Passed: 6-0

ORDINANCE 97-18

TO AMEND THE PRELIMINARY PLAN
Re: Parcel D of Woolery Farm PUD located at 2080 & 2101 Tapp Rd.
(Westward Ho, LLC - Ron Rubeck and Robert Shaw, Petitioners)

WHEREAS, the Common Council adopted Ordinance 95-21 which repealed and replaced Title 20 of the Bloomington Municipal Code entitled "Zoning", including the incorporated zoning maps, and repealed Title 21, entitled "Land Use and Development" on May 1, 1995; and

WHEREAS, the Plan Commission has considered this case, PUD-17-97, and recommended that the petitioners, Westward Ho, LLC - Ron Rubeck and Robert Shaw, be granted an amendment to the preliminary plan and request that the Common Council consider his 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 that a preliminary plan amendment be approved for 2080 & 2101 Tapp Rd. (Woolery Farm PUD - Parcel D), Bloomington, Indiana. That property is further described as follows:

> A part of the Southwest Quarter of Section 8 and a part of the Southeast Quarter of Section 7, all in Township 8 North, Range 1 West, Monroe County, Indiana, being more particularly described as follows: **BEGINNING** at the Southeast corner of the Southeast quarter of said Section 7; thence NORTH 88 degrees 44 minutes 52 seconds WEST along the South line of said Southeast quarter (basis of bearing assumed), 542.50 feet; thence NORTH 00 degrees 15 minutes 51 seconds WEST, 447.48 feet; thence NORTH 62 degrees 53 minutes 43 seconds EAST, 380.70 feet; thence NORTH 57 degrees 47 minutes 54 seconds EAST, 70.00 feet; thence SOUTH 32 degrees 12 minutes 06 seconds EAST, 233.68 feet to the beginning of a tangent curve to the right having a radius of 687.00 feet and a central angle of 34 degrees 02 minutes 57 seconds, the chord of said tangent curve bears SOUTH 15 degrees 10 minutes 38 seconds EAST and being 402.28 feet; thence along said tangent curve 408.27 feet to its endpoint; thence SOUTH 01 degree 50 minutes 51 seconds WEST, 88.12 feet to the South line of the Southwest quarter of said Section 8; thence along said South line NORTH 87 degrees 11 minutes 01 seconds WEST, 80.79 feet to the point of beginning, containing 7.54 acres, more or less.

SECTION II. The Preliminary Plan Amendment, as recommended by the Plan Commission, shall be attached and made a part of this ordinance.

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 18th day of June, 1997.

Pam Sorrin

ANTHONY PIZZO, President
Bloomington Common Council

ATTEST:

Patricia Williams
PATRICIA WILLIAMS, Clerk
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this 19th day of June, 1997.

Patricia Williams
PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this 25th day of June, 1997.

JOHN FERNANDEZ, Mayor
City of Bloomington

SYNOPSIS

Requested is a preliminary plan amendment to allow "Convalescent, Nursing, or Rest Homes" as permitted use on Parcel D of the Woolery Farm Planned Unit Development. Also requested is a second plan amendment authorizing use of the Dwelling Unit Equivalency provision of the Zoning Ordinance for the southern 3.4 acres of the above parcel.

Signed copies to:
Planning
Petitioner

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 97-18 is a true and complete copy of Plan Commission Case Number PUD-17-97 which was given a recommendation of approval by a vote of 8 Ayes, 2 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on May 19, 1997.

Date: May 19, 1997

Donald F. Hastings, Secretary
Plan Commission

Received by the Common Council Office this ____ day of _____,1997.

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

Interdepartmental Memo

To: Members of the Common Council

TM

From: Tom Micuda, Planning Department

Subject: PUD-17-97

Date: May 21, 1997

Attached are the staff reports, petitioner's statements, location maps, and site plan exhibits which pertain to Plan Commission Case # PUD-17-97. The Plan Commission voted 8-2 to send the petition to the Council with a favorable recommendation (Please see attached sheet for the specific approval motion, vote record, and conditions of approval).

Background

The location of this petition is the Woolery Farm. The Woolery Farm is a 170 acre tract that was rezoned to create a Planned Unit Development in December 1994. Approved was a mixed use project featuring a commercial tract near Weimer Road, multifamily housing west of the Adams Street extension, single family housing east of Adams St., and a business park tract at the southwest corner of Tapp and Rockport Rds. A total of 1,166 residential units (6.86 units per acre) were approved with this PUD.

In May of 1996, the Common Council approved a preliminary plan amendment to: 1) add churches and schools to the permitted land use list, 2) create an additional multifamily land use tract adjacent to Countryview Apartments, and 3) add office supply stores, sit-down restaurant (with size limitations), and a golf driving range to the approved use list for the business park tract.

Petition Summary

This petition represents a second amendment to the Woolery PUD. The subject tract is located at the northwest corner of Tapp Rd. and the proposed Adams St. extension. The tract is six acres in size and was approved in 1994 for medium density multifamily development (60 total units at 10 units per acre). The petitioners seek preliminary plan amendment to the PUD to allow a "Convalescent, Nursing, or Rest Home" land use to be developed on the southern 3.4 acres of Parcel D. The proposed project is not the stereotypical nursing home characterized by large numbers of support staff, provision of major medical services, and institutional-style living. Instead, the petitioners have designated their development as an "assisted living facility". This facility can be characterized by residential-style architecture, low numbers of support staff, provision of only basic medical services, and personal services such as meals, laundry,

housekeeping, and hair care. Traffic generation rates and parking needs are actually lower than those typically found with standard multifamily housing.

Specifically, a preliminary plan amendment for this land use would allow the immediate development of 39 assisted care housing units on 3.4 acres. 32 units would be efficiency apartments, while 7 would be one-bedrooms. The petitioners also requested that a possible nine unit expansion of the facility be allowed in the future. The future development of 48 dwelling units on 3.4 acres (14.11 units per acre) raised a density issue with this amendment. With Parcel D being originally approved for 60 units on 6 acres (10 units per acre), development of 48 units only left 12 units available for the remaining 2.38 acres (5 units per acre). This is not a very viable project density for future multifamily development. In order to address the density issue, the petitioner requested a second preliminary plan amendment to allow use of the Dwelling Unit Equivalency (DUE) provision of the zoning ordinance for the assisted living housing project. DUEs were an addition to the 1995 zoning ordinance designed to stimulate the construction of low bedroom count (ideally affordable) housing. Essentially, if a developer agrees to construct efficiency, one bedroom, and two bedroom housing units, these units will count as only fractions of typical dwelling units. With the exception of core neighborhood areas where compatibility is an issue, the DUE provision is allowed by right in any multifamily or commercial zoning district.

