Withdrawn by Petitioner 5.17.94

ORDINANCE 94-18

TO AMEND THE BLOOMINGTON ZONING MAPS FROM SI to RL, GRANT PUD DESIGNATION, AND APPROVE OUTLINE PLAN
Re: 1730 N. Range Road
(Regency Associates, Petitioner)

WHEREAS, the Common Council passed a Zoning Ordinance amendment and adopted new incorporated zoning maps on June 7, 1978 which are now incorporated in Title 20 of the Bloomington Municipal Code; and

WHEREAS, the Plan Commission has considered this case, RL/PUD-15-94 and recommended that the petitioner, Regency Associates be granted an amendment to the Bloomington zoning maps, PUD designation, and outline 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 that the zoning be changed from SI to RL for the property located at 1730 N. Range Road. That property is further described as follows:

A part of the Northeast quarter of the Northwest quarter; and a part of the Northwest quarter of the Northeast quarter of Section Thirty-five (35), of Township Nine (9) North, Range One (1) West, in Monroe County, Indiana, bounded and described as follows, to-wit: **COMMENCING** at the Southwest corner of the Northeast quarter of the Northwest quarter of said Section, running thence East with the bearings of said Section Ninety-nine (99) rods and Twelve and one-half (12½) feet to a corner stone, thence North Seventeen and one-half (17½) degrees West Sixteen (16) rods and Ten (10) links to a corner stone, thence West with the bearings of said Section to the West line of the said Northeast quarter of said Northwest quarter of said Section, thence South to the place of beginning; containing Ten (10) acres, more or less.

SECTION II. Through the authority of IC 36-7-4 and pursuant to Chapter 20.13 of the Bloomington Municipal Code, that an outline plan be approved and that the property described be designated a PUD.

SECTION III. The Outline Plan shall be attached and made a part of this ordinance.

SECTION IV. 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 _____ day of _____, 1994.

_____
JIM SHERMAN, President
Bloomington Common Council

ATTEST:

_____
PATRICIA WILLIAMS, Clerk
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 1994.

WITHDRAWN

_____
PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this ____ day of _____, 1994.

_____
TOMILEA ALLISON, Mayor
City of Bloomington

WITHDRAWN

SYNOPSIS

This ordinance grants a rezone from SI to RL/PUD and approves an outline plan for a 144 unit development on approximately 10 acres located at 1730 N. Range Rd.

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 94-18 is a true and complete copy of Plan Commission Case Number RL/PUD-15-94 which was given a recommendation of Approval by a vote of 6 Ayes, 3 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on April 25, 1994.

Date: April 26, 1994

Timothy A. Mueller
Tim Mueller, Secretary
Plan Commission

Received by the Common Council Office this 26th day of April, 1994,

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.)

WITHDRAWN

Smith Neubecker & Associates, Inc.

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

Daniel Neubecker L.A.
Project Manager

May 17, 1994

Dan Sherman
Council Attorney
City of Bloomington
P. O. Box 100
Bloomington, IN 47402

RE: Regency Development Fountain Park Rezone

Dear Dan:

We hereby request that our petition for rezone of the land north of Fountain Park that is currently before the Common Council be withdrawn from consideration. After discussions with City staff members and several Common Council members we have decided to fine tune our request and refile a new petition with the City Planning Commission.

Very truly yours,

Steve Smith

Stephen L. Smith
Engineer for Regency Management, Inc.
SMITH NEUBECKER & ASSOCIATES, INC.

SLS:vp

cc: Ron Miles, Regency Management
Frank Barnhart
File #2126

WITHDRAWN

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

MEMO

To: City Council
From: Planning Department
Case No:RL/PUD-15-94
Date: April-25-94
Location: 1730 n. Range Road, Bloomington, IN 47401
Petitioner: Regency Associates

On April 25, 1994, the Bloomington Plan Commission approved a petition for a rezone from SI to RL/PUD and outline plan approval for 144 units on approximately 10 acres located north of the existing Fountain Park Apartments on Range Road.

The petition involves a density of 14.4 units per acre, including an equal number of two bedroom and studio units. These are arranged in groups of 6 structures with 24 units each. Each structure will be three stories in height. Bridges to mid floor landings will be typical.

The site is currently occupied by two single family residences located near the existing street. The east side of the site is heavily vegetated although there are few specimens. The topography is rolling with two streams and a small farm pond. An underground drainage culvert carries run off from the Apartment complexes to the low area which is planned as a detention pond. Range Road, at this location, is a narrow paved country road bordered on either side by tree lines. Land to the west of the Fountain Park Apartments is being developed by Indiana University as additional warehouse space. This project is currently under construction and it is anticipated that the University will widen Range Road to a width of 31' to the point of their access for the project. Land south of this site is occupied by two large apartment complexes, including Fountain Park and Woodbridge.

The entire site is zoned SI and is bounded on its south side by RH zoning. An SC zone, reflecting the location of a tributary to Lake Griffy, runs along the east property line. This line separates the petitioner's land from a residential development called Tamarron.

Access to the development is provided from Range Road using the location of the existing residential drive and also from an access provided through a parking area of the existing Fountain Park Apartments. The access is in line with a parking area between buildings. The petitioner plans to widen and improve Range north of the access to Indiana University's construction site. The petitioner is proposing a 24' standard.

The Master Plan designates this area as High Density Residential and further comments that "...what constitutes high density housing will vary with community context." This would include densities of up to 15 units per acre. The existence of several large apartment projects provides justification for these higher densities as well. The Plan also states that mechanisms should be incorporated in the plan to "soften transitions" to adjacent properties. The preservation of tree

WITHDRAWN

coverage on the north side of the site will provide sufficient buffer for this transition. The petitioner's land is the last parcel in private ownership on Range Road, so further private residential development is unlikely.

This site lies within the Griffy Lake watershed. It is one of the several lake watershed infill areas which have been recommended for higher densities in the Growth Policies Plan. Measures to mitigate runoff rate and quality should be generalized in any outline plan which is approved and detailed in the development plan. The petitioner submitted a plan which addresses run-off both from the proposed development and also the existing Fountain Park development. Two ponds with vegetative filtration will be constructed.

