Passed: 9-0

ORDINANCE 95-30

TO AMEND THE BLOOMINGTON ZONING MAPS FROM RS3.5/PRO6 to PUD, AND APPROVE THE PRELIMINARY PLAN Re: 2031 S. Weimer Road (Cora Ann Sudbury, 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WHEREAS, the Common Council adopted Ordinance 95-21 which repealed and replaced Title 20 of the Bloomington Municipal Code entitled "Zoning", including the incorporated zoning maps, and Title 21, entitled "Land Use and Development" on May 1, 1995; and

WHEREAS, the Plan Commission has considered this case, PUD-26-95, and recommended that the petitioner, Cora Ann Sudbury, be granted PUD designation and preliminary plan approval and request that the Common Council consider their petition;

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

SECTION I. Through the authority of IC 36-7-4 and pursuant to Chapter 20.05.09 of the Bloomington Municipal Code, the preliminary plan be approved and the property designated a Planned Unit Development. The property is located at 2031 South Weimer Road and is further described as follows:

A part of the East half of Section 7, Township 8 North, Range 1 West, Monroe County, Indiana, described as follows: **Beginning** at a point that is 1320.00 feet south of the northwest corner of the northeast quarter of said Section 7, said point being on the west line of said quarter and in Weimer Road; thence leaving said west line and said road and running East and parallel to the north line of said section for 1800.00 feet; thence North 50 degrees 28 minutes 39 seconds East for 1088.96 feet and to a point on the east line of said Section 7; thence running with said section line South for 3023.50 feet; thence leaving said section line and running West for 1041.06 feet; thence North and parallel with the east line of said Section for 1620.50; thence West for 1598.94 feet and to the west line of said northeast quarter and in said Weimer Road; thence running on said line and in said road North for 710.00 feet and to the point of beginning, containing in all 88.44 acres, more or less.

Subject to a 25.00 foot easement from the centerline of said Weimer Road for County Highway right-of-way.

ALSO, a part of the Northwest quarter of the Northwest quarter of Section 8, Township 8 North, Range 1 West, Monroe County, Indiana described as follows: **Beginning** at a point that is 760.00 feet East of the northwest corner of said Section 8 and on the north line of said Section; thence continuing on said north line East for 395.00 feet; thence leaving said line and running South for 1320.00 feet and to the south line of said quarter quarter; thence running on said line West for 1155.00 feet and to the west line of said Section 8; thence running on said west section line north for 693.00 feet; thence leaving said line and running North 50 degrees 28 minutes 39 seconds East for 985.26 feet and to the point of beginning, containing in all 29.53 acres more or less.

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

ALSO, a part of the North half of the Northeast quarter of Section 7, Township 8 North, Range 1 West. Also a part of the Northwest quarter of the Northwest quarter of Section 8, Township 8 North, Range 1 West all in Monroe County, Indiana and being more particularly described as follows: A part of the North half of the Northeast quarter of Section 7, Township 8 North, Range 1 West, Monroe County, Indiana, described as

follows: **Beginning** at the northwest corner of said quarter; thence running on the north line of said Section East for 2640.00 feet and to the northeast corner of said Section 7, thence leaving said north line and running with the east line of said section South for 627.00 feet; thence leaving said east line and running South 50 degrees 28 minutes 39 seconds West for 1088.96 feet; thence running West and parallel with the north line of said section for 1800.00 feet and to the west line of said quarter and to a point in Weimer Road; thence running with said west line and in said Road North for 1320.00 feet and to the point of beginning, containing in all 73.32 acres, more or less.

Subject to a 25.00 foot easement from the centerline of said Weimer Road for County Highway right-of-way.

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

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

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

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 19 day of July, 1995.

Iris Kiesling

IRIS KIESLING, 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 20 day of July, 1995.

Patricia Williams

PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this 21st day of July, 1995.

Tomilea Allison

TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

This ordinance approves a preliminary plan and designates 208.9 acres a Planned Unit Development. The plan includes 870 units of single and attached housing and a 12.8 acre commercial site, or1,032 units if the commercial site is developed residentially.

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 95-30 is a true and complete copy of Plan Commission Case Number PUD-26-95 which was given a recommendation of approval by a vote of 7 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on June 26, 1995.

Date: June 27, 1995

Timothy A. Mueller

Tim Mueller, Secretary
Plan Commission

Received by the Common Council Office this 27 day of June, 1995,

Patricia Williams

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.)

Staff Report
Preliminary Hearing: May 15, 1995

Case #PUD-26-95
(RS/PUD/BL/PCD-26-95)

PETITIONER: Cora Ann Sudbury
LOCATION: 2031 S. Weimer Rd.

COUNSEL: Smith, Neubecker, & Assocs., Inc.

PROPOSAL: Requested is preliminary approval (formerly "outline") of a 208 acre planned development between Weimer Rd. on the west and Thomson/Thomson Park on the east. The site abuts the recently approved Woolery and Figg planned developments to the south and north respectively. Current zoning is RS3.5 with the PRO6 overlay. The PUD encompasses 711 dwelling units and a 12.8 acre (including detention) commercial area. Density of the residential acreage is about 3.6 units/acre. The units are distributed among the land use areas on the plan as shown on the attached exhibit.

RELATION TO SURROUNDINGS: The proposal ties into the Adams St. extensions proposed in the adjacent PUDs. Single family use is proposed along Weimer to relate to the houses along that street. The initial proposal for single family along the north line may be modified due to the interface with Bland's auto storage lot. Two street accesses are proposed to Thomson Park. Bicycle accomodation is proposed along the route of Adams. At the south/west corner of the PUD, a substantial tract is withheld from this approval as the petitioner's homesite.

PLAN COMPLIANCE: The residential concepts are generally consistent with the plan and surroundings. Consideration should be given to more density; six units/acre is recommended in the plan. Staff urges that an area or two be allocated to affordable housing at higher densities. The plan does not specifically reference commercial on this tract. The 12$^+$ acre area is about 2/3 mile from the future center at Weimer and Tapp, so the appropriateness of a major center anchored by a grocery is questionable. Such centers should have superior north/south and east/west access and be located strategically relative to other shopping. Staff, on the other hand, feels that an appropriately scaled center is consistent with the goals of the plan. The concept needs work. Twelve acres of retail is too much in this context. A reduced retail proposal, anchored by convenience-scaled shopping, with additional area specified for other uses such as day care, nursing homes, churches, etc., could total up to the same land area. Also, the preliminary plan will authorize the use. Staff urges that a design concept appropriate to a blank slate neighborhood center location should be a preliminary plan element.

ISSUES: Staff finds this to be a generally good and workable proposal, however, some issues should be addressed before the final hearing.

1. Code Compliance: This petition was filed prior to the new code's effective date but

now must comply. The necessary plan elements, statements, and assessments must be worked out before final staff report.

2. Park Interface: Staff should work with Parks and the petitioner on access to the park: are the two stub streets o.k.; should the park have street frontage; are additional stubs or pedestrian/bike accesses needed?

3. Size, restrictions, and design concept for the commercial area (see comments above).

4. Delineation of karst features, streams, and wooded areas needs to be reviewed and possibly enhanced. The plans should incorporate the specific "environmental review plans" required under §20.06.05.02 of the new ordinance. These do not necessarily involve more than otherwise might be needed as a plan element or condition of approval, but they do need to be set forth separately in a form to meet code requirements.

5. The necessary Adams extension is limited by a combination of committed end points, geometric standards, grades, and trees. Should this conflict with the karst standards of the new ordinance (avoidance, 25' setback) some flexibility in the weighing of these competing concerns should be afforded by the PUD process.

6. As mentioned above, opportunity to increase density and incorporate affordability should be explored. Housing above commercial uses is one opportunity.

Staff observes that much must be accomplished by the petitioner and staff for the next hearing on June 5. A practical deadline for completion for final report is May 24.

RECOMMENDATION: Continuance, provided all necessary submittals are in and these issues have been resolved by May 24. It should be noted that review and input continues and other issues may emerge before recommendations are finalized.

Final Hearing Staff Report: June 26, 1995 Case #: PUD-26-95

PETITIONER: Cora Ann Sudbury
ADDRESS: 2031 S. Weimer Rd.

COUNSEL: Smith, Neubecker, & Assocs., Inc.

REVISED PROPOSAL:

This 209 acre mixed-use PUD has been revised since the preliminary hearing. The residential density has been increased from 771 units to 840 units in parcels 1 - 7, the residential parcels. In addition, the uses for the commercial area include 15 unit/acre residential, as well as the use of the surrounding open space to meet residential density, so additional units are possible. Staff had encouraged more density to bring the PUD closer to the Growth Policies Plan's 6 units/acre goal. The increase was achieved by increasing density in parcels 1 and 2 from 3 to 4 units/acre, and from 4 to 5 units/acre in parcel 3.