The assisted care facility being proposed is an ideal candidate for the DUE provision. It consists almost entirely of efficiency apartment units. In addition, the typical demographic resident of the housing units is an 85 year-old single female. This creates the need for very little resident parking and a large amount of greenspace. On-site parking is essentially utilized by visitors and the small number of required staff. Staff and the Plan Commission could not find harm in allowing the 48 proposed units to be counted as an equivalent to 15 DUE units. The northern remainder tract of 2.38 acres will not be given any density bonuses as a result of the DUE usage on the assisted care parcel. It is still restricted to 10 unit per acre of multifamily housing.

Plan Commission issues, such as compatibility of the proposed land use amendment to the original PUD and ability of the site to be converted to future multifamily use, are discussed at great length in the staff report. The two dissenting votes from Plan Commissioners centered around two issues: 1) appropriate height of berming along Tapp Rd. (one Plan Commissioner wanted five foot berm heights, while staff recommended 3-5 foot heights), and 2) delegation of the final plan review to staff (majority of the Plan Commission was in favor of delegation while one commissioner felt that the newness of the assisted care use dictated further Plan Commission review).

PUD-17-97 Westward Ho, LLC (Ron Rubeck and Robert Shaw)
2080 & 2101 Tapp Rd.
Request for preliminary plan amendment to add "Convalescent, Nursing, or Rest Homes" to the approved list of uses for Parcel D of the Woolery Farm PUD. Also requested is a preliminary plan amendment to utilize the D.U.E. provision of the zoning ordinance for the southern 3.4 acres of Parcel D. Preliminary plat approval for a two lot subdivision and delegation of final plan review/approval to Planning Dept. staff have also been requested.

CONDITIONS OF APPROVAL:

Joe Hoffmann moved approval of PUD-17-97 based on the written findings in the staff report which includes both the preliminary plan amendments and the preliminary plat request, and with the following conditions:

1. Preliminary plan amendment shall be granted to use the DUE provision for the southern 3.4 acres of Parcel D. Any final plan proposal shall demonstrate compliance with the 25 percent usable open space provision of the Zoning Ordinance. The northern half of Parcel D shall be limited to a maximum density of 10 units per acre.

2. Access to Adams Street from Parcel D is limited to a single shared access easement.

3. Final plat approval and Board of Public Works approval are required. The petitioner is required to build or bond for the entire length of Adams Street along Parcel D with said approval.

4. Prior to either final plat or final plan approval, whichever is submitted first, the petitioner's geologic consultant must submit a sinkhole treatment design which meets the satisfaction of the city engineer.

5. The final plan for this site must include a berming/buffering landscape plan along Tapp Road. Such plan shall show berm heights between three and five feet, different mound configurations, and a mixture of plant species. Manmade features such as stone/brick columns and wrought-iron fencing is also encouraged.

6. Final plan approval shall be reviewed by staff with staff encouraged to bring any new or disputed issues back to the Plan Commission.

7. Prior to final plan approval, developer shall provide the staff industry-wide "best design practices" for assisted living facilities.

Rick Zabriskie seconded. Approved 8:2. (Fernandes and Sturbaum voted no.)

filename: f:\grayd\pud-17.coa

BLOOMINGTON PLAN COMMISSION **CASE#: PUD-17-97**
FINAL REPORT **DATE : MAY 19, 1997**
LOCATION: 2080 & 2101 Tapp Rd.

PETITIONER:	Name:	Westward Ho, LLC
	Address:	1805 S. Walnut St., Bloomington
COUNSEL:	Name:	Bledsoe Tapp & Co., Inc.
	Address:	359 Landmark Ave., Bloomington

REQUEST: The petitioners are requesting a preliminary plan amendment to add "Convalescent, Nursing, or Rest Homes" to the approved list of uses for Parcel D of the Woolery Farm Planned Unit Development (PUD). Also requested is a preliminary plan amendment to utilize the Dwelling Unit Equivalency (DUE) provision of the zoning ordinance for the southern 3.4 acres of Parcel D. Preliminary plat approval for a two lot subdivision and delegation of final plan review/approval to the Planning staff have also been requested.

Summary of First Hearing Issues

At the April 28 preliminary hearing, the following two issues were raised with this petition: 1) Site planning considerations for future multifamily reuse of the assisted living facility property, 2) Conflicts between the proposed amendment and the design/concept of the original PUD approval.

1. Site Planning Considerations - At this particular point in time, there appears to be a market demand for assisted living facilities in the City's planning jurisdiction. This demand will not remain static and may change with new innovations in senior citizen housing. Given the higher parking requirement for standard multifamily housing in comparison with assisted living facilities, a consideration must be made as to whether a multifamily development could be retrofitted onto this site if the assisted living facility is not successful. To address this issue, staff required the petitioner to project two development scenarios for the property: 1) retrofitting of 39 multifamily units within the existing structure (same bedroom configuration), 2) retrofitting of 48 multifamily units within the existing structure (assuming some initial project success leading to the nine unit expansion discussed in the first hearing summary). The exhibits enclosed in this packet show both of these scenarios, plus the proposed development of the property as an assisted living facility. One can see from these exhibits that even an increase in parking spaces from 26 (the proposed project) to 53 (48 unit multifamily conversion) can be incorporated onto the site, while still meeting required setbacks and open space requirements. As a result of this analysis, staff is comfortable with the future conversion issue.

Staff Report

2) Compatibility of the Proposed Amendment to the PUD approval - As stated in the report summary, staff has determined that the amendment complies with the Growth Policies Plan guidelines for the Tapp Rd./Rockport area. What was less explicit in the staff's analysis was the amendment's compliance with the design and theme of the original PUD. To this end, staff has included the final staff report and petitioner's statement from the original PUD approval. After analyzing the original PUD approval, staff observes that the key elements of the design and theme for this PUD were as follows: 1) mixed land use concept, 2) major street connectivity, 3) decreasing gradation of density from east to west, and 4) innovative bicycle/pedestrian accommodations. Staff shares the Plan Commission's concern about amending previously approved PUDs. However, a certain amount of flexibility is desirable in order to allow large, multiple tract PUDs to react to periodic market trends. The advent of assisted living facilities was not envisioned several years ago, but clearly this use would have been considered for this PUD had staff and the original petitioner been aware of this market trend. Staff does not view this use or site design to be out of character with the approved PUD.

REPORT SUMMARY FROM FIRST HEARING: The petitioners have been working with an Oregon company known as "Assisted Living Concepts, Inc." to provide an assisted living facility for the near southwest side of Bloomington. Assisted living for the elderly is a growing market in Monroe County. In the last year, two new facilities, one on Parcel C of the Rogers Farm PUD and another at East 10th Street near Woodbridge Apartment, have been approved by the Plan Commission. This particular facility offers the following amenities: A common dining area providing three meals per day, large interior courtyard for outdoor activities, a TV/library center, beauty shop/laundry facilities, and a large living room/common area. Please review the overview provided by Assisted Living Concepts for more details regarding services rendered and resident profiles.

