ORDINANCE 96-09

TO AMEND THE BLOOMINGTON ZONING MAPS FROM RM7, RS3.5/PRO6, PUD, AND CA TO PUD, AND APPROVE THE PRELIMINARY PLAN
Re: 3333 Moores Pike
(Rogers Group Investments, Inc., Petitioner)

WHEREAS, the Common Council adopted Ordinance 95-21 which repealed and replaced Title 20 of the Bloomington Municipal Code entitled "Zoning", including the incorporated zoning maps, and repealed Title 21, entitled "Land Use and Development" on May 1, 1995; and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-3-96, and recommended that the petitioner, Rogers Group Investments, Inc., be granted PUD designation and preliminary plan approval, and request that the Common Council consider their petition to amend the Bloomington zoning maps from RM7, RS3.5/PRO6, PUD, and CA to PUD and approve the preliminary plan;

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 preliminary plan be approved and the property be designated a Planned Unit Development. The property is located at 3333 Moores Pike and is further described as follows:

Part of Section 2, Township 8 North, Range 2 West, Monroe County, Indiana more particularly described as follows:

The South half of the Southeast quarter and the Southeast quarter of the Southwest quarter of said Section, containing 120.00 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 10th day of April, 1996.

Jim Sherman
JIM SHERMAN, 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 11th day of April, 1996.

Patricia Williams
PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this 11 day of April, 1996.

JOHN FERNANDEZ, Mayor
City of Bloomington

SYNOPSIS

This ordinance designates the 120 acres on what is commonly known as the Rogers Farm as a Planned Unit Development and approves a Preliminary Plan for a mixed residential development with a maximum of 771 dwelling units. While keeping approximately the same number of units, this PUD, in contrast with existing zoning, shifts the higher density parcels from the east to the west side of the site.

Signed copies:
Petitioner
Planning

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 96-09 is a true and complete copy of Plan Commission Case Number PUD-3-96 which was given a recommendation of approval by a vote of 10 Ayes, 1 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on March 4, 1996.

Date: March 11, 1996

Toni K. McClure, Secretary
Plan Commission

Received by the Common Council Office this 11th day of March, 1996,

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

MEMORANDUM

To: Common Council
From: Toni McClure
Re: Ordinance 96-9
Petitioner: Rogers Group Investments
Address: 3333 Moores Pike

This 120 acre site is located at the northwest corner of Smith Road and Moores Pike, and is commonly known as the "Rogers Farm". It abuts Hoosier Acres and Eton Mews on the north. To the west is the Jackson Creek Shopping Center and the Showplace 6 theater complex. Across Moores Pike to the south is residential development; across Smith Road to the east is vacant land slated for residential development at 3.5-6 units per acre.

Requested is a rezone from Commercial Arterial (a small sliver on the western edge), PUD (immediately south of Eton Mews and approved as an expansion of Eton Mews), RS3.5/PRO 6, and RM7 to Planned Unit Development (PUD). Also requested is preliminary plan approval for 771 residential dwelling units.

The site is proposed to be divided into eight areas for development, identified as Parcels A-H. The location of each parcel is shown on the site plan included in this packet. Below is a summary of each parcel's proposed use. Following that is a table summarizing the densities for each parcel.

Parcel A - 1.7 acres immediately adjacent to Eton Mews, proposed for 10 units per acre of multi-family housing. This area may be developed as affordable housing.

Parcel B - 20.9 acres immediately adjacent to the Jackson Creek Shopping Center, proposed for multifamily housing at 12.15 units per acre. This area is planned for student housing and, if this preliminary plan is approved, a group called Capstone Development will be coming forward soon with a final plan approval request to the Plan Commission.

Parcel C - 8 acres immediately adjacent to the Showplace 6 theater, proposed at 10 units per acre, with the possibility of using Dwelling Unit Equivalency. The petitioner is working with a group which intends to develop a congregate living facility (a retirement community with separate sleeping facilities, but with communal kitchen and social areas), but it could be developed for traditional multifamily uses as well.

Parcel D - 12.8 acres immediately adjacent to the Hoosier Acres neighborhood, which is essentially a 300' strip bordering the southern edge

of Hoosier Acres. In keeping with the mandatory transition requirements of the PRO 6 overlay (current zoning), only 17-18 dwelling units are proposed in this area. The 100' immediately south of Hoosier Acres will be a bermed, landscaped buffer area with no structures. The next 200' would contain the dwelling units, attached housing with a maximum of four units per structure. See conditions of approval for additional restrictions in this area.

Parcel E - 34.3 acres in the south-central portion of the site, proposed for multifamily development at 7 units per acre. This parcel contains one of the large barns, which is proposed to be converted to apartment/condo use. This parcel will most likely be integrated with the development of Parcel D.

Parcel F - 3.2 acres along Moores Pike which contains the existing farmhouse and one of the barns proposed for rehabilitation. The existing farmhouse will remain a single family residence at this time. The overall development density for this parcel is 4.2 units per acre.

Parcel G - 9.9 acres containing the creek and the wooded, steeper slopes on the property. No development will occur in this area and the only disturbance will be for the purpose of utility installation and renovation of the southern-most farm pond as a storm water detention facility.

Parcel H - 29.2 acres on the eastern edge of the site, proposed for development at 5.1 units per acre. This may contain multifamily or single family units.

Parcel	Area	Density	Total Units
A	1.7	10.00	17
B	20.9	12.15	254
C	8.0	10.00	80
D	12.8	1.38	18
E	34.3	7.00	240
F	3.2	4.20	13
G	9.9	0.00	0
H	29.2	5.10	149
TOTAL	120.0	6.43	771

This request does not increase the density which would be permitted under current zoning, given the PRO 6 overlay. The petitioner could easily achieve the necessary bonus points to enable a density of 6 units per acre in the portion of the site currently zoned RS 3.5/PRO 6. The approximately 30 acres currently zoned RM7 could be developed at 7 units per acre. The PUD south of the existing Eton Mews was approved at a density of 8 units per acre. This proposal essentially shifts some of the permitted density from the east end of the site to the west end.

Growth Policies Plan Compliance - The Plan calls for mixed residential uses on this site, with an overall density of 6 units per acre. The Plan also recommends that the property be developed under a master development plan (a PUD), that access along Moores Pike be limited, that entry features be encouraged on Moores Pike, and that bicycle/pedestrian facilities be provided. The proposal includes only three access points to Moores Pike along the site's 4,000 linear feet of frontage; petitioner has committed to landscape the Moores Pike frontage significantly above code requirements, and bike lanes are proposed on both the Covenanter and Clarizz extensions in addition to a bike path connection to Meadowbrook.

Streets - Clarizz will be extended south to Moores Pike from its current terminus at the south end of Eton Mews. Covenanter will be extended south and east of its terminus at Eton Mews to connect to the Clarizz extension. At that point Covenanter will be dog-legged and will continue east through the property to stub on the north property line adjacent to developable land (Dr. Booze property). There was considerable discussion at the Plan Commission level about concerns that residents of this project would take Covenanter straight through to High Street in order to get to campus, traveling through a neighborhood to do so. The Plan Commission felt that this would not be such a problem if Clarizz were extended through the Latimer Farm so it would be available as a direct route to 3rd Street.

As a consequence, the Plan Commission placed a condition of approval stipulating that Covenanter be constructed from Eton Mews to Clarizz without actually making the final connection to Clarizz. Included would be a mechanism permitting emergency vehicles to use the street, but which would not permit use of the street by general traffic. Clarizz would similarly not be connected to the existing Clarizz, but would be usable by emergency vehicles. These provisions will apply for three years or until Clarizz is extended to 3rd Street, whichever comes first. At that time, both Clarizz and Covenanter will be connected and open to two-way traffic.

Drainage - Residents near the Jackson Creek floodway expressed concerns that this project could significantly increase existing erosion problems downstream. City of Bloomington stormwater drainage regulations call for detention ponds to reduce post-development runoff rates to pre-development conditions. Petitioner has committed to a detention design at final plan stage that will detain water in more frequent storm events and for longer periods of time than is required by

code. This should serve to actually reduce existing runoff and improve the situation downstream.

Recommendation - The Plan Commission recommends approval of this petition with the following conditions of approval:

1. The units to be constructed in Parcel D shall be a maximum of two stories tall.

2. Bicycle/pedestrian accommodation is required as per the petitioner's Amendment #2 to Meadowbrook. Bicycle and pedestrian accommodation is also required on Clarizz and Covenanter, with design to be determined at final plan stage. The bike path shall be no wider than eight (8) feet. Petitioner or anyone intending to develop Parcel D will not build a road connecting to the stub of Meadowbrook in the Hoosier Acres Subdivision.

3. The 100' x 1,550' strip south of Hoosier Acres in Parcel D shall contain no dwelling units or any other structures, and shall be bermed and landscaped to a density value of a minimum of 5,700 utilizing nursery stock trees with one-year guarantees. Berms shall not be continuous across the entire width or length of this strip; they shall be designed to look natural, to blind in with and enhance the terrain; shall not adversely impact drainage; and shall range in height from 1-4' and in width from 10-50'.

4. Construction of sanitary sewer within Parcel G will be reviewed at final plan stage to provide minimum disturbance of specimen trees.

5. At final plan stage, the petitioner will be required to provide stormwater detention for storm events in excess of what is required by city standards in order to improve the drainage situation downstream. This will apply to both the detention in Parcel B and the detention in Parcel G. In addition, specific stormwater detention plans for all other parcels, other than Parcels B & G, will be reviewed at final plan stage to insure no increase in water drainage problems onto or across Moores Pike.

6. All construction traffic must use Moores Pike to access the site.

7. The landscape buffer in Parcel D shall be constructed with the first phase of Parcel E.

8. All final plans for this development shall be reviewed by the Plan Commission. The president of the Moores Pike Neighborhood Assoc. is to be notified of all final plan petitions for Parcels C, D, & E. Petitioner or anyone intending to develop Parcel D or E shall provide a copy of the landscape plan for the 100' buffer area to the president of the Hoosier Acres Neighborhood Assoc. prior to application for approval of such plan.

9. Buildings in Parcel D will contain a maximum of four (4) units per building. Parcel D will contain no amenities associated with other parcels, except parking and landscaping for buildings in Parcel E may be located in the southern fifty (50) feet of Parcel D,

provided they are related to and in proximity with the associated building. As stated in petitioner's proposal, there will be no roads or parking in the northern 100' of Parcel D.

10. A bus turn-around, cul-de-sac will be built at Covenanter Dr., just south of Eton Mews, with knock-down posts or other similar accommodations for emergency vehicles included, and neither Covenanter Dr. nor Clarizz, on this site, will be built presently to connect with existing Covenanter or Clarizz until Clarizz is extended to 3rd St. or three years, whichever comes first. When the first phase comes in for final plan approval, special attention will be paid to left turn possibilities off of Moores Pike, and extensive construction of the Moores Pike improvements may be required with the first phase of development.

DRAFT

DRAFT

PUD-3-96 Rogers Group Investments, Inc.
3333 Moores Pike (The Rogers Farm)
Request to rezone approximately 120 acres from RM7, RS3.5/PRO6, PUD, and CA to PUD, and preliminary plan approval for a 771 unit multi-residential development on approximately 120 acres. This parcel is located east of the Kerasotes Theater, and south of Eton Mews and the Hoosier Acres subdivision.

This petition was approved by a vote of 10:1, and will come before the Council as Ordinance 96-09. An amendment to the motion was approved by a vote of 7:4. The proposed density for the overall development is 6.43 units/acre. The proposed land use and densities remain unchanged since the last hearing: Parcel A - 17 units on 1.7 acres (10 units/acre). Parcel B - 254 units on 20.9 acres (12.15 units/acre). Parcel C - 80 units on 8 acres (10 units/acre). Parcel D - 18 units on 12.8 acres (1.38 units/acre). Parcel E - 240 units on 34.3 acres (7 units/acre). Parcel F - 13 units on 3.2 acres (4.2 units/acre). Parcel G - proposed as 9.9 acres of open space. Parcel H - 149 units on 29.2 acres (5.15 units/acre). Capstone Development Corp. (out of Birmingham, AL) is proposing a college student housing development on Parcel B. The proposed Meadowbrook connection has been eliminated. The plan has been revised and now proposes to cul-de-sac Covenanter just south of Eton Mews until Clarizz is extended through the Latimer Farm to 3rd St., or for three years, whichever comes first. If Clarizz has not been connected by the end of the three year period, Covenanter will be extended to Clarizz, at the petitioner's expense, and restricted to one-way traffic going east. Covenanter would become two-way when Clarizz is extended. Staff is concerned about implications to Henderson Street, High Street, and Moores Pike if all traffic has to enter this development from Moores Pike. Staff is expecting a petition for the Latimer Farm to be filed in the near

future.

APPROVED CONDITIONS OF APPROVAL:

1. The units to be constructed in Parcel D shall be a maximum of two stories tall.

2. Bicycle/pedestrian accommodation is required as per the petitioner's Amendment #2 to Meadowbrook. Bicycle and pedestrian accommodation is also required on Clarizz and Covenanter, with design to be determined at final plan stage. The bike path shall be no wider than eight (8) feet. Petitioner or anyone intending to develop Parcel D will not build a road connecting to the stub of Meadowbrook in the Hoosier Acres Subdivision.

3. The 100' x 1,550' strip south of Hoosier Acres in Parcel D shall contain no dwelling units or any other structures, and shall be bermed and landscaped to a density value of a minimum of 5,700 utilizing nursery stock trees with one-year guarantees. Berms shall not be continuous across the entire width or length of this strip; they shall be designed to look natural, to blind in with and enhance the terrain; shall not adversely impact drainage; and shall range in height from 1-4' and in width from 10-50'.

4. Construction of sanitary sewer within Parcel G will be reviewed at final plan stage to provide minimum disturbance of specimen trees.

5. At final plan stage, the petitioner will be required to provide stormwater detention for storm events in excess of what is required by city standards in order to improve the drainage situation downstream. This will apply to both the detention in Parcel B and the detention in Parcel G. In addition, specific stormwater detention plans for all other parcels, other than Parcels B & G, will be reviewed at final plan stage to insure no increase in water drainage problems onto or across Moores Pike.

6. All construction traffic must use Moores Pike to access the site.

7. The landscape buffer in Parcel D shall be constructed with the first phase of Parcel E.

8. All final plans for this development shall be reviewed by the Plan Commission. The president of the Moores Pike Neighborhood Assoc. is also to be notified of all final plan petitions for Parcels C, D, & E. Petitioner or anyone intending to develop Parcel D or E shall provide a copy of the landscape plan for the 100' buffer area to the president of the Hoosier Acres Neighborhood Assoc. prior to application for approval of such plan.

9. Buildings in Parcel D will contain a maximum of four (4) units per building. Parcel D will contain no amenities associated with other parcels, except parking and landscaping

for buildings in Parcel E may be located in the southern fifty (50) feet of Parcel D, provided they are related to and in proximity with the associated building. As stated in petitioner's proposal, there will be no roads or parking in the northern 100' of Parcel D.

10. Covenanter constructed from south end of Eton Mews to Clarizz with Phase I, to be one-way east until such time as Clarizz is extended from 3rd St. to Moores Pike at which time Covenanter will become two-way.

THIS AMENDMENT WAS APPROVED AS A SUBSTITUTE FOR CONDITION #10:

10. A bus turn-around, cul-de-sac will be built at Covenanter Dr., just south of Eton Mews, with knock-down posts or other similar accomodations for emergency vehicles included, and neither Covenanter Dr. nor Clarizz, on this site, will be built presently to connect with existing Covenanter or Clarizz until Clarizz is extended to 3rd St. or three years, whichever comes first. When the first phase comes in for final plan approval, special attention will be paid to left turn possibilities off of Moores Pike, and extensive construction of the Moores Pike improvements may be required with the first phase of development.

The Planning Subcommittee on behalf of the Environmental Commission offered support for the approach and methods the petitioner has employed regarding water resources, tree preservation, steep slopes, and landscape buffering.

Dave Gionet represented COB Transit. An entirely new bus service for this complex can't be funded. Bus service is available in the nearby area. This site sits outside of the service district and would have to be annexed.

Steve Smith, Smith, Neubecker, & Assocs., represented the petitioner.

Jeff Jones represented Capstone Development Corp.

Remonstrators Against the Proposal:

- Dan Conkle, represented Covenanter Dr. residents (west of College Mall). Conkle stated the neighbors agreed to a condition which dead-ends Covenanter and expressed disappointment that the developer is now backing away. Concerns: Increased traffic, traffic safety on College Mall Rd., the one-way proposal is unacceptable, but better than nothing, no mass transit in place, speculative traffic counts, long-term driving patterns, adequate emergency vehicle access, neighbors want the temporary dead-end requirement imposed, and left-turn movements into the proposed development.

- Ron Osgood, represented Moores Pike residents. The traffic counts presented are not true representations because the higher number count was done in February and the lower number count was done in mid-late May after the university was out. Osgood taked about master plan recommendations.

- Jim Sherman, Council Representative for District 4, and previous Plan Commissioner. Concerns: Covenanter has blind curves, blind driveways, and no sidewalks. Adding 10,000 cars to Covenanter because it's called a "collector" street is not right unless it's improved. Putting 771 units on this site at this time is problematic because a north connection is needed. This project needs the Clarizz connection. The petitioner needs to make provisions for public transportation. Petitioner's have to deal with the problems that their rezones create.

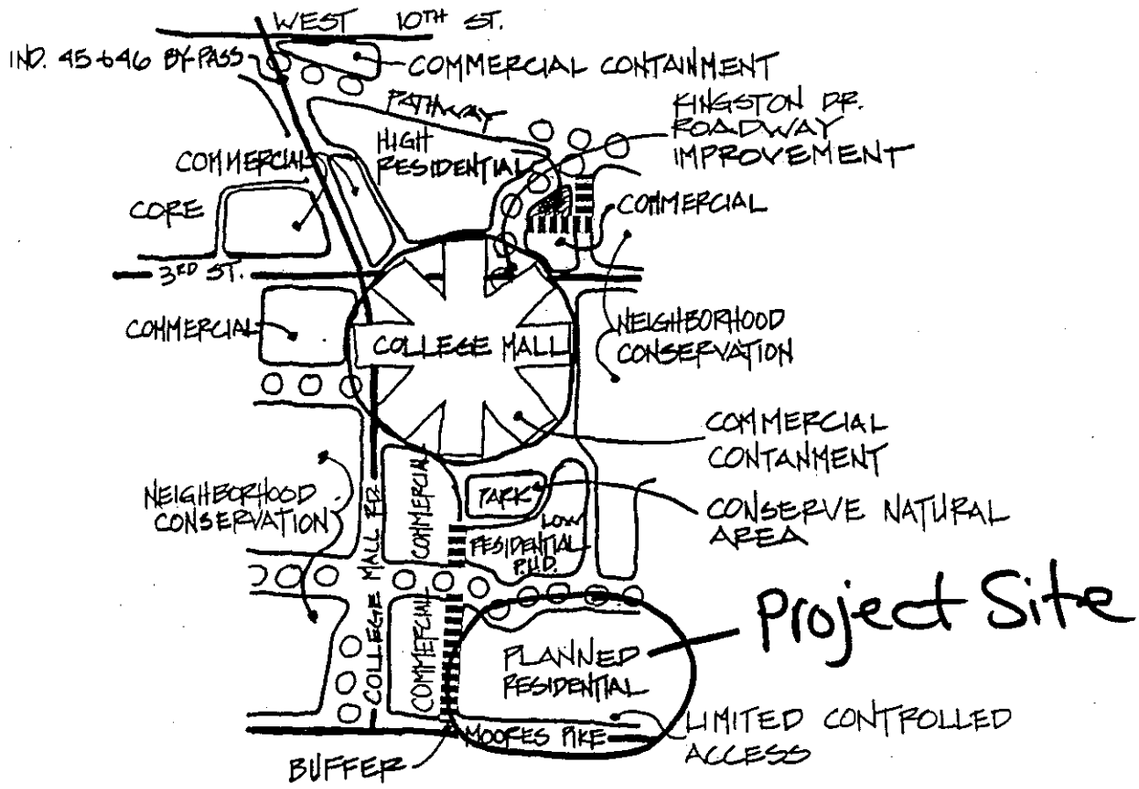
- Scott Wells, represented Environmental Education Enterprise and the Hoosier Environmental Council. Concerns: Adding more density to the existing density, incompatible infrastructure for the density, loss of green space, and stormwater drainage problems.

- David Pollock, 4901 Ridgewood Dr., represented Eton Mews. Concerns: Shifting traffic from Smith Rd. to Covenanter, no firm indication that Covenanter can handle additional traffic, and the fact that no buffer has been proposed between this development and Eton Mews.

- Steve Johnson represented Moores Pike residents. Johnson urged staff, the petitioner, and the P.C. to work with current traffic figures and not 1993 figures as presented because the area has developed a lot since then. Johnson asked that condition #8 be amended to include that the Moores Pike residents and Assoc. be notified of future development plans for Parcels C, D, & E. Infrastructure needs to be adequately addressed.

. . . . . .

STAFF REPORTS



IGURE 8

PLAN COMPLIANCE

College Mall Shopping District
Figure 8

Major regional shopping district and major gateway to surrounding newer residential neighborhoods. Overriding policy in this district is commercial containment. Confine future retail commercial to existing commercial tracts. This policy applies to College Mall Shopping Center, existing commercial tracts on the east side of College Mall Road, the community shopping center west of College Mall Road along Third Street; and to the commercial nodes along Route 45/46 Bypass including the commercial development at East 10th Street. Within this vicinity the following planning considerations are advised:

- Maintain the economic vitality of the district as a whole.
- Encourage upgrading and intensification of existing commercial sites.
- Control and limit access.
- Improve streetscaping with common district signage, improve roadway landscaping.
- Improve parking area landscaping and buffering; make parking areas more pedestrian/bicycle friendly.
- Improve pedestrian/cyclist amenities both on roadway frontage and within commercial tracts.
- Improve the vehicle and pedestrian linkages among the various commercial activity centers.
- Add pedestrian-scale lighting.
- Improve landscaping on existing commercial tracts.
- Accommodate on-site expansion of the enclosed mall shopping center, such as second-story expansion, as basic economic expansion, with benefits for the community which balance against public service impacts.

With respect to the undeveloped tracts south and east of College Mall Shopping Center, residential development is recommended. Master planned residential communities are strongly encouraged. Dwelling unit density and dwelling type should be mixed. Generally, higher density elements of the planned developments will be acceptable toward Moores Pike and toward the College Mall Road/commercial tract sector. Important planning considerations include:

- Plan and develop residential under a master development plan.
- Mixed dwelling densities/overall average density of 6/du units per acre.
- Control and limit access to Moores Pike. Discourage direct traffic on to College Mall Road.
- Encourage entryway features.
- Buffer western sector of area from adjacent commercial.
- Encourage the use of natural features to separate various development phases or neighborhood subareas.
- Provide pedestrian pathways/cycleways as an integral part of internal circulation system.
- Preserve Latimer Woods for public access. Acquire woods in the public interest.

Along the north side of East 3rd Street at Kingston Drive a limited amount of commercial frontage is undeveloped. This area may be appropriate as a mixed use planned development with commercial activities on the frontage with medium density multi-tenant residential towards the northern end of the site.

Special Planning Considerations:

- Upgrade and improve Kingston Drive and intersection with East Third at developer cost.
- Orient development toward Kingston Drive.
- Screen and buffer residential community from service drives/also buffer higher density residential from existing low density residential.
- Seek large tract, single destination, single use commercial rather than a multi-tenant commercial project.

PLAN COMPLIANCE
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CORRESPONDENCE REGARDING PROVISION OF PUBLIC TRANSIT

AND

PARKLAND

Bloomington Public Transportation Corporation
800 East Miller Drive • Bloomington, Indiana 47401 • (812) 332-5688 • Fax:(812) 332-3660

To: Toni McClure, Director
City of Bloomington Planning Department
From: Dave Gionet, BPTC
Date: March 1, 1996
Re: Rogers Farm/Capstone

Attached is a copy of a memo I received from Lynn Coyne about the Capstone project and the meeting the other day. Here are my comments. I will follow Mr. Coyne's format.

1. Existing bus routes in the area should be able *with some modification* to handle the demand. It is not entirely accurate to say that based on our experience that existing Bloomington Transit Route 3 College Mall/Knightridge service is close enough to provide adequate access. Whether the existing service is adequately accessible depends on how far the furthest dwelling in the proposed development is from the closest bus stop. The generally accepted limit in transit planning that a person would be likely to walk to a bus stop on level, unbroken, paved terrain, is one fourth of a mile.

2. The BPTC is not currently able to finance an entirely new bus route to the proposed development.

3. A bus boarding area in the development, served by BT and Campus Bus, with adequate pavement and a comfortable shelter for passengers, and accessible on foot and/or via a shuttle service provided by the complex, would be practical. An extension of Clarizz Boulevard might make such a site more accessible.