ISSUES:

The issues identified in the preliminary hearing, and their resolution, are as follows:

Weimer Traffic Limitations:

The PUD is dependent on a single access to Weimer until others provide the Adams extension. The intersection at Weimer and Bloomfield needs improvement. The petitioner proposes to limit the development to less than 35 acres of parcels 1, 2, or 3 (4 - 5 units/acre) with the existing road situation. Then, before additional development, a traffic study would determine the improvements needed to keep Weimer's intersections with Tapp and Bloomfield at level of service C. No additional development would occur unless such improvements were in place. In general, staff concerns with this response, although staff recommends that this constraint be dropped if the Adams link to Allen is built.

Weimer Flooding:

The 100-year floodplain includes a portion of Weimer, south of the proposed PUD entrance. Staff does not view this as a problem because access to the north is not impeded. Further, a 100-year flood is infrequent. The five-year flood inundates less of Weimer to a scant, if any, depth.

School Site:

The MCCSC is not prepared to identify this site as an elementary or middle school site. They

nevertheless are interested in a 12 to 15 acre parcel to be held for future possibilities. The petitioner is willing to negotiate a sale on any of the residential parcels. Staff recommends that the number of units be held constant if school or park land is acquired. (As proposed, density is well below GPP's six units/acre goal.) This should serve to enhance the public's negotiating position should such purchase be contemplated.

Adams Alignment with Respect to Sinkholes and Thomson Community Park:

Staff recognizes the need to balance geometrics, grades, tree preservation, and sinkhole avoidance. The plan now shows an alternative which skirts the west end of the park in an area which appears less impacted by karst. The petitioner's statement references intrusion into sinkhole areas if necessary, with qualified geotechnical review. Staff concurs that the PUD approval should afford this option, but recommends that it be a last resort, only after other measures have been exhausted. The alternative alignment should be the approved general route, and significant frontage for the park should be specified. Before encroachment into the required 25' sinkhole setback is approved, alternatives including realignment, indirect routing of sidewalks around sinkholes, and splitting of traffic lanes around sinkholes should be considered.

Scale and Character of Commercial:

This has been a fundamental area of concern. The GPP does not show neighborhood serving retail on its maps, although the text supports the concept. In terms of need, and its fit into the pattern of available or proposed shopping, staff sees need for only day-to-day convenience level shopping and other services to residential surroundings, such as day care, nursing homes, churches, etc. Adams Crossing (Bloomfield & Adams) and the larger future center at Weimer & Tapp are well situated for the larger scale shopping needs of the area. This site is served only by a proposed two-lane north/south street (no east/west service), so creating a draw of community serving trade into this neighborhood would be disadvantageous. The initial proposal for 12.8 acres of retail, with 20,000 s.f. store maximum and 70,000 s.f. area maximum was not acceptable to staff in view of the above. We have been discussing this through several refinements, the latest submitted on June 21.

The petitioner's response, as detailed in the June 21 proposal, includes these highlights:

1. 70,000 s.f. floor area limit.
2. 5.0 acres of surrounding open space, including detention.
3. The open space may be utilized for density calculation on adjacent parcel 4 (at parcel 4's six units/acre, an additional 30 units would be permitted).
4. The site plan will include an open (possibly covered) pedestrian plaza of at least 10,000 s.f. (not counted toward the 70,000 s.f. limit).
5. No outlots.
6. Maximum of 50% of required parking in front, balance to the sides.
7. Natural finish materials, pitched roofs, architecture to blend with surroundings, and village pattern design (undefined, petitioner should elaborate on the record).

8. The preliminary plan is schematic in nature. Excepting those features specifically represented in the plan, other design features including orientation of local streets, access points to surrounding properties, and pedestrian links at ends of cul-de-sacs are subject to final plan discretion by the approving authority.
9. The petitioner's statement should be expanded to include architectural concept (verbal range of possibilities for the multi-family components).
10. Final plan approval for the single family components will be by staff. Plan Commission will approve final plans for multi-family or non-residential components.
11. It is noted that subdivision will follow. The remnant parcel along Weimer between parcel 9 and the Woolery property, will be part of that division. It is recommended that Weimer right-of-way be dedicated, and the east/west pedestrian connection be built and dedicated at that time. Typically, sidewalk construction is left to development of the parcel, but that decision will be made by the Commission or Plat Committee when it considers the subdivision.
12. The petitioner's commitments shall be reformatted and expanded upon as needed to satisfy the requirements for the environmental review plans specified in Section 20.06.05.02 of the Zoning Ordinance.

City of
Bloomington
Indiana

Environmental
Commission

Post Office Box 100
Municipal Building
Bloomington, Indiana 47402

Telephone 812 339 2261
Extension 75

To: Rodney Young, Plan Commission Members
From: Kevin Komisarcik, Moira Wedekind
Subject: Sudbury Farm PUD
Date: June 21, 1995

After reviewing the plans and visiting the site we have the following recommendations:

1. The original placement of the main arterial road is not well positioned given the karst features on this property. The road is placed such that it will impact a number of sinkholes on the property. As you know, the new city ordinance prohibits building within 25 feet of such features. We suggest two alternatives:

a. The road be moved towards the eastern boundary where it will be partially adjacent to Thompson Park, affording better access to its' western edge. This is the alternative route shown on the updated map.

b. The road be routed towards the western part of the development where it will be out of the forested area. This would follow the approximate location of the side street also shown on the map.

Either alternative would be an improvement over the current proposal by avoiding the sinkholes.

2. The proposed plan shows a band of higher density development partly in the forested area in the southern part of the site (parcel 5). We recommend that this portion of the development be moved to the non-forested area of the site (the western portions of parcels 5 & 6) and move more of the lower density development in parcel 6 into the woods. In other words the parcels would now align east - west rather than north - south. In this way more of the forest canopy will be saved.

Should you have any questions concerning these recommendations feel free to contact us.

cc. Tim Mueller

PUD-26-95
E.C. Report 8

PUD-26-95 - CORA ANN SUDBURY
REVIEW CONSIDERATIONS

Section 20.05.09.08.A of the Zoning Ordinance specifies that the staff, commission, and council should consider as many of the following "review considerations" as are relevant. This supplementary staff report addresses these considerations. The report has been edited for the council to reflect late changes.

1. *The extent to which the proposed plan meets the requirements, standards, and stated purpose of the Planned Unit Development regulations.*

The PUD should offer one or more of the following (20.05.09.01.A - A-H)

A. *Reflect the policies of the Comprehensive plan specific to the neighborhood in which the PUD is to be located.*

Right on point.

B. *Provide substantial buffers and transitions between areas of different land use and development densities.*

Makes good use of natural transitions. The commercial area has open space buffer. Expect good detailing of built buffers in final plans.

C. *Enhance the appearance of neighborhoods by conserving areas of natural beauty, and natural green spaces.*

No preservation of substantial areas. Expect good attention to preservation within development sites in final plans.

D. *Counteract urban monotony and congestion on streets.*

Serves goal of encouraging development away from traffic saturated areas. Residential component affords diversity in housing types. Commercial restrictions promise an innovative and attractive center.

E. *Promote architecture that is compatible with the surroundings.*

Surroundings predominantly vacant. See comment G regarding commercial.

F. *Buffer differing types of land use and intensities of development from each other so as to minimize any adverse impact which new development may have on existing or zoned development.*

See B above.

G. *Promote and protect the environmental integrity of the site and its surroundings and provide suitable design responses to the specific environmental constraints of the site and surrounding area.*

Revised Adams alignment will relate better to sinkholes and grades. Generally, lower residential densities in tree areas will allow more preservation. Expect good detailing of specific preservation in final plans. Environmental Commission subcommittee comment has been considered by the Commission. The road has been revised but land uses remain as proposed.

H. *Effectuate implementation of the Comprehensive Plan.*

Development proposed where the GPP recommends. Provides an important street link. Could contribute future TIF revenues from non-residential component for off-site infrastructure improvements.