WITHDRAWN

April 25, 1994
Case #RL/PUD-15-94
Regency Associates

CONDITIONS OF APPROVAL:

1. Consider detention in the development plan process.

2. Development plan to include geo-technical consultant report on runoff quality and the effectiveness of mitigation measures. Commission reserves the right to require mitigation of roof and lawn runoff.

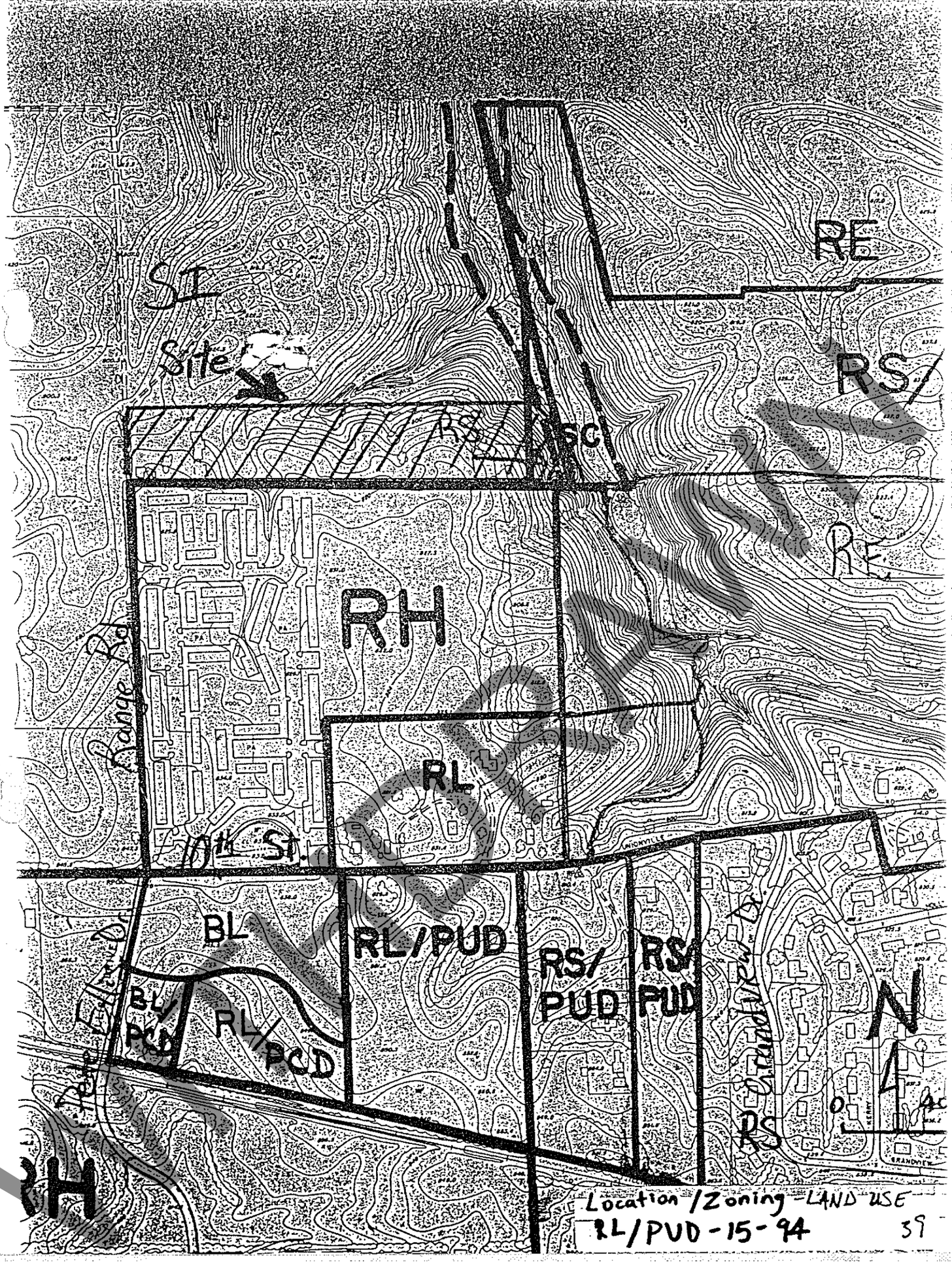
3. Owners will provide city with annual report by PE on the condition of mitigation facilities.

4. Project is to be single ownership. Additional conditions on the maintenance of mitigation measures would be necessary if there were multiple owners.