BT is also actively seeking at least one new park and ride location on the east side/College Mall area. Perhaps this could be worked into the plan somehow.

4. I would add that not only senior citizens, but also students would benefit from a shuttle service.

5. *The most frequent and direct bus service to the Indiana University* campus is currently provided by the Campus Bus "C" route. There is no question that students would prefer this route over current BT service

which can only access the southern part of the campus, operates less frequently, ends earlier in the evening, and does not operate on Sundays. IU Campus Bus needs to be involved in any discussions about bus service to the proposed development.

Please note that of course any changes to Bloomington Transit bus service must go through the normal approval process involving the BPTC Board and public discussion.

Let me know if you need any additional information.

ANDREWS, HARRELL, MANN, CHAPMAN & COYNE

Attorneys at Law - A Professional Corporation

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JAMES R. COTNER
RETIRED

February 28, 1996

David Cionet
Bloomington Public Transportation Corporation
800 East Miller Drive
Bloomington, Indiana 47401

Re: Public Transportation Service to the "Rogers Farm" Development
Our File No.: 12873-1

Dear Dave:

Based upon our meeting with Mayor John Fernandez today, I have prepared a summary of some of the issues discussed and conclusions reached. I would ask that you review the enclosed memorandum, make whatever changes you feel are appropriate, and forward it to the planning department (Toni McClure) for her use at the plan commission hearing on Monday, March 4, 1996.

I very much appreciated having the benefit of your expertise at today's meeting and look forward to working with you on this matter.

Best regards,

Lynn H. Coyne

LHC:jht
Encl.
cc: Doug Jones
Tom Wilson
Steve Smith
/16707

DRAFT

DRAFT

DRAFT

SUMMARY OF MEETING WITH MAYOR JOHN FERNANDEZ

FEBRUARY 28, 1996 - 10:00 A.M.

PRESENT: Mayor John Fernandez, Acting Planning Director Toni McClure, Director of Transportation David Gionet, Engineer Steve Smith, Doug Jones, Tom Wilson, and Lynn Coyne.

1. Existing public transportation service provided by Indiana University and by Bloomington Public Transportation Corporation is available in the immediate vicinity of the project. Based upon past experience of the Bloomington Public Transportation Corporation, the existing city bus line (Jackson Creek), is close enough to the proposed student housing development on the Rogers Farm to provide adequate access to public transportation.

2. It is unlikely that an entirely new bus route serving the student housing project would be economically feasible.

3. A modification of the existing route (Jackson Creek) to serve a "turn-around" to be located on Covenanter may be more feasible both economically and practically. It is possible that when Clarizz Boulevard is completely constructed from Moores Pike to Third Street, that route modifications may occur in the Jackson Creek route that would include traveling along Covenanter to Clarizz which would place the city bus line passing adjacent to the student housing development.

4. The senior citizens retirement facility anticipates using a shuttle service which could also provide shuttle access to a "turn-around" or a sheltered bus stop on Covenanter.

5. Student preferences for public transpiration are for the most frequent available service (to meet different class schedules) and the most direct route from their bus stop to campus. Currently, this service is provided by Indiana University and is within reasonable access distance to the student housing project.

/16714

Parks and Recreation
City of Bloomington

MEMORANDUM

TO: Director, Planning Department

FROM: Administrator, Parks and Recreation

DATE: March 1, 1996

SUB.: PUBLIC PARK AT ROGERS FARM DEVELOPMENT

In response to your inquiry, the Rogers Group has discussed the issue of providing land to the Parks and Recreation Department for operation of a public park in the Rogers Farm development proposal. Their proposal, suggested the City purchase land in the proposed project area for the provision of a public park. This suggestion was found to be unacceptable by the Board of Park Commissioners as the majority of the property (if not all of the property) on which the open space is to be located is flood plain. The Parks and Recreation Department general policy is that undevelopable land located in flood plain areas will not be purchased. The Board and Department have extended an offer to the Rogers Group to accept the land for a public park as a donation or dedication, should they desire.

I hope this clarifies the Parks and Recreation Department's position on this matter. Should you be in need of additional information or have further questions please feel free to call me. Thank you.

cc: Board of Park Commissioners
Dave Williams
Mayor Fernandez

K:/Stevedoc/Rogers/llw

BLOOMINGTON PLAN COMMISSION

CASE NO: PUD-3-96
DATE: March 4, 1996

PETITIONER: Rogers Group Investments, Inc.
LOCATION: 3333 Moores Pike (The Rogers Farm)
REQUEST: Rezone approximately 120 acres from RM7, RS3.5/PRO6, and PUD to PUD, and preliminary plan approval for a 771 unit multi-residential development on approximately 120 acres. This parcel is located east of the Kerasotes Theater, and south of Eton Mews and the Hoosier Acres subdivision.

COUNSEL: Smith, Neubecker, & Assocs.

. . . . . .

The proposal remains unchanged in terms of land use and density. The Meadowbrook connection has been eliminated. A revised petitioner's statement is enclosed which contains a proposal to cul-de-sac Covenanter just south of Eton Mews until such time as Clarizz is extended through the Latimer Farm to 3rd Street or for three years, whichever comes first. At the end of three years, if the Clarizz connection has not been made, Covenanter would be extended to Clarizz and would be restricted to one-way east; this would be at petitioner's expense. Covenanter would become two-way when Clarizz is extended. Staff has no objection to the one-way provision, given concerns which have been expressed by Plan Commission members about potential traffic through the Covenanter/Windemere neighborhood, but does have some concerns about the cul-de-sac concept. If Covenanter is built as a cul-de-sac, all traffic entering and exiting this development must use Moore's Pike. This is not of great concern to staff in terms of exiting the development because Moore's Pike does have excess capacity and can handle the traffic we expect from this development. However, if all traffic must enter this development from Moore's Pike, we are concerned about the implications for Henderson Street, High Street, and Moore's Pike. Our concerns center around the left turns we would anticipate from Henderson and High onto Hillside/Moore's Pike and from Moore's Pike into the development. Staff is working with the Engineering Department and plans to quantify this information at the hearing on Monday.

One option that has been under consideration is the idea of constructing the Covernanter connection to Clarizz, but restricting traffic to one-way east. This would mean the traffic entering the development would have the option of using College Mall/Clarizz/Buick Cadillac/Auto Mall Roads and alleviate the potential left turn problems on High and Moore's Pike. It should be noted that this one-way configuration does have the potential to increase traffic on Covenanter through the neighborhood, but staff opinion is that the impact would be less than if Covenanter were opened to two-way traffic without Clarizz being extended to 3rd Street. Once Clarizz is extended to 3rd Street, traffic on Covenanter would be two-way.

It is important to note that staff expects shortly to receive a petition for the Latimer Farm. That development will include the connection of Clarizz to 3rd Street. It is highly likely that

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the Clarizz connection and the Covenanter connection will occur at or near the same time, in which case the above concerns are moot.

Staff continues to work with petitioner and affected property owners to refine the petition. We expect to have changes on Monday as petitioner and neighbors continue their dialogue over the weekend.

PLAN COMMISSION QUESTIONS

Plan Commission had some questions at the last hearing, which staff has attempted to answer below.

Rights-of-way

Covenanter has been dedicated at a 60' right-of-way through Eton Mews. Clarizz, on the eastern edge of Eton Mews, is also dedicated as a 60' right-of-way. The proposal includes dedication of both streets at a 60' right-of-way. Estimated pavement width is 31' for both streets as they exist. Actual measurements will be available at the hearing.

Traffic Counts

Staff has traffic counts, which were available at last hearing but not discussed, for the streets around this proposal. Moores Pike, west of and near College Mall Road, has a 1993 ADT (Average Daily Traffic) of about 8,000. On Moore's Pike, east of College Mall Road, near Bittner Woods, the count drops to about 4,500. It has a capacity of 10,000-12,000 (considering of course, total ADT - peak hours (7:00 - 9:00 a.m. and 4:00 - 5:00 p.m.) would be the most congested). Smith Road has a 1993 ADT of 5,200; again, with a capacity of 10,000-12,000. Covenanter, just west of College Mall Road, has an ADT of 3,400. Covenanter between College Mall and Nota Drive drops to about 2,000 ADT. (This count was done in May 1995 and may be skewed. Staff is working on counts both here and near High Street to determine current school year counts.) Since Covenanter is classified as a collector street, we would anticipate counts of 7,500 - 10,000 in the future.

A question arose at the last hearing about the effect the shift of housing type and density would have on traffic patterns. The existing zoning would allow 7 units per acre on the eastern side of the ravine, on 26.5 (185 units maximum) acres at the corner of Moores Pike and Smith Road; 96 units on the approved Eton Mews PUD extension; and up to 6 units per acre on the remaining 81.5 acres (489 units maximum). The proposed zoning concentrates most of the density on the western portion of the site, adjacent to commercial uses. Staff estimates that the proposed zoning would generate about 500-1,000 fewer trips per day than existing zoning. There are two reasons for this estimate. First, the retirement congregate living facility has a lower trip generation rate than other types of housing. Secondly, the existing zoning would permit larger numbers of residents given that the existing PUD approval (Eton Mews II) and the existing RM7 zoning would permit occupancy by up to five adults. The PUD under consideration would limit occupancy to a maximum of three adults, except for Parcel B (Capstone) where occupancy would be limited to four adults. Fewer people equals fewer trips.

So the shift in density will put a somewhat greater proportion of the total trips onto Covenanter (at least until Clarizz is extended), but the total number of trips onto Covenanter would probably remain the same or decrease somewhat.

A "trip" occurs whenever someone arrives at or leaves the development; i.e. if a resident gets in their car and goes to the library and then returns home, it counts as two trips.

College Mall Road Improvements
The city's transportation plan calls for extensive improvements to College Mall Rd. from 2nd St. south to Moores Pike in the near future. This project will be federally funded and is in the Transportation Improvement Program (TIP) to be constructed in federal fiscal year 1998 (October 1, 1997 - September 30, 1998). It will include widening to four lanes, with left turn lanes where appropriate, drainage improvements, and improved signalization at Covenanter. It includes replacement of the bridge on Covenanter just east of College Mall as well as replacement of the bridge on College Mall just south of Covenanter. These will be replaced one at a time so that at least one of the two roads will remain open at all times. Detour routes have not yet been determined, but Planning and Engineering staff do not anticipate that traffic will be routed through Covenanter. Traffic would most likely be detoured north on College Mall and Auto Mall Roads during the Covenanter construction and to Buick Cadillac Drive during College Mall Road construction. Of course, if Clarizz is constructed prior to this construction project, traffic would be routed in that direction.

Public Transportation
Both Bloomington Transit and the Indiana University Campus Bus Service have stops in the Jackson Creek Shopping Center and both routes are accessible at the Covenanter/Auto Mall Road intersection. Enclosed is correspondence between Bloomington Transit and petitioner regarding public transportation to this project.

AMENDMENTS TO PETITIONER'S PROPOSAL OTHER THAN ROADWAYS
Petitioner has agreed to plant the 100' buffer strip between this proposed development and the Hoosier Acres neighborhood with a minimum D-value of 5,000. This equates to about 143 large shade trees or tall growing evergreens. The actual placement of the landscaping will be determined at final plan and the neighborhood will have input. Neighbors have requested a minimum density value of 5,700 (about 163 trees).

Petitioner has specified a minimum berm height of 4' and berm widths from 10' to 50'. Neighbors were interested in a maximum berm height of 4'; staff believes this is a typo in petitioner's amendment #2 and will report at the hearing.

Petitioner has also agreed to place the proposed bike connection to Meadowbrook in an indirect fashion, with actual location to be determined at final plan stage.

NEIGHBORHOOD REQUESTED AMENDMENTS

Hoosier Acres residents have requested some amendments to the petition that have not been agreed to by petitioner at this time. Staff will report at hearing on the status. The proposed amendments include restrictions regarding building materials, minimum window requirements, mix of duplexes and fourplexes, and parking lot placement restrictions in the 200' area south of the buffer in Parcel D. The Commission may choose to include some or all of these items in a condition as part of a motion to favorably recommend to the Council. It is possible that petitioner and neighbors will reach agreement over the weekend, which would be a more satisfactory resolution of these concerns.

PARKS

The Growth Policies Plan land use map shows a public park near and in Parcel G. This park is not included in the proposal, although that parcel is reserved for open space uses by the residents of the development. Indiana statute does not require park land dedication with development. The park placement on the map was to indicate where the community would like to see new parks, and was not intended to be used to extract such park from the developer. Petitioner has had contact with the Parks Department; a memo from Steve Wolter, Parks Director, is included in this packet.

RECOMMENDATION

Staff will be prepared to recommend approval at the hearing, with the following conditions:

1. The units to be constructed in Parcel D shall be a maximum of two stories tall.

2. Bicycle/pedestrian accommodation is required as per the petitioner's Amendment #2 to Meadowbrook. Bicycle and pedestrian accommodation is also required on Clarizz and Covenanter, with design to be determined at final plan stage.

3. The 100' x 1,550' strip south of Hoosier Acres in Parcel D shall contain no dwelling units and shall be bermed and landscaped to a density value of a minimum of 5,000. Berms shall not be continuous across the entire width or length of this strip; they shall be designed to look natural, to blend in with and enhance the terrain; shall not adversely impact drainage; and shall range in height from 1-4' and in width from 10-50'.

4. Construction of sanitary sewer within Parcel G will be reviewed at final plan stage to provide minimum disturbance of specimen trees.

5. At final plan stage, the petitioner will be required to provide stormwater detention for storm events in excess of what is required by City standards in order to improve the drainage situation downstream. This will apply to both the detention in Parcel B and the detention in Parcel G.

6. All construction traffic must use Moore's Pike to access the site.

7. The landscape buffer in Parcel D shall be constructed with the first phase of Parcel E.

8. All final plans for this development shall be reviewed by the Plan Commission.

BLOOMINGTON PLAN COMMISSION
FINAL REPORT
LOCATION: 3333 Moores Pike

CASE #: PUD-3-96
DATE: February 19, 1996

PETITIONER: Name: Rogers Group Investments
Address: 314 Fountain Square, Bloomington

Counsel: Name: Smith Neubecker and Associates
Address: 4625 Morningside Drive

PRELIMINARY HEARING DATE: January 29, 1996

REQUEST: The petitioners are requesting a rezone from Arterial Commercial (CA), RS 3.5/PRO 6, and Multifamily Residential (RM7) to Planned Unit Development (PUD). Also requested is a preliminary plan approval for 771 mixed residential units on 120 acres (6.4 units per acre).

EXISTING USE AND DESCRIPTION: The site, known commonly as the "Rogers Farm" is located at the northwest corner of Moores Pike and Smith Road. It directly abuts commercial property on the west (Kerasotes Theater) and residential uses to the north (Eton Mews Condominiums and the Hoosier Acres neighborhood). Vacant property is located to the northeast and across Smith Road. Scattered single family developments border the site south of Moores Pike. Most of the zoning on the property is RS 3.5/PRO 6. The site itself is largely open pastureland with the exception of significant tree cover and slopes along a stream (the east fork of Jackson Creek) running generally north-south through the middle of the property. There are two farm ponds just west of the stream; one is being proposed for detention and the other will be filled in.

PROPOSED USE AND DESCRIPTION: The proposal calls for mixed residential densities, with higher density being logically placed adjacent to the Jackson Creek commercial area and Eton Mews condos. Unlike a previous petition for this site in 1990, no commercial uses are being proposed in this PUD. The acreage, density, and uses for each parcel have not changed significantly since the preliminary hearing and are as follows:

Parcel A - 1.7 acres immediately adjacent to Eton Mews is proposed for 10 units per acre of multifamily housing. This area may be developed as an affordable housing project.

Parcel B - 20.9 acres immediately adjacent to the Jackson Creek Shopping Center is proposed for 12.15 units per acre of multifamily housing. The petitioner is working with a student housing oriented development group, Capstone, on this parcel.

Parcel C - 8 acres immediately adjacent to the Showplace 6 theater is proposed at 10 units per acre. This area could be a multifamily development as well, or possibly a congregate living facility.

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Parcel D - 12.8 acres (up from 12.5 acres) immediately adjacent to the Hoosier Acres neighborhood. This parcel is essentially a 300 foot strip that borders the southern edge of Hoosier Acres. In keeping with the mandatory transition requirements of the PRO 6 overlay district, the petitioner is proposing only 17 dwelling units (probably in attached housing form). The nearest 100' strip along Hoosier Acres will have no dwelling units and be heavily landscaped with a mixture of evergreens and hardwoods.

Parcel E - 34.3 acres (up from 33.3 acres) in the southcentral portion of the site is proposed for 7 units per acre with RM7 zoning development standards. Development of this parcel is very likely to integrated with that of Parcel D.

Parcel F - 3.2 acres (up from 2.8 acres) along Moores Pike containing the Rogers Farm homestead. This parcel is proposed for development at 4.2 units per acre. The existing house on the site is proposed to remain, while the barn will be renovated for residences.

Parcel G - 9.9 acres (down from 10.1 acres) containing the creek and the wooded, steeper slopes on the property. This area will not be developed for residences, and will only be disturbed for utility installation and stormwater detention needs.

Parcel H - 29.2 acres (down from 30.7 acres) on the eastern end of the site is proposed for development at 4.8 units per acre of density (attached or detached units).

Staff Note: The slight change in acreage for some of the eastern and central parcels is the result of the petitioner's attempt to address Environmental Commission concerns about tree, slope, and water feature preservation. Essentially, a sliver of Parcel G has been extended east to encompass a wooded stream tributary of Jackson Creek. This has resulted in a 1.5 acre decrease in Parcel H and a slight increase west of the creek to make up for some lost development acreage. Neither the overall density nor the total number of units change as a result of this adjustment.

GROWTH POLICIES PLAN COMPLIANCE: The Growth Policies Plan specifically calls for mixed residential uses on this site, with higher densities being concentrated toward Moores Pike and College Mall and an overall density of 6 units per acre. The Plan also recommends the following: 1) that the property be developed under a master development plan (a PUD, essentially), 2) that access be limited along Moores Pike, 3) that entry features be encouraged along Moores Pike, and, 4) that bike paths/pedestrian facilities be provided. The petitioner's proposal, as submitted and modified, shows excellent compliance with the Growth Policies Plan. The entire Master Plan study area is being considered under a master development plan. Only two firm entrance locations and one

tentative location are being shown along over 4,000 linear feet of Moores Pike frontage. Preservation of the Rogers Farm homestead more than satisfies the provision for substantial entry features. The petitioner's plan initially did not show bike and pedestrian accommodations. However, the petitioner's revised preliminary plan statement does commit to bike path construction along the main entryway. This would provide a bike/pedestrian link from Moores Pike to Meadowbrook Lane and the Hoosier Acres neighborhood. Still not developed is link from the main entry to the open space amenities of Parcel G. Staff will report on this issue at the hearing.

PRELIMINARY HEARING ISSUES: At the January 29th hearing, the following issues were raised by adjacent property owners, Plan Commissioners, and staff:

1. **Street Connections, specifically that to Meadowbrook Lane**
2. **Downstream drainage concerns**
3. **Bike and pedestrian access**
4. **Environmental concerns regarding slope, tree, and water feature preservation**
5. **Provision of a suitable buffer along Hoosier Acres**
6. **Traffic along Moores Pike and Covenanter Drive**

ADDRESSING OF ISSUES:

Street Connections: The Hoosier Acres subdivision was developed with Meadowbrook Lane stubbing to its south property line, the intent being to establish a future traffic link to this property. Meadowbrook Lane is also classified as a collector street in the Thoroughfare Plan. Despite these characteristics, a street connection into this development was opposed by the neighborhood in the first hearing due to Meadowbrook's substandard condition.

As a result of this concern, the Planning staff met with a group from the neighborhood on February 5. The staff has also held multiple meetings with the petitioners on the issue. Multiple compromise proposals have been discussed at length, including: 1) narrower road width for the Meadowbrook connector, 2) a "choked down" intersection between the Meadowbrook connector and the main entry drive on Parcel E, 3) further dog-legging and street indirection to discourage south to north traffic, 4) provision of a narrow bike/pedestrian path with no automobile access, and 5) no connection to Meadowbrook of any kind.

Through discussion of these options, staff and the petitioner have reached agreement on the linkage to Meadowbrook Drive. The road layout on Parcel E has been further dog-legged (Please see petitioner's revised roadway exhibit). With final plan approval for Area D, the petitioners will dedicate a 60 foot right-of-way from the main access drive to the edge of the Meadowbrook road stub. A bike path will be constructed in this R.O.W. during development of the road infrastructure for Parcels D and E. An

actual road connection to link Meadowbrook will not be required, but the petitioner is required to provide a ten-year financial guarantee (bond, escrow, or letter of credit) for a future roadway connection. At the end of the ten year period, the City (via a preliminary plan amendment) would either release the financial guarantee or require the roadway connection. The preliminary plan amendment process would require notification of the neighborhood association as well as the adjacent property owners. This proposal for the Meadowbrook connection still requires a written agreement between the petitioner and the City, and staff will not send a preliminary plan ordinance to the City Council until the agreement language has been worked out.

The necessity of the Meadowbrook connection is somewhat dependent on the suitability of other roadway linkages between Hoosier Acres and adjacent properties. With regard to Homestead Drive, linkage to the east in the direction of the Booze property is unlikely due to the lack of R.O.W. and the lack of a stub all the way to the Booze site. Staff views a westward linkage of Homestead as desirable and feasible. Both street width and R.O.W. are adequate and grades are feasible. Adair Lane is not appropriate for extending westward; R.O.W. is only 16 feet wide. Staff still views Latimer Road as the preferable westward connection. A 70 foot R.O.W. is available, and west extension of Latimer to Clarizz, when it is extended, would be cut through relatively flat, treeless terrain in the approximate center of the Latimer property. Staff still views a connection from Rogers Farm to the vacant Booze property as important; a road stub on the eastern edge of Parcel D will be required with this petition. When the Booze property develops, connection could then be made to Brighton, which is very much preferable to the Meadowbrook connection.

Downstream Drainage Concerns: Residents living south of Moores Pike near the Jackson Creek floodway expressed concern at the preliminary hearing over this project's drainage impacts. City of Bloomington stormwater drainage regulations call for detention ponds to be utilized to reduce post-development runoff rates to pre-development conditions. The petitioners have committed to meeting this requirement, but staff believes the project site is suited for detaining water in more frequent storm events than is required by code. As a condition of approval for this petition, staff is requiring a detention design at final plan stage that will control the runoff rate of smaller storm events.

Bike and Pedestrian Access: The provision of north-south bicycle path access through Parcel's D,E, and F is being provided by the petitioners as part of the proposed road network. Staff is still interested in seeing east-west bike/ pedestrian access to Parcel G's natural amenities as well as bicycle access to Clarizz Avenue. A petitioner commitment to provide these additional bicycle accommodations will be a condition of approval.

Environmental Issues: Tree/slope Preservation concerns in the eastward tributary area of Jackson Creek have been addressed by the petitioner through better definition of Parcel G.

Hoosier Acres Buffer: A substantial buffering plan along Hoosier Acres has been provided featuring six curved earthen berms, spruce/pine/juniper plantings, and 12' tall shade trees. Staff favors this buffering approach because it emphasizes plant species variety and non-linear, more natural buffering.

Traffic Issues: Property owners located west of the proposed development have expressed concern over traffic impacts on Covenanter Drive. With that issue in mind, staff is requiring that initial access to Parcel E be restricted to Moores Pike. Parcel E is proposed to develop in an east to west manner, with access to Clarizz and Covenanter being left to final phases of Parcel E's buildout. Traffic mitigation on Covenanter will be further aided by requiring the inclusion of a Moores Pike access cut with development of Parcel B, C, or E This should help offset the number of vehicle trips exiting to Covenanter by the fairly dense multifamily development of this parcel.

Mitigation of traffic along Moores Pike is being addressed to the extent possible by the provision of street connections for Covenanter Drive and Clarizz Avenue. The petitioners will be required to construct full accel/decel tapers at all Moores Pike entrances. Passing blisters to facilitate turning movements on Moores Pike will also be required where adequate R.O.W. is available and where traffic counts warrant turning accommodations.

Staff Recommendation: Staff recommends approval of this petition with the following conditions:

1. The units to be constructed in Parcel D shall be a maximum of two stories tall.

2. The petitioner is required to provide bicycle/pedestrian accommodations to both Parcel G and to Clarizz Avenue, with the design to be determined at final plan stage.

3. The 100' strip along the Hoosier Acres subdivision shown in Parcel D shall contain no dwelling units and shall be landscaped in a style as shown on the schematic drawing.

4. Construction of sanitary sewer within Parcel G will be reviewed at final plan stage to provide minimum disturbance of specimen trees.

5. A recordable commitment will be required at final plan stage for Parcel D, specifying the terms of the financial commitment for the possible Meadowbrook road stub.

6. At final plan stage, the petitioner will be required to provide stormwater detention for storm events in excess of what is required by City standards.