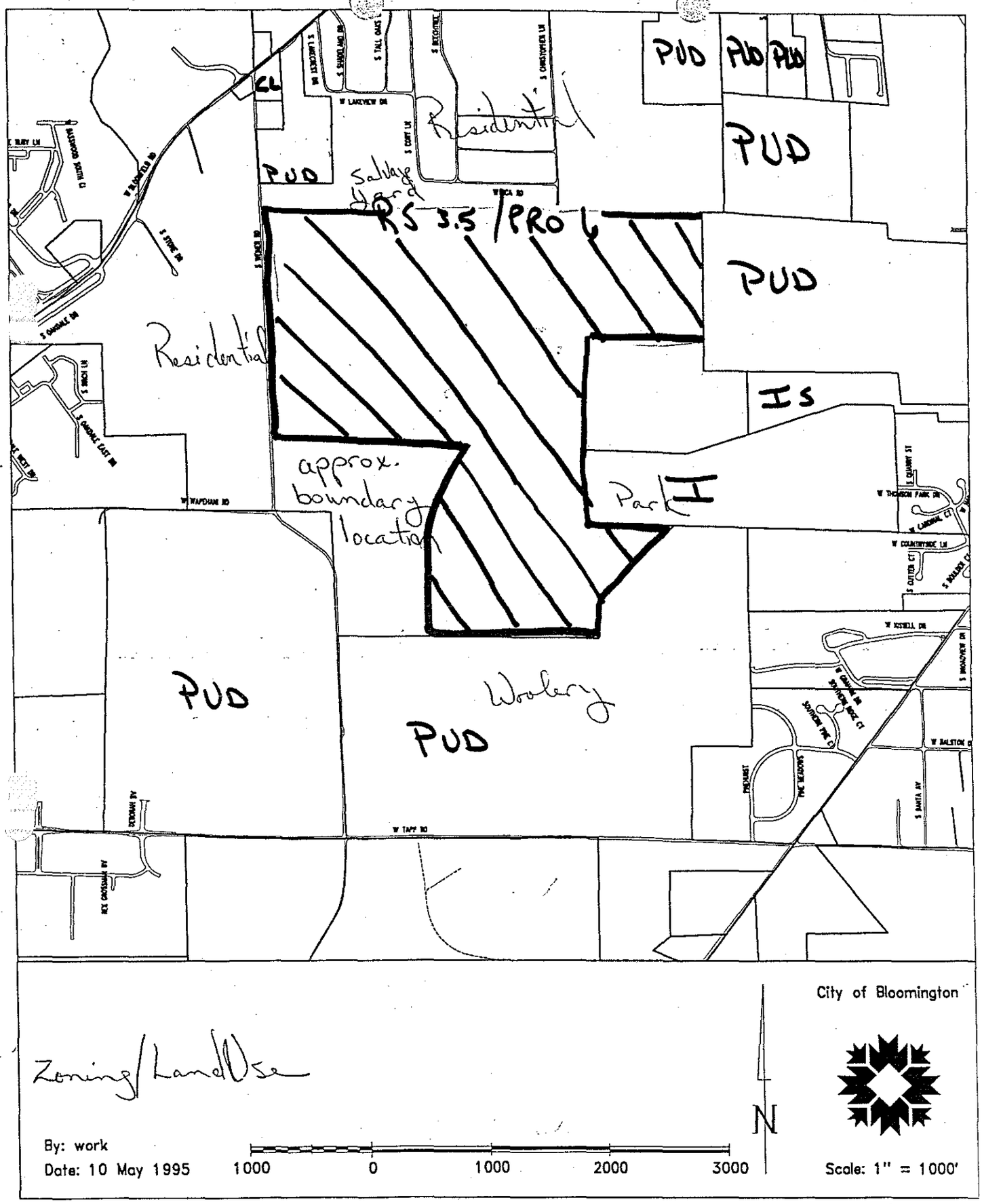
2. *The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to, the density, dimension, bulk, use, required improvements, and construction and design standards and the reasons why such departures are or are not deemed to be in the public interest.*

The departures from specific constraints are identified in the petitioner's statements, including the imposition of other constraints, particularly for the business area. In other respects, code standards will prevail. The mix of densities and uses is appropriate to the site. Small front and side setbacks will facilitate working with topo and tree features, and achievement of the proposed density. Adams St. geometry will conform to ASHTO standards to facilitate sinkhole avoidance.

3. *The extent to which the Planned Unit Development meets the purposes of this zoning ordinance, the Comprehensive Plan, and any other adopted planning objectives of the City. Any specific benefits shall be specifically cited.*

The plan meets the residential purposes very well in terms of land use, promotion of development in the right place, and provision of an important street link. Access and visibility for Thomson Park will enhance the area. The retail component serves the traffic mitigation goals of the plan although it is not specifically identified in this location. The PUD zoning format is specifically intended to allow consideration of compatible mixed-use development such as this.

4. *The physical design of the Planned Unit Development and the extent to which it makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space, and*


PUD
PUD
PUD
PUD
Residential
PUD
Salvage Yard
RS 3.5 / PRO 6
PUD
Residential
IS
approx. boundary location
Park
PUD
Woolery
PUD
W LAKEVIEW DR
W WAPEHANI RD
W TAPP RD
W COUNTRYSIDE LN
W RUSSELL DR
W BALSTON
S SANTA AV
S BROADVIEW DR
S QUARRY ST
W THOMSON PARK DR
S STONE DR
S GARDALE DR
S GARDALE EAST DR
S BUNCE DR
S BUCKSTICK
S CHRISTOPHER LN
S SHADLAND DR
S TALL OAKS
S LAURIST DR
S CORY LN
W BRICA RD
W ROCKPORT DR
ROCKPORT CT
PRIMROSE
THE MEADOWS
S CUTTER CT
S MALLORY CT
W CARDINAL CT
BALSWOOD SOUTH CT
E BURY LN
S HOWE LN
S GARDALE EAST DR
W GARDALE DR
SOUTHGATE CT
SOUTHGATE TRC CT
City of Bloomington
Zoning/Land Use
By: work
Date: 10 May 1995
1000
0
1000
2000
3000
N
Scale: 1" = 1000'

9

SUDBURY FARM

PARCEL	LAND USE	APPROX. SIZE (Acres)	MAXIMUM	MAXIMUM
1	Single-Family Detached	31.8	131	4.0
2	Single-Family Detached	11.3	40	4.0
3	Detached/Attached Single-Family	35.2	126	3.6
4	Attached Single-Family/Multi-Family	27.2	160	6.0
5	Detached/Attached Single-Family/ Multi-Family	16.5	82	5.0
6	Single-Family Detached	34.9	91	2.5
7	Multi-Family	11.7	117	10.0
8	Commercial Center	12.6		
9	Single-Family Detached	33.6	84	2.5
		204.9	646	4.2 DU/AC

Site Plan

Smith Neubecker & Associates, Inc

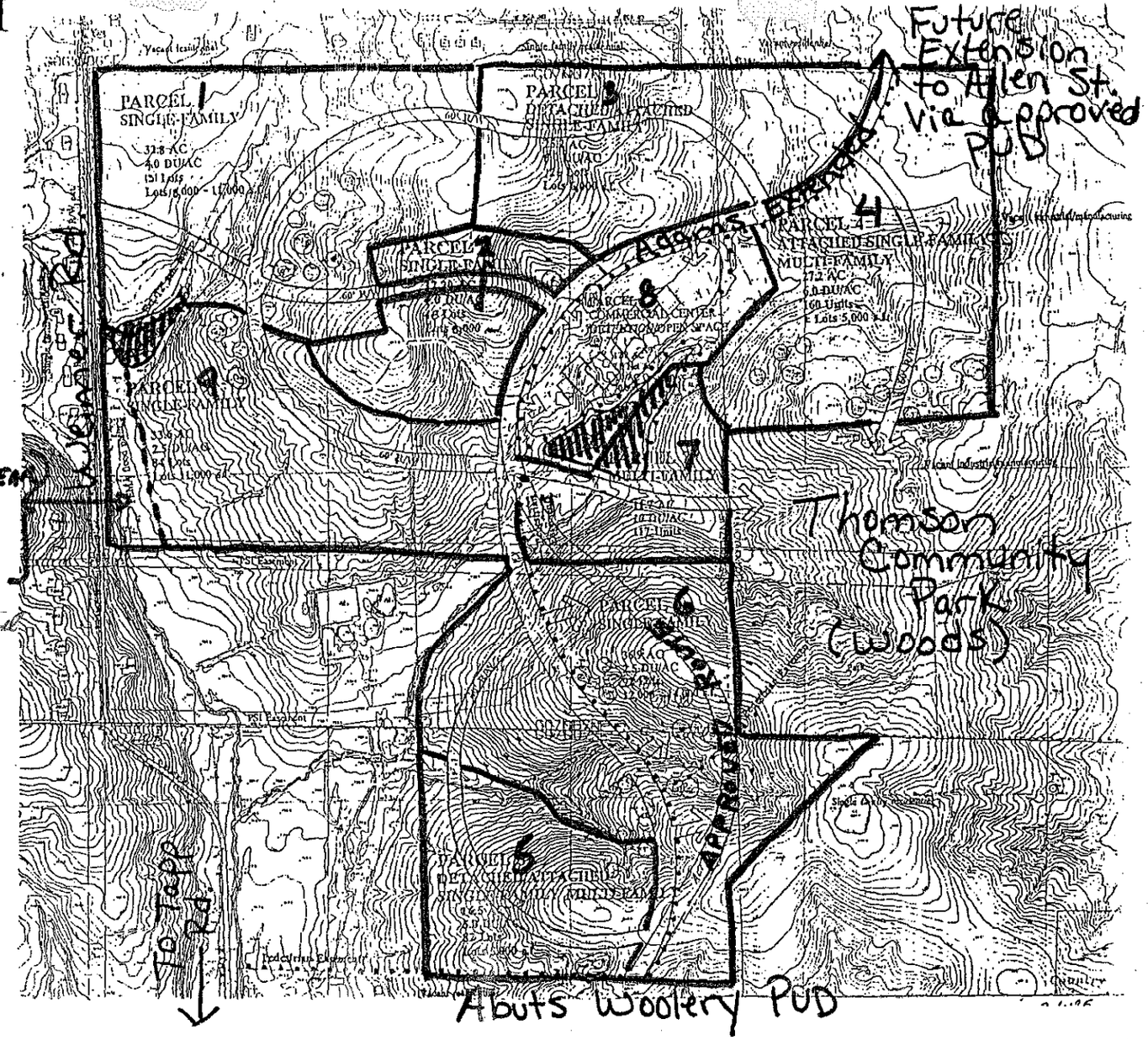
4625 Morningside Drive
Bloomington, Indiana 47402
Telephone: 812 336-6536