5. With development plan retain some trees between buildings and parking lots.

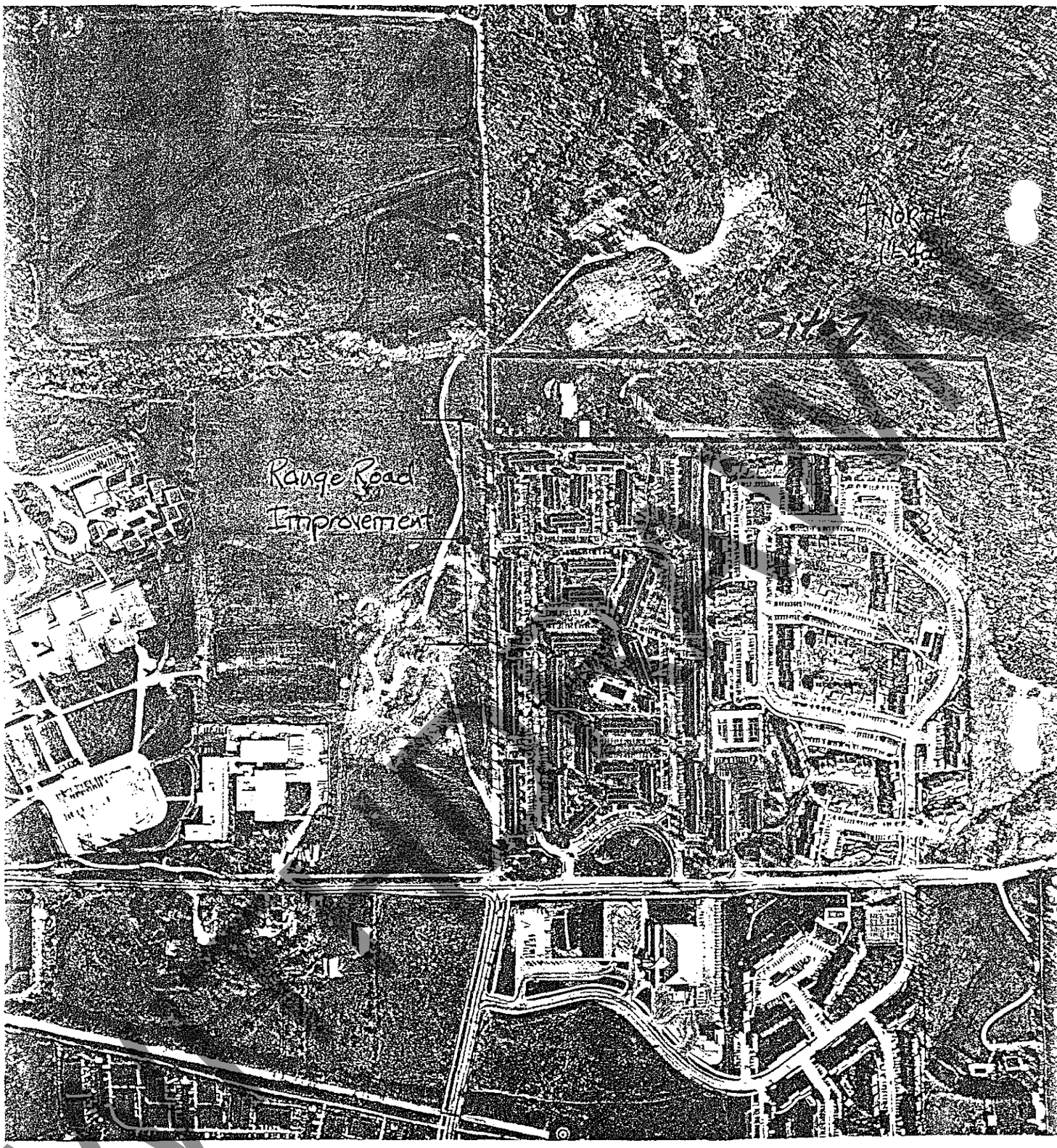
6. Reserve the right at development plan stage to require a portion of petitioner's sidewalk obligation to be relocated to the Fountain Park 10th Street frontage.