7. Final plan approval for Parcel B, the Capstone project, shall be delegated to the Planning staff. All other Parcels are required to seek Plan Commission approval.

BLOOMINGTON PLAN COMMISSION
PRELIMINARY REPORT
JANUARY 29, 1996

CASE NO: PUD-3-96

PROPERTY LOCATION: 3333 Moores Pike

PETITIONER: Rogers Group Investment Inc.
314 Fountain Square, Bloomington

CONSULTANT: Smith Neubecker & Associates, Inc.

REQUEST: Rezone from CA, PUD, RS3.5/PRO6, and RM7 to PUD and preliminary plan approval for 771 mixed residential units on the 120 acre site known as the "Rogers Farm". The overall density for this proposal is 6.4 units per acre.

EXISTING USE AND DESCRIPTION: The property is located at the northwest corner of Moores Pike and Smith Road across from residential uses on those roads; it abuts commercial uses on the west and residential uses on the north. This is a slightly rolling site containing open pastures, with some trees located in patches in the southwest portion of the site and around the existing farmstead. There is a creek running north/south through the eastern portion of the site, with significant tree cover and some areas of steep slopes. There are two farm ponds; one will be used for detention and the other will be filled in.

PROPOSED USES: The proposal calls for mixed residential densities, with the higher density near the existing commercial on the west and declining as you move east across the property. No commercial uses are proposed in this PUD. Parcel A, 1.7 acres immediately adjacent to Eton Mews, is proposed at 10 units per acre and will be developed to RM7 standards. This area may be developed as an affordable housing project. Parcel B, 20.9 acres next to the Jackson Creek shopping center, is proposed at 12.15 units per acre and is anticipated to serve the student housing market. It will contain a mix of two and four bedroom units. Parcel C, 8 acres adjacent to the Showplace 6 theater, is proposed at 10 units per acre. This area could be multi-family or a retirement congregate living facility. Petitioner proposes permitting use of Dwelling Unit Equivalents in Parcel C. Parcel D is a 300' buffer adjacent to Hoosier Acres, consisting of 12.5 acres. Under PRO standards, this area would be eligible for up to 17 dwelling units total. Petitioner proposes to provide a 100' landscaped buffer immediately next to Hoosier Acres and to construct the 17 permitted dwelling units in the remaining 200', probably in attached housing as part of the development of Parcel E. Parcel E, 33.3 acres in the south-central portion of the site, is proposed at 7 units per acre with RM7 development standards. Parcel F, 2.8 acres containing the homestead, is proposed for 4.2 units per acre. The barn will be renovated for residences but the existing house will remain. Parcel G, 10.1 acres containing the creek and most of the wooded and steep slope areas on this property, will not be developed for residences. It will be common space which will be attached to either Parcel E, F, or H or it could be split between those parcels in some fashion. Trees will be preserved except for those which will need to be removed in order to install the sewer. The existing pond on the southern portion of this parcel will be improved as necessary and used for storm water detention. Parcel H, 30.7 acres on the eastern end of the site,

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is proposed at 4.8 units per acre with attached or detached units.

Most of this site is currently zoned RS3.5/PRO6, which permits a base density of 3.5 dwelling units per acre with the potential to go up to 6 units per acre if the developer provides amenities such as recreational facilities, wood lot preservation, ponds, extra landscaping, etc. The petitioner's statement describes how amenities have been distributed which would allow the maximum of 6 units per acre if this were a request for PRO6 site plan approval.

ISSUES

GROWTH POLICIES PLAN COMPLIANCE: The Growth Policies Plan calls for mixed residential uses for this site, with higher densities concentrated toward the west and south and an overall density of 6 units per acre. The Plan also recommends that the property be developed under a master development plan, that access to Moores Pike be limited, and that entryway features be encouraged. The Plan also recommends provision of bicyle/pedestrian facilities. The proposal as submitted does not address this issues; petitioner will investigate existing facilities for connectivity opportunities and have a proposal available at the meeting. Pages from the Growth Policies Plan specifically related to this site are included in this packet.

STREETS: Covenanter is proposed to continue eastward from its current terminus in Eton Mews and will connect with the Clarizz extension from the north. Covenanter "doglegs" south at its intersection with Clarizz. The Thoroughfare Plan calls for Covenanter to continue east with eventual connection to Smith Road. The petitioner, at staff request, shows Covenanter stubbed in Parcel D at the developable land to the north of this site so that it can be continued through to Smith or possibly to Brighton. Staff feels this stub is important in order to ensure that future development on this approximately 45 acre tract has adequate access to the College Mall shopping area. Clarizz will continue south to Moores Pike as called for by the Thoroughfare Plan. The various parcels will connect to either Clarizz or Covenanter, except for Parcel H which is proposed to have one access to Moores Pike and one access to Smith Road.

The plan as proposed shows connection of the existing Meadowbrook Drive in Hoosier Acres to Covenanter as extended. This connection has been shown on draft plans discussed in early meetings with petitioner and is intended to allow Hoosier Acres residents a means of accessing the mall area without being required to use the 3rd/College Mall or Smith/Moores Pike/College Mall arterials. Staff suggested incorporating as much indirection as possible into this connection in order to enable Hoosier Acres residents to have better mall area access while discouraging travel from this new development through Hoosier Acres to get to 3rd Street.

ENVIRONMENTAL CONSIDERATIONS: Petitioner's proposal includes the required environmental assessment and management plan. Parcel "G" contains the creek, most of the steep slopes on the site, and most of the woodlands to be preserved. This parcel is intended to provide open space for adjacent parcels. The site is not located in a FEMA floodway. Petitioner has indicated a willingness to expand Parcel G to include at least a part of the ravine extending east into Parcel H in order to preserve the trees in the ravine and to further protect the steep slope

areas.

NEIGHBORHOOD MEETINGS: Petitioner has held several meetings with a number of nearby neighborhood associations and has indicated that response to this proposal has been relatively positive. The Hoosier Acres neighborhood has expressed opposition to the Meadowbrook connection; alternatives should be discussed at the meeting.

RECOMMENDATION: Staff recommends this petition be placed on the February 19 Plan Commission agenda for final hearing.

MEMORANDUM

TO: Toni McClure

FROM: Jim Capshew, Jeff Ehman, K. Komisarcik, ME Murphy, M. Wedekind

DATE: February 25, 1996

SUBJECT: PUD-3-96,Rogers Group Investments, Inc.
333 Moores Pike (The Rogers Farm)

The Planning Subcommittee has discussed at length the environmental issues and related concerns regarding this site with the petitioner. The Planning Subcommittee supports the approach and methods the petitioner has employed regarding these issues. The following is a brief discussion of these issues. Please refer to the enclosed copy of the previous EC report for additional details.

Water Resources There is a stream that runs north-south on the east side of the site. The petitioner is proposing that this area be included in open space. The Planning Subcommittee supports this.

There is an intermittent stream that runs east to west and joins the stream. The Planning Subcommittee recommends that as much of the area immediately proximate to the intermittent stream be preserved as much as possible and that the lower density be closest to the stream. The petitioner is planning on providing a 25' buffer on either side of the stream, and dedicating it as open space, and is researching the density issue. The Planning Subcommittee supports this.

There are two man-made ponds on this site. They are both west of the stream with one in the northern portion of the site and the other on the south. The petitioner is proposing that these ponds be improved (especially the pond on the north) and utilized for stormwater detention. The Planning Subcommittee supports this.

Tree Preservation The stream that runs north-south is bordered on each side by woods with mature trees. There are also a eleven specimen tress along the intermittent stream corridor. The petitioner is proposing that most of these two areas be kept as open space. The Planning Subcommittee supports this approach and encourages that the maximum amount trees located outside of the dedicated open space, be preserved to the maximum extent possible.

Steep Slopes There are some steep slopes on this site. They are on the east side of the stream that runs into East Branch of Jackson Creek, and some bordering the intermittent stream. For areas outside of parcel G (open space), the Planning Subcommittee recommends that the steep slope criteria be followed. The petitioner has agreed to following the steep slope criteria in the zoning ordinance. The Planning Subcommittee supports this.

Landscape Buffer The petitioner is proposing a 100' landscape buffer along the northern edge of parcel D. The petitioner has submitted a landscape plan for this area. This plan includes a mixture of shade and deciduous trees in configurations that more closely follow the topography of the land. The Planning Subcommittee recommends that small shrubs be included to help create a more natural forest habitat. The petitioner is researching this recommendation. The Planning Subcommittee supports this.

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MEMORANDUM

TO: Toni McClure

FROM: Jim Capshew, Jeff Ehman, K. Komisarcik, ME Murphy, M. Wedekind

DATE: February 15, 1996

SUBJECT: PUD-3-96,Rogers Group Investments, Inc.
333 Moores Pike (The Rogers Farm)

After inspecting the site and reviewing the petitioner's plans, the Planning Subcommittee of the Environmental Commission (EC) has the following comments on the behalf of the EC:

Site Description This site is an 111 acre site. The site is primarily open pasture with rolling topography. There are some tree rows on site. There is a stream that runs north south on the east edge of the property and an intermittent stream that merges into this stream from the east. Along the stream are some steep slopes which are heavily wooded.

Water Resources There is a stream that runs north-south on the east side of the site. This stream runs under Moores Pike where it becomes the East Branch of Jackson Creek. This stream is not a FEMA floodway. The zoning ordinance (20.06.05.02 G 2.b) requires that all surface water resources be protected by a minimum twenty-five (25) foot buffer between the normal bank and any buildings or pavements, except pedestrian and bicycle paths, wherever practicable. The petitioner is proposing that this area be included in open space. The Planning Subcommittee supports this.

There is an intermittent stream that runs east to west and joins the stream. There are some steep slopes (18%) and some moderate steep slopes (12-17%). There are also a eleven specimen tress along this stream corridor. The combination of an intermittent stream, mature trees and moderate to steep slopes lends itself to preservation. Keeping this area dedicated to open space will help water quality and provide habitat. The Planning Subcommittee recommends that as much of the area immediately proximate to the intermittent stream be preserved as much as possible. In addition, we recommend that if density is going to be varied within this parcel (parcel H), that the lower density be closest to the stream. The petitioner is planning on providing a 25' buffer on either side of the stream, and dedicating it as open space, and is researching the density issue.

There are two ponds on this site. The first one is located just west of the stream on the northern edge of the site. This is a man-made feature originally constructed as a watering pond for livestock. The petitioner is investigating two options for this. The first one is to fill it in, and the second is to dredge it and develop it as a water resource. Either of these options is agreeable to the Planning Subcommittee since any action would be beneficial to the environment. The second pond located on the southern end of the site. This pond which is also a man-made feature, is rather deep and supports aquatic life. It has been long used as a fishing pond. The petitioner is planning on preserving this pond. The Planning Subcommittee supports this.

February 19
EC Report

Tree Preservation The stream that runs north-south is bordered on each side by woods with mature trees. These woods provide biofiltration, impede erosion, and provide a wildlife habitat. According to neighbors, this wooded area is occasionally inhabited by deers. The petitioner is proposing that most of this area be kept as open space. The forest outside of the open space is located just east of it. The Planning Subcommittee supports this preservation of a large forested area and encourages that the maximum amount of forested area located outside of the dedicated open space, be preserved to the maximum extent possible.

There are some mature trees located on parcel E and C. Most of these trees have been damaged by wind and appear to be in poor health. However, there is a stand of trees that sit on the east edge of the proposed road that separates parcel C and E. This road is proposed to align with the entrance road to The Arbors, an apartment/condominium complex across Moores Pike. These are specimen trees that warrant a look into whether these trees can be saved. The Planning Subcommittee recommends that the preservation of this trees and their relationship to the road, be investigated.

As mentioned above in the water resources section, the intermittent stream has eleven specimen trees that border either side. The Planning Subcommittee recommends that these trees be preserved. The petitioner is planning on preserving as many trees as possible.

Open Space The open space in parcel G contains almost all of the steep slopes and the forest. This open space is 9.9 acres. This area will provide a wildlife habitat and will provide a "green corridor" that connects with forested areas along the East Fork of Jackson Creek south of Moores Pike. The Planning Subcommittee supports the concept of green corridors.

Steep Slopes There are some steep slopes on this site. They are on the east side of the stream that runs into East Branch of Jackson Creek, and some bordering the intermittent stream. The zoning ordinance (20.06.05.02 F 2) requires incorporation of six criteria for construction on steep slopes that are described in the previous EC report for this project. Almost all of the steep slopes are located in parcel G. For areas outside of parcel G, the Planning Subcommittee recommends that the steep slope criteria be followed.

Landscape Buffer The petitioner is proposing a 100' landscape buffer along the northern edge of parcel D. The Planning Subcommittee recommends that the landscape buffer be more closely aligned with the existing contours rather than a straight line, to the maximum extent possible. In addition, we recommend that denser vegetation be used. The following of the natural contours will appear and function more like a natural habitat than a straight line. In addition, the denser vegetation will provide a more diverse habitat that will encourage a larger variety of species including songbirds.

MEMORANDUM

TO: Toni McClure

FROM: Jeff Ehman, K. Komisarcik, ME Murphy, M. Wedekind

DATE: January 29, 1996

SUBJECT: PUD-3-96,Rogers Group Investments, Inc.
333 Moores Pike (The Rogers Farm)

After inspecting the site and reviewing the petitioner's plans, the Planning Subcommittee of the Environmental Commission (EC) has the following comments on the behalf of the EC:

Site Description This site is an 111 acre site. The site is primarily open pasture with rolling topography. There are some tree rows on site. There is a stream that runs north south on the east edge of the property and an intermittent stream that merges into this stream from the east. Along the stream are some steep slopes which are heavily wooded.

Water Resources There is a stream that runs north south on the east side of the site. This stream runs under Moores Pike and into the East Branch of Jackson Creek. This stream is not a FEMA floodway. The zoning ordinance (20.06.05.02 G 2.b) requires that all surface water resources be protected by a minimum twenty-five (25) foot buffer between the normal bank and any buildings or pavements, except pedestrian and bicycle paths, wherever practicable. The petitioner is proposing that this area be included in open space.

There is an intermittent stream that runs east to west and joins the stream. There are some steep slopes (18%) and some moderate steep slopes (12-17%). There are also a eleven specimen tress along this stream corridor. The combination of an intermittent stream, mature trees and moderate to steep slopes lends itself to preservation. The Planning Subcommittee is concerned that as much of this area is preserved as possible. The petitioner is aware of these comments and are working with the Planning Subcommittee to address this concern.

There are two ponds on this site. The first one is located just west of the stream on the northern edge of the site. This is a man-made feature originally constructed as a watering pond for livestock. The petitioner is investigating two options for this. The first one is to fill it in and the second is to dredge it and develop it as a water resource.

Tree Preservation The stream that runs north south is bordered on each side by woods with mature trees. These woods provide biofiltration, impede erosion, and provide a wildlife habitat. The petitioner is proposing that this area be kept as open space.

There are some mature trees located on parcel E and C. Most of these trees have been damaged by wind and appear to be in poor health. However, there is a stand of trees that sit on the east edge of the proposed road that separates parcel C and E. These are specimen trees that warrant a look into whether these trees can be saved.

January 29
EC Report

Steep Slopes There are some steep slopes on this site. They are on the east side of the stream that runs into East Branch of Jackson Creek, and some bordering the intermittent stream. The zoning ordinance (20.06.05.02 F 2) requires incorporation of six criteria for construction on steep slopes. These include:

1. Major streets shall not exceed grades above 6% and other streets or alleys shall not exceed 8%. Relief can be granted from these requirements if it is demonstrated that steeper grades will minimize disturbances to existing topography or a variance has been granted by the Plan Commission.
2. All drives, roads, and streets shall be in accordance with the topography with a minimum of cutting and filling.
3. Construction of dwellings on slopes greater than 18% shall utilize walkout basements, exposed lower levels, or some other mechanism to limit slope disturbance.
4. The maximum grade of the existing topography of the street setback from the street to the proposed structure shall not be steeper than 15%.
5. The extent of cutting and filling, the resulting slopes, and the stabilization measures shall be appropriate to the characteristics of the soils involved.
6. In the case of single lot development where no central storm water management system exists, the plan shall demonstrate the facilities, natural or improved, for conveyance of runoff from roofs and improved surfaces to an acceptable outlet, and stabilization measure consistent with the volume and velocity of runoff.

The steep slopes that are on the east side of the stream are in parcel G and will be open space. The Planning Subcommittee is concerned that the steep slopes along the intermittent stream remain in open space.

PETITIONER'S STATEMENTS

Smith Neubecker & Associates, Inc.

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

Daniel Neubecker L.A.
Project Manager

February 29, 1996

City of Bloomington Plan Commission
c/o Toni McClure
P. O. Box 100
Bloomington, IN 47402-0100

RE: Rogers Farm Planned Unit Development Amendment #2

Dear Toni and Plan Commissioners:

This statement is intended to be the second amendment to the planned unit development application made on January 2, 1996 and amended for the first time on February 14, 1996. These refinements in our proposal have been made as a result of extensive meetings with staff, area residents, Plan Commissioners, and Council.

Additional detail is being proposed for the buffer area next to Hoosier Acres in Area D. The 1550' x 100' buffer shall be landscaped to a 5,000 D value. The berms shall be 4' minimum height and 10' to 50' in width. The petitioner will work with the City and the adjacent owners in the specific design and location of these landscape improvements at the development plan stage. The bikeway connection will be made between Meadowbrook and the nearest internal road in Area D or E as determined at development plan stage. This bike path would probably be 100' to 300' long and would be built in an indirect fashion, such that it wouldn't be a straight line extending south from Meadowbrook.

The potential for traffic using Covenanter Drive west of College Mall has been recognized, and this specific plan has been developed to address that concern.

- Initially, Covenanter Drive east of Eaton Mews shall be dead ended into a cul-de-sac capable of providing for bus turnaround traffic.
- Covenanter will be constructed from Clarizz west to near the vicinity of the cul-de-sac but a landscape berm will be placed to stop thru traffic.
- Covenanter would be connected eliminating the cul-de-sac and being open to thru-traffic in three years or when Clarizz is extended through the Latimer Farm, whichever is sooner.

4626 Morningside Drive
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Bloomington, Indiana 47407-5355
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FAX 812 336-0515

2-29-96
Updated Petitioners

City of Bloomington Plan Commission
February 29, 1996
Page two

- In the event the three years passes, the Covenanter connection is made and Clarizz is not yet extended through the Latimer Farm, then the Covenanter extension would be one-way from Eaton Mews to Clarizz. Covenanter would not become two-way until such time as Clarizz is extended across the Latimer Farm.

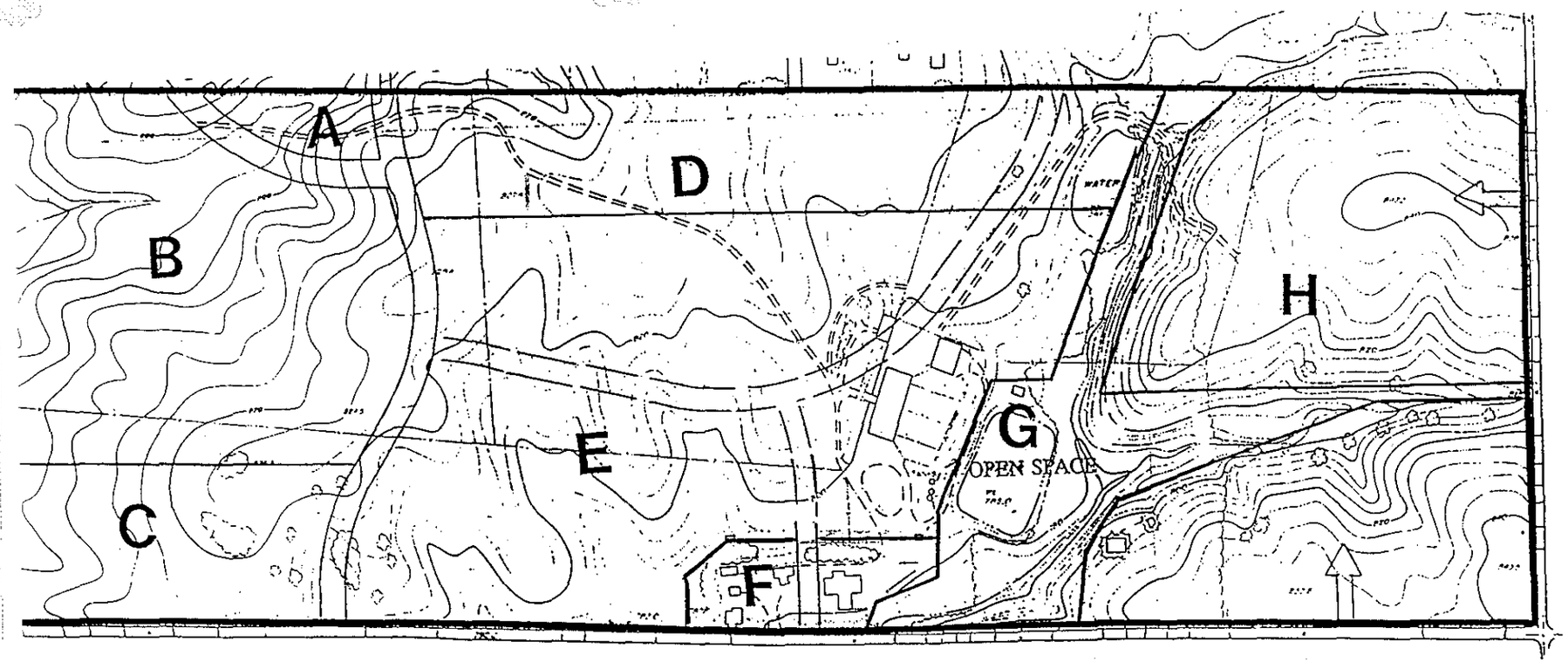
These plan refinements address the several concerns that have been raised over the last couple of weeks.

Very truly yours,

Stephen L. Smith
ENGINEER FOR THE ROGERS FARM

SLS:vp

cc: Doug Jones
Lynn Coyne
File #1495-M



ROGERS FARM

PRELIMINARY PLAN

NORTH
SCALE 1" = 200'

Revised 2/5/96

Smith Nenbecker & Associates, Inc.

SN

Proposed Redistribution of Density in Planned Unit Development:

Parcel	Gross Area	R/W	Net Area	Gross Density	Total Units
A	1.7	0.6	1.1	10.00	17
B	20.9	0.9	20	12.15	254
C	8	1.2	6.8	10.00	80
D	12.8	0.4	12.4	1.35	18
E	34.3	1.5	32.8	7.00	240
F	3.2	0.6	2.6	4.20	11
G	9.9	0.5	9.4	0.00	0
H	29.2	3.1	26.1	5.10	149
			0		0
			111.2	6.12	771
	120.00	8.8			

PUD-3-96

Plan 39

Revised 2/14/96

Rogers Farm Planned Development

Density and Acreage Table

Present Zoning Maximum Density:

Zone	Area	Density	Total Units
RM/7	26.5	7	186
PUD	12	8	96
RS 3.5	81.5	3.5	285
	120	4.72	567

Present Zone Maximum Density with PRO6 Incentives:

Zone	Area	Density	Total Units
RM/7	26.5	7	186
PUD	12	8	96
RS 3.5/PRO6	81.5	6	489
	120.00	6.42	771

Proposed Redistribution of Density in Planned Unit Development:

Parcel	Gross Area	R/W	Net Area	Gross Density	Total Units
A	1.7	0.6	1.1	10.00	17
B	20.9	0.9	20	12.15	254
C	8	1.2	6.8	10.00	80
D	12.8	0.4	12.4	1.38	18
E	34.3	1.5	32.8	7.00	240
F	3.2	0.6	2.6	4.20	13
G	9.9	0.5	9.4	0.00	0
H	29.2	3.1	26.1	5.10	149
			0		0
	120.00	8.8	111.2	6.43	771

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PUD-3-96
Density Tables

Smith Neubecker & Associates, Inc.

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

niel Neubecker L.A.
oject Manager

February 14, 1996

City of Bloomington Plan Commission
c/o Toni McClure
P. O. Box 100
Bloomington, IN 47402-0100

RE: Rogers Farm Planned Unit Development - Amendment

Dear Toni and Plan Commissioners:

We are submitting the following items as an amendment to our January 2, 1996 submission for the Rogers Farm PUD. These amendments are being made after discussion with the City Planning and Environmental staffs, Plan Commissioners, Council, and neighbors. With these refinements of the plan, we are seeking final approval by the Plan Commission at your February 19, 1996 Plan Commission hearing.

1. Linkage to Meadowbrook Drive. We propose to plat a right-of-way connecting Meadowbrook with the internal roads of this PUD. A bike path will be constructed in that right-of-way. A guarantee will be provided (bond, escrow or letter of credit) and will run for approximately ten years for construction of the roadway connection. By the end of the ten year period, the City via PUD amendment process would decide either to vacate the right-of-way for road purposes or have the road constructed. The financial guarantee would either be released or used to leverage roadway construction at that time. An agreement will be prepared between the City and the petitioner in this regard.