Proposed for this facility are 39 dwelling units on 3.4 acres (11.5 units per acre). 32 of the units will be efficiencies and 7 will be one bedroom units. All dwelling units will be contained in a one-story residential-style structure of approximately 26,000 square feet. The petitioners have designed the project to allow for a future site expansion of nine additional units (48 total). The location of the proposed project is Parcel D of the Woolery PUD. This parcel is 6 acres in size and was approved in 1994 for a total of 60 medium density multifamily units (10 units per acre). The petitioners filed this project in anticipation of the Planning staff's categorization of assisted living facilities as "multifamily dwellings." Although there was support for the concept of assisted living facilities on this property, staff did not agree with the petitioner's interpretation. There is no land use category in the zoning ordinance which perfectly encompasses the uniqueness of assisted living facilities. However, this complex can be distinguished from typical multifamily developments through its provision of meal service, nursing and

personal care, transportation, and a greater number of common facilities. Since the original PUD called for only "medium density multifamily" units on the six acres of Parcel D, the petitioners are required to amend the preliminary plan to allow for this different land use. Although the proposed facility is also different than a typical "convalescent, nursing, or rest home", staff feels more comfortable categorizing the facility under this use category rather than as either multifamily or a new category which has yet to be defined in the zoning ordinance.

ISSUES:

Growth Policies Plan Compliance: The Master Plan designates the area west of Rockport Rd., north of Tapp Rd., and east of Weimer Rd. as a combination of "low density residential - 5/6 units per acre" and "medium density residential - 10/12 units per acre". The Adams Street extension through the property was shown as the border between the low density residential to the east and medium density residential to the west. Parcel D is located on the western side of the proposed roadway extension. Staff does not find substantial interference with the Plan's policies for this area. The proposed amendment does not affect such Plan directives for the Woolery property as: 1) residentially-oriented land use, 2) the north-south extension of Adams St., 3) diversity in housing types, 4) control of thoroughfare access points, 5) and bicycle/pedestrian accommodations. Although the proposed project will be relatively dense (11.5 units per acre), impacts associated with higher density of development will be mitigated due to the nature of the proposed land use. The project only requires 26 parking spaces for the 39 units (20 spaces for residents/guests and 6 spaces for employees). A typical multifamily complex of 39 units would require 43 parking spaces. Additionally, a greater amount of greenspace and landscaping can be incorporated into the site design because of both the decreased parking requirement and the use of a singular building.

Future Use of the Dwelling Unit Equivalency (DUE) Provision: If the placement of 48 total units eventually occurs on this 3.4 acre site, the remainder of the property would only be permitted to contain 12 multifamily units on 2.38 acres (a development density of 5.04 units per acre). This is a very low project density, well below the 10 units per acre approved for the parcel and also below the lowest density multifamily zoning district in the ordinance (7 units per acre). The petitioners have requested a preliminary plan amendment to utilize the DUE provision on the 3.4 acre assisted living site in order to retain their ability to develop the northern remainder parcel to develop at its approved density of10 units per acre. In order to assess whether the proposed amendment would cause over-development of Parcel D, staff determined that DUE privileges should only be granted if the usable open space provided with an assisted living facility was compatible with that of a typical medium density multifamily development. In other words, would the greater number of units in an assisted living facility cause substandard open space, or would the lower bedroom/parking counts in such a

facility lead to ample open space in comparison with typical multifamily development. Using the standard open space ratio of one unit =1,000 square feet of open space, staff has determined that a typical multifamily development must have at least 25 percent of the site allotted to usable open space to comply with code. This is the standard that staff recommends requiring to allow petitioner's usage of the DUE provision. Despite the greater number of units associated with the proposed land use, the petitioners have demonstrated compliance with the 25 percent open space requirement. As a result, staff is in support of the request to utilize the DUE provision for assisted living site. The remainder of the property will be authorized to develop at no greater than 10 units per acre of multifamily density.

Subdivision Requirements: With this request, a two lot subdivision of Parcel D is also required. The petitioners will be dedicating 50 feet from centerline along Tapp Rd. and 70 feet for the proposed Adams Street extension. The petitioners are also required to bond or build the Adams Street extension to the north property line. This commitment includes sidewalk, street trees, and the 8 foot bicycle path along Adams Street. Sidewalk and street trees are also required along the entire frontage of Tapp Rd.

Environmental Issues: Although this petition is a preliminary plan request concerned with land use impacts rather than a final plan focusing on site development issues, staff and the Planning Subcommittee of the Environmental Commission have identified one on-site issue that deserves attention. In the area proposed for the Adams Street extension, two small but relatively deep areas of soil slump have been discovered. One is located in the path of the Adams Street extension, a second appears to be just east of Adams St. R.O.W in the parcel slated for stormwater detention. Per the staff's request, the petitioners have utilized the services of a geologist to identify the two features. The southernmost feature near Tapp Road is a very small sinkhole. Due to the proximity of the Tapp Road intersection, the road cannot be moved to avoid this feature without creating a dangerous dogleg intersection. The petitioner's geologic consultant has proposed a sinkhole treatment scheme similar to that used in State of Indiana road projects. The treatment involves different sizes of stone and filter fabric, which will facilitate drainage, coupled with a concrete cap to provide the road stability necessary for a high traffic collector street. This treatment measure is satisfactory to staff.

Staff-level Delegation: Because the amendment process will take time to gain both Plan Commission and City Council approvals, the petitioners are requesting delegation of the final development plan to the Planning staff. Staff is not comfortable with the prospect of delegation. Assisted living facilities are a new type of land use in the City of Bloomington. The petitioner's proposed building and parking area have a significant amount of frontage along Tapp Road; more continuous frontage than is typical of multifamily development. Staff feels that a

strong emphasis on architectural and landscaping review should be required at final plan stage.

RECOMMENDATION: Based on the written findings above, staff recommends approval of both the preliminary plan amendments and the preliminary plat request with the following conditions:

1. Preliminary plan amendment shall be granted to use the DUE provision for the southern 3.4 acres of Parcel D. Any final plan proposal shall demonstrate compliance with the 25 percent usable open space provision of the zoning ordinance. The northern half of Parcel D shall be limited to a maximum density of 10 units per acre.

2. Access to Adams Street from Parcel D is limited to a single shared access easement.

3. Final plat approval and Board of Public Works approval are required. The petitioner is required to build or bond for the entire length of Adams Street along Parcel D with said approval.

4. Prior to either final plat or final plan approval, whichever is submitted first, the petitioner's geologic consultant must submit a sinkhole treatment design which meets the satisfaction of the City Engineer.

5. The final plan for this site must include a berming/buffering landscape plan along Tapp Road. Such plan shall show berm heights between three and five feet, different mound configurations, and a mixture of plant species. Manmade features such as stone/brick columns and wrought-iron fencing is also encouraged.