WITHDRAWN

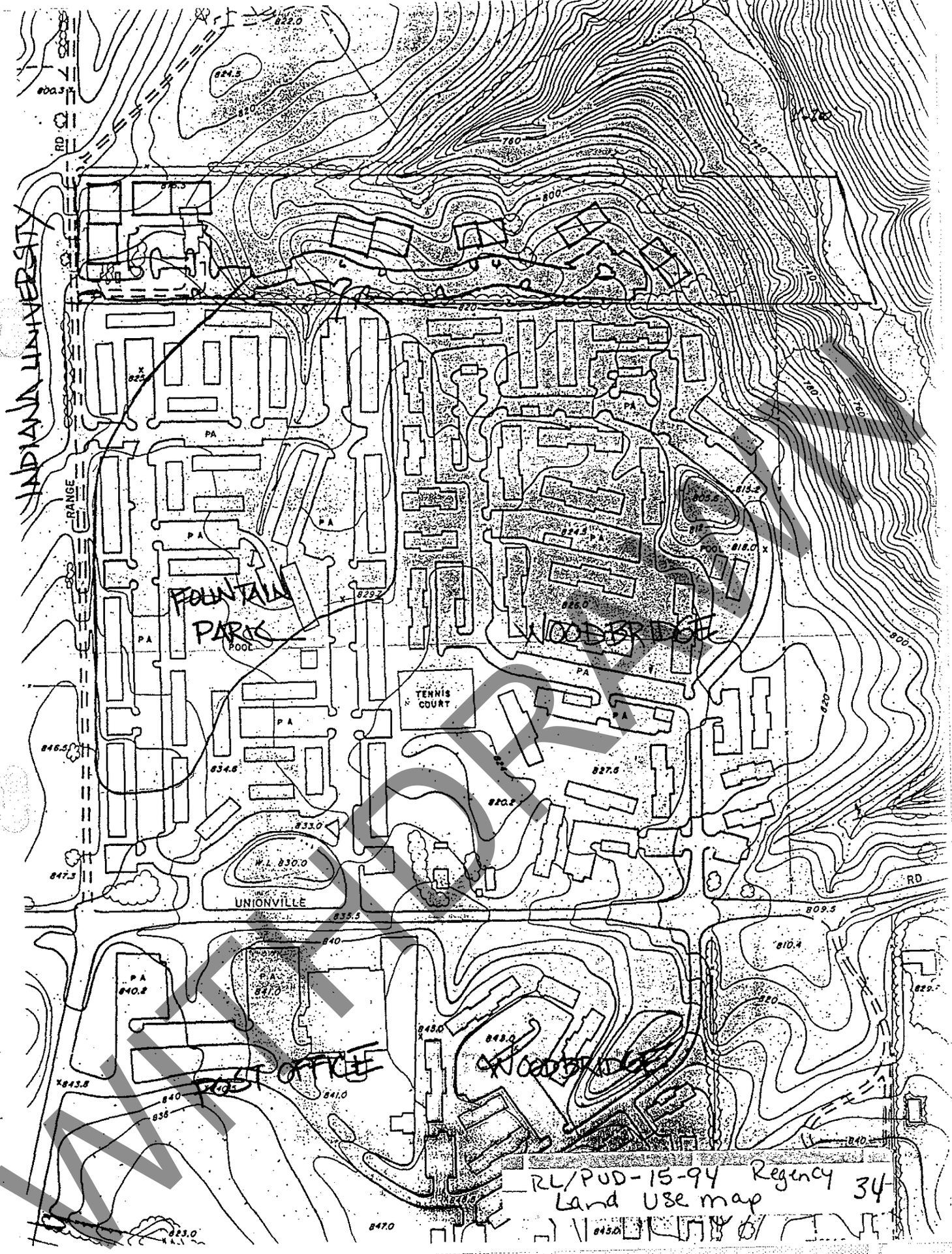


Location /Zoning - LAND USE
RL/PUD-15-94

39



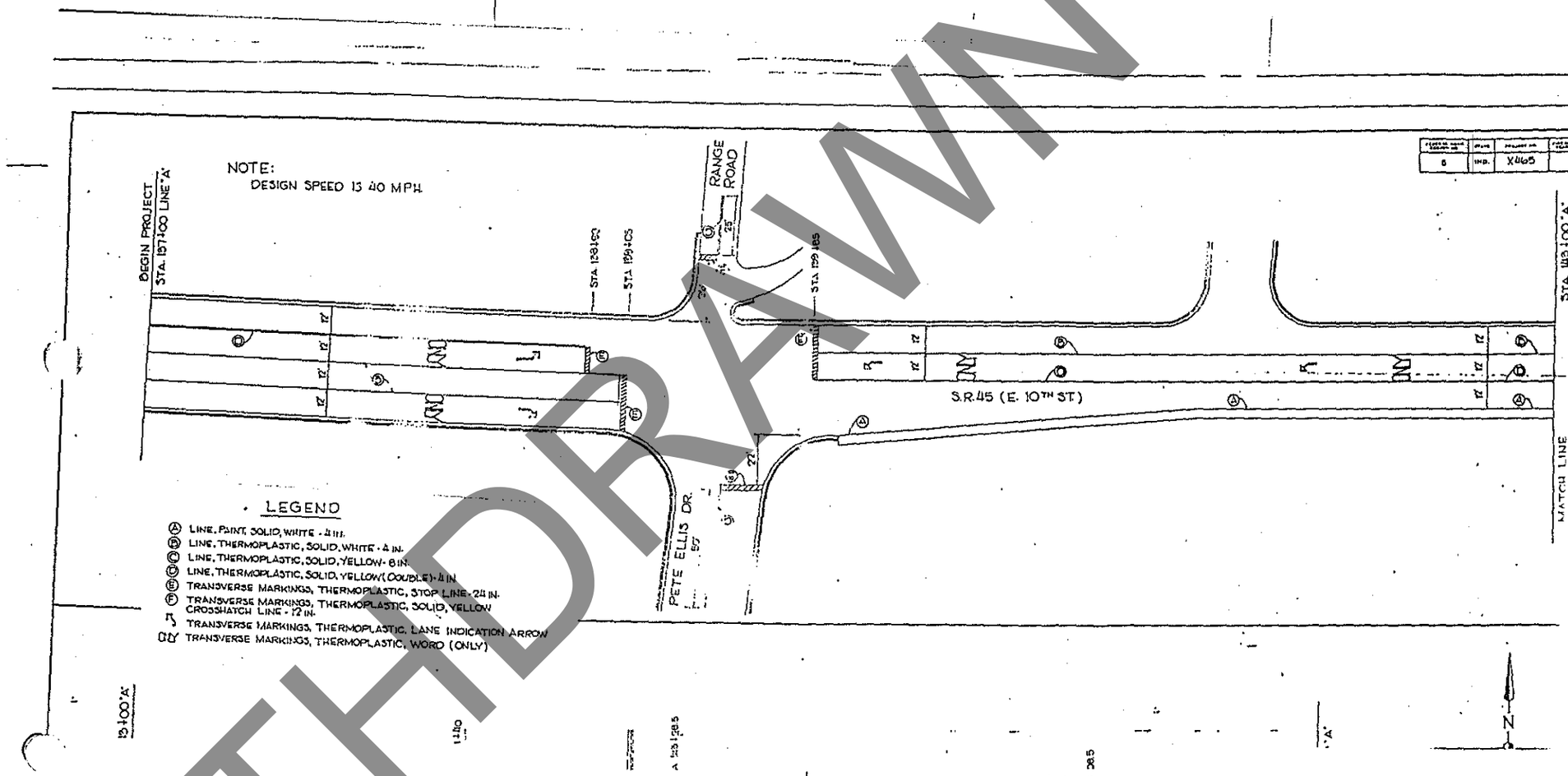
ROAD IMPROVEMENT
RL/PUD-15-94
37



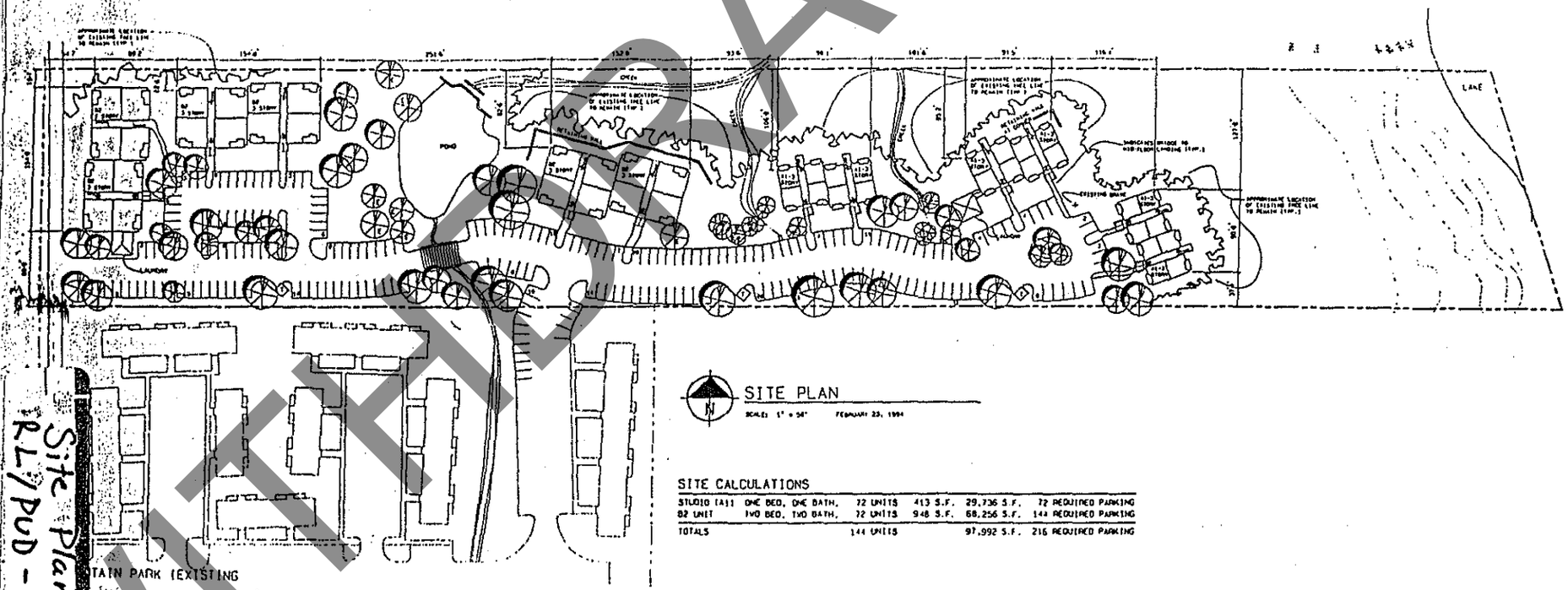
RL/PUD-15-94 Regency
Land Use map

34

WITHDRAWN


NOTE:
DESIGN SPEED IS 40 MPH
BEGIN PROJECT
STA. 157+00 LINE "A"
STA. 128+53
STA. 129+05
STA. 129+85
RANGE ROAD
25'
S.R.45 (E. 10TH ST.)
PETE ELLIS DR.
57'
MATCH LINE
STA. 133+00 "A"
LEGEND
A LINE, PAINT, SOLID, WHITE - 4 IN.
B LINE, THERMOPLASTIC, SOLID, WHITE - 4 IN.
C LINE, THERMOPLASTIC, SOLID, YELLOW - 6 IN.
D LINE, THERMOPLASTIC, SOLID, YELLOW (DOUBLE) - 4 IN.
E TRANSVERSE MARKINGS, THERMOPLASTIC, STOP LINE - 24 IN.
F TRANSVERSE MARKINGS, THERMOPLASTIC, SOLID, YELLOW CROSSHATCH LINE - 12 IN.
TRANSVERSE MARKINGS, THERMOPLASTIC, LANE INDICATION ARROW
TRANSVERSE MARKINGS, THERMOPLASTIC, WORD (ONLY)
N

WITHDRAWN



SITE PLAN

SCALE: 1" = 50' FEBRUARY 23, 1994

SITE CALCULATIONS

STUDIO (A1)	ONE BED, ONE BATH,	72 UNITS	413 S.F.	29,736 S.F.	72 REQUIRED PARKING
B2 UNIT	TWO BED, TWO BATH,	72 UNITS	948 S.F.	68,256 S.F.	144 REQUIRED PARKING
TOTALS		144 UNITS		97,992 S.F.	216 REQUIRED PARKING