2. Area E traffic will initially be directed to Moores Pike. Area E will develop from the east side to the west. Initial access to Area E will be through the Moores Pike entrance. Access to Clarizz will be in the final phases of the development of Area E.

3. Area D buffer. A drawing is included with this amendment illustrating the buffer treatment in Area D.

4. The units within Area D will be a maximum of two stories tall.

5. We propose that the Capstone site plan in Area B be approved at staff level.

2-14-96 41
PUD-3-96
Updated

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P omington, Indiana 47407-5355
hone 812 336 6536

City of Bloomington Plan Commission
February 14, 1996
Page two

6. In response to Environmental Commission input, we have revised the Area G common open space slightly to better fit the valley, sloped and wooded areas. This results in small changes in density and acreage.

The following enclosures are included with this amendment:

Revised PUD primary plan drawing (24" x 36") and 8 1/2" x 11".
Illustrative Area D buffer treatment.
Illustrative Meadowbrook connection.
Revised Density and Acreage Table.

Thank you for your assistance in the processing of this PUD.

Very truly yours,

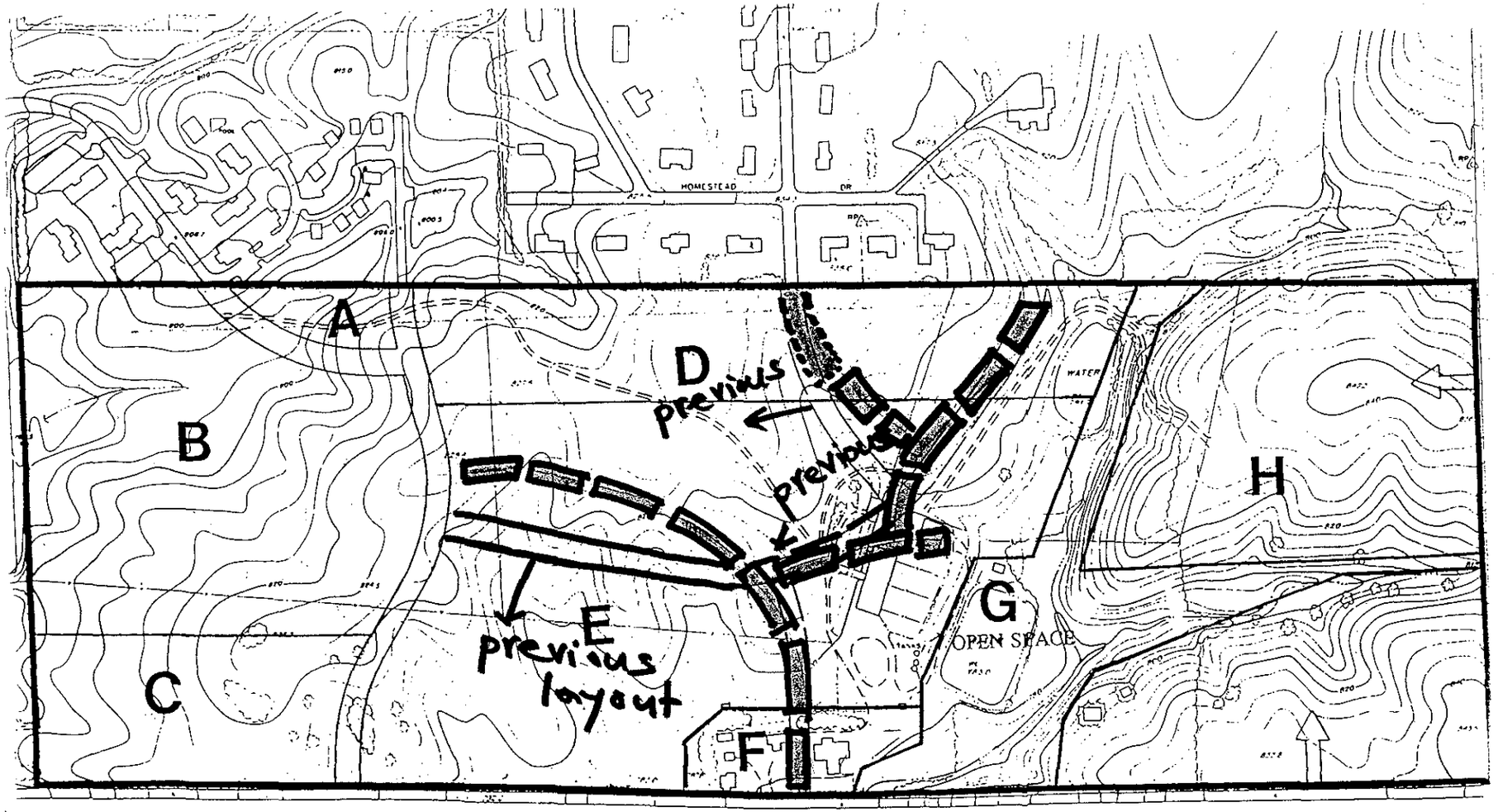
Steve

Stephen L. Smith
ENGINEER FOR ROGERS FARM PUD

SLS:vp

Enclosures

cc: Doug Jones
Lynn Coyne
File #2377



ILLUSTRATIVE ROAD LAYOUT

ROGERS FARM
Revised 2/5/96

PUD-3-96
Revised
Road Layout
Site Plan

28

Landscaped Berm

PUD-396

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Smith Neubecker & Associates, Inc.

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

Daniel Neubecker L.A.
Project Manager

January 2, 1996

Bloomington Plan Commission
c/o Lynne Friedmeyer
P.O. Box 100
Bloomington IN 47402-0100

RE: Rogers Farm Planned Unit Development

Dear Lynne and Plan Commissioners:

We are pleased to present the Primary Plan application for Planned Unit Development of the Rogers Farm on Bloomington's east side. Our proposal represents a comprehensive plan for residential development of the 120 acre infill parcel known as the Rogers farm.

The plan includes buffer transitions, green space, roadway connections all in accordance with the Bloomington comprehensive plan.

We look forward to working with the planning staff, plan commission and neighborhood groups over the next several weeks in the processing of this petition.

Very truly yours,

Steve

Stephen L. Smith, Engineer for Rogers Farm

SLS/la

Enclosures: PUD booklet, primary plan drawing (24" x 36") and environmental assessment drawing (24" x 36").

Original 35
Petitioner's Statement

4625 Morningside Drive
Post Office Box 5355
Bloomington, Indiana 47407-5355
Telephone 812 336-6536

THE ROGERS FARM PLANNED UNIT DEVELOPMENT
PRIMARY PLAN STATEMENT

Overall Plan and Purpose

The Bloomington comprehensive plan and the current zoning on this property calls for mixed residential use. The planned unit development that is being proposed is for mixed residential use consistent with the concepts of the Master Plan yet varying slightly from the specific requirements of the current zoning. The Rogers Farm Planned Unit Development is a proposal for use of the full 120-acre Rogers Farm. It includes land use transitions and buffers, open space, wood lot preservation, and roadway circulation. The plan provides an effective utilization of the Rogers Farm within surrounding uses, traffic patterns, and community.

The parcel is currently zoned RM7, PR06 and Residential PUD. The Thoroughfare Plan shows Clarizz Boulevard and Covenanter Drive being extended. During the Master Planning process there was some interest by the Parks Department for a large neighborhood or community park in the pond and wooded area of the site.

The Planned Unit Development proposal is for all residential uses with the density and specific residential use designed to fit the land, surrounding land uses, and the market. The higher density in the project has been placed at the west end adjacent to the Jackson Creek commercial area, an area that can also be served by public transit. The central portion of the project is a lower density, and the eastern end is the lowest density. These minor changes remain consistent with the Master Plan vision, yet allow this project to fit effectively within its environment. Roadway connections include the extension of Clarizz Boulevard to Moores Pike and the extension of Covenanter Drive through the project and to Hoosier Acres. Early coordination with the Parks Department indicate the interest which they had has dropped considerably since the acquisition of the 43-acre Park on the Canada Farm.

The project is being proposed as a planned unit development rezone to allow moving of the density on site and to allow up to four unrelated adults per unit in Parcel B. Recognizing that most of the land is zoned PR06, the PR06 incentives have been used as a guide in determining what amenities are appropriate to realize the six unit per acre density on that portion of the project. The Land Use Table, included herein, shows the allowable units under the present zoning to be 567 units. The Table also shows a maximum number of units, assuming the PR06

incentives are met, to be 771 units. A summary is included in the Primary Plan Statement showing how the PR06 incentives are met to bring the 81.5 acres of RS3.5, PR06 land from 3.5 to 6 units per acre.

The following pages and sections of this PUD statement discuss the land use by parcel, open space, density, acreage and use, traffic and street connections and timing, utility connections, and an environmental assessment.

Significant early coordination efforts have been made on this project including small neighborhood meetings with Hoosier Acres and Green Acres where the project was explained. These contacts and communications will continue. Meetings have also been held with some Plan Commissioners and Council members, with Bloomington Transit, Indiana University Housing, and Indiana University Transit. These meetings have generally been favorable and have mostly been in the form of sharing information about our proposal.

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Land Use

Parcel A

Parcel A will be developed at a maximum of 10 units per acre in accordance with the RM7 regulations regarding set back, landscaping, and dwelling unit equivalent, etc. Parcel A shall have similar architectural features to either Eton Mews or to the Capstone Project in Parcel B to insure reasonable compatibility.

Parcel B

Parcel B is proposed as multi-family housing, specifically designed for the University student market. Up to 254 units would be allowed on 20.9 acres for a density of 12.15 units per acre. A schematic plan of the development of this parcel is included with this package. The proposal is to include an amenity package including such items as clubhouse, pool, tennis court(s), basketball court(s). The project would have a mix of 2-bedroom and 4-bedroom units. The proposal is to allow up to four unrelated adults per unit.

Extensive information about Capstone, the proposed developer of Parcel B, has been submitted to the Planning staff.

Parcel C

Parcel C consists of 8 acres with a maximum of 10 units per acre for a total of 80 units to be developed in accordance with the RM7 regulation regarding set back, density, landscaping, and dwelling unit equivalent. Parcel C would be developed as multi-family or as a retirement congregate living facility. A schematic plan of the congregate living facility will be submitted during this review process as it becomes available. The plan would include common centralized facilities with suites in an attached building and with detached garden and patio units. Since these are not typical multi-family units, we propose that the density be guided by the dwelling unit equivalent definition in the Zoning Code. We propose that the suites be counted as 1-bedroom units, and the 2-bedroom units be counted as 2-bedroom units. The combination of units could therefore be something like;

115 suites @ .5 DUE	= 57.5 units
32 detached 2-bedrooms at .66 Due	= 21.12 units
Total:	78.62 units

or some combination thereof.

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As a part of the PR06 incentive package, the frontage along Moores Pike will be landscaped and bermed in accordance with Code Section 20.07.15.01G.1.C to a D value of 1D per lineal foot.

Parcel D

Parcel D is a 300' buffer adjacent to Hoosier Acres. An evaluation of the density along the southern tier of Hoosier Acres has been made in accordance with the PR06 guidelines. The existing density is about 1 unit per acre. Allowing 125% density increase in the first 150' and 150% density increase in the next 150' gives an average of 137.5% increase for the 300'. Parcel D has 12.5 acres with allowable density of 1.375 units per acre, yielding 17 units in Parcel D. This proposal calls for the first 100' from Hoosier Acres to be landscaped set back and open space buffer. Parcel D will be a part of the Parcel E project. The next 200' would have the 17 units.

Parcel E

Parcel E will be developed in accordance with the RM7 regulations regarding setbacks, density, landscaping, and dwelling unit equivalent. The frontage along Moores Pike shall be bermed and planted in accordance with Code Section 20.07.15.01G.1.C to a D value of 1D per lineal foot.

Parcel F

Parcel F contains an existing home that is to remain. The existing barn will be retained and converted to residential units.

Parcel G

Parcel G is to be common space shared by one or more of Parcels, E, F or H as a single parcel or split between these various parcels. Preservation and maintenance will be provided by the Association of which it becomes a part.

Parcel H

Parcel H will be developed in attached or detached units at a maximum density of 5.15 units per acre. The frontage along Moores Pike and Smith Road shall be bermed and landscaped in accordance with Code Section 20.07.15.01G.1.C for a density value of 1D per lineal foot.

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Rogers Farm Planned Development
Density and Acreage Table

Present Zoning Maximum Density:

Zone	Area	Density	Total Units
RM/7	26.5	7	186
PUD	12	8	96
RS 3.5	81.5	3.5	285
	120	4.72	567

Present Zone Maximum Density with PRO6 Incentives:

Zone	Area	Density	Total Units
RM/7	26.5	7	186
PUD	12	8	96
RS 3.5/PRO6	81.5	6	489
	120.00	6.42	771

Proposed Redistribution of Density in Planned Unit Development:

Parcel	Gross Area	R/W	Net Area	Gross Density	Total Units
A	1.7	0.6	1.1	10.00	17
B	20.9	0.9	20	12.15	254
C	8	1.2	6.8	10.00	80
D	12.5	0.4	12.1	1.38	17
E	33.3	1.5	31.8	7.00	233
F	2.8	0.6	2.2	4.20	12
G	10.1	0.5	9.6	0.00	0
H	30.7	3.1	27.6	5.15	158
			0		0
	120.00	8.8	111.2	6.43	771

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PR06 Incentives Illustration

	Maximum # of Units Allowed
Base Zone	
The existing zoning including RM7, Residential PUD, and PR06.	567 units
Capstone	
Clubhouse, tennis courts, pool, basketball courts will provide the maximum incentive under Section 2B. (Actual incentive is more than 200 units.) One unit per acre X 20 acres yields:	20 units
Wood Lot Preservation	
Area G will include the preservation of 4 acres of wood lot at at 20 units per acre yields:	80 units
Area G Pond	
The preservation of the existing pond of about 1 acre with an estimated initial construction cost of $20,000 at one unit per $1,000 yields:	20 units
Parcel E and D	
Community facilities, pool, and tennis court in the way of outdoor recreational facilities at a maximum of 1 unit per acre X 45 acres yields:	45 units
Moores Pike and Smith Road Screen & Berm	
Approximately 4200' of available frontage will be landscaped at a density of 1D per lineal foot in addition to street trees and other site landscaping required by Code. 4200D divided by 150D per unit yields:	28 units
Entry Landscaping	
Each of the parcels within the PUD will have entry improvements. Total improvement costs will be more than $11,000. For purposes of this illustration $11,000 yields:	11 units

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Subtotal (Incentive Units Obtained):	204 units
Total Units:	771 units

Note: Additional features will be included in the project that would count as PR06 incentives but have not been counted here. These include entry ways to each project, outdoor and common facilities in Parcels C and H, possible affordable units, other aesthetic amenities, and handicapped accessible units.

Streets and Traffic

The streets provided in the project allow for effective movement of traffic through this PUD and relate appropriately to surrounding neighborhoods. The indirection of Covenanter allows traffic to flow from Hoosier Acres to the retail area on College Mall Road, shortening trips and reducing total vehicle miles, yet also is indirect enough to not serve as a cut-thru. The Clarizz extension is a part of a larger plan to connect Clarizz between Third St. and Moores Pike. This will provide a direct access between these two thoroughfares benefiting the east side traffic.

The provision of the public transportation on the west end of this project is an important element of the project. Bus stop facilities will be provided in Parcel B (the Capstone Project). Discussions are currently underway with I.U. Transit and Bloomington Transit to extend their routes to this site.

The congregate housing in Parcel C will have very little traffic and minimal impacts on surrounding roadways.

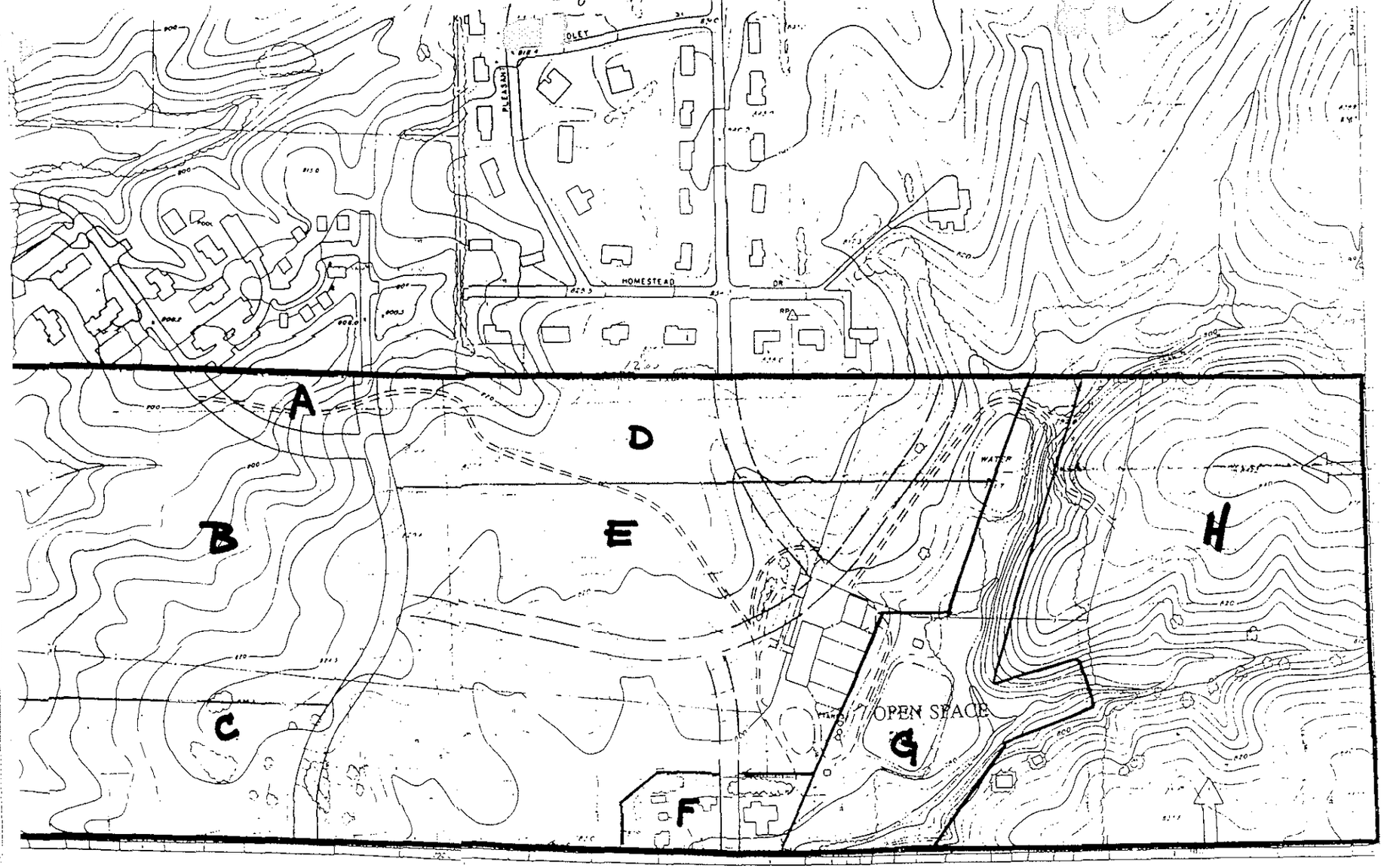
The Clarizz extension to Moores Pike and the Covenanter extension from Eton Mews to Clarizz shall be made concurrent with the first development of Parcel B, C, or E. Covenanter shall be built to its current cross section, Clarizz will be built with two thru-lanes with center turn lane through much of its length. Clarizz will align with the entrance of the Arbors at the south. Acceleration taper and deceleration taper and lane will be constructed on the north side of Moores Pike.

Covenanter will be extended east from Clarizz generally as illustrated on the outline plan. Homestead will be extended south, turning slightly east connecting with Covenanter. The entrance through Parcel F will also connect to Covenanter. These streets are intended to be local serving and/or secondary collector in nature. They will be built to normal subdivision road standards and provide direct access to abutting properties. These streets will be constructed as Parcel E, D and F develop.

Parcel H will have access to Smith Road and Moores Pike. The exact location and design of these access points will be determined at the final plan stage.

Open Space

Open space will be provided within each parcel in this planned development and also on the ten acres in Parcel G. A planned unit development requires 35% open space. Ten acres of Parcel G provide a portion of that open space such that each individual lot will now be required to provide 27% open space to meet the total 35% open space requirement.



Proposed Redistribution of Density in Planned Unit Development:

Parcel	Gross Area	R/W	Net Area	Gross Density	Total Units
A	1.7	0.6	1.1	10.00	17
B	20.9	0.9	20	12.15	254
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D	12.5	0.4	12.1	1.38	17
E	33.3	1.5	31.8	7.00	233
F	2.8	0.6	2.2	4.20	12
G	10.1	0.5	9.6	0.00	0
H	30.7	3.1	27.6	4.80	147
			0		0
	120	8.8	111.2	6.33	760

Smith Neubecker & Associates, Inc.

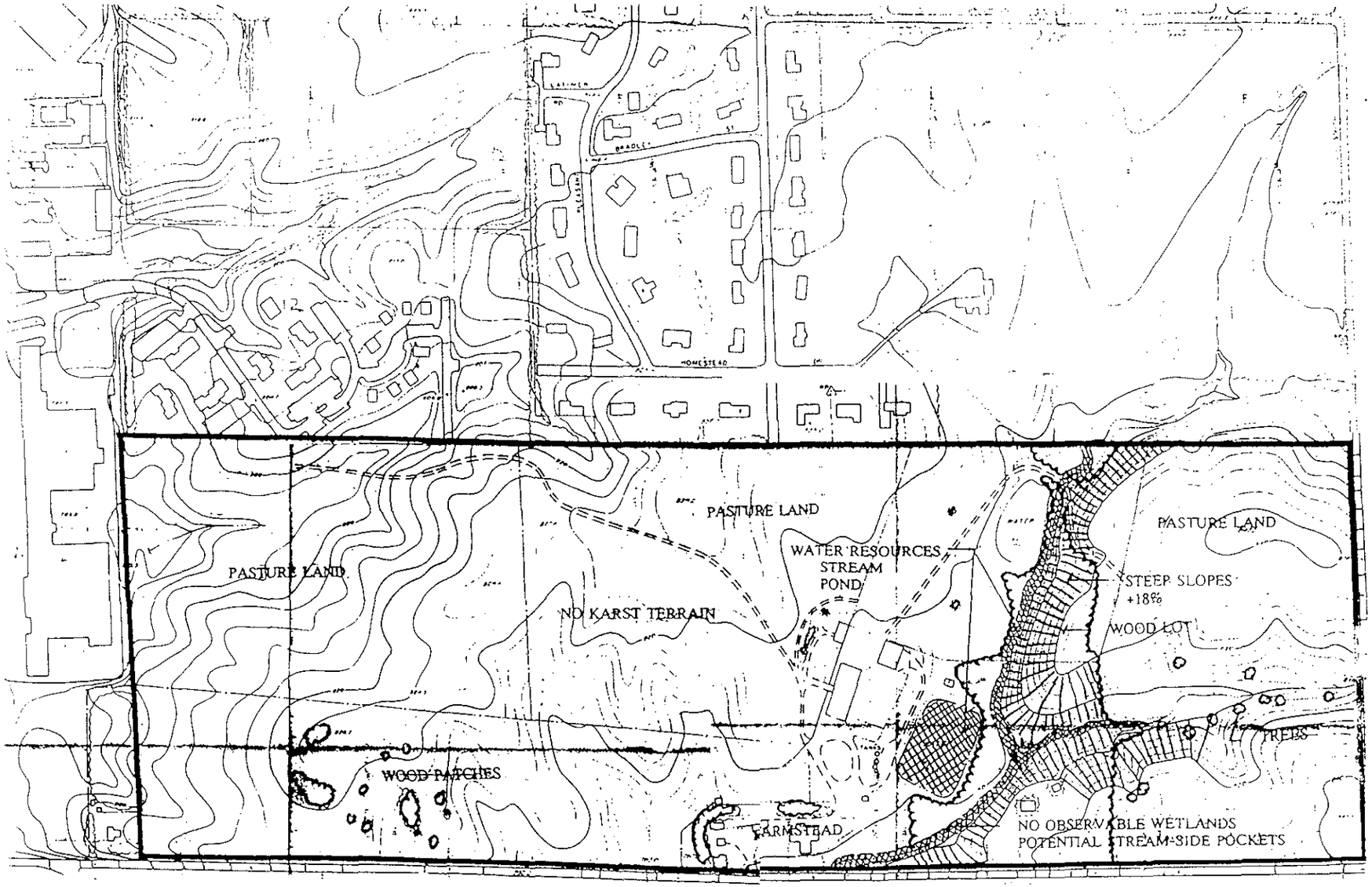
ROGERS FARM

PRELIMINARY PLAN

NORTH
SCALE 1" = 200'