6. Final plan approval shall be reviewed by the Plan Commission.

7. Prior to final plan approval, developer shall provide the staff industry-wide "best design practices" for assisted living facilities.

MEMORANDUM

TO: Don Hastings

FROM: M. Figg, K. Komisarcik, M. Litwin, M.E. Murphy, D. Rollo, M. Wedekind

DATE: May 19, 1997

SUBJECT: PUD-17-97 Westward Ho, LLC, 2080 and 2101 Tapp Road
Outline plan amendment and preliminary and final plat approval for a 39 studio unit assisted living facility for senior citizens. The possibility for a 9 unit expansion will be left open

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The Planning Subcommittee of the Environmental Commission has reviewed petition and has the following comments on this proposal.

Site This site is rolling and open. This site has historically been used for farming and for pasture grazing. There are no streams or spring activity on this site. This site is adjacent to areas with identified karst topography.

Karst Topography This site has two areas of depression located on the east portion of the site proximate to the road alignment (Adams Bend Extension), that meet the characteristics of a sink hole. One area of depression is approximately 9' east of the centerline of the road and about 20' north of Tapp Road, and the second depression is approximately 40' east of the centerline of the road about 350' north of Tapp Road. A geologist has investigated this area and a report will be forthcoming. The Planning Subcommittee usually recommends that karst features be avoided according to the present zoning ordinance requirements. However, the road alignment for this parcel cannot be changed because it needs to line up with Adams Bend extension on parcel J south of Tapp Road. Parcel J and it's road alignment recently received final plan approval (PUD 8-97).

The Planning Subcommittee would like to focus on future sections of Adams Bend extension and identify potential environmental constraints before additional approvals and commitments are made. The Planning Subcommittee is presently pursuing this endeavor.

Stormwater Detention This proposed building for the assisted care facility increases the amount of impervious surface area as compared to multifamily units. The Planning Subcommittee is concerned about the effect of increased surface area and stormwater runoff. Detention for this PUD is on another parcel to the east. The Planning Subcommittee recommends that the detention for this PUD be constructed with this parcel (parcel D) and installed before the assisted care facility is built.

ROW The Planning Subcommittee is concerned about the sidewalks and bike trails on Adams Bend Extension and Tapp Road. The Planning Subcommittee recommends that enough ROW be dedicated to accommodate these plans for Tapp Road and Adams Bend Extension.

EC Report

Bledsoe Tapp & Riggert, Inc.

-Quality Land Surveying and Civil Engineering Services-

BEN E. BLEDSOE, L.S.
PHILIP O. TAPP, L.S.
WILLIAM S. RIGGERT, P.E.

359 Landmark Avenue
Bloomington, IN 47404
(812)336-8277
(812)384-1114
FAX: (812)336-0817

April 7, 1997

Lynne Friedmeyer
City of Bloomington Planning
P.O. Box 100
401 N. Morton Street
Bloomington, IN 47402-0100

RE: Woolery Farm Outline Plan Amendment for Parcel "D"

Dear Lynne:

On behalf of the petitioner, Westward Ho, LLC, we are respectfully requesting Outline Plan Amendment and Preliminary and Final Plat Approval for Parcel "D" of the Woolery Farm.

The petitioners are working with Assisted Living Concepts, Inc. to bring an *Assisted Living Facility* to the Bloomington Community. This housing concept is not a nursing home, but rather a facility where seniors can live and still maintain a self-sufficient life style without having to maintain the grounds and facilities they would have to in their own homes.

The proposed center will include a common dining area where meals will be provided daily, a large interior courtyard for outdoor activities and recreation, TV/library center, barber/beauty shop for the tenants, laundry facilities, large living room area for inside activities, and individual living units.

This facility is being proposed on approximately two to three acres of Parcel "D" at the Southeast corner. The facility will originally have 39 studio living units with possible expansion of nine more.

Parcel "D" is approved for multi-family units at a density of 10 units per acre. Staff felt that the assisted care use, while being consistent with multi-family use, needed to be specifically stated as a use for Parcel "D" in the Outline Plan.

The owners of the facility would like to start construction immediately so that the facility can be in operation by November of this year. Due to this time frame and given this proposal's consistency with the Plan for this area, we are requesting a waiver of second hearing and that final development plans for the Assisted Living Facility site be deferred to staff level.

Please place this request on your April 28, 1997, Plan Commission agenda for approval.

PUD-17-97 65
Petitioner's Statement

Attached with this letter are the following:

- Outline Plan map
- Building Architect's plans
- Submittal fee of $408.00
- Application form
- Auditor's map & adjoiner's list
- Deed

Sincerely,

Philip O. Tapp, L.S.
Bledsoe Tapp & Riggert, Inc.

cc: John Lappish, Walken-Tinsley Interests, Inc.
File 2061 Management

Assisted Living
Operational Definition
April 9, 1996

OVERVIEW:

Assisted Living represents a combination of housing, personalized support services and health care designed to respond to the individual needs of the senior elderly who need help with activities of daily living, but do not need the medical care provided in a skilled nursing facility.

SERVICES

Services provided are designed to respond to residents' individual needs and to maximize residents independence. Assistance with activities of daily living is available 24 hours a day. General services offered include: three meals a day, laundry, housekeeping and maintenance. Support services are also available such as a personal and routine nursing care, social and recreational activities, transportation and specialized care programs. Personal care encompasses services such as bathing, dressing and grooming, as well as assistance with personal hygiene, eating and ambulating. Routine nursing services include assistance with medication, skill care and injections; these services are provided in accord with each resident's individual needs and state regulatory requirements. The changing needs of each resident are accommodated through the use of individual service contracts and flexible staffing patterns to allow for aging in place.

FACILITY DESCRIPTION:

Facilities are designed to be small in nature to maintain a homelike feeling for the residents. It is important that the building design maintain a residential appearance both on the exterior and interior. As a result, these buildings are one-story structures designed to be very unassuming and fit into the neighborhood. The buildings typically range from 35 to 39 units and are approximately 25,500 S.F. in size, situated on lots of approximately 2.7 to 3.0 acres.