Site Plan
RL/PUD - 15-94

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WITHDRAWN

CIVIL ENGINEERING
LAND PLANNING &
LAND SURVEYING
BLOOMINGTON-INDIANAPOLIS, INDIANA

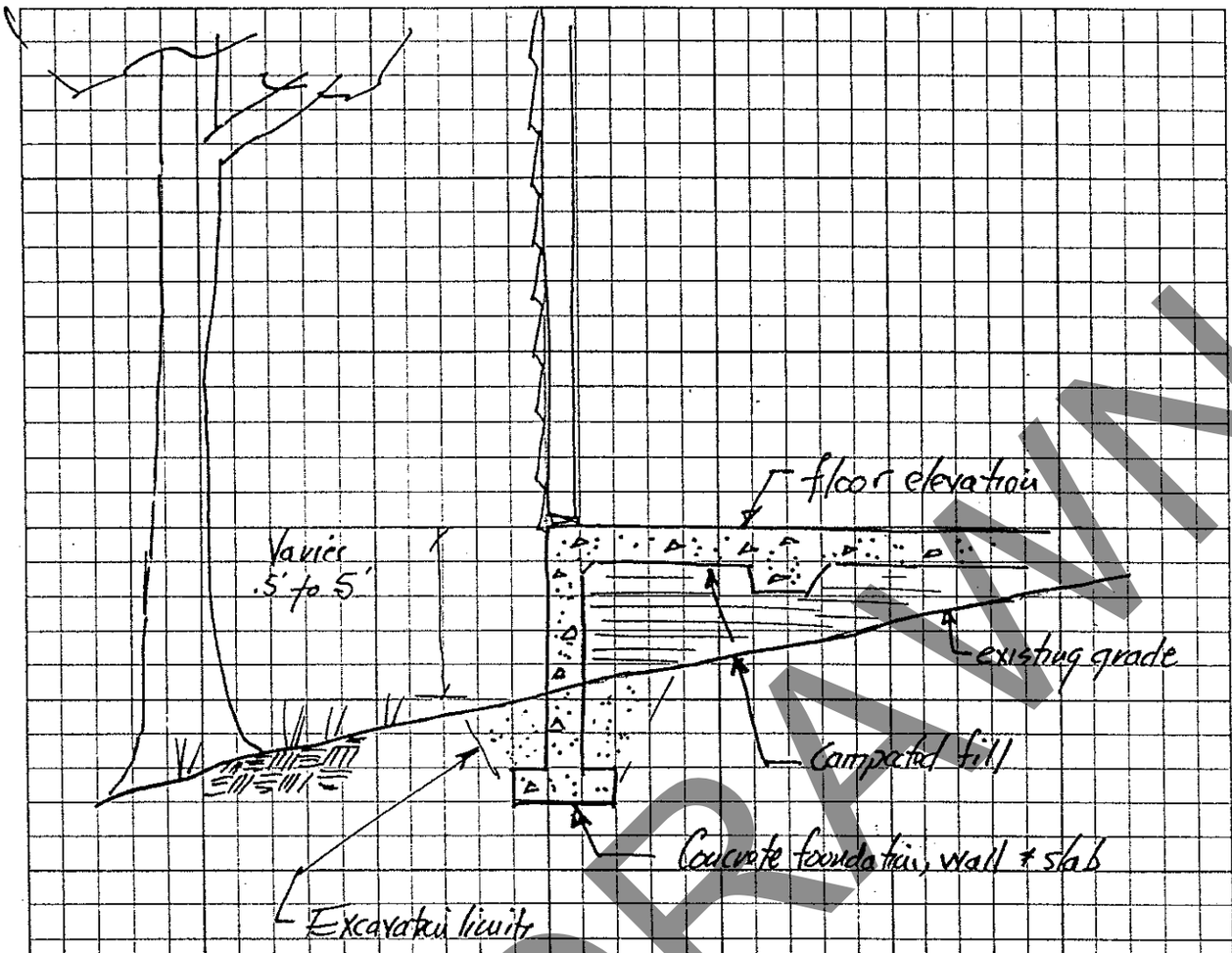
Subject _____

Computed By _____ Checked By _____

Project No. _____

Client _____

Date _____ Sheet No. _____



FOUNTAIN PARK
TYPICAL FOUNDATION WALL
4/25/94

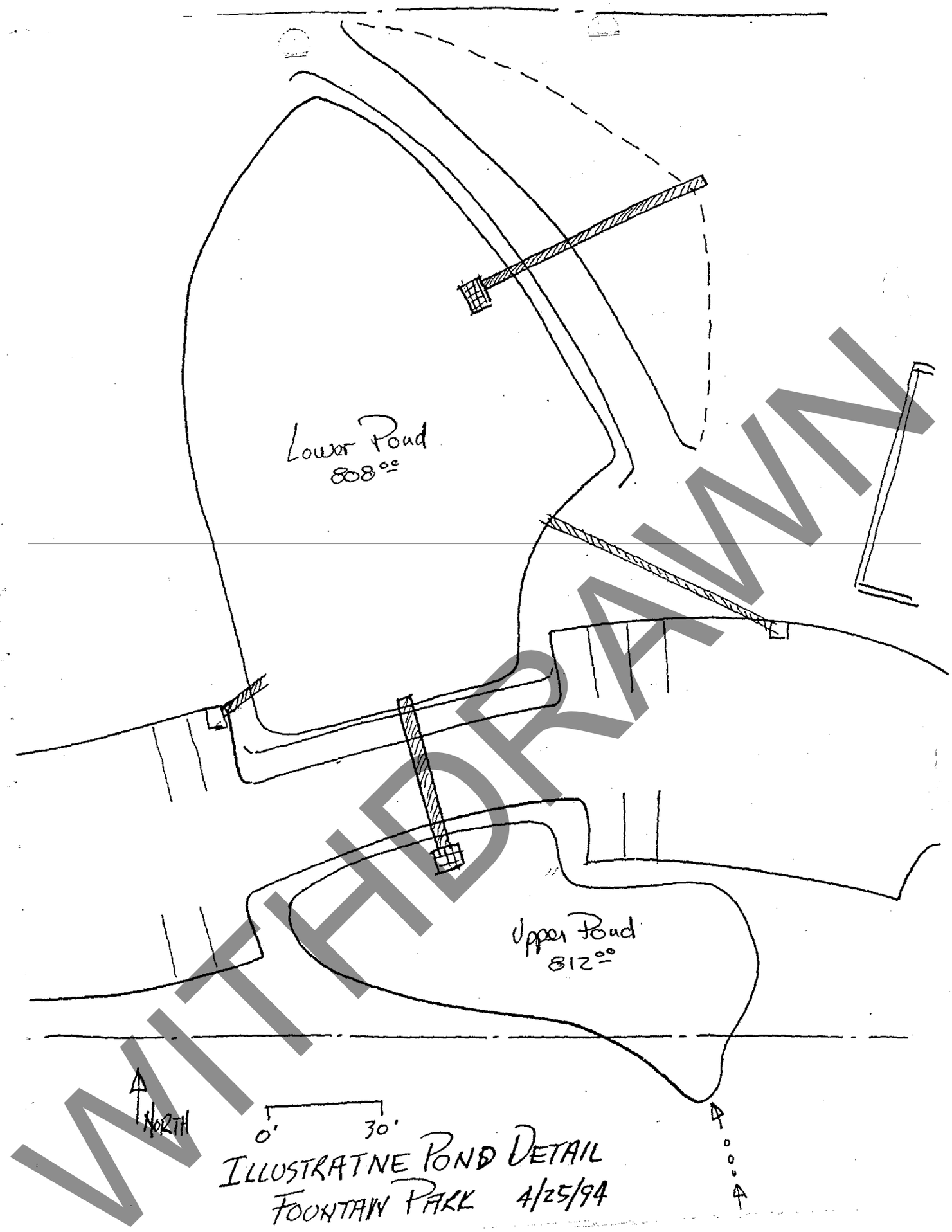
WITHDRAWN

RL/PUD-15-94

BLDG CROSS SECTION
GRADING PLAN

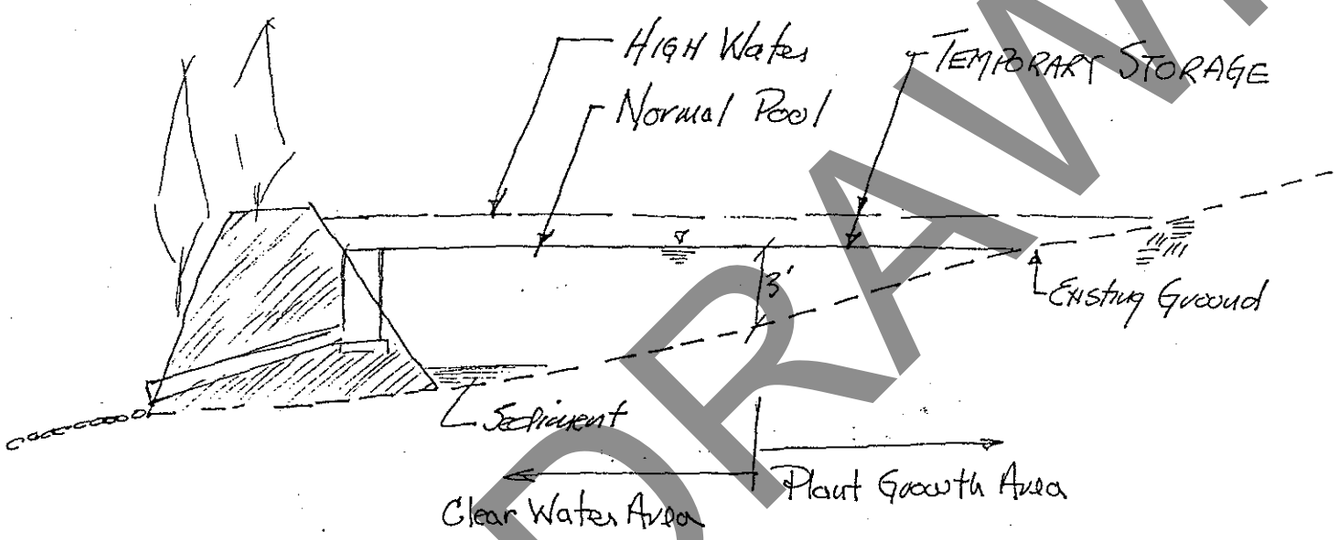
36

WITHDRAWN



ILLUSTRATNE POND DETAIL
FOUNTAIN PARK 4/25/94

WITHDRAWN



SEDIMENT CONTROL POND

WITHDRAWN

BLOOMINGTON PLAN COMMISSION Case No:RL/PUD-15-94
PRELIMINARY STAFF REPORT Date: April-25-94
Location: 1730 N. Range Road, Bloomington, IN 47401

PETITIONER: Name : Regency Associates
Address: 1701 Broadmoor Drive, Suit 200, Champaign, IL 61821

COUNSEL: Name : Smith Neubecker & Associates, Inc.
Address: 4625 E. Morningside Drive, Bloomington, IN 47407

FINAL HEARING DATE: 4-25-94

REQUEST: This is the final hearing on a request for rezone from SI to RL/PUD and outline plan approval for 144 units on approximately 10 acres located north of the existing Fountain Park Apartments on Range Road.

REPORT:

At the April 4th hearing, the Commission requested information about Indiana University's institutional plans for the areas north of this site which will be accessed from Range Line Road. Existing uses include a rifle range and outdoor recreation facilities. The university has no additional plans for the east side of Range Road. It anticipates that construction similar to the new warehouse may be built on the west side of Range Road, however there are no plans at the present time. Further there is no comprehensive plan for the area it is considered part of their "land bank." The University has no comment on this proposal either for or against.

The density proposed remains at 14.4 units per acre. Staff has stated it is not opposed to this density if mitigation measures and land disturbance are appropriate to construction in a watershed area. Staff did have reservations about proposals for construction on slab foundations, grade disturbance and the adequacy with which detention measures had been addressed. These considerations. Because these considerations are of high priority, staff requested a proposed grading plan from the petitioner to be reviewed at outline plan stage. At this time the review continues.