11

4



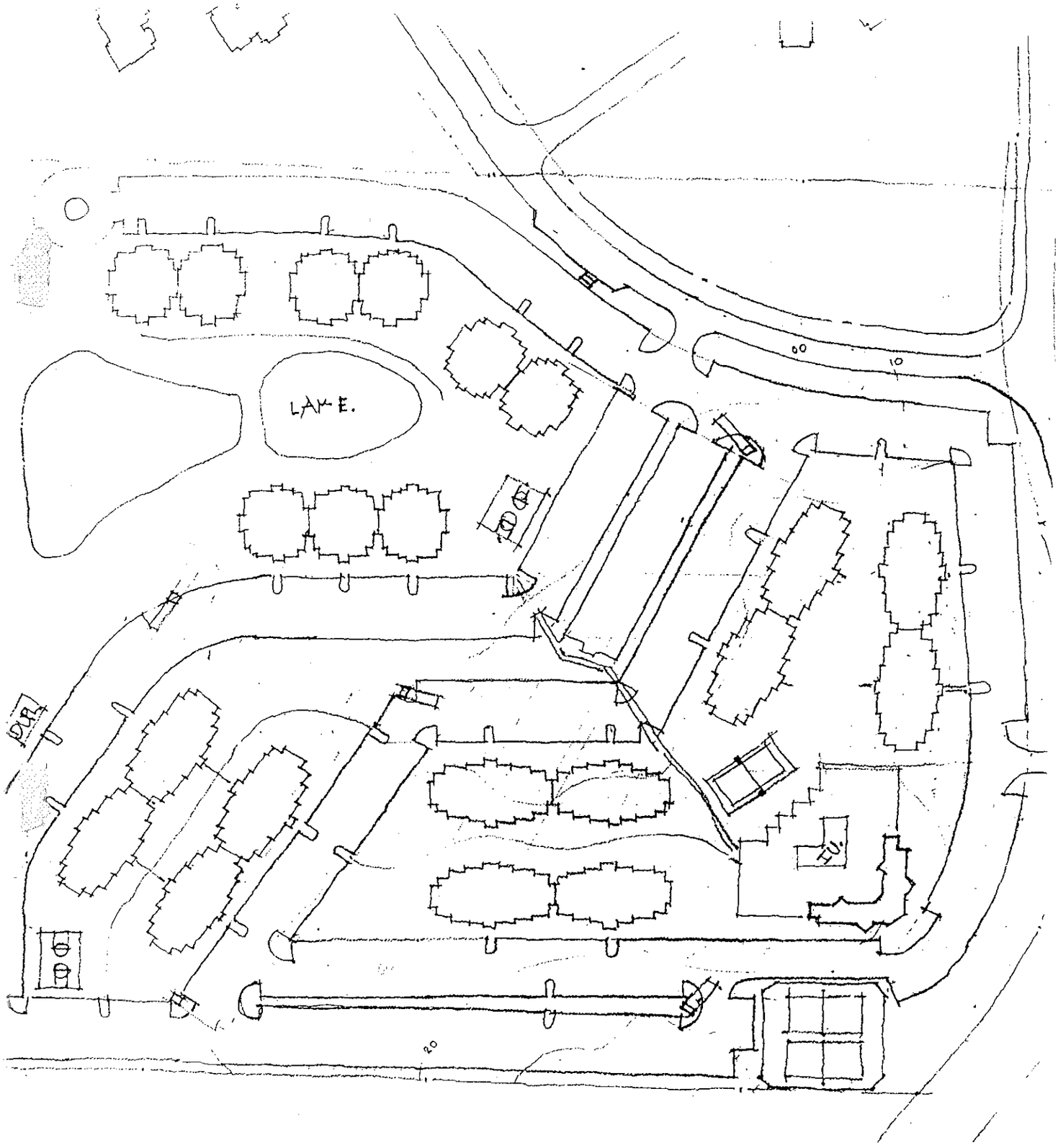
ROGERS FARM

ENVIRONMENTAL ASSESSMENT

Smith Neulfecker & Associates, Inc.

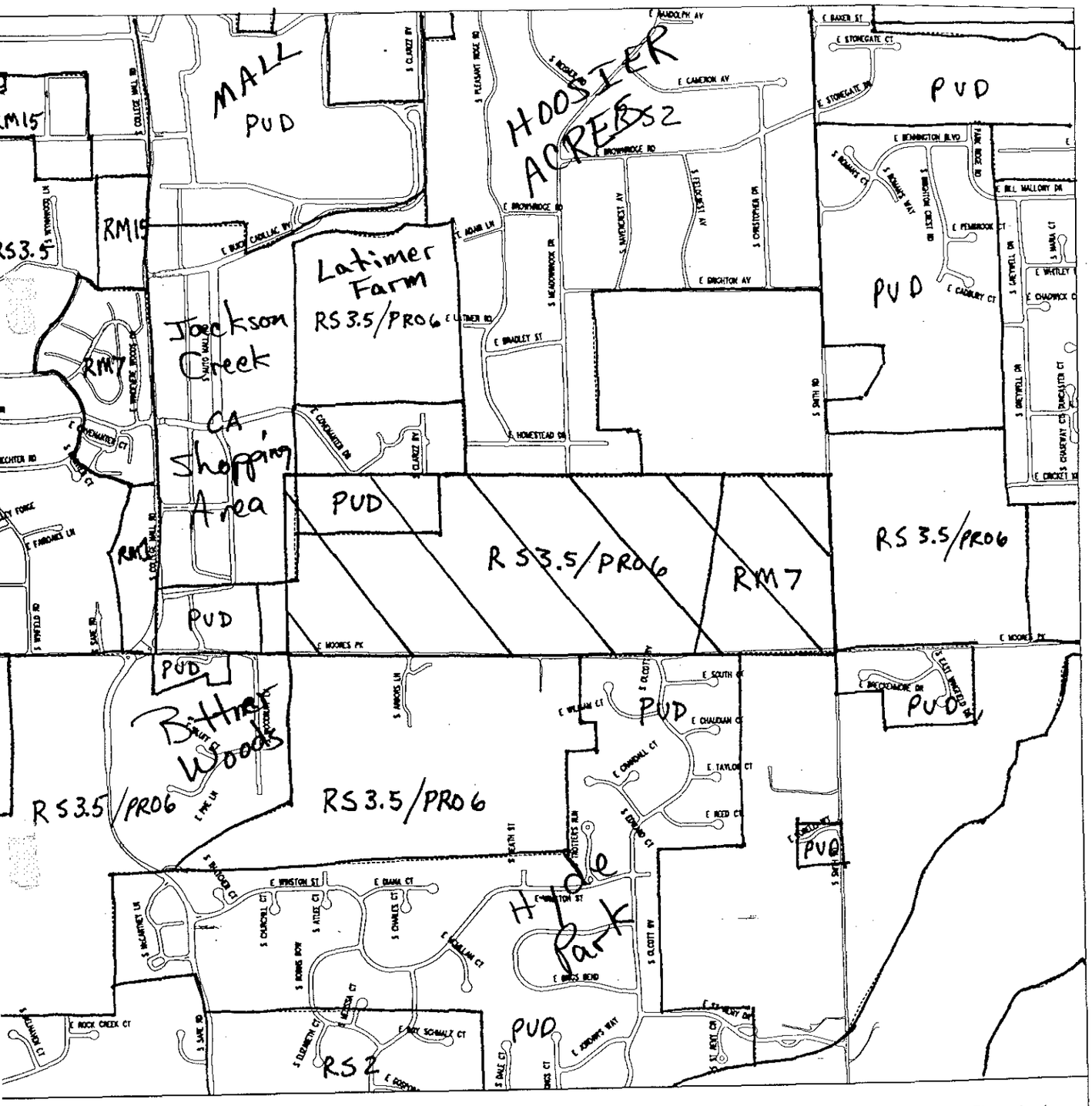
NORTH

SCALE 1" = 200'



Parcel B Capstone Concept Plan
The Rogers Farm
Planned Unit Development

LOCATION MAP,
APPROVED SITE PLAN,
APPROVED DENSITY TABLE,
AND
RELEVANT PAGES FROM
GROWTH POLICIES PLAN



ROGERS GROUP INVESTMENTS INC.

PUD-3-96 3333 MOORES PIKE

LOCATION/ZONING/LAND-USE MAP

By: work

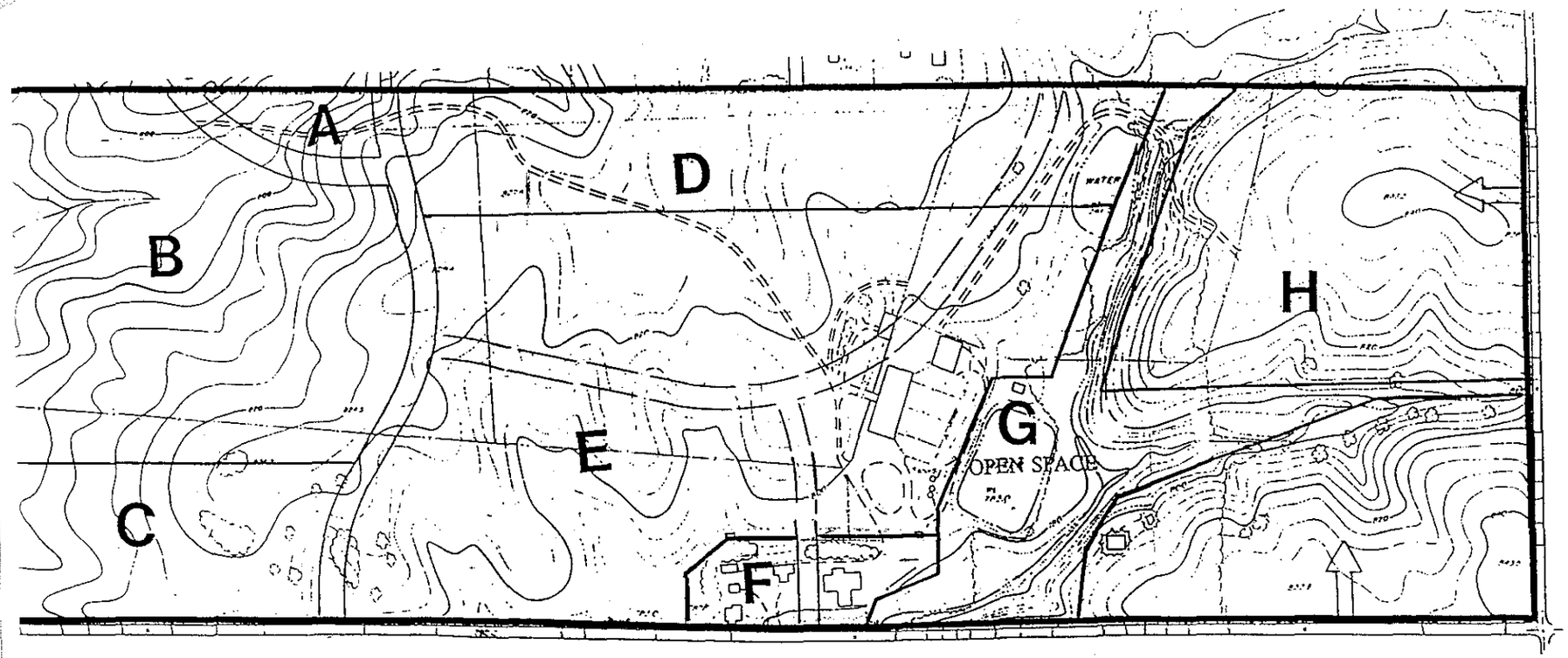
Date: 26 Feb 1996

1000 0 1000 2000 3000

N

City of Bloomington
Planning Department

Scale: 1" = 1000'



ROGERS FARM

PRELIMINARY PLAN

NORTH
SCALE 1" = 200'

Smith Neubecker & Associates, Inc.

SN

Revised 2/5/96

Proposed Redistribution of Density in Planned Unit Development:

Parcel	Gross Area	R/W	Net Area	Gross Density	Total Units
A	1.7	0.6	1.1	10.00	17
B	20.9	0.9	20	12.15	254
C	8	1.2	6.8	10.00	80
D	12.8	0.4	12.4	1.38	18
E	34.3	1.5	32.8	7.00	240
F	3.2	0.6	2.6	4.20	11
G	9.9	0.5	9.4	0.00	0
H	29.2	3.1	26.1	5.70	149
			0		0
					751
	120.00	8.8	111.2	6.75	

PUD-3-96

Plan 39

Revised 2/14/96

Rogers Farm Planned Development

Density and Acreage Table

Present Zoning Maximum Density:

Zone	Area	Density	Total Units
RM/7	26.5	7	186
PUD	12	8	96
RS 3.5	81.5	3.5	285
	120	4.72	567

Present Zone Maximum Density with PRO6 Incentives:

Zone	Area	Density	Total Units
RM/7	26.5	7	186
PUD	12	8	96
RS 3.5/PRO6	81.5	6	489
	120.00	6.42	771

Proposed Redistribution of Density in Planned Unit Development:

Parcel	Gross Area	R/W	Net Area	Gross Density	Total Units
A	1.7	0.6	1.1	10.00	17
B	20.9	0.9	20	12.15	254
C	8	1.2	6.8	10.00	80
D	12.8	0.4	12.4	1.38	18
E	34.3	1.5	32.8	7.00	240
F	3.2	0.6	2.6	4.20	13
G	9.9	0.5	9.4	0.00	0
H	29.2	3.1	26.1	5.10	149
			0		0
	120.00	8.8	111.2	6.43	771

43

PUD-3-96
Density Tables

Utilities

Storm Water Detention

The 120-acre Rogers Farm drains partially to the west toward Jackson Creek and partially to the south at Moores Pike. Storm water detention will be provided in the Capstone Project in Parcel B and also in Parcel G immediately north of Moores Pike.

Sanitary Sewer

Parcel B and C will drain gravity into the existing sanitary sewer at the east side of Jackson Creek. Parcels D, E and H, will gravity feed to an interceptor that will run north/south through Parcel G. When the interceptor reaches Moores Pike it will either be pumped via lift station to Parcel B or a gravity interceptor will be extended to the Arbors.

Water Supply

Water mains with more than adequate capacity currently surround the project. These lines will be extended and connected in accordance with CBU requirements.

Environmental Assessment

Water Resources

The property has been investigated for possible locations of water resources such as FEMA floodplain, ponds and streams. These resources were located by field reconnaissance, FEMA maps and GIS data. Water resources are defined as possible constraints to development. These constraints consist of a perennial stream and two small farm ponds. The locations are shown on the Environmental Assessment Plan. This site does not have a flood plain.

The objectives of this development will be to minimize stream channel disruption and to maintain the larger pond as a natural resource in open space. The second pond is in poor natural condition because of livestock intrusion and will be filled in and stabilized.

The perennial stream and large pond will not be disturbed other than the installation of the underground utilities. Preliminary measures for storm water quality mitigation will be provided by the existing pond and vegetative buffers. These measures are defined in the City Code Section 20.06.05.02 to minimize direct discharge of road or roadway storm water into water resources. The

51

streams and ponds do not present a constraint to development on this site because they will be located in open space. Detention is planned in open space along creek north of Moores Pike.

Steep Slopes

The location of slopes greater than 18% are identified on the Environmental Assessment Plan. Very few exceed the 18% slopes. The only area that is identified, based on GIS data, is a small ridge of approximately 3.0 acres in Parcel H and 3.0 acres in Parcel G.

The treatment of the steep slopes will consist of building structures with walkout basements or deep crawl spaces. All disturbed slopes greater than 18% will be stabilized by the use of erosion control fabrics and will be detailed at the final plan stage of each parcel or as needed. The initial analysis shows that the steep slopes are not constraints because major portions of slopes areas are in open space.

In the final stage for Parcel H the mitigation measures will be shown.

Karst Terrain

A preliminary audit of karst features over the site was conducted to determine possible impacts on this development. Both site reconnaissance and GIS data were used to identify any karst areas. The audit indicated no observable sinkholes or karst features. Karst will not be a constraint to this proposed development.

Wetlands

An on-site review was conducted to determine the locations of possible wetlands. The on-site reconnaissance was conducted to verify any patches of wetlands that were suggested by the National Wetland Inventory, the Monroe County Soil Survey was also reviewed to identify possible Hydric Soil conditions on this site. Some areas of Hydric soil are noted along the creek channel. Wetland plant materials were not found around either pond due to cattle intrusion and lawn mowing. Both activities disrupt wetland growth. Some wetland species of plants can be found on the creek edge and these areas are small. Therefore, no permitting is required by Corp of Engineers. The locations of possible wetlands along the stream edge will be in open space and are not planned for disruption other than possible utility construction. No mitigation is planned.

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April 1, 1996

FROM: TOM SEEBER
DAVID L. FERGUSON
RANDY CASSADY

TO: CITY REDEVELOPMENT DEPARTMENT

We would like to amend our "STATEMENT OF BENEFITS" to read as follows in Section 5, item number 4:

Current plans call for four (4) one-bedroom units to be located in the back of the courtyard on the northern edge of the property. Another option would be for this space to be used as commercial rentals. Should the space be used for residential housing we commit to construct these units in a handicap adaptable manner.

The reason for requesting this change is that we hope to pre-lease this building before construction and we would like to keep the option of using the entire ground floor as commercial space open.

RESOLUTION 96-1

WHEREAS, Indiana Code §6-1.1-12.1-7 specifies that an economic development target area may be designated by the Common Council after a favorable recommendation by an economic development commission; and

WHEREAS, the Bloomington Economic Development Commission at the request of the petitioners, Tom Seeber, David L. Ferguson, and Randy Cassady, held a public hearing on April 1, 1996, to consider petitioner's application for a economic development target area designation of an area located at 526 N. Morton Street, in the City of Bloomington, Indiana,; and

WHEREAS, the Commission has determined after the public hearing that the application falls within the statutory qualifications in Indiana Code §6.1.1-12.1-7 and has voted approval of the designation;

NOW THEREFORE, BE IT RESOLVED by the Bloomington Economic Development Commission that the Commission recommends to the City of Bloomington Common Council that an ordinance be passed designating the above described location as an economic development target area.

PASSED this 1st day of April, 1996.

President

Secretary

Member

Member

Member

RES 96-06 ORD 96-11
BMclaup

RESOLUTION 96-1

WHEREAS, Indiana Code §6-1.1-12.1-7 specifies that an economic development target area may be designated by the Common Council after a favorable recommendation by an economic development commission; and

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PASSED this 1st day of April, 1996.

_____
President

_____
Secretary

_____
Member

_____
Member

_____
Member

INTERDEPARTMENTAL MEMORANDUM

City of Bloomington Legal Department

TO: Economic Development Commission and Common Council members

FROM: Susan Failey, Asst. City Attorney

RE: Designation of an Area as an Economic Development Target Area

DATE: March 22, 1996

The request for designation of a specific area as an Economic Development Target Area (EDTA) does not involve the approval of a financial arrangement or the issuance of bonds. Rather, it consists of a consideration of criteria and a recommendation to the Common Council that an EDTA designation is appropriate for a specific geographic area.

BACKGROUND

Prior to January 1, 1988, a property owner was eligible to apply to the City for tax abatement even if the proposed use of the improved property was residential or retail. Under current law (IC 6-1.1-12.1-3(e)(11)), tax abatement may not be granted to a residential facility unless:

1. it includes 20% of the units for low and moderate income users; or
2. it is located in an EDTA; or
3. it is in a "residentially distressed" area (which requires additional specific findings regarding loss and/or deterioration of housing in the area).

Retail facilities may not obtain tax abatement unless they are located in an EDTA.

PROCEDURE

Application to the Economic Development Commission is the first step for a property owner seeking to obtain EDTA designation. After considering an application, if the EDC is in favor of the application, it recommends that the Common Council pass an ordinance so designating the area. Not more than 15% of the total geographic area of the City may be in an EDTA. Obtaining the EDTA designation does not insure a developer that he/she will be granted tax abatement. That decision is a separate process acted on by the Redevelopment Commission and the Common Council.

CONSIDERATIONS

The qualifications for an EDTA designation are contained in Indiana Code 6-1.1-12.1-7. The

geographic area designated as an EDTA must be an area that:

(1) Has become undesirable or impossible for normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvement or character of occupancy, age, obsolescence, substandard buildings, or other factors that have impaired values or prevented a normal development of property or use of property; or

(2) Is designated as a registered historic district under the National Historic Preservation Act of 1966 or under the jurisdiction of a preservation commission organized under Indiana Code 36-7-11 , 36-7-11.1, or 14-3-3.2; or

(3) Encompasses buildings, structures, sites or other facilities that are:

(a) listed on the national register of historic places under the National Historic Preservation Act of 1966; or

(b) listed on the register of Indiana historic sites and historic structures; or

(c) determined to be eligible for listing on the Indiana register by the state historic preservation officer.

A project must fall within these guidelines in order to be designated as an EDTA.

Please Refer

to Res 96-06

for a copy of

the tax abatement

application

City Of Bloomington
EDTA + Property Tax Abatement Application

1. OWNERSHIP:

A.

Tom Seeber	David L. Ferguson	Randy Cassady
1320 N. College Ave.	403 E. 6th St.	5185 W. St. Rd. 46
Bloomington, IN 47404	Bloomington, IN 47408	Bloomington, IN 47404
812-330-2000	812-330-2031	812-876-1389

B. 50.0% 25.0% 25.0%

C. Same answer as in A & B above.

D. Not applicable.

2. PROPERTY DESCRIPTION:

A. 526 N. Morton St. Lot #8, 66'x132'

B. Lot #8, Woodburn Addition.

3. CURRENT STATUS OF PROPERTY:

A. CD/Downtown Development Opportunity Overlay (We are currently requesting a conditional use under the overlay district).

B. Old cement block building built in 1962, in terrible condition and creating a visual and physical hazard.

C. All buildings are vacant and have been for some time.

D. Lot #8 Woodburn Addition, Parcel # 013 188 60 00

Current market value of land and improvements $150,000.

5/96	Land	$14,530	
	Impr.	9,230	
		23,760	Assessed Valuation
94-95	Taxes $1,784.18		

E. None.

4. PROPOSED IMPROVEMENTS:

A. A 3-Story "C" shape structure with a large courtyard in the middle. Street and alley frontages will be occupied by commercial tenants. First floor residential tenants will abut the courtyard only and will not have street front views or access. The four first floor units will be handicap adaptable. The entire second and third floors will be used for residential housing. One-bedroom apartments will rent for approximately $425.00 on the open market. Two bedroom units will rent for $600 per month. We anticipate construction to include 13 one-bedroom units and 7 two-bedroom units, although we will adjust these numbers to fit market demand at the time of construction.

B. Included.

C. None.

D. Start: May 1996 Finish: February 1997

E. Part-time maintenance person to clean common area, maintain electric, plumbing and HVAC systems. People who will be employed by commercial tenants are unknown at this time. This project will create thirty short-term construction jobs totaling $420,000 in local labor wages.

F. Downtown needs more housing! We have a wonderful mix of office, retail shopping and restaurants, but lack residential space. People are working, shopping and eating downtown, but more need to live downtown to create a vibrant community. The existing building at this site has been vacant for years. Providing more space for downtown residents will improve the beauty of the downtown by transforming the location of this vacant building into a useful, attractive building filled by downtown residents. This project will create economic excitement; the presence of vacant buildings in a downtown area paints a picture of economic stagnation.

   Residents of the building will shop, eat, bank, transact business, recreate and spend money downtown. They will support downtown businesses. Bloomington will benefit from increased income and property tax revenue generated by the property. The assessed value of the new building and apartments will be greater than the building that currently exists; vacant and decrepit. The successful development of this property should serve as a model and catalyst for other developers to invest in the redevelopment of downtown Bloomington for housing.