6-21-95

100 year Flood Plain

870 residential units

N



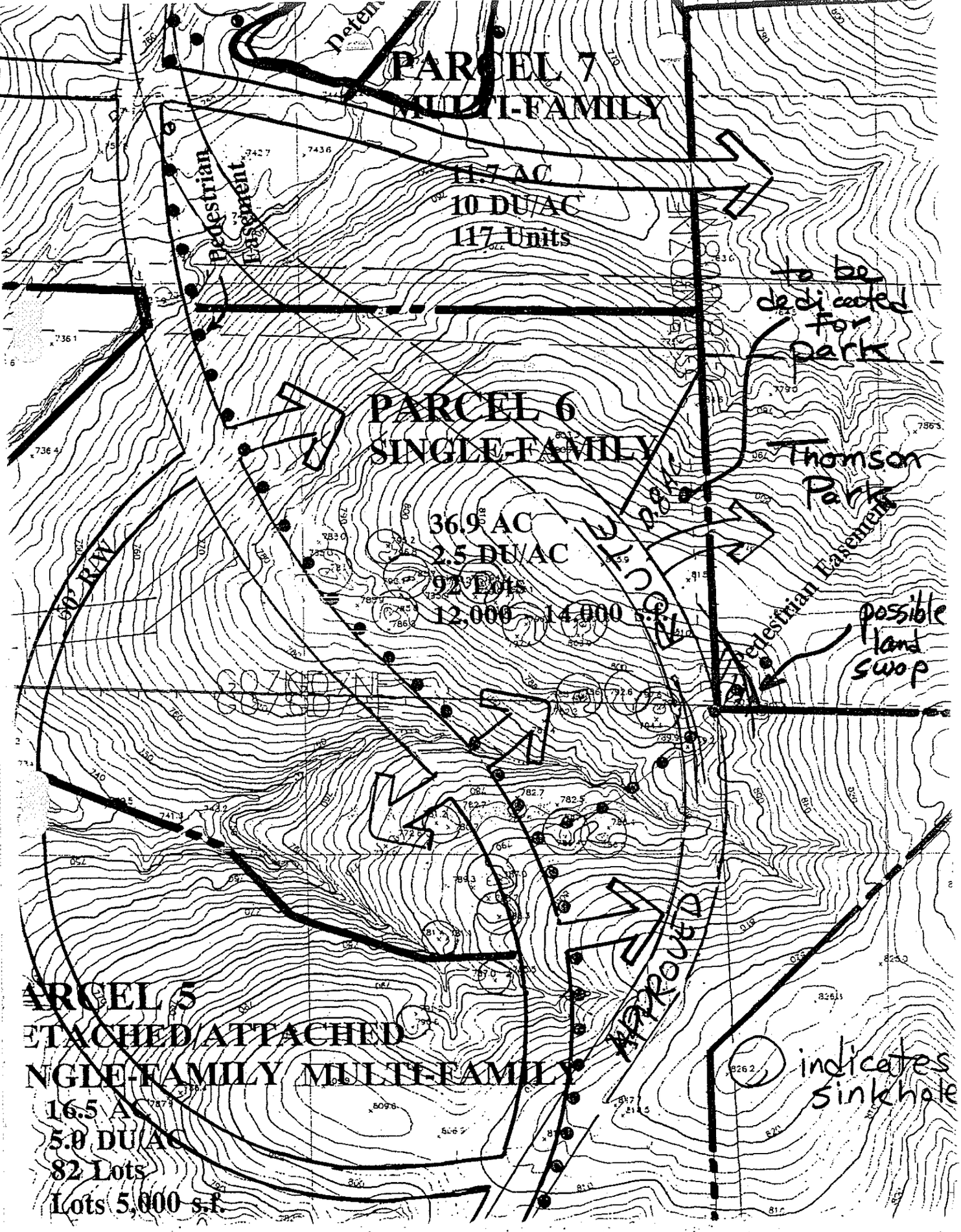
RECEIVED
JUN 22 1995
By

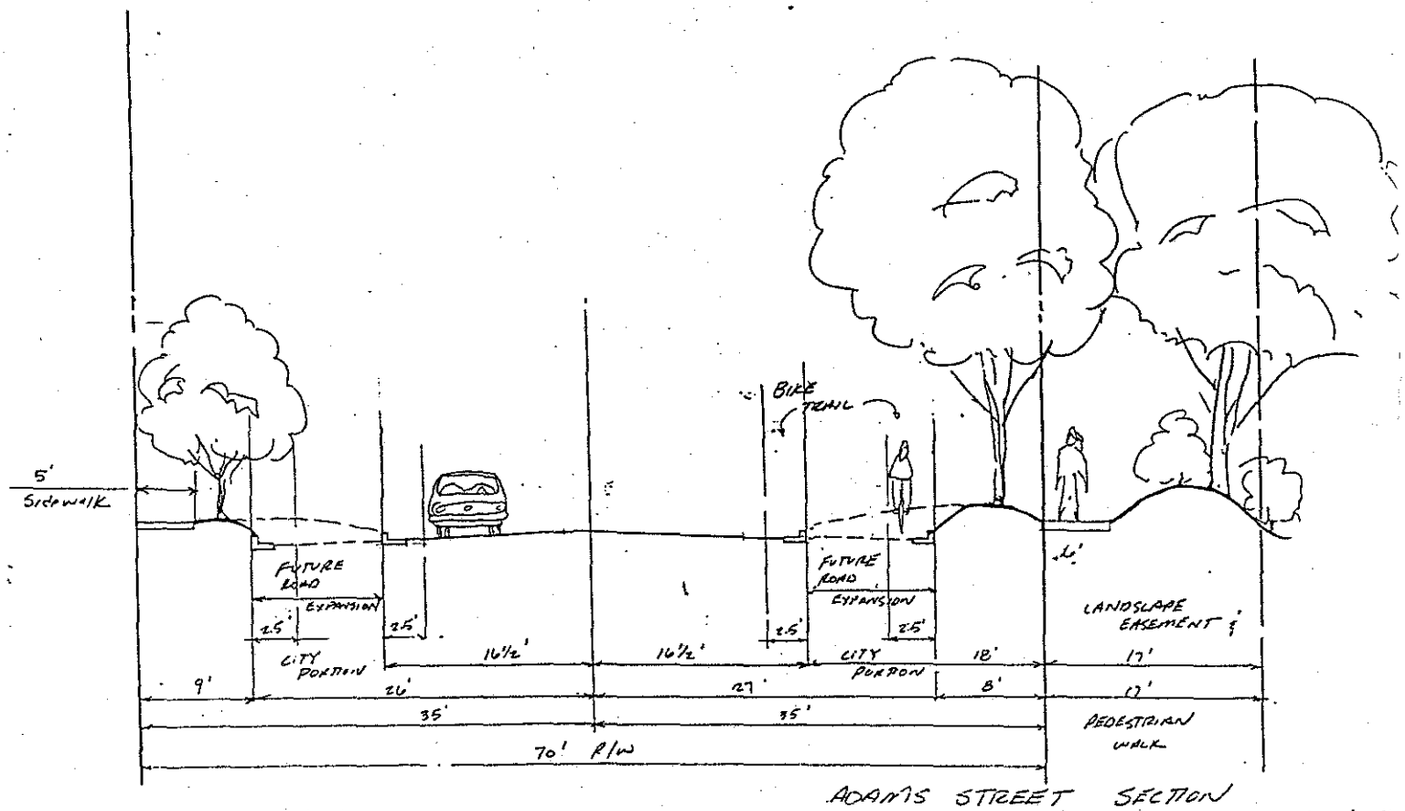
PUD-26-95
Site Plan

7

PARCEL	LAND USE	APPROX. SIZE (Acres)	MAXIMUM # UNITS	MAXIMUM DENSITY
1	Single-Family Detached	32.8	98	3.0
2	Single-Family Detached	12.2	36	3.0
3	Detached/Attached Single-Family	25.2	102	4.0
4	Attached Single-Family/ Multi-Family	27.2	160 (+30) *	6.0
5	Detached/Attached Single-Family/ Multi-Family	16.5	82	5.0
6	Single-Family Detached	36.9	92	2.5
7	Multi-Family	11.7	117	10.0
8	Commercial Center	12.8		
9	Single-Family Detached	33.6	84	2.5
		208.9	771	4.0 DU/AC
			+ 30	
			801 *	