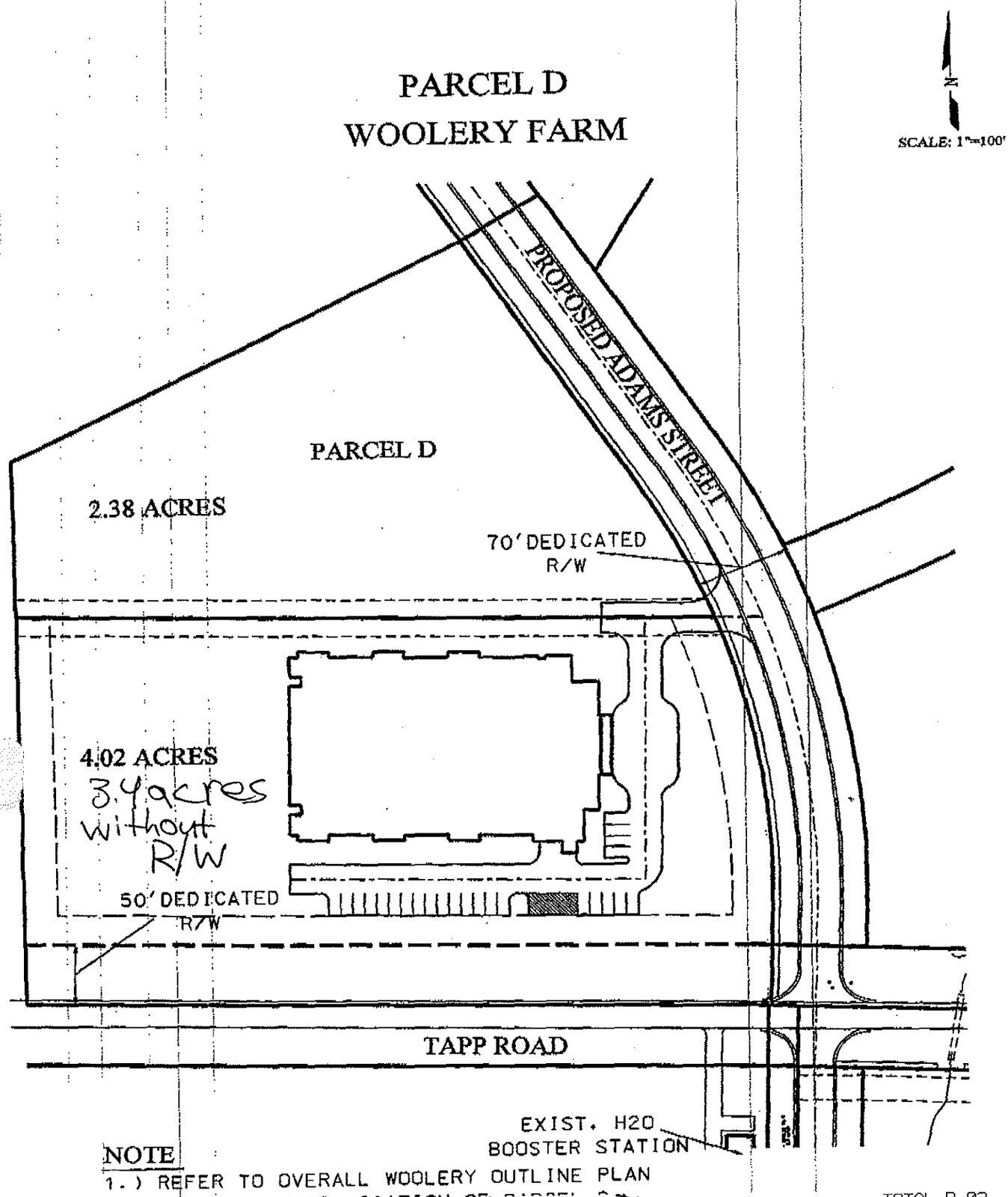
Each resident has an individual living unit that includes a bathroom, living area, sleeping area and a kitchenette unit. The kitchenette includes small cupboard area, microwave, sink and small refrigerator. Facilities are usually 80% studio units (approximately 310 to 366 S.F.) and 20% one-bedroom units (approximately 450 S.F.). The units are furnished by the residents themselves, usually with furniture brought from their homes. The resident meals are served from a central kitchen into a central dining room. Along with central dining there are other social spaces including a living room, library and activity area.

RESIDENT PROFILE:

Residents are typically individuals who do not require the 24-hour skilled medical care provided in nursing facilities, but who are unable, for various reasons, to live alone. Approximately 79% of the residents are females, with an average age of 85 years and live in the facility for 30 to 36 months. Roughly 42% of the residents exhibit some form of cognitive impairment and the average resident manifests deficiencies in a number of activities of daily living such as bathing, managing medication, dressing or toileting. As a result of the residents inability to live independently, only 1% still drive. Prior to entering assisted living facilities, approximately 75% of the residents were living in a private residence or with family members and most typically come from the community in which the family is located. Most residents are referred to assisted living facilities by family members, hospitals, physicians or residents.

STAFFING

A typical 39-unit facility has six full-time employees. Based on staggered schedules work load of 40 hours per week. There are never more than eight people working at one time.



NOTE
1.) REFER TO OVERALL WOOLERY OUTLINE PLAN

PUD-17-97
Subdivision/Schematic Site Plan 68

Bledsoe Tapp & Riggert, Inc.

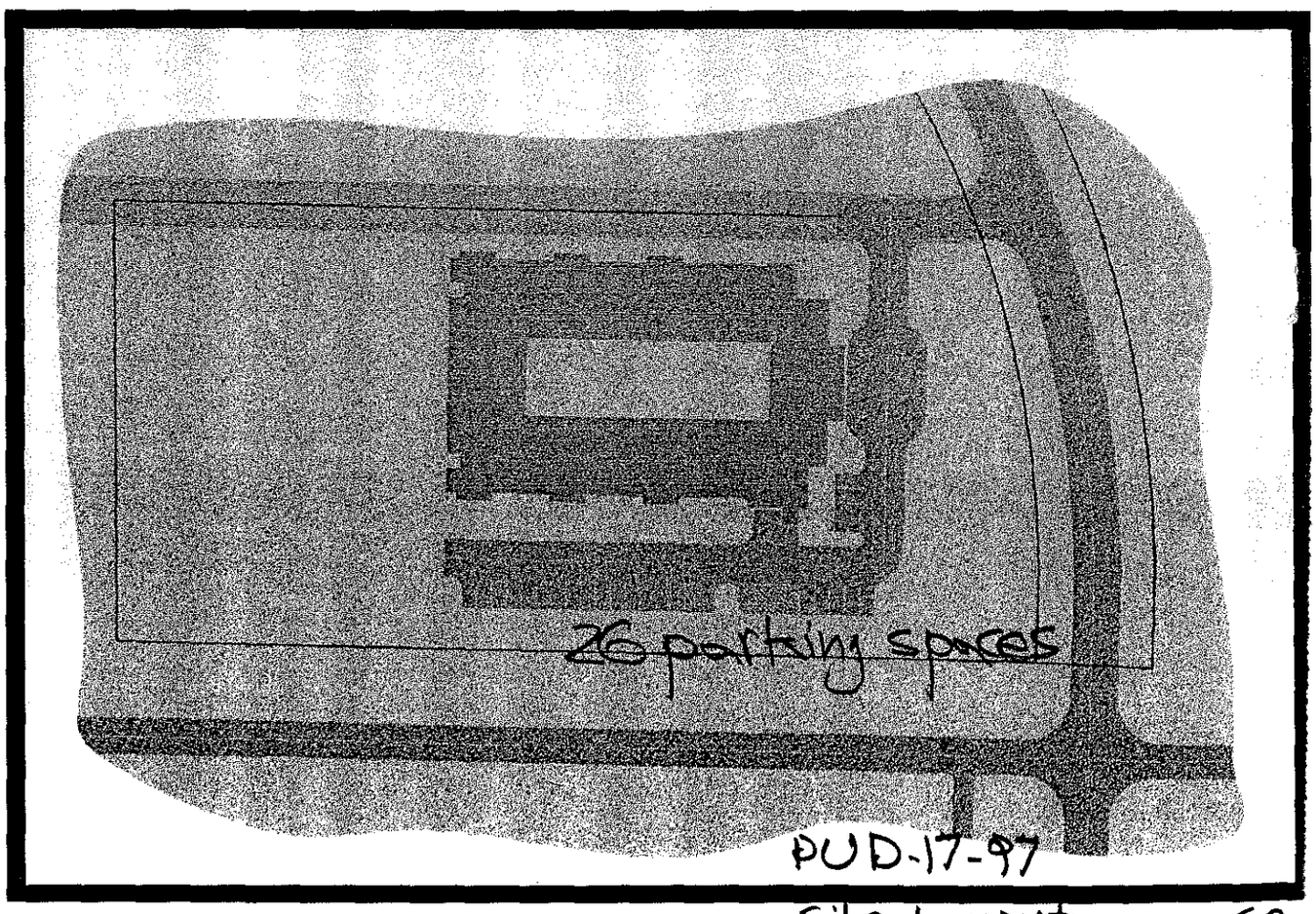
-Quality Land Surveying and Civil Engineering Services-

