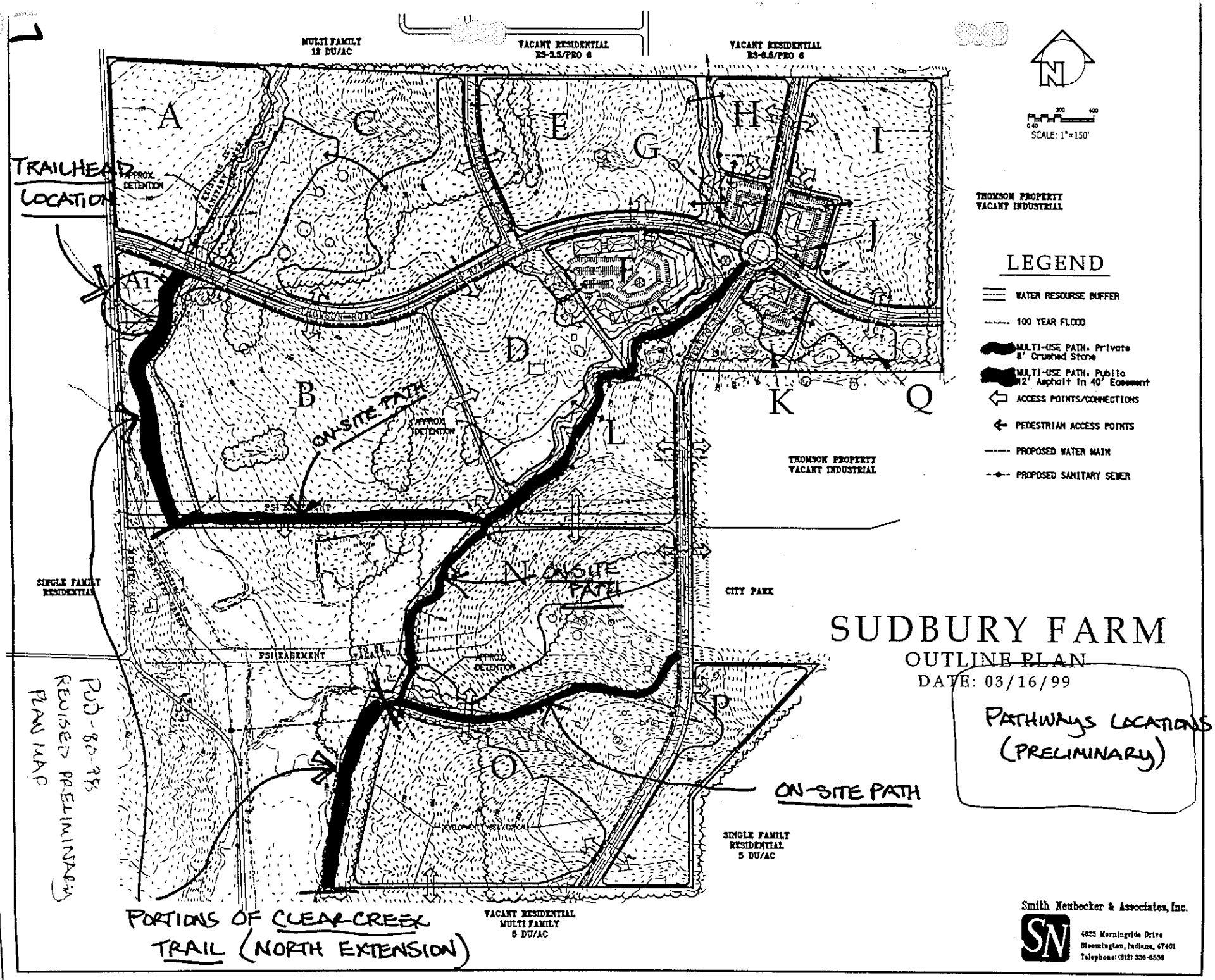
Parcel	Type of Use Permitted	Total Acres	Res. Units	*Res. Density
A	multifamily	12.6	120	11.11
A1	office/trailhead	2.1		
B	single family/duplex	37.0	184	4.97
C	multifamily	26.2	98	4.20
D	multifamily	13.3	93	6.99
E	office/business (residential)	16.1	90	5.59
F	commercial	7.2		
G	commercial	1.9		
H	industrial (residential)	3.8	32	8.42
I	industrial (residential)	14.9	120	8.05
J	commercial	2.2		
K	commercial	4.2		
L	office/business (residential)	13.3	48	3.61
N	multifamily	22.3	134	6.01
O	multifamily/school	27.4	160	5.84
P	multifamily/school	8.7	52	5.98
Q	industrial (residential)	4.3	24	5.58
TOTAL		**217.5**	**1155**	**5.78**