* 5 acres of open space on commercial site may be used for density


PARCEL 7
MULTI-FAMILY
11.7 AC
10 DU/AC
117 Units
Pedestrian Easement
to be dedicated for Park
PARCEL 6
SINGLE-FAMILY
36.9 AC
2.5 DU/AC
92 Lots
12,000 - 14,000 s.f.
Thomson Park
Pedestrian Easement
possible land swap
60' R/W
Harrow Dr
indicates sinkhole
ARCEL 5
ETACHED/ATTACHED
NGLE-FAMILY MULTI-FAMILY
16.5 AC
5.0 DU/AC
82 Lots
Lots 5,000 s.f.

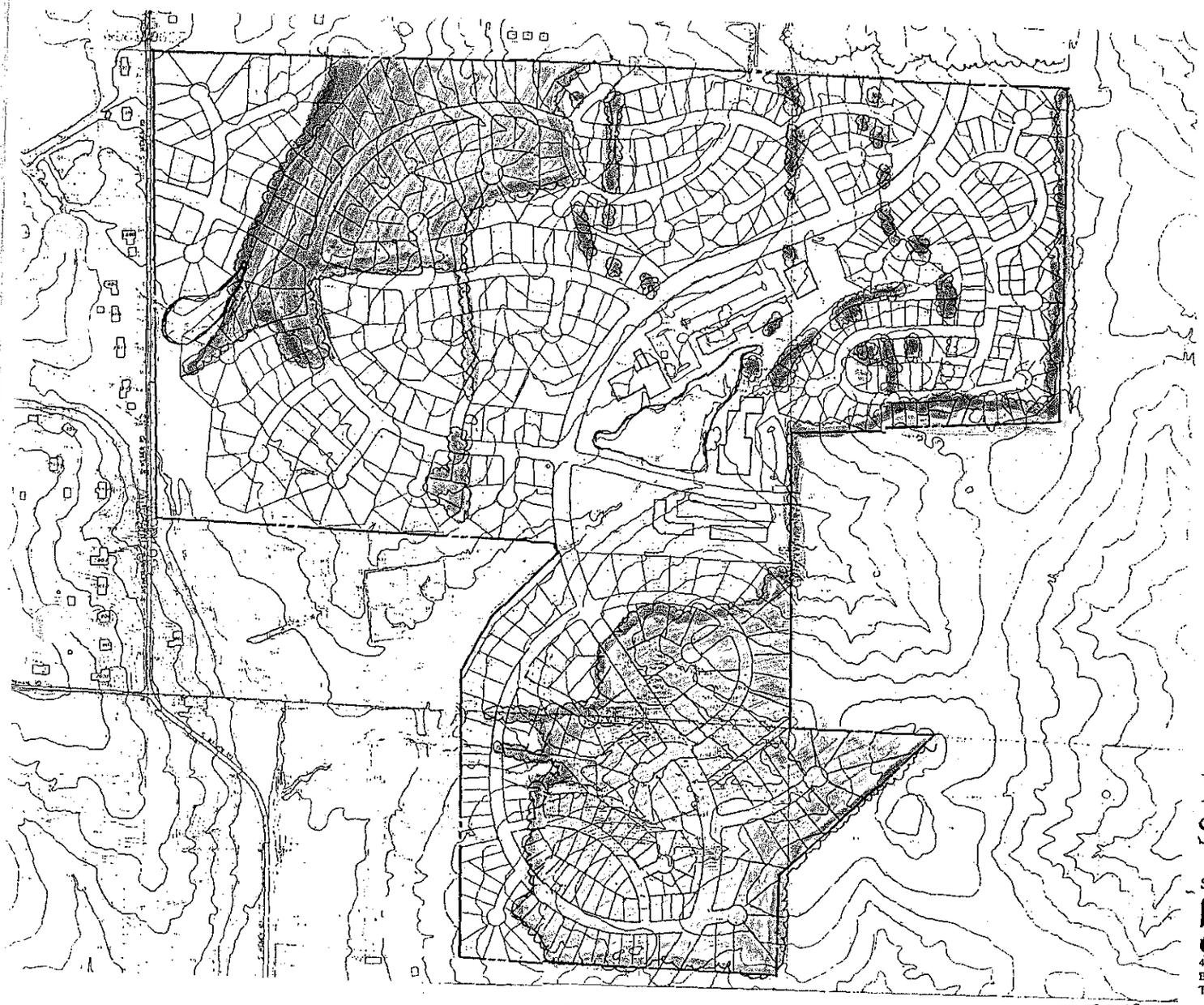


ADAMS STREET SECTION

1" = 5'-0"

26

PUD-26-95
Pedestrian/Bike Access Plan



Tree Cover

Illustrative Site Plan

Smith Neubecker & Associates, Inc.
4625 Morningside Drive
Bloomington, Indiana 47402
Telephone: 812 336-6536

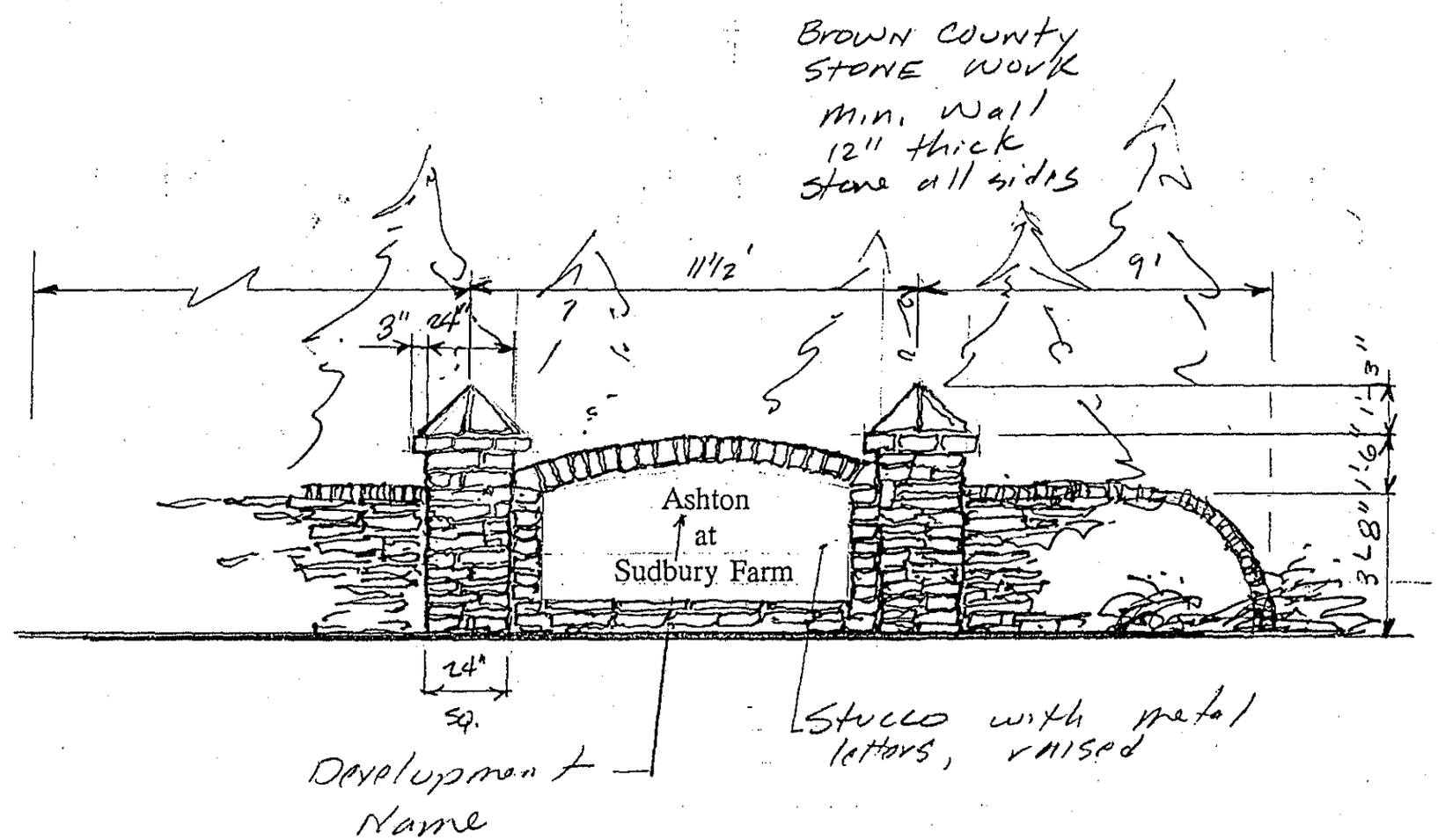
3-6-95

SUDBURY FARM

North

Scale 1" = 200'