BEN E. BLEDSOE, L.S.
PHILIP O. TAPP, L.S.
WILLIAM S. RIGGERT, P.E.

359 Landmark Avenue
Bloomington, IN 47404
(812) 336-8277
(812) 384-1114
FAX: (812) 336-0817

PARCEL D
WOOLERY FARM
ASSISTED HEALTH CARE FACILITY
ORIGINAL LAY OUT

PARCEL AREA = 148,104 SQ.FT.
BUILDING / PARKING = 53,265 SQ.FT.
USEABLE OPEN SPACE = 94,839 SQ.FT. OR 64%



PUD-17-97

Site Layout

Bledsoe Tapp & Riggert, Inc.

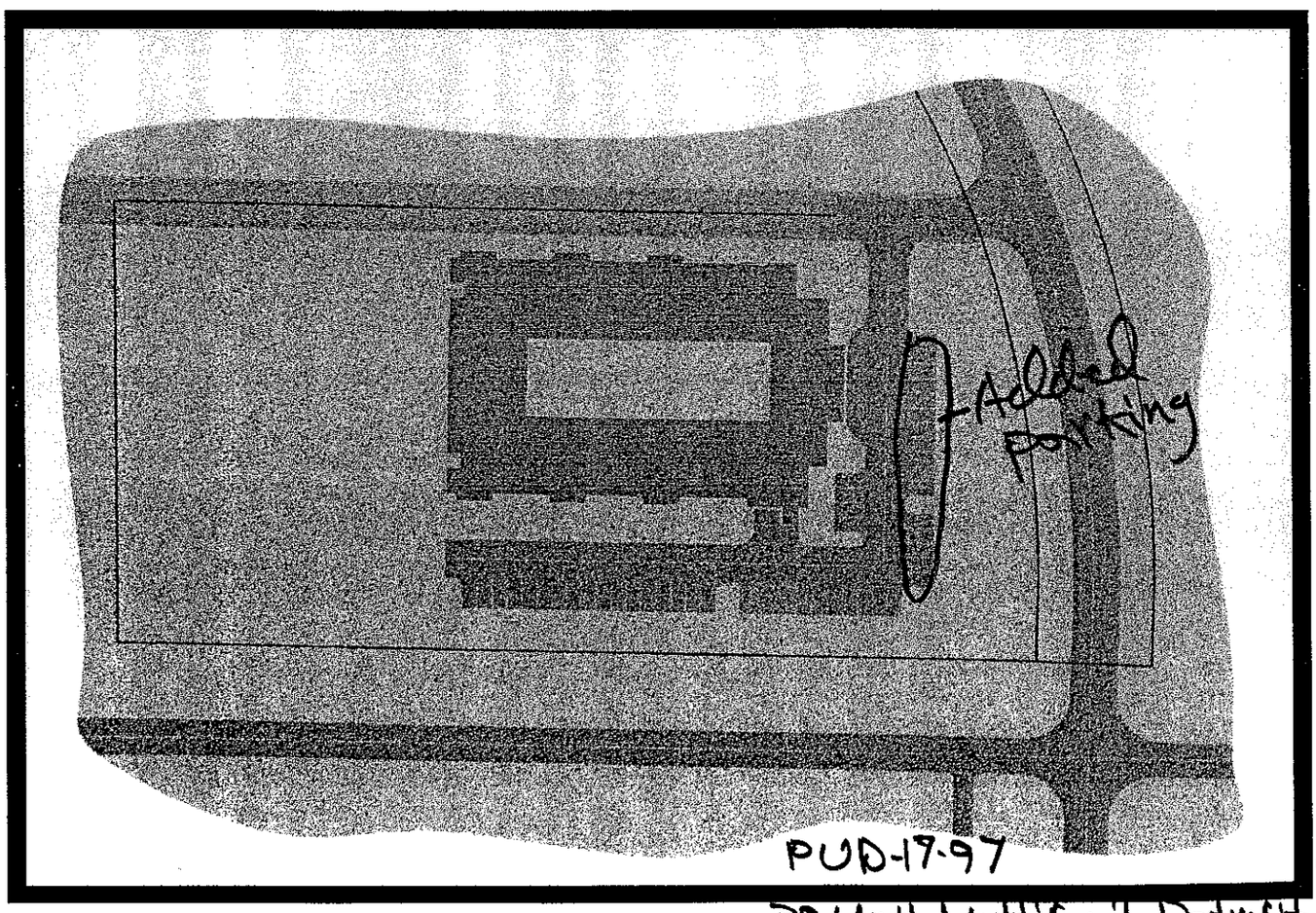
-Quality Land Surveying and Civil Engineering Services-

BENT. BLEDSOE, L.S.
PHILIP O. TAPP, L.S.
WILLIAM S. RIGGERT, P.E.