MULTI FAMILY
12 DU/AC
VACANT RESIDENTIAL
RS-3.5/PRO 6
VACANT RESIDENTIAL
RS-6.5/PRO 6
N
SCALE: 1"=150'
TRAILHEAD LOCATION
APPROX. DETENTION
THOMSON PROPERTY
VACANT INDUSTRIAL
LEGEND
WATER RESOURSE BUFFER
100 YEAR FLOOD
MULTI-USE PATH, Private
8' Crushed Stone
MULTI-USE PATH, Public
12' Asphalt In 40' Easement
ACCESS POINTS/CONNECTIONS
PEDESTRIAN ACCESS POINTS
PROPOSED WATER MAIN
PROPOSED SANITARY SEWER
A
B
C
D
E
F
G
H
I
J
K
L
N
O
P
Q
A1
ON-SITE PATH
THOMSON PROPERTY
VACANT INDUSTRIAL
CITY PARK
SINGLE FAMILY
RESIDENTIAL
PSI EASEMENT
SUDBURY FARM
OUTLINE PLAN
DATE: 03/16/99
PATHWAYS LOCATIONS
(PRELIMINARY)
PUD-80-98
REVISED PRELIMINARY
PLAN MAP
ON-SITE PATH
SINGLE FAMILY
RESIDENTIAL
5 DU/AC
VACANT RESIDENTIAL
MULTI FAMILY
6 DU/AC
PORTIONS OF CLEAR CREEK
TRAIL (NORTH EXTENSION)
Smith Neubecker & Associates, Inc.
4825 Moraingside Drive
Bloomington, Indiana, 47401
Telephone: (812) 336-6536