The petitioner has included a cross section of the sediment control pond which would be vegetated from a depth of 3' to the perimeter of the pond. This pond would retain sediment from both the parking areas in the existing Fountain Park site and the new ten acre development. The design would channel run-off via a storm sewer system to a single detention area. The detention area will feature vegetative filters.

The petitioner proposes to fill and level areas in order to create pads for the apartment foundations. Staff prefers building the footprint into the grade in order to minimize the area of disturbance during construction. The petitioner continues to negotiate with staff concerning this issue and additional information will be presented at the hearing.

Staff has requested information from the Seymour office of IDOT concerning the redesign

WITHDRAWN

of the 10th Street/Range Road intersection which will be forthcoming.

RECOMMENDATION: A recommendation will be made at the hearing.

WITHDRAWN

April 25, 1994

To: Tim Mueller

From: T. Micuda, K. Komisarcik, G. Heise,
M. Wedekind, P. Werner

Subj: RL/PUD-15-94 Regency Assocs. 1730 N. Range Rd.

After inspecting the site and reviewing the petitioner's plans, the Environmental Commission has the following comments:

1. The petitioner's stormwater management plan is based around the construction of a permanently wet detention basin on the west-central portion of the site. Although only about 1/3 of the site actually drains into that area at this point, all parking lot drainage will be directed into the basin via a storm sewer pipe. We support this management scheme but are still concerned that no roof drainage or yard drainage will be captured by a basin. Without detention, the only way that this drainage can be slowed and absorbed is by using grass swales which could incorporate vegetative filters. We urge the petitioner to consider some stormwater control for this additional drainage even though it is not as critical as the parking lot drainage.

2. We are pleased at the petitioner's proposal that the detention pond be partially vegetated to provide greater filtration of stormwater pollutants. The petitioner has indicated a willingness to establish approximately 50 percent vegetation cover in the pond and work with wetlands vegetation specialists to select appropriate pond vegetation. The Environmental Commission expects to see these pond design issues resolved by development plan stage. We also recommend that a pond maintenance program be worked out at this stage. Included in this maintenance program should be specific information about inspections and financial responsibility for pond upkeep.