359 Landmark Avenue
Bloomington, IN 47404
(812) 336-8277
(812) 384-1114
FAX: (812) 336-0817

PARCEL D
WOOLERY FARM
ASSISTED HEALTH CARE FACILITY
OPTION 1
SITE MODIFICATION FOR
39 UNITS OF MULTI FAMILY
32 - EFFICIENCY
7 - 1 BED ROOM
TOTAL SPACES = 43 SPACES

PARCEL AREA = 148,104 SQ.FT.
BUILDING / PARKING = 56,019 SQ.FT.
USEABLE OPEN SPACE = 92,085 SQ.FT. OR 62%



PUD-17-97

39 Unit Multifamily Retrofit

Bledsoe Tapp & Riggert, Inc.

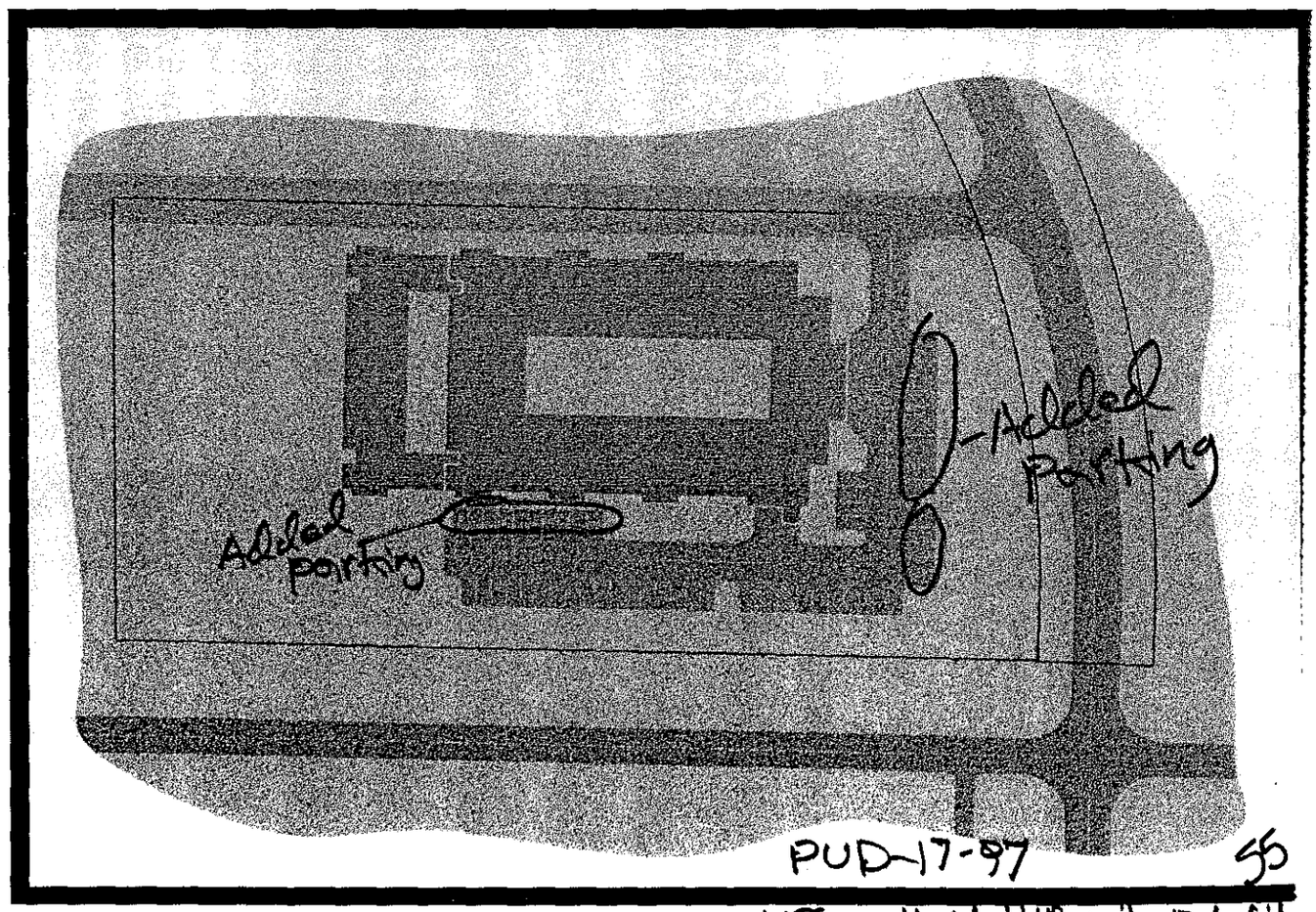
-Quality Land Surveying and Civil Engineering Services-

BEN E. BLEDSOE, L.S.
PHILIP O. TAPP, L.S.
WILLIAM S. RIGGERT, P.E.

359 Landmark Avenue
Bloomington, IN 47404
(812) 336-8277
(812) 384-1114
FAX: (812) 336-0817

PARCEL D
WOOLERY FARM
ASSISTED HEALTH CARE FACILITY
OPTION 2
SITE MODIFICATION FOR
48 UNITS OF MULTI FAMILY
39 - EFFICIENCY
9 - 1 BED ROOM
TOTAL SPACES = 53 SPACES

PARCEL AREA = 148,104 SQ.FT.
BUILDING / PARKING = 65,089 SQ.FT.
USEABLE OPEN SPACE = 83,015 SQ.FT. OR 56%



PUD-17-97 55

48 unit Multifamily Retrofit

Bledsoe Tapp & Riggert, Inc.

-Quality Land Surveying and Civil Engineering Services-

BEN E. BLEDSOE, L.S.
PHILIP O. TAPP, L.S.
WILLIAM S. RIGGERT, P.E.