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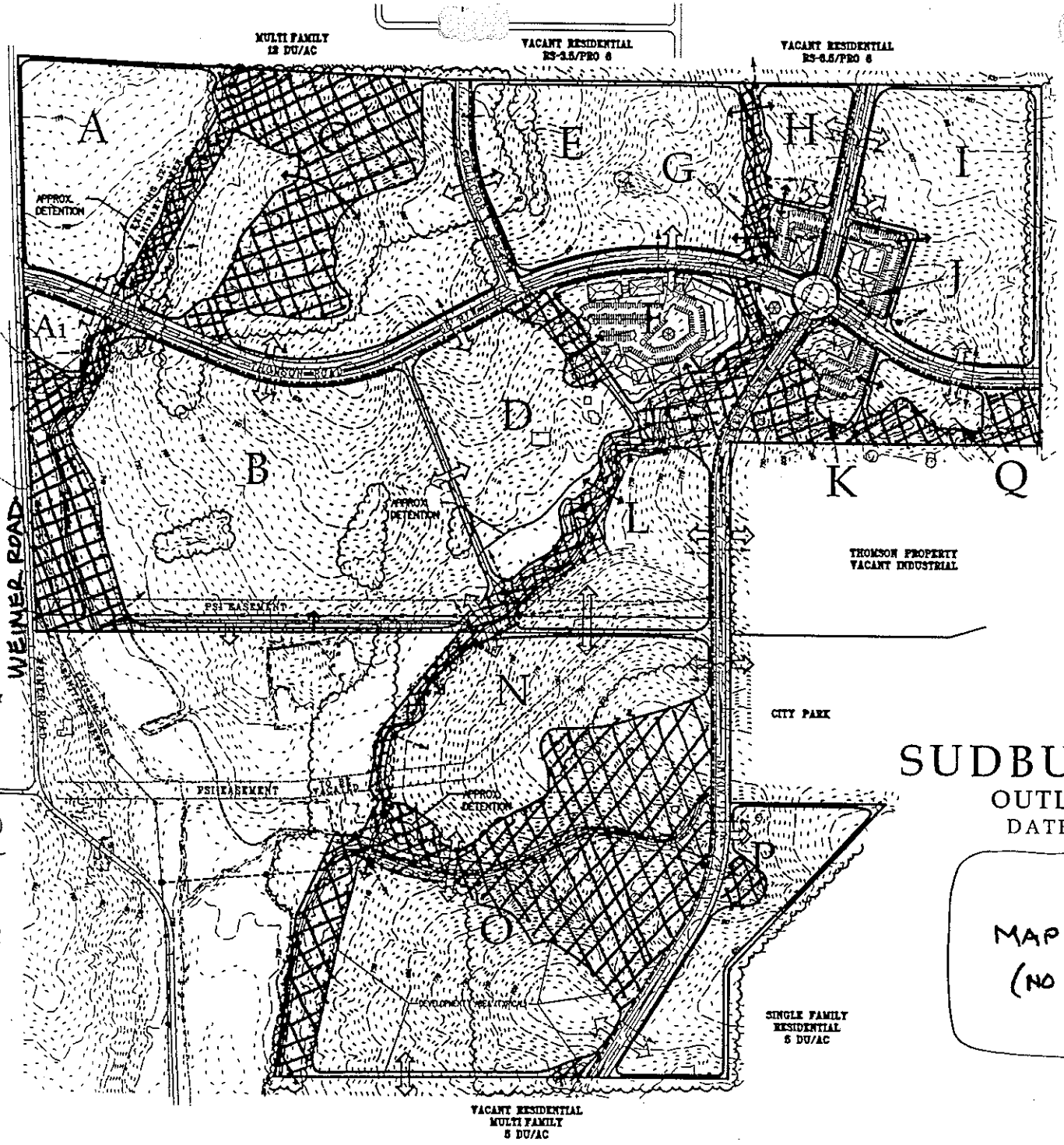


N

SCALE: 1"=150'

LEGEND

- WATER RESOURSE BUFFER
- 100 YEAR FLOOD
- MULTI-USE PATH, Private 8' Crushed Stone
- MULTI-USE PATH, Public 12' Asphalt In 40' Easement
- ACCESS POINTS/CONNECTIONS
- PEDESTRIAN ACCESS POINTS
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER

SUDBURY FARM

OUTLINE PLAN

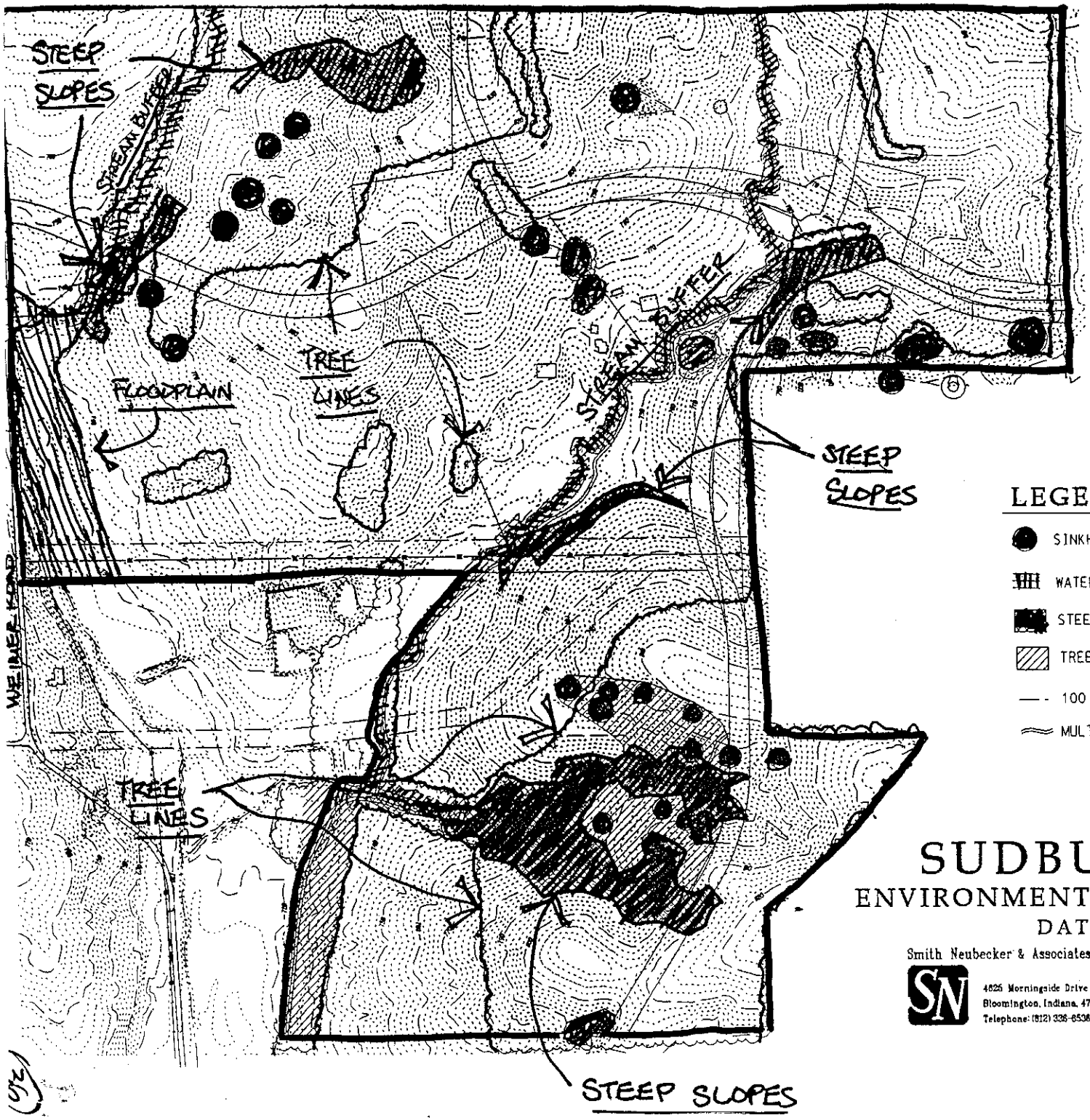
DATE: 03/16/99

MAP OF PRESERVED AREAS
(NO SIGNIFICANT DISTURBANCE)

PUD-80-98
REVISED PRELIMINARY
PLAN MAP

Smith Neubecker & Associates, Inc.
SN
4625 Kerringside Drive
Bloomington, Indiana, 47401
Telephone: (812) 336-6536

PUD-80-98
ENVIRONMENTAL ASSESSMENT MAP



LEGEND

- SINKHOLE/KARST & 25' BUFFER
- WATER RESOURSE & BUFFER
- STEEP SLOPES (GREATER THAN 18%)
- TREE PRESERVATION
- 100 YEAR FLOOD
- MULTI-USE PATH

SUDBURY FARM

ENVIRONMENTAL ASSESSMENT PLAN

DATE: 12/23/98

Smith Neubecker & Associates, Inc.
4626 Morningside Drive
Bloomington, Indiana, 47401
Telephone: (812) 336-6536

N