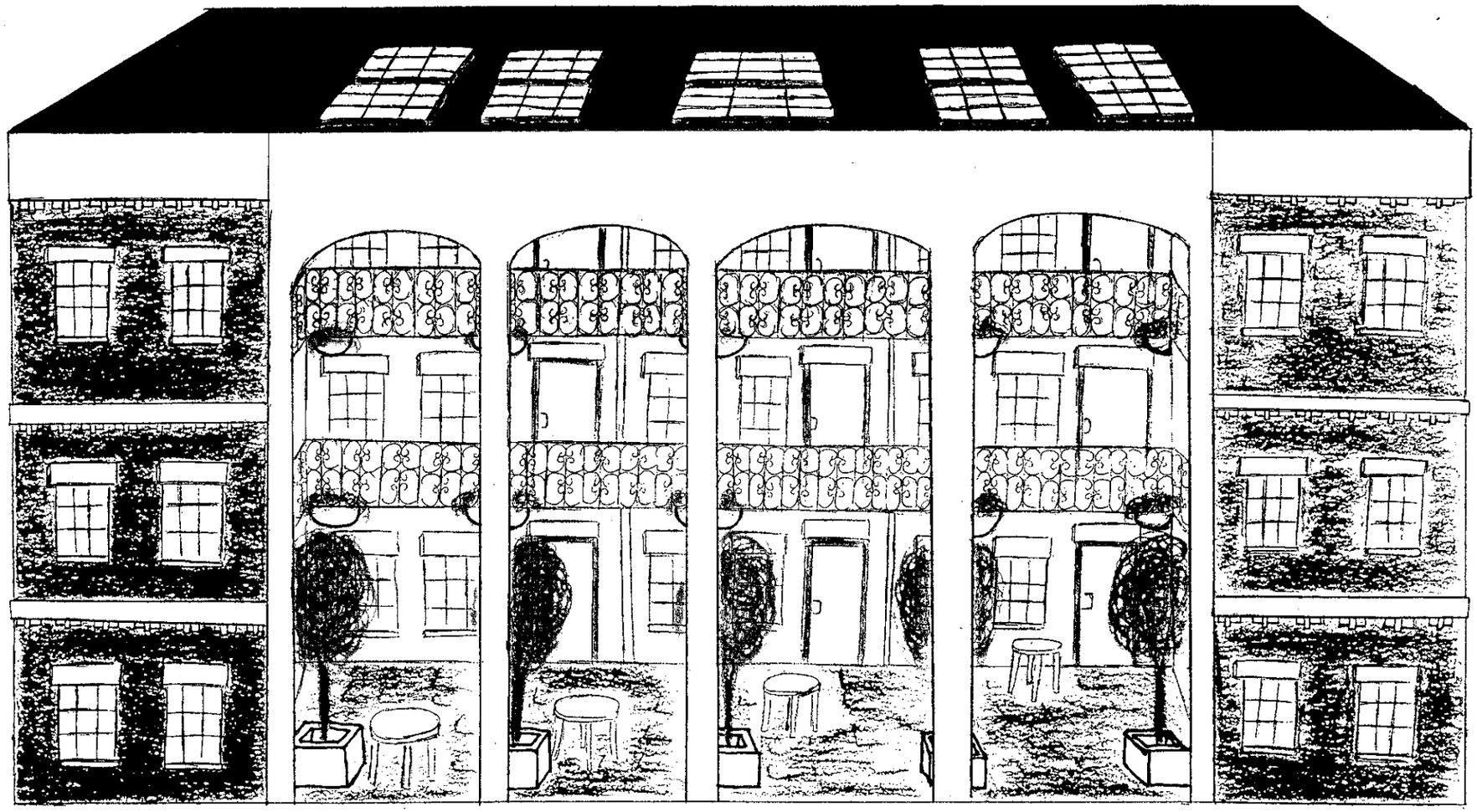
5. ELIGIBILITY:

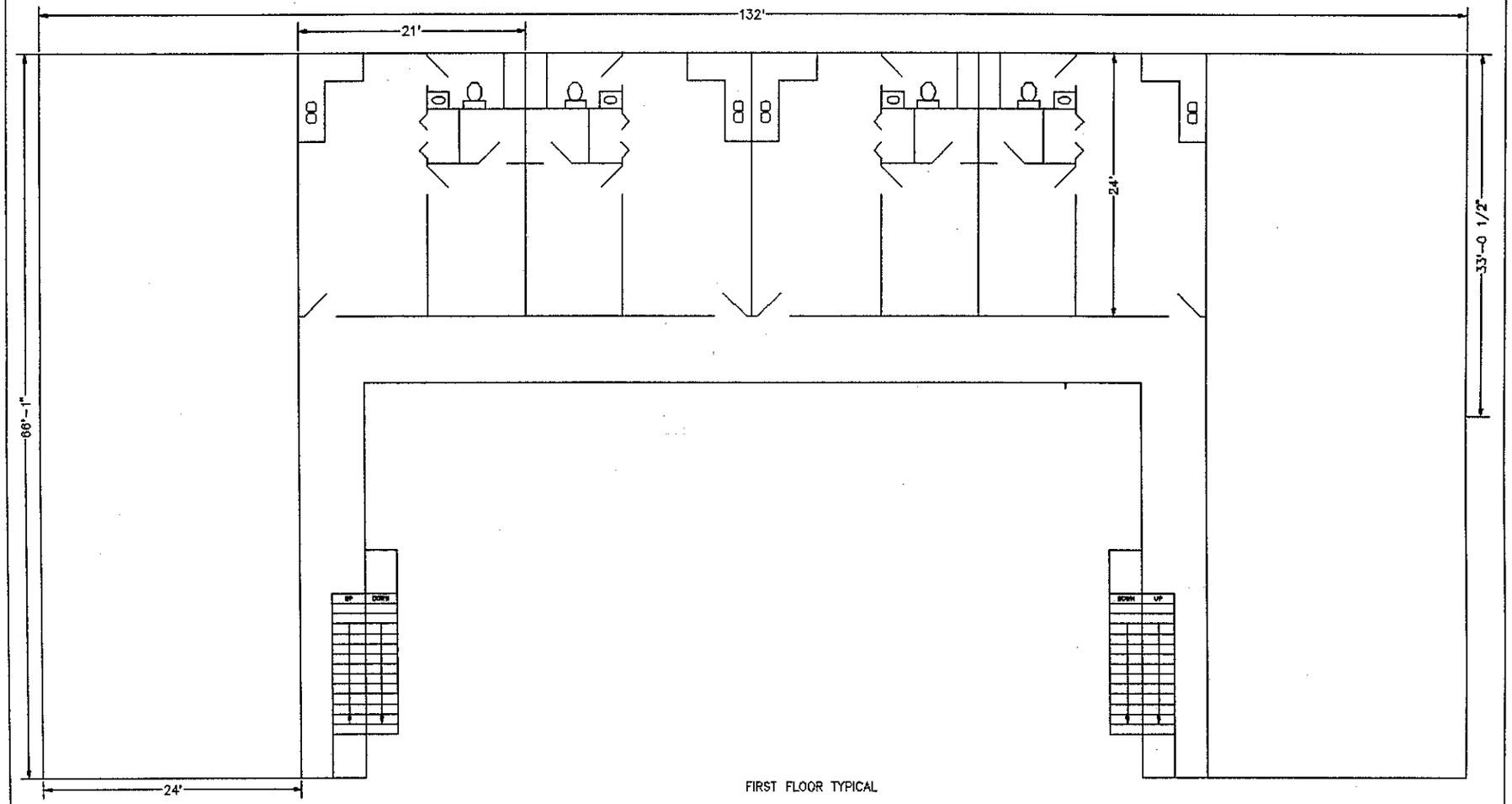
A. This project site qualifies as an Economic Revitalization Area as defined under State Law because it satisfies each of the requisite tests. There has been a lack of development in the area. Beginning to the immediate north, the rooming house at 532 N. Morton Street has remained unchanged for years. The subject property itself has been mostly abandoned, vacant and unused for as long as anyone can remember. The front room has been the only portion occupied, and then only sporadically.

   To the south, we have all watched the ST Semicon factory deteriorate for years and it remains an unsightly mess. Solutions to the environmental problems at the ST Semicon remain elusive, and its presence contributes in a negative way to the subject property. The building on the site is deteriorated and dilapidated. The price of land in the downtown area is high, necessitating high-density development, but the existing improvements are structurally suspect for multistory buildings and will need to be removed before real "revitalization" can take place. Moreover, the existing structures are obsolete in many ways. For example, the current doorways are narrower than required by the state building code. Renovation of this substandard building as it now exists would not serve the best interests of the community nor would it contribute in any real sense to the economics of the area.

B. We will employ a part-time maintenance person at $7.00 per hour. No benefits are anticipated. Additionally, we will make extensive use of subcontractors to make repairs to the electrical, plumbing, HVAC and other building components. Wages of subcontractors are unknown but plumbers and electrical unions prevailing wage rates are anticipated in those areas of expertise.

C. Included.

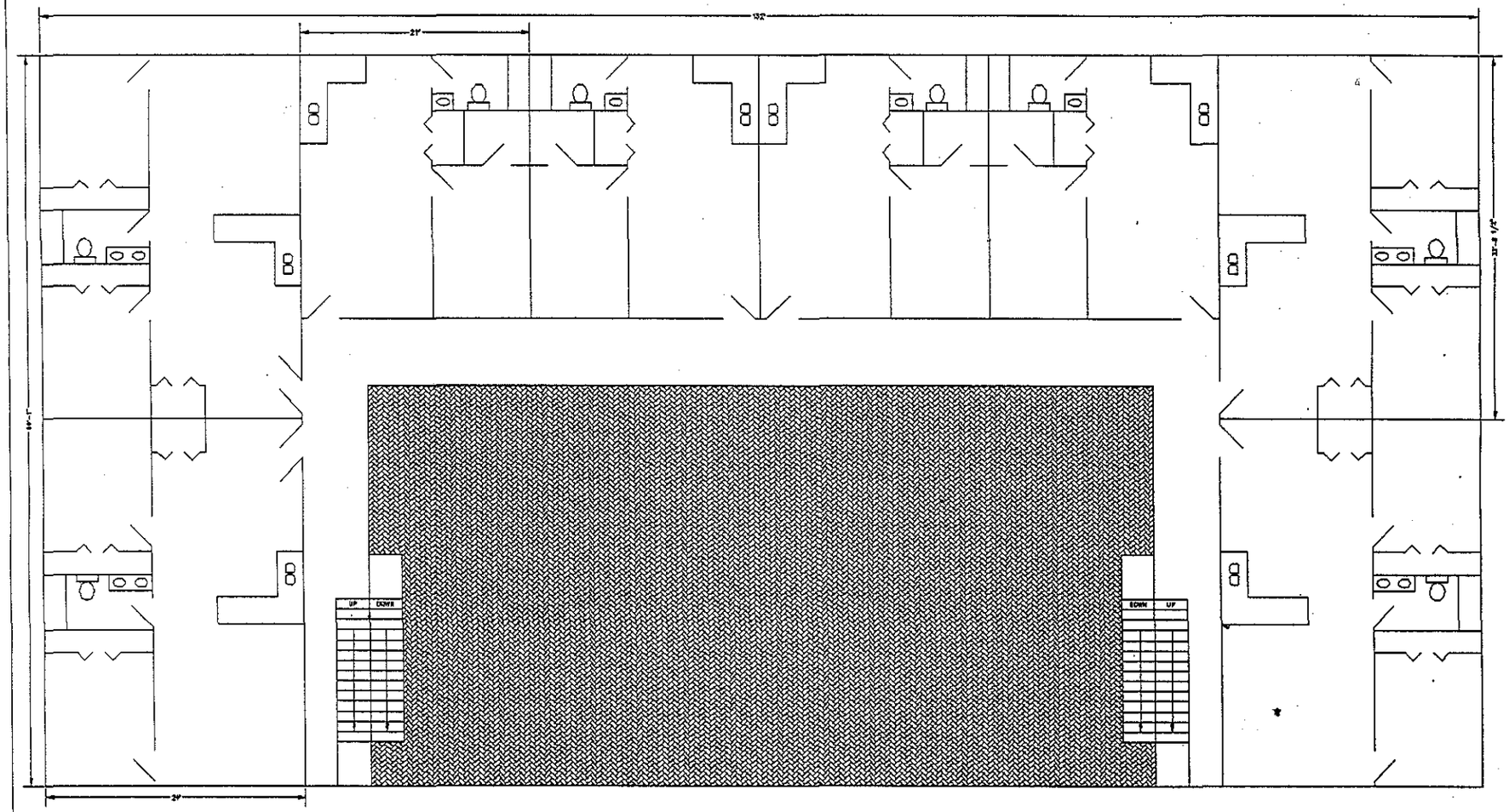




FIRST FLOOR TYPICAL

NOTE
STAIRS ARE BASED ON 8" RISE WITH 11" RUN
ASSUMES 10' FROM FLOOR TO FLOOR

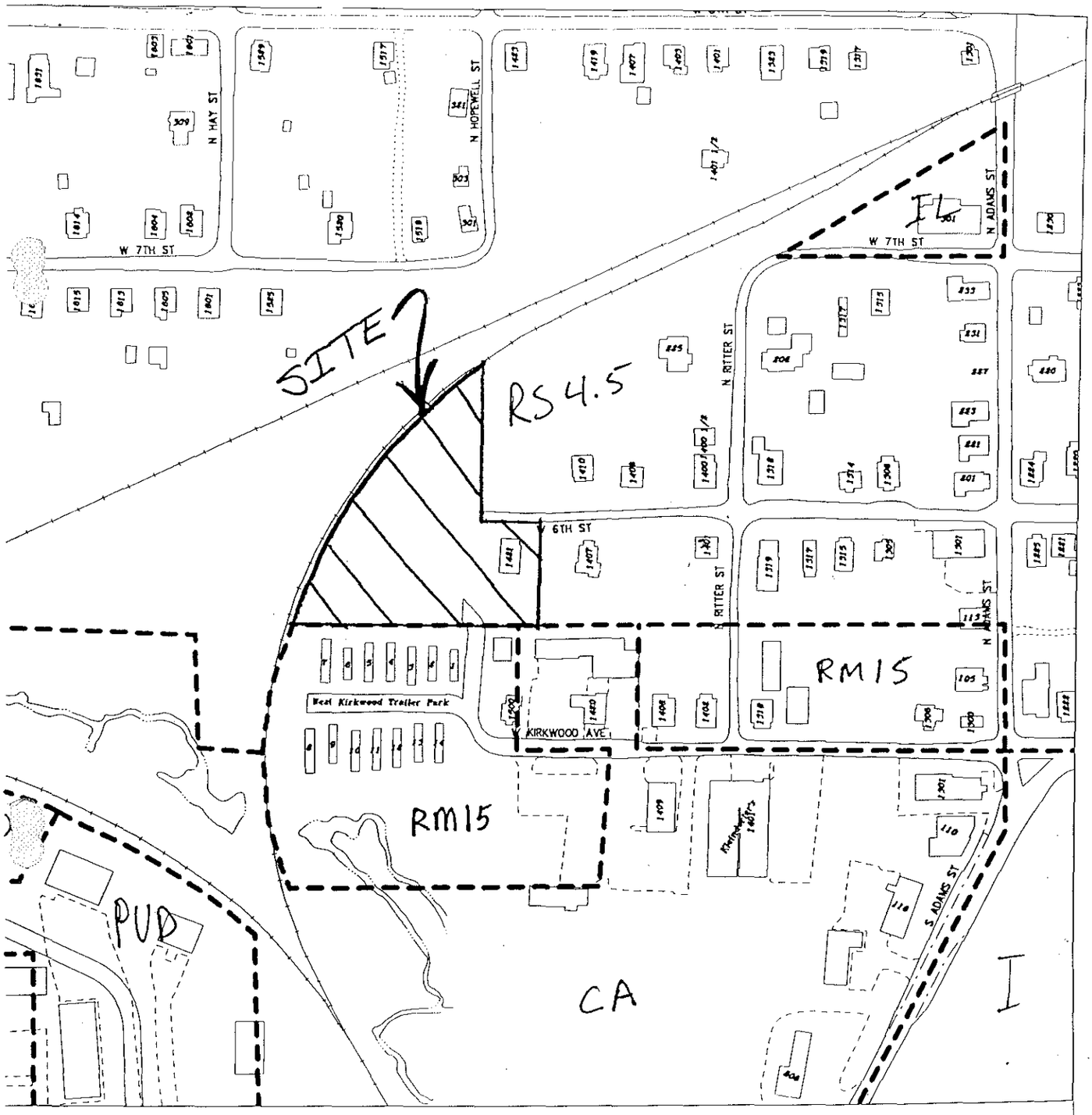
SCALE 1/8"=1'



SECOND FLOOR

NOTE
STAIRS ARE BASED ON 8" RISE WITH 14" RUN
ADJUSTED 3/4" FROM FLOOR TO FLOOR

SCALE 1/8"=1'



-15-96 RENAISSANCE RENTALS, INC.

ATION/ZONING/LAND-USE MAP

N COMMISSION

1 W. SIXTH ST.

work

Mar 1996

200 0 200 400 600

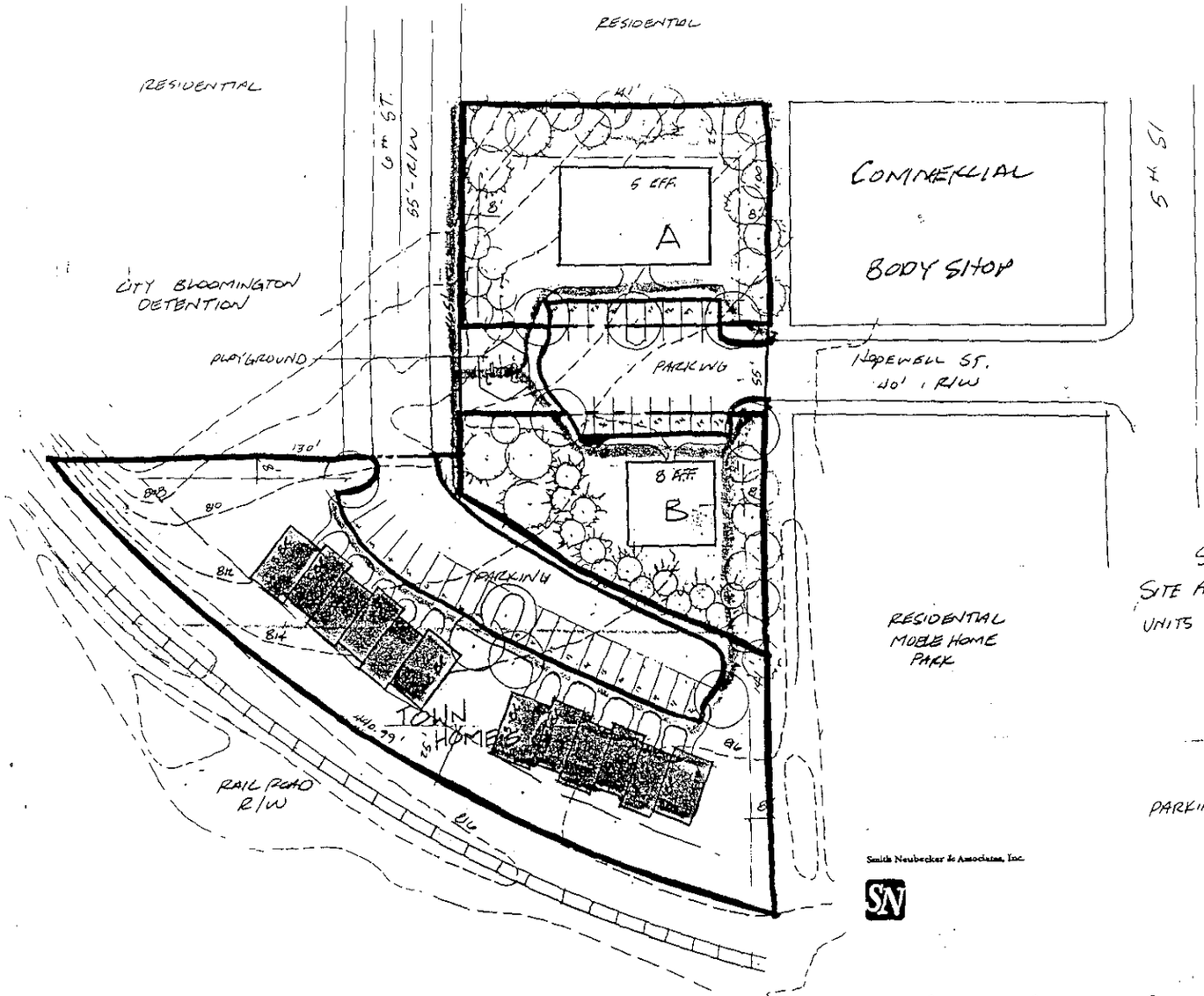
N

City of Bloomington
Planning Department

Scale: 1" = 200'

Alternative A

PUD-15-96 Site Plan



SITE DATA

SITE AREA = 1.34 AC

UNITS

8	EFF.	(0.33)	2.64
5	EFF.	(0.33)	1.65
8	2BR	(0.66)	5.28
4	3BR		4.00
25			13.57 EQUIVALENT

PARKING

3 - 3BR	=	12 SP
2 - 2BR	=	16 SP
13 - EFF	=	13 SP
41	-	S.

SITE STUDY C

6th STREET + SUBDIVISION

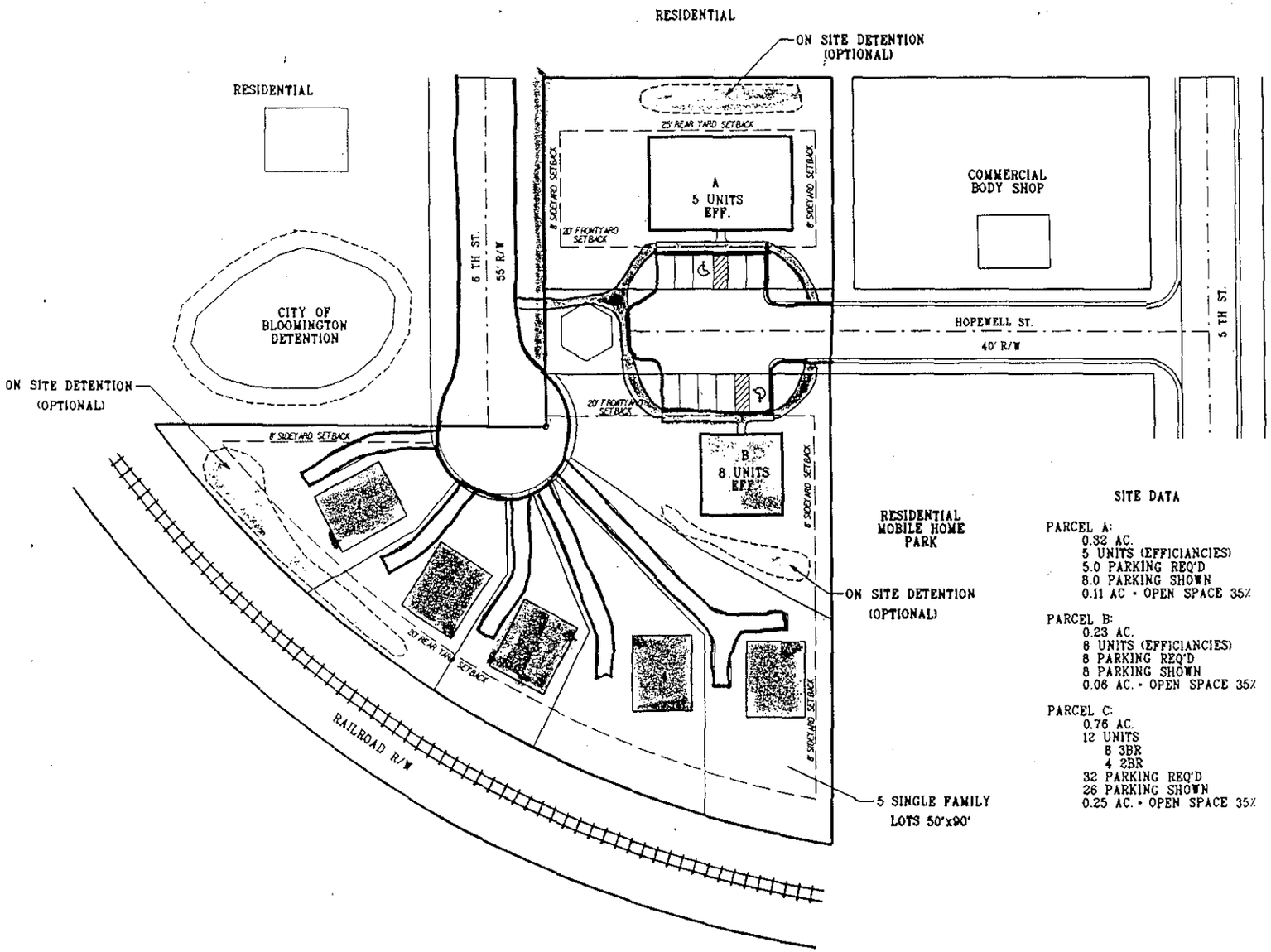
NORTH

1" = 30

2-2-96

2456

Single Family
Alternative B



SITE DATA

PARCEL A:
- 0.32 AC.
- 5 UNITS (EFFICIANCIES)
- 5.0 PARKING REQ'D
- 8.0 PARKING SHOWN
- 0.11 AC - OPEN SPACE 35%

PARCEL B:
- 0.23 AC.
- 8 UNITS (EFFICIANCIES)
- 8 PARKING REQ'D
- 8 PARKING SHOWN
- 0.06 AC. - OPEN SPACE 35%

PARCEL C:
- 0.76 AC.
- 12 UNITS
  - 8 3BR
  - 4 2BR
- 32 PARKING REQ'D
- 26 PARKING SHOWN
- 0.25 AC. - OPEN SPACE 35%

MEMORANDUM

To: Common Council
From: Toni McClure
Re: Ordinance 96-13
Petitioner: Renaissance Rentals, Inc.
Address: 1421 W. 6th Street

This proposal is a request for change of zone from RS 4.5 to PUD and preliminary plan approval for a 1.35 acre parcel located at the west end of 6th Street and the north end of Hopewell Street. The parcel is bounded on the west and north by railroad tracks. To the east along 6th Street are single family uses, zoned RS 4.5. To the immediate south is a mobile home court, zoned RM 15. Along Kirkwood are mixed commercial (CA zoning) and residential uses with RM 15 zoning.