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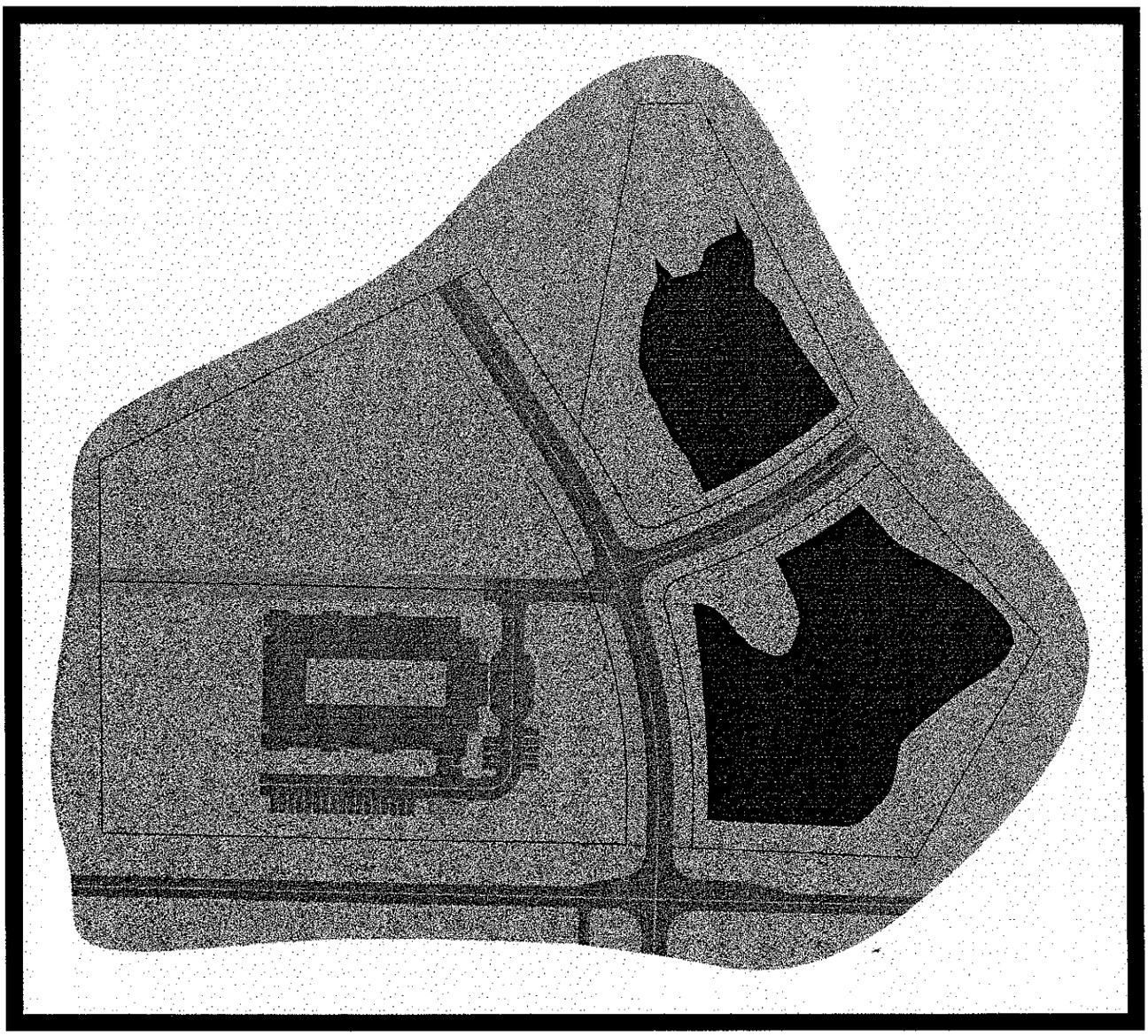
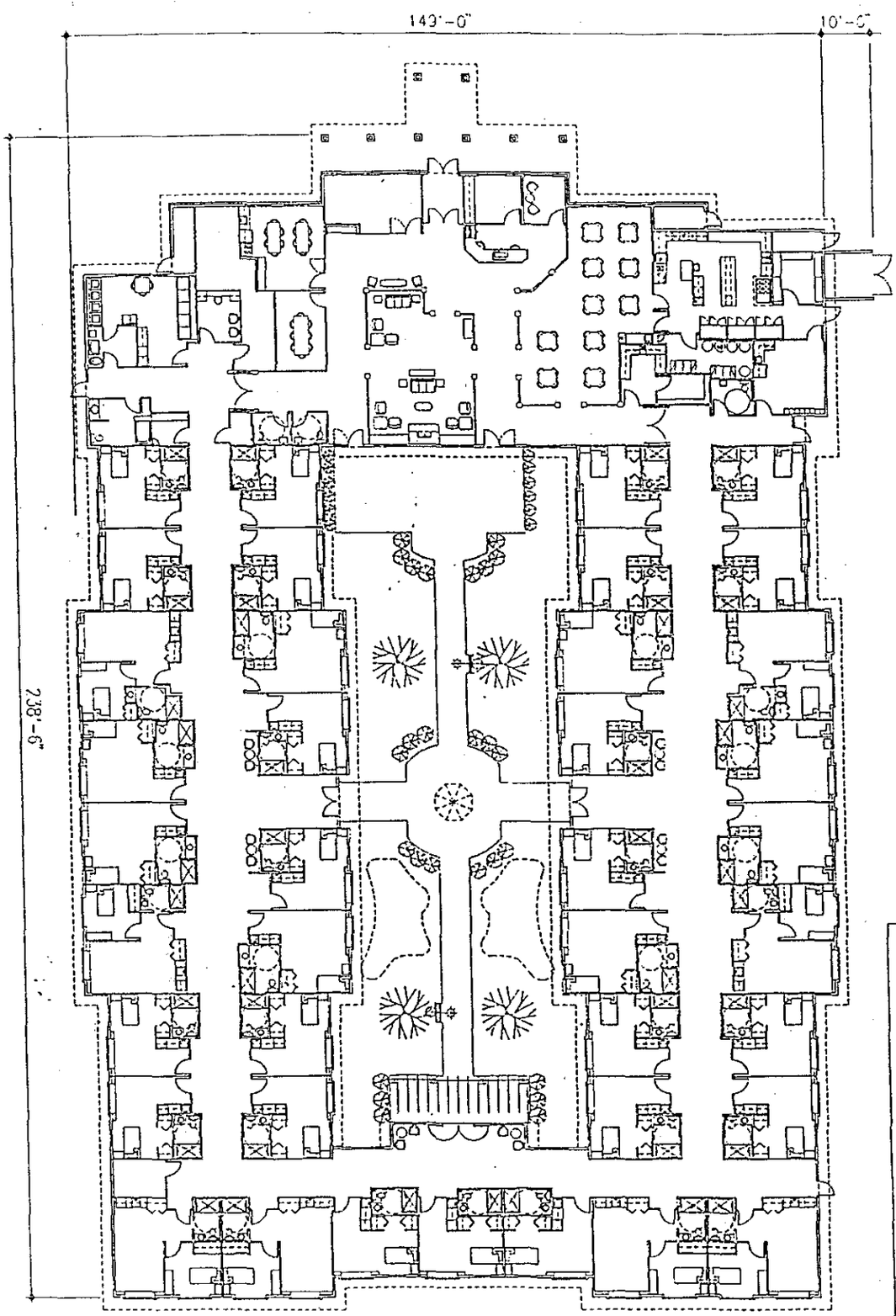
Bloomington, IN 47404
(812) 336-8277
(812) 384-1114
FAX: (812) 336-0817

WOOLERY FARM
PROPOSED DETENTION FACILITY &
ASSISTED LIVINING CENTER



PUD-17-97 70
Entry Elevation

ENLARGED ENTRY ELEVATION



39 Unit Floor Plan

SCALE: 1" = 30'-0"
25,807 sf

3-13-96

Kirkwood
architects & associates, ps

north 221 wall
suite 210
spokane, washington 99201
509.838.7474

K

architecture, interiors, consulting

PUD-17-97
Interior Layout