STANDARD
SIGNAGE
FOR
SUDBURY FARM



LIST OF MATERIALS

Staff memo to Council

Petitioner's statements:

Initial letter of March 3, 1995

Revised statement (8 pages) of June 21, 1995 √
Environmental review plan of June 26, 1995
Architectural character/residential of June 26, 1995
Retail use list of June 26, 1995.

Preliminary and final staff reports

Environmental Commission letter dated June 21, 1995

Staff report - review considerations

Plan exhibits:

Overall site plan, June 22, 1995 revision
Thomson Park interface detail
Land use summary
Adams St. cross section
Tree cover
Entry feature
Location/Zoning exhibit

Smith Neubecker & Associates, Inc.

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

Daniel Neubecker L.A.
Project Manager

March 3, 1995

City of Bloomington Plan Department
c/o Tim Mueller, Director
P.O. Box 100
Bloomington IN 47402-0100

RE: Sudbury Property

Dear Tim and Plan Commissioners:

On behalf of our client Cora Ann Sudbury, we respectfully request BL/PCD and RS/PUD rezone of approximately 208 acres of land currently zoned RS. The new RS/PUD zoning designation will be used to develop a multi-use planned unit development of approximately 711 units. These units include attached and detached homes that will blend into surrounding land uses. The BL/PCD provides a neighborhood serving commercial center as envisioned by the Master Plan.

The location of the project is on the west side of Bloomington north of Tapp Road on the east side of Wiemer Road. The site has slightly to moderately sloped topography which will allow easy construction of homes and infrastructure thus minimizing environmental disruption. The property is mostly pasture and will easily accept residential development of this kind. On-site vegetation consist mostly of pasture, young fence row trees and patches of previously logged wooded tracts.

The development generally complies with the City of Bloomington Growth Policies Plan. In particular, low density residential is defined for this area. This development also nurtures environmental integrity through improving property without significant disturbance to the natural environment. Other Master Plan policies that are also reflected in the proposed development include mitigation of traffic, sustain economic vibrancy and leverage public capital. This project will add substantially to the quality of development on the west side.

This project provides a transition from high density residential in the Woolery Community. The internal commercial center can provide both family shopping needs and additional higher density housing for inland properties between Tapp Road and Bloomfield Road.

4625 Morningside Drive
Post Office Box 5355
Bloomington, Indiana 47407-5355
Telephone 812 336-6536
FAX 812 336-0513

Petitioner's Statemo
PUD-26-95 53

Included with this letter is the application form, application fee, Outline Plan Drawing, Illustrative Site Plan, Pedestrian & Buffer Concept Drawing, Outline Plan Statement, Rezoning Affidavit, and legal description. Proof of certified mailing notices to adjacent property owners will be provided prior to the hearing. We look forward to working with you over the next several weeks as our petition moves through the Plan Commission and Council.

Sincerely,

Michael J. Probst, ASLA
Project Manager
Smith Neubecker & Associates, Inc.

cc: 2354

Note: revised from earlier submitta

SUDBURY RS/PUD & BL/PCD
OUTLINE PLAN STATEMENT
JUNE 21, 1995

The Sudbury PUD is a proposed multi-use Planned Unit Development on 207 acres on Bloomington's west side. The property fronts Wiemer Road and is located north of the Woolery Planned Development. The project is surrounded by marginal housing, high density housing, and raw land. Included in this multi-use development is 24.5 acres of commercial and high density residential core that provides the housing and shopping needs of the surrounding community.

The site's land form is well suited for a single family and multi-family subdivision. Due to softly rolling topography of the land, road and home construction will not require significant removal of site vegetation or massive earth moving. The proposed subdivision roadway layout will provide a network of roadway connections to existing neighborhoods.

RS/PUD

The Outline Plan drawing and the illustrative site plan show the elements of this Planned Unit Development. These include:

- Roadway circulation pattern providing north/south access to the Woolery Community with the extension of Adams Street and east/west circulation through this project from Wiemer Road.
- Schematic lot and unit layout and internal street pattern. The lot, unit and road layout will be finalized at Development Plan stage.
- Preliminary storm water detention location.
- General location of existing vegetation.
- General concept for pedestrian circulation.

Parcels 1, 2, 3, 4, 5, 6, 7, 8, and 9 are shown on the outline plan drawing with their respective densities, lot sizes, and possible phases within each.

Yard setbacks are proposed as follows to allow more flexibility in the type of homes on these lots.

For tracts 1, 2, 6, and 9 setbacks shall be:

- Rear Yard 25'
- Side Yard 6' minimum and 15' total (one or two story)
- Front Yard 20'
- 30' PUD Buffer

For tracts 3, 4, 5, and 7 setbacks shall be:

- Rear Yard 25'
- Side Yard 5' minimum and 10' total (one or two story)
- Front Yard 20'

Traffic

The extension of Adams street as a principal collector will create a vehicle corridor to help facilitate traffic going north and south on the west between commercial hubs. This project will provide 50% of the needed right-of-way to complete this roadway extension, and 100% of right-of-way within the project.

The project will also facilitate positive east/west traffic circulation as identified in the Thoroughfare Plan.

The subdivision roads will be designed and built to City of Bloomington standards. The standard roadway dimensions for this development are 60' right-of-way with 31' back to back street section on the main streets as illustrated on the Outline Plan drawing. Cul-de-sac streets will have a 50' right-of-way with 28' wide street back to back. The principal collector is a standard 70' right-of-way with 33' back to back two-lane road with bike lanes. The City may improved o later to a four lane roadway.

Site Drainage

Conceptual detention design is included in the site plan at two strategic locations based on preliminary analysis. A detailed analysis will be conducted at the Development Plan stage of this project that will accommodate site water in accordance with current City regulations.

Utilities

City sewer and water will be included in this project. Initial contact has been made with the City of Bloomington Utilities Department in order to generate water and sewer concepts, layout and connections.

Common Open Space

Since this is being developed as a standard single family subdivision, without clustering or higher densities, open space is available for each homeowner on his own lot. Parcels that are developed as multi-family will be required to meet the mandatory open space requirements within their own property or share with surrounding parcels.

Pedestrian Circulation

All internal streets shall have sidewalks on both sides. The 17' main pedestrian access easement will be located on the east side parallel to Adams Street extension. Additional pedestrian accesses to Thompson Park are identified. There will be serpentine sidewalks integrated into the roadway buffer along the property frontage. These pedestrian access configurations are shown schematically on the site plan.

Commercial Center

12.8 acres of this development are proposed as a Neighborhood business center to test the market for business, small services shopping and commercial retail that will serve the surrounding area as mentioned in the Bloomington Master Policy Plan. The commercial parcel will have a net 7.8 acre buildable area and 5.0 acres of residual open space. The 7.8 acre site will provide a maximum of 70,000 square feet of commercial retail space. This will be several buildings, creating a village atmosphere for shopping. The development plan will provide the details of the proposal and may come in the form of a subdivision to allow sale of lots for office building construction.

The commercial center is proposed to be surrounded by open space to improve the visual quality. Open space is shown on the Outline Plan. The open space with detention is 5.0 acres and any portion may be applied to adjacent multi- family projects for open space to meet density on parcel 4, therefore, density levels on parcel 4 can increase based on this transfer of density.

The proposed land uses are intended to fit into the residential character of the project, the Southern Indiana Medical Center and to take advantage of this strategic location relative to Tapp Road. The proposed land uses include:

COMMERCIAL CENTER DEVELOPMENT STANDARDS

Site Planning Criteria

1. A Central Plaza space for people should consist of 15% or approximately 10,000 square feet in addition to the maximum square footage allowed. The plaza will be provided in the middle of the commercial center. This space may be covered, but it will be landscaped. The Plaza should be extended through from front to back providing access to green space/detention area.