The petitioner is requesting that the Council review this proposal in two alternative layouts and densities. This report will refer to the two proposals as Alternative A and Alternative B. Although the Commission duly considered this case, they were unable to reach consensus and thus forwarded it to you with no recommendation.

Both preliminary and final staff reports are included in this packet, as well as graphics and other information relative to the petition.

COMPONENTS OF THE PETITION APPLICABLE TO BOTH ALTERNATIVES

Land Uses
The project is to be known as Hopewell Renewal. Hopewell Street will be extended north, but not through to 6th Street. Two lots will access off of the Hopewell Street extension. The lot on the east side of Hopewell, known as Parcel A, will contain a one-story structure with 5 efficiency units and a common area. The building will house people with HIV/AIDS. These people are too ill to live on their own, but do not require hospitalization. Drugs will not be kept on the premises in quantity, but medical personnel will visit daily to administer medication and monitor the residents' health. Volunteer aides will also visit the units to assist the residents with meals and other daily needs. This land use in Parcel A requires 5 parking spaces, and 5 spaces are provided.

The lot on the west side of the Hopewell Street extension, known as Parcel B, will contain a two-story structure with 8 efficiency units. One of the units will be occupied by a Mental Health Center supervisory staff person. The other 7 units will house people with emotional disabilities who, while able to live on their own, need some supervision to ensure that they take their medication, eat properly, etc. This use requires 8 parking spaces; 5 are provided. The petitioner and Mental

Health Center personnel have stated that many of the people who reside here will not own automobiles; staff agrees with this assessment and supports the parking reduction.

On both parcels, the petitioner is requesting parking setback variance to allow back-out parking onto Hopewell Street and rear yard setback variances in order to minimize lot coverage and present a more attractive appearance.

Physical improvements
As mentioned above, Hopewell Street will be extended north to serve Parcels A and B. It will not go all the way through to 6th Street, although the right-of-way will remain in place in the event the public wishes to extend Hopewell Street in the future. Sixth Street will be widened along the petitioner's property to a width of 19' consistent with the standard width of pavement along 6th Street. Sidewalk will be provided on the petitioner's 6th Street frontage. Sidewalks will also be provided through this development to allow people to access Hopewell from 6th Street.

There is an existing, large detention pond at the northeast corner of this property, built just a few years ago by the City. It does not work properly at this time, and drainage along 6th Street has been and still remains problematic. The City Engineer states that the existing outflow pipe in the pond is too large and may not be properly located. Several city departments are committed to working together to fix the detention pond, as well as to investigate the possibility of other drainage, road, and sidewalk improvements along 6th Street, regardless of whether this petition is approved or not. Planning staff believes the drainage situation will be resolved before the final plan approval stage. The petitioner has stated that he will work with the City to improve the existing drainage situation and that he will provide on-site detention if necessary to ensure that this project does not exacerbate the existing problems.

COMPONENTS UNIQUE TO ALTERNATIVE A

This proposal consists of 12 two and three bedroom townhouse units on a parcel known as Parcel C, and has sole access from 6th Street. Sixth Street would be extended into the parcel and would terminate in the parking lot. These units are intended to be for-sale units, with affordability a prime concern of the petitioner. The petitioner has agreed to a recordable commitment guaranteeing that these units would sell, when new, for $65,000 or less. This commitment would be binding on whomever develops the units, since it is recorded with the deed and runs to heirs and successors. The commitment cannot control the future price of resale.

Alternative A results in 25 dwelling units on 1.35 acres, for an overall density of 18.5 units per acre. If the Dwelling Unit Equivalency (DUE) provision is used, as requested by the petitioner, the townhouse units count as one unit each and the efficiencies count as .33 unit each. Application of DUE results in a total of 17 (16.29) units and an overall density of 12.6 units per acre.

COMPONENTS UNIQUE TO ALTERNATIVE B

This proposal consists of 5 single family lots on Parcel C, again with sole access from 6th Street. Sixth Street would end in a cul-de-sac and the lots would fan out in a pie shape from that cul-de-sac. A package of development standards variances for the 5 lots is requested in the petitioner's revised statement dated April 24, 1996.

Alternative B results in 18 dwelling units for an overall density of 13.3 units per acre. Application of DUE results in a total of 10 (9.29) units and an overall density of 7.4 units per acre.

GROWTH POLICIES PLAN COMPLIANCE

This area is shown as "Residential Enhancement" in the Growth Policies Plan. Residential Enhancement policies do not give direct guidance as to future densities, although it does encourage residential land use. Following is the paragraph from the Plan which discusses these areas:

> "Areas depicted as Residential Enhancement represent neighborhoods with aging housing stock, frequently with frame cottages and bungalows on small lots. Housing quality in these areas is variable, ranging from very good to substandard. These neighborhoods have a considerable stock of "affordable" housing. These neighborhoods are targeted for residential rehabilitation and priority efforts with respect to public improvements such as drainage, sidewalks, street, curb and gutter repair and replacement, and landscaping in the public rights-of-ways. Where appropriate, new residential infill projects should be considered a high priority for undeveloped parcels. Over time incompatible and inconsistent uses with the residential context of these neighborhoods should be eliminated."

This project is residential infill on an undeveloped parcel, which is encouraged by the Plan. Public improvements are included in the proposal with the provision of sidewalks and the proposed upgrades to 6th Street. The 6th Street improvements will improve the ability of motorists to turn around at the west end of the street regardless of which alternative is approved. Public improvements along 6th

Street are a priority in the Growth Policies Plan, particularly drainage improvements and sidewalks. The Plan does encourage policies which will increase housing affordability. Staff feels that the proposed development is a compatible infill project due to its divided site access, peculiar location, and affordability potential.

AFFORDABILITY

As mentioned above, the petitioner has agreed to guarantee a first-time sale price for Alternative A. Although the objective with Alternative B would still be affordability, the petitioner did not feel he could guarantee the units would sell for $65,000 or less under that alternative. One factor is the simple cost of the land and infrastructure (roads, sewer, sidewalk, parking lots, etc). Alternative A has a land and infrastructure cost of $6,030 per unit (72,360/12), while the cost per unit for Alternative B is $12,474 (62,370/5). In addition, townhouse construction typically costs about $5 less per square foot of structure than detached homes. The units are proposed to be approximately 1,080 square feet in size, resulting in an additional $5,400 per unit construction cost for the detached homes of Alternative B. The total additional cost per unit for Alternative B is $11,844; a significant difference from that of the townhouse proposal.

OTHER ISSUES

Other issues, including future use of units, three-acre PUD minimum size, and whether or not these residential dwelling units constitute institutional encroachment, are addressed in the staff's written reports to the Plan Commission.

RECOMMENDATION

Staff has always advocated the Plan Commission recommendation to the Council, even if that recommendation is directly against the staff recommendation to the Plan Commission. In this case, the Plan Commission had no recommendation and staff has no specific proposal to advocate. Staff concluded that we should inform you as to the facts of the case and make you aware of the staff recommendation to the Plan Commission. Also included are recommended conditions of approval for each alternative.

In its written staff report to the Commission, staff recommended approval of Alternative B. However, after seeing the difference in the cost per unit for each alternative, staff recommended approval of Alternative A at the Plan Commission hearing.

PROPOSAL

For the sake of clarification, the proposals before the Council consist of the petitioner's statements, the maps submitted by the petitioner, and conditions of approval agreed to by the petitioner at the Plan Commission meeting (they are listed below). Approving either alternative will also require that Council grant variance from the requirement that a PUD have a minimum area of 3 acres, and from the minimum parking requirement, as well as the variances specified in the petitioner's statement.

Alternative A

1. That preservation of the berm and landscaping along the south property line be required.
2. That drainage and stormwater detention be thoroughly reviewed at final plan stage, with first emphasis being to develop a solution for upgrading the existing off-site detention facility.
3. That curb, sidewalk, and pavement widening (to 19') improvements to required on 6th Street.
4. That petitioner file a recordable commitment, in a form acceptable to planning and legal staff, guaranteeing first-time sale price of $65,000 or less per unit in Parcel C.
5. That pedestrian access be provided from the southern end of the parking lot in Parcel C to Hopewell Street.

Alternative B

1. That preservation of the berm and landscaping along the south property line be required.
2. That drainage and stormwater detention be thoroughly reviewed at final plan stage, with first emphasis being to develop a solution for upgrading the existing off-site detention facility.
3. That curb, sidewalk, and pavement widening (to 19') improvements to required on 6th Street.

Please, as always, feel free to call me if you have any questions.

PLAN COMMISSION FINAL STAFF REPORT CASE #: PUD-15-96

PETITIONER: Renaissance Rentals, Inc. DATE: April 29, 1996
LOCATION: 1421 West 6th Street

COUNSEL: Smith, Neubecker & Associates, Inc.

REQUEST: Rezone from RS 4.5 to PUD, preliminary plan approval, and preliminary plat approval for 18 or 25 dwelling units on 1.35 acres

This proposal received preliminary hearing on April 15. The staff report describing the site is included in this packet. The petitioner is proposing that the Commission consider the project in two alternative formats. Those alternatives are described below.

ALTERNATIVE A

Alternative A is the proposal as discussed on April 15, with some minor modifications. This would consist of 12 townhomes on "Parcel C" with sole access to 6th Street. The petitioner is willing to agree to a recordable commitment guaranteeing that these units would sell (when new) for $65,000 or less. This commitment would be binding on whomever develops the units, since it is recorded with the deed and runs to heirs and successors. The commitment would not control the price of resale. Alternative A also contains "Parcels A and B", both of which access solely from Hopewell. Parcel A would contain 5 efficiency units for people with HIV/AIDS, along with common area, in a one-story ranch style structure. Parcel B will contain 8 efficiency units, and will house people with emotional disabilities in 7 of the units. A Mental Health Center supervisory staff person would reside in the 8th unit. This will be a two-story "four-square" structure. The modifications to the proposal from the preliminary hearing include widening of 6th Street adjacent to this property to 19' of pavement width (the prevailing pavement width of 6th Street), addition of curb and sidewalk along the 6th Street frontage, and possible on-site detention. Pedestrian paths have been provided within the project to allow residents to travel by foot to either 6th or Hopewell Streets.

Alternative A results in 25 dwelling units on 1.35 acres, for an overall density of 18.5 units per acre. If Dwelling Unit Equivalency (DUE) is used, the townhouse units count as one unit each and the efficiencies count as .33 unit each. DUE results in a total of 17 (16.29) units and an overall density of 12.6 units per acre.

ALTERNATIVE B

Alternative B proposes the same uses for Parcels A and B as stated above, with access solely from Hopewell. However, instead of 12 townhomes, Parcel C would contain 5 single family lots on a cul-de-sac at the end of 6th Street. This alternative is proposed as a means of alleviating concerns about density and substandard infrastructure impacts. Petitioner is preparing information about the cost per unit of Alternative A versus Alternative B; report will be made at hearing (or

FINAL STAFF

distributed before hearing if possible). Alternative B includes widening pavement on 6th Street, construction of curb and sidewalk on 6th, provision of pedestrian facilities on-site, and possible on-site detention.

Alternative B results in 18 dwelling units for an overall density of 13.3 units per acre. Application of DUE results in a total of 10 (9.29) units and an overall density of 7.4 units per acre.

ISSUES

Several issues and concerns were expressed at the preliminary hearing. Staff has attempted to respond to those concerns below.

Density
The density proposed for this project is higher, even using DUE, than other recent rezoning approvals. The petitioner cites affordability and provision of special needs housing as circumstances warranting higher density. Staff does not disagree with this rationale, and adds that some density above the 4.5 units per acre permitted by current zoning is warranted due to the presence of multi-family (RM 15) and commercial (CA) zoning to the south. RM 15 is Bloomington's most intensive residential use at 15 units per acre, and CA is the most intensive commercial use. The railroad tracks also act to buffer site impacts to the west. The question then becomes how much density is warranted by the above factors, and whether DUE should apply in this situation. Staff is not uncomfortable with the higher density presented by Alternative A if it can be demonstrated that such density significantly aids the affordability of the units.

Roads and Sidewalks
The petitioner proposes to widen 6th Street to 19' and install curb and sidewalk along the property's street frontage. If Alternative A is approved, the road would then be extended as an entrance drive into the townhouse units. If Alternative B is approved, 6th Street would end in a cul-de-sac with a 33' paved radius. Staff believes this is a reasonable proposal for improvements to 6th Street. Even though a 55' right-of-way exists along the length of 6th, improvements to typical city standards (31' of pavement with a 5' tree plot and 4' sidewalk) would negatively impact the quality of life for residents on 6th Street. The properties along 6th Street are positioned too close to enable the 55' right-of-way to be fully utilized. Staff anticipates that, at some point in the future, 6th Street could be improved to an 18' or 19' standard with sidewalk on one side. This would allow for two lanes of traffic and pedestrian safety without encroaching into what residents feel is their front yards.

With either alternative, Hopewell will be extended north within its existing right-of-way, but will not be extended through to 6th Street. Backout parking onto Hopewell is proposed for Parcels A and B, but the petitioner has improved the site plan to eliminate previous parking spaces within the right-of-way itself. This removes the need to either vacate the right-of-way or obtain encroachment permission from the Board of Public Works. While staff is generally opposed to backout parking, staff supports the petitioner's plan because Hopewell is not proposed to connect to 6th Street. This eliminates the concern of vehicles backing into through-traffic.

Parking
The petitioner is proposing 5 parking spaces each for Parcels A and B in order to reduce parking lot coverage. With 5 efficiency units in Parcel A, code requirements have been met. With 8 efficiency units contained in Parcel B, the number of parking spaces falls short by 3. The petitioner asserts that substandard parking can be allowed for Parcel B because it is clear that vehicle use for people with emotional disabilities will be less than typical multifamily occupants. Staff agrees with this conclusion and supports the parking reduction.

Alternative B, with its single family lot component, is otherwise compliant with parking regulations. Alternative A, the townhome proposal, provides 26 spaces instead of the required 32. This is a difficult issue for staff because there is some merit in the petitioner's argument that affordable housing occupants are less likely to have the multiple vehicles assumed in the 32 space requirement. However, staff has not granted waivers of parking space requirements in the past under the argument of affordable occupancy.

Drainage
The petitioners have added a firm commitment to construct stormwater detention on their site should it not be feasible to fix the problems with the existing detention pond to the northeast. Staff is confident that this issue can be adequately addressed at final plan stage; the first option being to thoroughly study the problems with the existing pond. The petitioners have agreed to cooperate in this study. Based on preliminary evaluation, it appears that, at minimum, some grade changes and smaller drainage structures will be necessary to upgrade the pond.

Waiver of Three Acre PUD Standard
Section 20.05.09.03 of the Zoning Ordinance sets forth that the minimum gross area for a PUD shall be 3 acres in size. The petitioners are requesting a waiver of this standard to allow a PUD to be considered for the 1.35 acre tract. This is not a waiver that the staff takes lightly, but staff does support relief in this situation. Any development proposal for the 1.35 acres with a non-single family component at greater density than 4.5 units per acre would cause the need for a PUD. As stated previously, the presence of RM 15 and CA zoning in close proximity coupled with site access to such upzoned property alleviate some concerns about compatibility.

Compliance with Residential Enhancement Designation in the Master Plan
The Plan policies for this land use area do not provide much in the way of specific land development guidance, but the petitioner's proposal does address many Residential Enhancement needs. First, the project provides an opportunity to comprehensively upgrade stormwater drainage conditions in this area. A simple land subdivision creating several single family lots would not create enough post-development runoff to mandate any detention or create the opportunity to upgrade the existing facility. Second, the project does start the process for achieving other public improvements called out in the Master Plan. Sidewalk, curb and gutter upgrades, and street widening will all take place with this project. The Residential Enhancement Area, as opposed to the area designated "Core Neighborhood" in the Master Plan, does label infill development as a priority. Staff feels that the proposed development is a compatible infill project due to its divided site access, peculiar location, and affordability potential.

Miscellaneous Issues

Fencing: Staff is neutral on the idea of placing a fence along the railroad tracks for safety reasons. Obviously, if the single family alternative proposal (Alternative B) is approved. The fence issue is complicated by the creation of five separate lot owners. Both the staff and petitioner are willing to have the fence placed on the property if desired by the Plan Commission. Staff, however, sees this more as an issue to be fundamentally determined by the developer's marketing needs for the project.

Preservation of the Berm along the South Property Line: At the previous hearing, the owner of the adjacent trailer park inquired about whether an existing berm would be maintained along the south property line. This berm, along with its existing vegetation, will be preserved with this PUD. At final plan stage, a landscape plan will be developed that should increase existing buffering along all property lines.

Concern over Institutional Uses:
Staff does not see this proposal as an imposition of institutional uses in a residential zone. Although the project clearly has an institutional component in terms of sponsoring and oversight, the end result will be that people of special needs who are currently underserved with housing will have a place to live. As an example, there are several residential care homes in Bloomington which are operated by institutions, such as Stone Belt. They are for the most part located in neighborhoods and they are considered, both by zoning and by state statute, to be residential land uses.

Concern has been expressed about a group home located within the 3,000 foot proximity limitation set forth in the zoning ordinance for residential care homes (group homes). Neither the Parcel A nor the Parcel B use will qualify as a residential care home under the definition of such in the Bloomington Zoning Ordinance. Our definition reads as follows: " A dwelling unit shared by unrelated individuals who require assistance and/or supervision and who reside together with supervisory staff in a family-type environment as a single housekeeping unit <u>and which are licensed by the State of Indiana</u>. Residential care home shall include facilities for the developmentally disabled and/or the mentally ill, but not for persons who are currently addicted to alcohol or narcotic drugs or are criminal offenders serving on work release or probationary programs." Since neither of these uses will be licensed by the State of Indiana, the 3,000' requirement does not apply.

Future conversion of units to non-special needs housing: The petitioners have received grant monies from the HOME program and also from HUD's Housing Opportunities for People with AIDS (HOPWA) program in order to subsidize construction of Building A. With this grant money involved in the project, coupled with a mandated 20 year commitment for this housing type required by the HOME program, staff feels confident that the special needs component of the project will not be changed.

STAFF RECOMMENDATION: Given the concerns over density expressed by both Plan Commissioners and property owners, staff recommends approval of Alternative B (the single

family alternative). However, if Plan Commissioners feel that it is important to retain the affordability contained in the townhome proposal, staff is comfortable recommending approval for Alternative A. With either decision, staff conditions of approval are as follows:

1. That drainage and stormwater detention be thoroughly reviewed at final plan stage, with first emphasis being to develop a solution for upgrading the existing off-site detention facility.

2. That preservation of the berm and landscaping along the south property line be required.

3. That the three-space reduction in parking for Parcel B be approved, as well as the development standards variances requested in the petitioner's statement of April 24.

4. That curb, sidewalk, and pavement widening improvements on 6th Street be required.

5. That variance be granted from 3 acre minimum requirement.

MEMORANDUM

TO: Toni McClure

FROM: Jim Capshew, Jeff Ehman, K. Komisarcik, ME Murphy, M. Wedekind

DATE: April 26, 1996

SUBJECT: PUD-15-96, Renaissance Rentals, Inc., 1421 West 6th Street
Request for rezone from RS4.5 to PUD, and a preliminary plan approval for 25 units on 1.34 acres

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The Planning Subcommittee of the Environmental Commission reviewed this petition and has no comments on this proposal.

ENVIRONMENTAL
SUBCOMMITTEE

PLAN COMMISSION STAFF REPORT
PETITIONER: RENAISSANCE RENTALS, INC. CASE #: PUD-15-96
LOCATION: 1421 West 6th Street

PRELIMINARY HEARING DATE: April 15, 1996
FINAL HEARING DATE: April 29, 1996

COUNSEL: Smith, Neubecker & Associates, Inc.

REQUEST: Rezone from RS4.5 to PUD and preliminary plan approval for 25 dwelling units on 1.35 aces.

This property is located at the west end of 6th Street and the north end of Hopewell. It is vacant except for a house, which will be removed. It is bounded on the west by the railroad tracks. To the east along 6th Street is residential development. To the south is a grandfathered mobile home park and an auto body shop.

The proposed project, to be known as Hopewell Renewal, consists of 12 townhomes which will access from 6th Street. These will be for-sale as condominiums and are intended to be affordable; it is possible that Monroe County Housing Solutions will be involved in the marketing of the units. Two structures will be accessed via Hopewell Street. Building A will contain 5 efficiency units, along with common area, and will house people with HIV/AIDS. This will be a one-story ranch style structure. Building A is intended for people who are too ill to live on their own, but who do not require hospitalization. Medical personnel will visit the units daily to administer medication (drugs will not be kept on the premises in quantity) and monitor the residents' health. Volunteer aides will also visit the units to assist the residents with meals and other daily needs. Building B will be a two-story structure and will contain 8 one-bedroom apartments. One apartment in Building B will be occupied by a Mental Health Center supervisory staff person; the other seven units will house people with emotional disabilities. Building B will be occupied by people who can live on their own, but who need some supervision to ensure that they take their medication, eat properly, etc. Neither of these buildings will be medical facilities.

The petitioner proposes to extend 6th Street into the condominium portion of the site without sidewalks and with the existing substandard road profile. Residents of 6th Street have requested this type of construction in order to minimize the impact to their existing front yards. Given the limited traffic on this segment of 6th Street, staff is not unduly concerned about the road profile. Hopewell will be extended into the portion of the site containing Buildings A and B, again with the existing road profile and without sidewalks. Hopewell will not be extended to connect to 6th Street. MCCSC and the Fire Department are being contacted regarding the effect this could have on their provision of services; staff will report at final hearing. Petitioner is requesting a reduction in required parking on the assumption that residents of this project will be less likely to drive or own automobiles.

Utilities are available and adequate. Stormwater will be routed to an existing detention basin located on the north side of 6th Street just northeast of this project's boundaries.

Preliminary Staff Report

Growth Policies Plan Compliance

This property is designated "Residential Enhancement" in the comprehensive plan; following is a quote from the Plan regarding Residential Enhancement Areas: "Areas depicted as Residential Enhancement represent neighborhoods with aging housing stock, frequently with frame cottages and bungalows on small lots. Housing quality in these areas is variable, ranging from very good to substandard. These neighborhoods have a considerable stock of "affordable" housing. These neighborhoods are targeted for residential rehabilitation and priority efforts with respect to public improvements such as drainage, sidewalks, street, curb and gutter repair and replacement, and landscaping in the public rights-of-ways. Where appropriate, new residential infill projects should be considered a high priority for undeveloped parcels. Over time incompatible and inconsistent uses with the residential context of these neighborhoods should be eliminated."

The proposed project is a residential infill project on an undeveloped parcel, which is encouraged by the Plan. While the Plan also calls for public improvements in this area, neighbors have stated they do not want sidewalks and they do not want their street widened, but they would like some drainage improvements. The Redevelopment Department proposes to evaluate the effectiveness of, and perhaps make some changes to, the existing detention basin.

Issues

Density- The 25 units on 1.34 acres results in a density of 18.7 units per acre. If you use the Dwelling Unit Equivalent (DUE) to calculate density, then each townhouse would count as one unit, each one-bedroom unit would count as .5 units and each efficiency would count as .33 units; resulting in 18 (17.65) units for a density of 13.2 units per acre. This is not an exceedingly high density, given the proximity to the railroad tracks and the surrounding land uses.

Parking- Petitioner is requesting a reduction in parking requirements, proposing to provide 20 spaces for the townhouse units rather than the 24 required by code. The petitioner's statement cites that a higher percentage of the residents will use public transportation and will not have cars in comparison to a typical development. The 17 spaces required by Buildings A and B are being provided. Bloomington Transit bus service is available two blocks away at 5th and Adams.

Roads and Sidewalks- The provision of adequate roads and sidewalks is always an issue with development. It is also generally a good idea to make road connections where possible. In this instance, the petitioner proposes to extend both 6th Street and Hopewell with a width of only 28' and without sidewalk. Hopewell is not proposed to connect to 6th Street, and back-out parking is proposed onto Hopewell. The petitioner's request to deviate from code is based on neighborhood input. Although there is a 55' right-of-way on 6th Street, many of the houses are built very close to the existing pavement and neighborhood residents feel that widening the road and/or constructing sidewalks would take away their front yards.

Institutional Uses- Some concern has been expressed that this project would insert more institutional uses into this neighborhood, which already (at least east of Adams Street) contains a number of institutional uses such as the Girl's Club, the Banneker Center, Fairview School, etc.

Staff does not construe Buildings A or B to be institutional uses. They are residences geared to a specific group for occupancy. Although both buildings (and possibly the townhouses as well) will be funded to a great degree by "institutions" and "organizations", the end result is that people who are currently under-served in the Bloomington housing market will have a place to live. As stated earlier in the report, these are not medical facilities but are rather supervised housing.

Drainage- Neighbors have stated that the detention pond located north and east of this site has failed to alleviate drainage problems in the area. It will be important that this development not exacerbate that problem; to that end staff will ask the Engineering Department to closely examine the drainage plan at final plan stage.

Recommendation

Staff recommends that this petition be place on the April 29, 1996 agenda for final hearing.

mith Neubecker & Associates, Inc.

ephen L. Smith P.E., L.S.
esident

Neubecker L.A.
Manager

April 24, 1996

Bloomington Plan Commission
c/o Toni McClure
P.O. Box 100
Bloomington IN 47402

RE: Hopewell Renewal

Dear Commissioners and Toni:

We are presenting an amendment to our application and preliminary plan based on neighborhood meetings and the first plan commission review. Although there was no consensus from any neighbors, we are proposing this amendment to address the majority of concerns voiced. We would like for the Plan Commission to consider this amendment as an option. We are willing to proceed as originally submitted or utilize the optional amendment. The following is a description of adjustments to the proposal and the impact on the local concerns.

The preliminary plan was adjusted to reduce density in order to minimize storm water run-off and impervious surface area, increase open/green space, and reduce visual impact of the project. The reduced density will occur by replacing the twelve townhomes with five single family homes.

Single Family Parcel C

Minimum lot size 50' X 90' , 4,500 square feet

- Lot Setbacks
  - 20' rear yard
  - 5' side yard
  - 25' front yard
  - 10' outside property line
- Gravel drives
- Cul-de-sac size
  - 70' diameter right-of-way
  - 33' radius paved
- No curbing
- Possible on-site detention

Multi-Family Parcel B

- Setbacks
  - 20' rear yard
  - 8' side yard
  - 25' front yard

Revised
Dodition's

5 Morningside Drive
t Office Box 5355
ington, Indiana 47407-5355

•Parking Variance
4 spaces
1 handicapped space

Multi-Family Parcel A
•Setbacks
20' rear yard
8' side yard
25' front yard
•Parking Variance
4 spaces
1 handicapped space
•Possible detention on site

The project is a Planned Unit Development to provide affordable housing and housing for the handicapped and impaired. The PUD process will allow variance capacity to standard regulations that are justifiable. The petitioner requests variance from PUD minimum size to allow for effective use of this parcel of ground for affordable housing.

The preliminary plan will show a reduction of traffic from the original submission. We propose less housing which will reduce traffic in Parcel C. Both parcels A and B will generate very little traffic. Therefore, this traffic generation will not adversely affect this project.

The plan will show residential enhancements via the following items:

1. Terminate Sixth Street with a cul-de-sac for easy turn around.
2. Correct detention.
3. Internal sidewalk system.
4. Landscape buffering around multi-family uses.

The amended plan responds to many of the neighbors concerns. The project is more single family in character and will blend with the existing single family land use pattern.

There is a segregation of land uses within the project. Parcels A and B access Fifth Street thus reducing traffic on Sixth Street. The single family component accesses Sixth Street and is adjacent to existing single family units. Open space will be provided to meet code in both Parcel A and Parcel B. Each parcel is a separate lot with its own size which will support the use intended.

The project is meant to provide much needed housing for the people least able to afford it without infringing on surrounding land uses. We feel this project is justified based on support by the City Administration and general community.

We look forward to the Plan Commission's support as well.

Sincerely,

Michael J. Probst
Smith Neubecker & Associates, Inc.

cc: file 2456

:mith Neubecker & Associates, Inc.

:ephen L. Smith P.E., L.S.
resident

a Neubecker L.A.
ro anager

March 12, 1996

Bloomington Plan Commission
c/o Toni McClure
P.O. Box 100
Bloomington IN 47402-0100

RE: Hopewell Renewal

Dear Commissioners and Toni:

We are pleased to present the Preliminary Plan application for the Planned Unit Development of the Hopewell Renewal on Bloomington's west side. Our proposal represents a multi-purpose affordable housing project on approximately 1.34 acres.

The plan includes landscape buffers and higher density affordable housing in accordance with the Bloomington Comprehensive Plan.

We look forward to working with the Planning Staff, Plan Commission, and neighborhood group over the next several weeks in the processing of this petition.

Very truly yours,

Michael J. Probst
Smith Neubecker & Associates, Inc.

enclosures: PUD Booklet
Preliminary Plan
Drawings (2)

Original Petitioner's Statement

5 Morningside Drive
t Office Box 5355
ington, Indiana 47407-5355

OVERALL PLAN AND PURPOSE

The Bloomington Comprehensive Plan calls for residential enhancement in this area with a zoning designation of RS 4.5. The property is abandoned land consisting of 1.34 acres backing up to a railroad right-of-way. This proposal is a request to rezone the land PUD to allow for higher densities and residential upgrading in an area that could easily become blighted. Buildings A and B will sit on separate lots while the townhomes will be condominium ownership.

Hopewell Renewal is an affordable housing/neighborhood improvement proposal. It is meant to provide new attractive, innovating housing while elevating a neighborhood's prospects for improvement. Furthermore, it is a collaborative effort between multiple public sector non-profit groups and multiple private builder developers. This group is working towards providing housing to several different kinds of residents. The residents served will include both low and moderate income home buyers, and renters with physical or other disabilities

The following buildings are proposed:

Building A
Building A is affordable supportive living for people with severe physical disabilities, primarily those associated with the HIV virus. This supportive environment will contain five efficiency apartments and common living area to accommodate volunteer support services within one home. The home will be ranch style and will utilize architectural details, like an expansive front porch, to enhance its attractiveness.

Building B
Building B will be permanent affordable housing for people with emotional disabilities. This home will have four efficiency apartments on each of two floors. One of the apartments will be utilized by a SCCMHC staffer to provide supportive services. The home will be a traditional "four square" early 1900's design. and will have the appearance of a larger older home.

Townhomes
These affordable homes will be sold and will be attractive two and three bedroom attached mostly two-story homes. They will be marketed to a variety of prospective residents seeking affordable, attractive, low maintenance living, near downtown, the hospital, and other services. We expect them to appeal to a variety of first time home owners as well as single parents, older buyers seeking convenience and low maintenance and others.

We think you will agree that this development meets the objectives set out in the Growth Policies Plan, particularly:

"Fundamental Public Policies"

Leverage Public Capital (p. 20)

II. Encourage redevelopment, infill development (where vacant land is passed over by earlier waves of development), and adaptive reuse of vacant or under-utilized buildings.

Serve Diversity(p. 27)

In terms of the growth and development policies what does this principle imply? (p. 27)

First, it suggests that development should accommodate and promote different lifestyles, income levels and household characteristics. For example, differences in housing types, densities and prices should be encouraged. Second, new development should be designed to incorporate a variety of activities and uses.

Policies supportive of this policy also call forth opportunities to enrich and enliven the public spaces and the public faces of buildings and their grounds.

I. Celebrate diversity; service diverse human needs, recognize and respect differences of opinion, amplify choices which fulfill individual and collective potentials.

II. Assure that the housing needs of each Bloomington resident are met; expand housing choices for those with special housing needs including those with limited income, those with limited mobility or physical impairments and those who require or choose group-living residential settings.

Objectives

Serve Diversity (p. 28)

4. Increase the utilization of planned unit development (residential and commercial) procedures to achieve creative site planning and use variety; advance the overall aesthetic quality of new development projects with specific attention to architecture, lighting, landscaping, and signage.

Conserve Community Character (p.32)

III. Actively seek redevelopment or adaptive reuse of blighted, incompatible or functionally obsolete buildings, in residential areas assure redevelopment which is sensitive to and compatible with the existing residential context, in the downtown, promote redevelopment or adaptive reuse of vacant, or underutilized buildings or spaces.

Objectives

Conserve Community Character (p. 33)

3. Recognize the value of these residential neighborhoods to families; in short-term stabilize the number of family households and work over the long-term to increase the number of family households, both owners and renters.

5. Enhance appearance, maintenance and up-keep of rental units and non-residential areas. Improve their compatibility with adjacent single-household properties.

LAND USE CATEGORIES

Residential Enhancement Areas (p. 48)

Areas depicted as Residential Enhancement represent neighborhoods and aging housing stock, frequently with frame cottages and bungalows on small lots. Housing quality in these areas is variable ranging from very good to substandard. These neighborhoods have a considerable stock of "affordable" housing. These neighborhoods are targeted for residential rehabilitation and priority efforts with respect to public improvements such as drainage, sidewalks, street, curb and gutter repair and replacement and landscaping in the public rights-of-ways. Where appropriate, new residential infill projects should be considered a high priority for undeveloped parcels. Over time incompatible and inconsistent uses with the residential context of these neighborhoods should be eliminated.

Thank you for your consideration.

RENAISSANCE RENTALS, LLC

ENVIRONMENTAL ASSESSMENT

Water Resources - The property has been investigated for possible locations of water resources such as FEMA floodplain, ponds and streams. These resources are not found on this site.

Steep Slopes - The slopes that are greater than 18% shall be identified and treated per the City Code requirements. This site has not slopes greater than 18%.

Karst Terrain - A preliminary audit of karst features over the site was conducted to determine possible impacts on this development. Both site reconnaissance and GIS data were used to identify any possible karst areas. No karst areas were identified.

Wetlands - An on-site review was conducted to determine the location of possible wetlands. No wetlands were identified.

LANDSCAPE PLAN

The proposed landscape plan will meet the City of Bloomington landscape code for a multi-family residential project. This landscape requirement will be used to buffer internal land uses. Additional landscaping will be provided to create a buffer along the east and south property lines.

FACILITIES PLANNING

Roads - The proposed project is isolated by existing development and a railroad right-of-way. No through traffic is anticipated to go through the site. The proposed roadway system is planned to serve the needs of this project by providing security and safety.

The roadways will be extended based on existing road construction profiles. The roads will be extended to parking lots which will allow turn around opportunities.

Sidewalks - Sidewalks are not present on either Hopewell Street or Sixth Street, therefore sidewalks will not be extended.

Street Lighting - Security street lighting will be part of roadway and parking lot construction. Lights will be selected from the standards supplied by PSI Energy.

Sanitary Sewers - Based on information from City of Bloomington Utilities Department (CBU), sewer will be easily accessible from an 8" sewer on Sixth Street. The sewer will be sufficient for this project density.

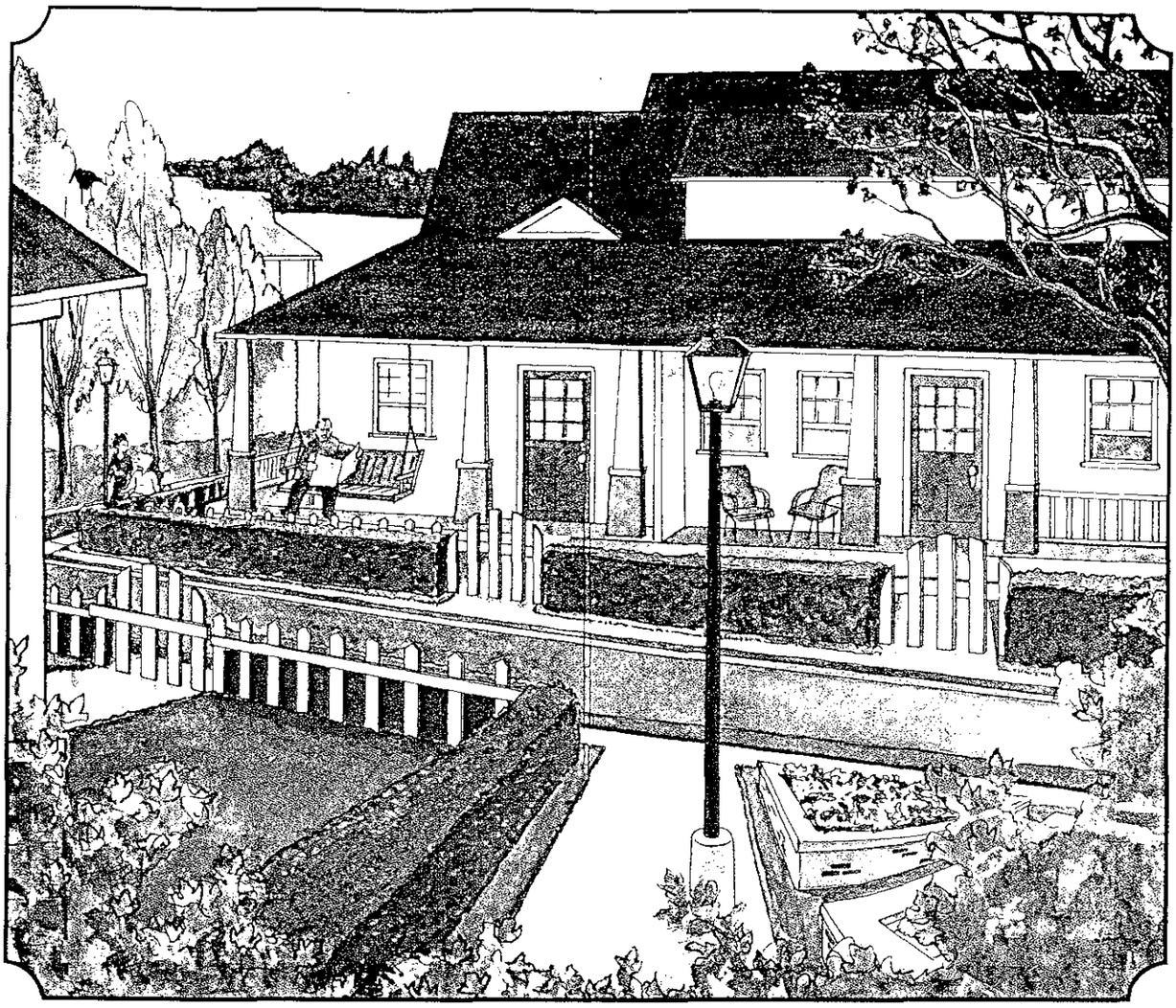
Water - Water is available from a 6" water line that connects Sixth Street to Hopewell Street. The water line will supply the necessary water for the proposed density.

Open Space - Open space will be defined along side yard and rear yards as required by the code. This PUD will need a combined area equal to 35% of total acres as green open space.

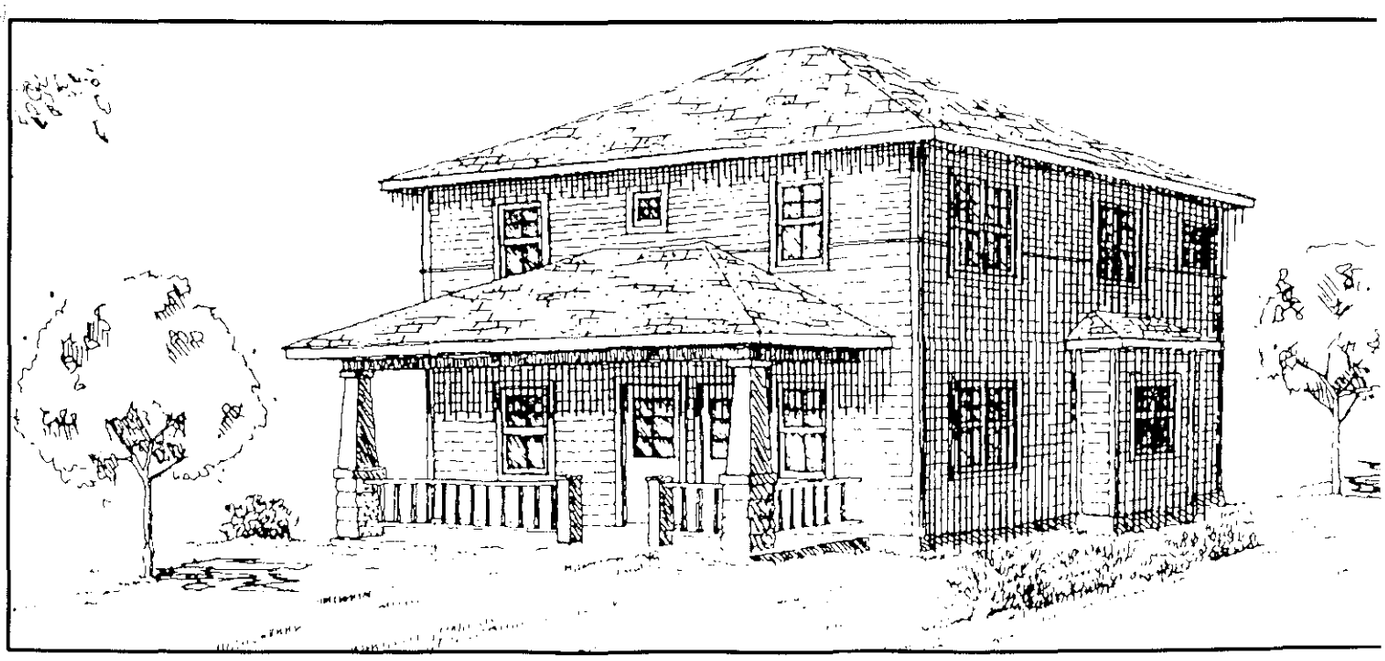
Storm Water Management - An existing CBU detention basin is adjacent to the proposed development. The development storm water from this project should access directly to this storm water basin because the basin is in the drainage pattern.

Parking - The PUD provides the opportunity to adjust and vary parking from the regulations to benefit the project and community. This is accomplished by reducing the maximum number of parking spaces required. This will reduce pavement and reduce run-off in an area where a higher percentage of the residents will not drive, but use public transportation. The reduction in parking requested is approximately 20% or six parking spaces.

Density - The maximum number of units allowed based on existing zoning of RS 4.5 is 6.0 dwelling units. The proposed number of dwelling units is 25 with a project density of approximately 18 du/ac. Dwelling Unit Equivalents (DUE) establishes a density value for dwelling units upon number of bedrooms in the unit. This value can be applied to the units per acre measurement in order to meet the dwelling unit requirements or show a more reasonable density but maintain am ore compact urban form. The DUE calculation shows 10.0 du/ac density, which is a reasonable density in this location.



Building A



Neighborhood Meeting
Hopewell Renewal Project
March 5, 1996, 6:00 PM
Banneker Center

Those present: Michael DeNunzio, City of Blgtn.; Terry Adams, advocate; Deb Wilken, PHNA; Jill Williams, SCCMHC; Patricia Cole, City council; Karen Jones, Girls Inc.; Thessaly Beasley, resident; Robert Burks, resident; Donald Butcher, resident; Nickie Butcher, resident; Jeffrey Stone, MCHSI; Jack Hopkins, advocate; David Walter, resident; Tim Henke, developer.

Henke opened the meeting with brief introductions of those present and their affiliations. He went on to explain the project and its three components. The representatives of each of the agencies also explained their roles in the project.

Robert Burks who lives at 6th and Ritter was concerned mostly about possible drainage problems that exist and could be exacerbated by the development. He discussed the history of the drainage problems on that block and how his property has been adversely effected by the situation as it exists. Burks explained that water during storms had always run across his yard and that the construction of the drainage pond at 6th and Hopewell had only made it worse.

Henke mentioned that he had as one of the goals of the project was to find a way to provide a buffer around the drainage pond. It was ugly and it did not work the way it was designed to. It was agreed that Redevelopment would try to find a way to provide landscaping around it or at least a better fence.

There was a question about the housing units that were being planned. It was explained that there would be about 13 town homes that would be for sale. There would be an 8 unit Four Square type building similar to those Henke had done on Covey land in the Miller Dr. neighborhood. This building would house 7 mental health clients and one supervisor and would be owned or leased by the mental health center. The other building would be an apartment model group home with 5 efficiencies and significant communal space. Each efficiency would have its own small kitchen area and a bathroom. It was explained that there would always be volunteers present, 24 hours a day and that they would be responsible for the upkeep of the home and the yard. This home would be for individuals with severe physical disabilities related to HIV/AIDS.

The residents of the neighborhood were in support of all three of the housing components of the project. Cole was the only exception. She felt that there was an over abundance of institutional encroachment in her neighborhood and that this project simply added to that problem. Jill Williams and David Carrico both tried to explain that the people that would be living in these homes could very well be people who had lived in this neighborhood already but could no longer maintain their own homes independently. These are not institutions, they are homes for people with special needs.

Cole ask about the re-zone and the planning process and the possibility for people who were

opposed to this project to remonstrate both at the Plan Commission level and the council level. She encouraged the neighbors to oppose this project on the grounds of institutional encroachment. They reiterated their support of the project and conversely their concerns about the drainage question.

There were other questions raised. There was some concern that the "low income" housing component would wind up like Crestmont, badly managed, ugly and poorly run. It was explained that this in no way would be like Crestmont. These would be homes bought by the people that lived in them and therefore they would be more inclined to care for them just as the rest of the people in the area cared for their homes.

It was also explained the Henke was an experienced developer and manager in this field. He has a number of similar projects around Bloomington and enjoys a stellar reputation of developing and maintaining this type of housing and that this project would be maintained in a similar fashion.

Burks also mentioned the fear among several of the neighbors that he had talked to but who were unable to attend that the city might try to widen sixth street and add sidewalks. It was felt that Sixth street was too narrow and right of way acquisition to add sidewalks would take too much of the residents' yard. It was agreed by all that this was not a project under consideration. It was further explained that even if such a project were being planned, if the neighborhood objected and those objections were the majority opinion, the project would be scraped. Such was the case at Southern Drive where we planned improvements but did not do them because the neighbors overwhelmingly opposed them.

There was also a question about the PCBs in the Illinois spring located very near the tracks to the west of the site. It was explained by Henke that he had a Phase I review of the site done and it came back clean. It was also discussed that John Langley could be involved with the question and we would have him look at the site to give his impression.

There was also a question about the safety of the RR so close to where additional children would be living and playing. The possibility of a fence between the western edge of the development and the RR was discussed. It appeared that this could be accomplished without too much additional cost.

The meeting adjourned at 7:30 pm.

Neighborhood Meeting
March 5, 1996
Banneker Center

NAME [redacted]	ADDRESS
Michael DeLuzio	City
Terry Adams	1301 S. Walnut #4
Deb Wicks	2500 N Dunn
Jill Williams	Mental Health Ctr. 645 S. Rogers St
Patricia Cole	828 W. 7th (09) + Council
Karen Kneo	1108 W. 8th St.
Thessaly Beaney	
Robert Burks	1401 W. 6th
Donald S. Butcher	1410 W. 6th St.
Nickie Butcher	1410 W. 6th St.
Jeffrey Stone	Monroe County Housing Solutions
Jack Hopkins	725 Meadowbrook
David Walter	208 N Ritter
Tim Henke	Renaissance Rentals
Dave Carraco	So. Central Community Mental Health Center

Hopewell Renewal meeting. March 13, 1996 at the site

Those present: Tim Henke Project Manager: Robert Burks, Resident: Mike Probst, Smith Neubaker: Bob Woolford, Redevelopment: Michael DeNunzio, Redevelopment: Lisa Burks, Resident, John Langley, Utilities PCBs.

Burks explained that several of the residents living on 6th on the west end of the street and on both sides had over the years experienced fairly severe drainage problems. Burks explained the existing detention pond essentially made the situation worse. The water went from the pond, out the pipe to the next in the series of underground pipes but the water was too forceful and the pipe too small. The water flowed over the existing system, across the street and routinely flooded Burks' house and yard. The entire area is clearly in need of some drainage work. It was obvious that the housing project was not the cause of the problem for Mr. Burks.

Burks also said that he was representing several other of the local neighbors who were worried the with the advent of this project the city would try to come to that area and do improvements to 6th street with sidewalks and widening of the street. They felt that would create a situation where more cars would tend to travel that street and make it unsafe for local children who played in the area. It was also felt that the right of way required to build sidewalks would take too much of their yards and not be desirable. We explained that there were no plans for any improvements in that area and further given funding restraints there was little danger of such a project being initiated. Further if it were initiated, the objections of the residents would easily stop any plans that might come up. The example of Southern Drive was given where such plans were derailed by the residents objections. Burks ask that this be put in writing and we agreed to that.

In summary, it was agreed that Redevelopment would supply written assurance to Burks that we would not try to widen the street and install sidewalks. We further agreed, with no firm commitment, that we would look into the possibility of a drainage project to compliment the existing drainage pond and make it work as well as serve the area. It was agreed that this would not be connected to the housing project.

It was further agreed to look into the possibility of erecting a fence along the railroad tract for privacy and safety.

John Langley was there to talk about the possibility of the run off from the Illinois spring concerning PCB's. Langley was sure that the run off from rain would not be a PCB problem. This was a concern of Burks.

We agreed to keep in contact with the neighbors as the project continues.