2. Landscaping will be required as per City of Bloomington code.

3. Three access points will be allowed from Adams Street extension.

4. Detention area must be defined and pedestrian access around its perimeter linked to the Central Plaza. A minimum area of 1.5 acres is required for detention.

5. Pedestrian easement linkage is required to the Commercial Plaza allowing both pedestrian and bicycle access and storage.

6. The main commercial orientation is to Adams Street extension.

7. No out lots; except branch bank.

8. Service access should be minimized and not reduce visual quality of the Center as viewed from all four sides.

9. Parking should spread out on all three sides of the Center; front, and sides. The front yard is to provide 50% of the required parking, and the remainder spread equally on either side.

10. Additional park space/green space of 2.0 acres will be included in the Commercial Center development required for community use.

11. Maximum individual tenant space will be 20,000 s.f. A village pattern site design is encouraged of both connect shops or free standing structures.

12. All site planning criteria not mentioned will be as required by the City of Bloomington code per General Commercial Section 20.07.08.00.

13. Uses allowed based on General Commercial Land Use Section 20.07.08.00.

Amusement arcade - small indoor facility, 3,000 s.f. maximum
Animal hospitals and veterinarians' offices - indoor only
Appliance and furniture repair
Business services in enclosed buildings
Churches
Community centers - community hall, indoor multi-purpose building
Retirement Community - mixed use facility, low rise condo's attached units, single family unit with a core care center
Cultural facilities
Day care centers
Drive-through facilities serving another permitted use (10)
Financial institutions/Branch Bank
Multi-family dwellings, 15 du/ac maximum, entire 12.5 acre option
Offices
Personal services
Recreation centers - includes possible use of swimming pool, tennis, basketball, playground, lawn sports, soccer, etc. and picnic areas potential uses for any portion of the site or the entire site
Restaurants

Retail sales in enclosed buildings, provided no individual enterprise shall exceed twenty thousand (20,000) square feet. A maximum of 20,000 square feet of convenience retail shopping will be provided as a main component of retail sale use. Additional residence uses over top of commercial
Craft Shop
Drug Store
Grocery
Sample
Single family detached dwellings
Wholesale sales in enclosed buildings, provided no individual enterprise shall exceed twenty thousand (20,000) square feet

Architectural Criteria

1. Maximum height of 30' without residential over commercial and 46' with residential over commercial.

2. Must have elevators for second story access.

3. Natural building finishes, stone, wood, etc.

4. Commercial buildings must have pitched roofs of 8:12 and architectural style to blend with surrounding residential character.

Detail Design Approval

Unified architectural concept to be developed and submitted at Development Plan. The proposed petitioner will be required to submit site plan layouts and architectural elevations with one 3-D frontal view and meet the City of Bloomington code requirements in order to be in compliance with the PUD commercial center development criteria.

The Plan Commission will be the judge of compliance with criteria in addition to criteria outlined in Section 20.05.09.08 Review Considerations.

The commercial site petitioner will be required to meet both City of Bloomington plan requirements but also the requirement of this PUD.

Drawings
Sudbury Development BL/PCD and RS/PUD Outline Plan Drawing
Sudbury Development BL/PCD and RS/PUD Illustrative Schematic Plan
Pedestrian Circulation

SUDBURY FARMS ISSUES

Phasing of Project

This project will require flexibility of phasing to allow the sale of property. The parcel may not be purchased or developed in the same sequence as numbered on the outline plan.

Architectural Character

The Sudbury's, as original owners of the property, have prepared covenants and restrictions to maintain the visual quality of the architecture and site development. Conventional building materials and styles will be used.

Signage

Each individual parcel developer will be required to provide on-site entry signage as defined within and each main access to and from each parcel.

Future School Sites

This development would make a positive location for a neighborhood school. Any one of the developments can be pursued for the purpose of a school site. The ones that are best for a school site would be parcel 2 - 12.00 acres for an elementary school, parcel 6 - 12.00 acres next to the Park for an elementary school, and parcel 3 - 12.00 acres of northeast portion for an elementary school. The school site shall not be allowed on Parcel 8. Denity transfer of units lost due to the development of a school site are transferable to another parcel.

Street Light

Street lighting will be supplied by PSI Energy and will match the type selected in either Woolery or Adams Bend projects.

SUDBURY DEVELOPMENT INTERFACE WITH THOMSON PARK

Based on conversations with the Bloomington Parks Department, the Sudbury plan should allow both pedestrian and vehicular access to the Park at the west. The vehicular access should be the extension of a roadway or a street stub that will allow future construction of parking within the Park. In the design development phase of parcel 6, which fronts the entire Park provision for an access, will be detailed to the Bloomington Parks Department's desires.

Pedestrian access through an easement will also be provided through parcel 6, which links the pedestrian walk along Adams Street extension independently and directly to the Park.

Trail/bicycle pathways from Wapahani Park will be connected through the Sudbury property in a designated easement to Thomson Park. The general location is shown on the outline plan dated June 13, 1995.

ENVIRONMENTAL ISSUES - KARST

In the process of planning this project one of the most significant factors was to properly align a major thoroughfare across this project for the safe movement of automobiles and people. The alignment access point has already been determined by outline approval of the Woolery PUD. Options for dodging sinkholes are limited because of the required roadway alignment on a major thoroughfare. The following issues bare out this point.

The site planning process required an extensive data collection and analysis to determine the best location of land use parcels and circulation patterns.

As part of the design process, we attempted to adhere to the new ordinance just adopted, even though this project was planned four months ago.

Our goal in planning this project was to avoid sinkholes and karst features as much as possible, but based on consultation with Earthtech Environmental Engineers, if some sinkholes must be invaded by road construction, then the small sinkholes with small watershed would be better candidates. This process was selected and larger sinkholes should be avoided. As plans are refined and engineered, this effort to design around the features if at all possible will continue. Sound technology is available and can be reviewed by the Plan Commission as part of the final plans.

The Adams Street extension may require an intrusion of some small sinkholes mediation techniques will be provided as recommended by Earthtech or other qualified geotechniccal company. Fully engineered drawings will show the techniques in construction over sinkholes based on proven methods.

Based on communications with Mike Leavitt, City Engineer, they will allow Adams Street extension roadway geometry to be designed based on AASHTO guidelines for rolling terrain. These guidelines will reduce centerline radius and help reduce conflicts with existing sinkholes.

The individual parcels when developed will procure a geotechnical inventory and analysis of sinkholes prior to planning the houses and road location to more fully meet the City of Bloomington environmental code requirements.

WATER RESOURCES

As mentioned by code, the protection of surface water will be insituated in the design development phase.

TREE PRESERVATION

Tree preservation criteria and planning will occur during the design development stage of each parcel or development phase.

considered and found unfeasible.

4. The Adams extension will provide both access and frontage to the Thomson Community Park per the June 26 detail which includes dedication of approximately 0.8 acres to parks for playground.

5. A clarification: If the petitioner chooses, 15 units/acre residential is one of the options in commercial parcel 7. If this option is chosen for part of parcel 7, the square footage available for other uses should be pro-rated per the remaining part of the original 7.8 acre parcel (12.8 acres less 5 acres open space).

6. Residential uses above retail space are not to be counted in the 70,000 s.f. limit.

7. Certain uses - churches, retirement community, cultural facility, day care center, nursing home, and nursery school are not subject to the 10,000 s.f. limit.

8. Level of service commitment at Weimer does not apply if Adams extension is completed to either Tapp or Allen St.

9. The preliminary plan is schematic in nature. Excepting those features specifically represented in the plan, other design features including orientation of local streets, access points to surrounding properties, and pedestrian links at ends of cul-de-sacs are subject to final plan discretion by the approving authority.

10. Final plan approval for the single family components will be by staff. Plan Commission will approve final plans for multi-family or non-residential components.

11. It is noted that subdivision will follow. The remnant parcel along Weimer between parcel 9 and the Woolery property, will be part of that division. It is recommended that Weimer right-of-way be dedicated, and the east/west pedestrian connection be built and dedicated at that time. Typically, sidewalk construction is left to development of the parcel, but that decision will be made by the Commission or Plat Committee when it considers the subdivision.

Arts & Crafts	Gift Shop
Bakery	Grocery Store
Bank	Hardware
Beauty Shop	Jewelry
Bicycle Shop	Medical Services
Book Store	Personal Services
Business Services	Pet Shop
Candy/Confectionery	Sporting Goods
Clinics	Variety Store
Doctor/Dentist Offices	

5. In addition, churches, community center, retirement community, cultural facilities, day care center, recreation center (per description, no bowling alleys or skating rinks, etc.), nursery schools, and nursing homes are permitted.

6. Design will include pitched roofs, natural building finishes, a unified architectural concept, a "village pattern site design", a 10,000 s.f. minimum pedestrian plaza, and a maximum of 50% of the required parking in the front.

All in all, this is an innovative proposal which promises a particularly exceptionally compatible village center. Further details are in the petitioner's statement under "commercial center". Note that this June 21 statement is modified by the June 26 submittals and the conditions of approval.

Another area of major concern is the sole access to Weimer Rd. until the Adams St. extension is implemented by others to the north and south. The petitioner recognized this as a valid concern and proposed that 35 acres of parcels 1, 2, or 3 is the maximum that may be developed without improvements to maintain level of service C at the Weimer/Bloomfield and Weimer/Tapp intersections. If level of service C is not available when traffic from the first phase, exceeding 35 acres is projected, then no further development may proceed unless intersection improvements are made or Adams is extended to the site.

The plan includes bicycle accommodations along Adams and an exclusive bicycle/pedestrian link to Weimer.

There was no remonstrance. The Commission's approval was a 7:0 vote with these conditions:

1. It is noted that the petitioner has verbally proposed a 10,000 s.f. floor area limit per tenant for the retail uses.

2. Nursery school and nursing home should be added to the list.

3. The revised Adams route is the preferred route. No encroachment into sinkhole setbacks will be considered unless other options outlined in the staff report have been

MEMO

TO: Common Council

FROM: Tim Mueller, Planning Director

SUBJECT: PUD-26-95 - Cora Ann Sudbury, 2031 S. Weimer Rd.

DATE: June 29, 1995

This PUD preliminary plan encompasses a 208.9 acre site with mixed residential uses and a neighborhood convenience shopping area. The plan has evolved since the initial submittal and first hearing, primarily in terms of slight increase in residential density, relocation of the segment of Adams St. within the project to better avoid sinkholes, provision of Thomson Park frontage on Adams, and refinement of the specifications for the commercial area.

The case has been characterized by an absence of controversy. The changes through the series of plans have been voluntary, and many, including Plan Commission conditions of approval, are of the nature of clarifications of concepts put forth by the petitioner.

The preliminary plan consists of:

1. The petitioner's statement of June 21, 1995 and three addenda of June 26, 1995 (Environmental review plan, residential architectural statement, and commercial retail use list).

2. Plans, including Adams cross section, overall site plan, Thomson Park interface detail, tree cover exhibit, entry feature, parcel land uses and density exhibit, and overall site plan of June 22, 1995.

3. Plan Commission conditions of approval.

The site is divided into nine parcels, with the numbers indicating the intended sequence of development. Parcels 1 -7, and 9 are residential. Use and permitted density are as follows:

Parcel	Land Use	Approx. Size (Acres)	Maximum # Units	Maximum Density
1	Single-Family Detached	32.8	98	3.0
2	Single-Family Detached	12.2	36	3.0
3	Detached/Attached Single-Family	25.2	102	4.0

4	Attached Single-Family/ Multi-Family	27.2	160 (+30)*	6.0
5.	Detached/Attached Single-Family/ Multi-Family	16.5	82	5.0
6.	Single-Family Detached	36.9	92	2.5
7.	Multi-Family	11.7	117	10.0
8.	Commercial Center	12.8		
9.	Single Family Detached	33.6	84	2.5
		208.9	771 +30 801*	4.0 DU/AC

*One of the refinements of the commercial area was a commitment (petitioner's idea) to five acres of surrounding open space. Staff had urged more density to get closer to the Growth Policies Plan's six units/acre goal, so the final statement affords the use of the five acres for density calculations on adjacent parcel 4, which yields another 30 units at 6 units/acre.

Excluding the 7.8 acre commercial site (12.8 acres less 5 acres open space), overall gross residential density on the remaining 201.1 acres is 4 units/acre.

It should also be noted that 15 unit/acre residential is listed among the permitted uses in the commercial site, either for the entire site or part, including upper floors of commercial uses. Staff urged this as a housing form that could be inherently less expensive. If the entire commercial site were to be used for residential, the 12.8 acres would accommodate 192 units, bringing the site's total to 963 units at 4.6 units/acre.

The commercial site was subjected to considerable deliberation at both staff and Commission level. Although not shown on the GPP land use exhibit, the provision of neighborhood serving uses is supported by the plan's text. The concern was to keep the scale and scope of the development to the neighborhood serving level, rather than bringing outside traffic into the neighborhood for community serving retail uses. The final proposal, a mix of the June 21 and June 26 submittals and the Commission's conditions, has the following highlights:

1. 7.8 acres of development with 5 acres of open space.
2. Maximum of 70,000 s.f. floor area (non-residential).
3. 10,000 s.f. maximum floor area per retail tenant.
4. Retail uses limited to 10,000 s.f. per tenant, and the following uses:

Antique Shop	Drug Store
Apparel	Florist

Submitted Monday, June 26

ENVIRONMENTAL REVIEW PLAN

WATER RESOURCES

The site plan shows all known water resources. Additional features, such as springs, will be identified after detailed survey and brush clearing for final plans. Except for the road crossings, water features will be avoided; setback and runoff mitigation measures will be a part of the final plans. Hundred year flood protection and conveyance will be an element of the final engineering plan. FEMA flood plains have been delineated and will be totally avoided except for the bike/pedestrian route to Weimer Road.

STEEP SLOPES

Very few areas exceed 18% slopes. In general, the final plans will utilize these areas as undisturbed open space or minimal encroachment of structures set at existing grade with exposed lower levels. Specific construction measures will be designed to suit the final plan and will be a part of the final plan.

WETLANDS

No wetlands have been observed at this stage of review. Channel envisions have been cultivated or used as pasture. Continued surveillance will be a part of the final plan preparation review when a detailed site survey and clearing of brush affords better opportunity for scrutiny.

PLAN FOR KARST MANDATORY ELEMENTS

A. The plans include the required engineering audit showing karst features. Additional features will be identified in the final plans after clearing of brush and detailed survey.

B. The building site plan will be a component of final plans. Parcels and major streets have been sited to allow code constraints to be met.

C. The location of parcels to major streets is intended to eliminate or reduce the need for mitigation measures, particularly the relocation of the Adams extension. Further refinement is a final plan issue.

OTHER ELEMENTS

The area will be served by sanitary sewer. Compliance with karst avoidance requirements is anticipated subject to final engineering. Routing of surface drainage to karst features is not anticipated nor is modification of the springs and cave entrances. A geotechnical report is not appropriate at preliminary plan stage, since avoidance of karst features is the goal. If interference with karst features is an unavoidable element of final engineering, a geotechnical consultant will be utilized.

Submitted Monday, June 26

General Architectural Character for Residential Areas in Sudbury Farm

The architectural quality will be governed by owners covenants and general architectural character.

Architectural character will be created by conventional building materials such as block foundations, wood or steel framing and standard exterior finishes.

The housing units will be standard two-story homes and 3-story walk out basement homes. These units can be single-family or single-family attached. The multi-family units can be apartment flats, town-house units, or condominium units. The condominiums and apartments will most likely be used in the highest density parcels (15 units/ac). These can be 3-4 story buildings.

The architectural theme will be traditional in nature.

furthers the amenities of light and air, recreation and visual enjoyment.

The plan provides well for these, in view of the constraint on build-out until an Adams link is achieved.

5. *The relationship and compatibility of the proposed plan to the adjacent properties and neighborhood, and whether the proposed plan would substantially interfere with the use or diminish the value of adjacent properties and neighborhoods.*

   The plan relates well to the park, the Weimer residences, the approved but undeveloped attached housing to the south, and the undeveloped residential land to the north. The road access/frontage to the park enhance its value to the neighborhood.

6. *The desirability of the proposed plan to the City's physical development, tax base, and economic well-being.*

   The plan is positive in its effects.

7. *The proposal will not cause undue traffic congestion, and can be adequately served by existing or programmed public facilities and services.*

   There is potential for short term congestion; however, the constraint on build-out under the one access to Weimer condition will mitigate this. In other respects, the proposal will be served by anticipated street improvements (a long build-out period is anticipated for this and the adjacent Woolery development).

8. *The proposal preserves significant ecological, natural, historical, and architectural resources to the extend possible.*

   There are natural resources which should be disturbed as little as possible consistent with the proposed uses as a final plan design issue. Streams, karst areas, and their buffers will be retained.

9. *The proposal will not be injurious to the public health, safety, and general welfare.*

   No injury.

10. *The proposed development is an effective and unified treatment of the development possibilities on the planned development site.*

    Yes.