3. Our final concern about stormwater detention deals with whether additional detention and filtration should be provided because of the site's location in the Lake Griffy Watershed. Staff and the Environmental Commission are in agreement that the site's sensitivity does at least require an examination of the issue. One suggestion that has been proposed to the petitioner is a smaller pond or series of ponds to be located upstream of the larger pond. This would provide redundant stormwater management and not involve as much site disturbance as would occur at other locations.

4. Sedimentation control is being addressed by the petitioner through minimizing cut and fill for the apartment units and through the installation of redundant erosion control barriers. We have no issue with this aspect of the plan but would like to see the petitioner consider the use of other means of protections such as rock weirs or silt pits in areas where sediment is likely to be channelized. This issue can be resolved at development plan stage.

WITHDRAWN

5. The density issue is a difficult one because the high density use to the south conflicts with this property's location in a heavily vegetated site in the Lake Griffy Watershed. The Environmental Commission, however, is advocating the deletion of structure number 3 from the proposed site plan. This would reduce the development's density to 12 units/acre rather than 14.4 but still put it within the Master Plan's range of 12-15 units/acre for high density residential housing. The location of structure number 3 is entirely vegetated and framed by two ravines. The underlying slope is steepest of any of the structures (appoximately 15-16 percent). It requires more parking than the structures located further to the east (48 spaces as opposed to 24). We urge that the Plan Commission consider the positive environmental impacts of reduced impervious area and the maintenance of existing terrain in evaluating the density issue.

cc. Rod Young

WITHDRAWN

Smith Neubecker & Associates, Inc.

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

Daniel Neubecker L.A.
Project Manager

April 18, 1994

Plan Commission
c/o Tim Mueller, Director
P.O. Box 100
Bloomington IN 47402

RE: Fountain Park PUD

Dear Tim and Plan Commissioners:

During the Plan Commission meeting of April 4, erosion and sediment control and density were the two primary items were discussed by the staff and Commissioners. The following paragraphs supply additional information relative to those items.

A schematic erosion and sediment control plan is being proposed. The most important element of this plan is the configuration of the buildings on the site and on the hillsides. All of the construction is anticipated to be near the top of the hillsides. The buildings are being designed to fit the site. The first floor of the building will be dropped approximately ½ story from the parking lot, a wooden pedestrian bridge will connect the parking lot with the building. This allows the finished floor of the building to be about five feet lower than the parking lot, thereby reducing the amount of earth fill necessary. The building is proposed to be constructed on a slab with fill extending ten feet beyond the back of the building. At that point a loose concrete block retaining wall will be constructed. This wall varies in height from zero to five feet. The limits of construction will be four feet beyond the wall. This construction method minimizes the amount of earth cut and fill and the amount of disturbance on the site.

Sedimentation fence will be placed along the downhill construction limits through the length of the project. Double fences will be placed at any point where there is concentration of storm run off.

All parking lot water will be taken via a storm sewer system to the proposed sedimentation pond. A sedimentation pond is the most effective way to control sediment during and after construction. After construction is complete the bottom of the pond will be cleaned so that it can be a permanent on-site pond. In addition to the parking lot water from this site, an additional 10 acres from the existing Fountain Park project will be routed through the pond. This offers a unique opportunity to catch and control this existing building and parking lot storm water run off.

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

WITHDRAWN

The density of this project is compatible with the surrounding projects. This project is proposed to have 72 two-bedroom units and 72 efficiency units. The efficiency units are less than half of the size of a normal two-bedroom unit. Our PUD plan commits to this number of bedrooms and this size unit. The attached drawing shows our site plan superimposed on the City's topographic base which shows Fountain Park and Woodbridge. Our footprint and impact is substantially less than those projects. If our project were all two-bedroom units, to have an equivalent building footprint and number of parking places the 72 efficiency units would be replaced with only 36 two-bedroom units This would yield 108 units or 10.8 units/acre. If all of the units on this site were two-bedroom units, the site impact would be substantially greater as shown on the enclosed sketch.

This information illustrates how this project fits the site and how the site erosion and sedimentation will be controlled.

Very truly yours,

Steve

Stephen L. Smith
Smith Neubecker & Associates, Inc.

cc: 2126-2
Ron Miles
Parker Associates

WITHDRAWN

BLOOMINGTON PLAN COMMISSION Case No:RL/PUD-15-94
PRELIMINARY STAFF REPORT Date: April-4-94
Location: 1730 n. Range Road, Bloomington, IN 47401

PETITIONER: Name : Regency Associates
Address: 1701 Broadmoor Drive, Suit 200, Champaign, IL 61821

COUNSEL: Name : Smith Neubecker & Associates, Inc.
Address: 4625 E. Morningside Drive, Bloomington, IN 47407

PRELIMINARY HEARING DATE: 4-4-94
FINAL HEARING DATE: 4-25-94

REQUEST: The petitioner requests rezone from SI to RL/PUD and outline plan approval for 144 units on approximately 10 acres located north of the existing Fountain Park Apartments on Range Road.

PROPOSAL SUMMARY: The petition involves a density of 14.4 units per acre, including an equal number of two bedroom and studio units. These are arranged in groups of 6 structures with 24 units each. Each structure will be three stories in height. Bridges to mid floor landings will be typical.

EXISTING LAND USE ANALYSIS: The site is occupied by two single family residences located near the existing street. The east side of the site is heavily vegetated although there are few specimens. The topography is rolling with two streams and a small farm pond. An underground drainage culvert currently carries run off from the Apartment complexes to the low area which has been planned as a detention pond. Range Road at this location is a narrow paved country road bordered on either side by tree lines. Land to the west of the Fountain Park Apartments is being developed by Indiana University as additional warehouse space. This project is currently under construction and it is anticipated that the University will widen Range Road to a width of 31' to the point of their access for the project. Land south of this site is occupied by two large apartment complexes, including Fountain Park and Woodbridge.

EXISTING ZONING ANALYSIS: The entire site is zoned SI and is bounded on its south side by RH zoning. An SC zone, reflecting the location of a tributary to Lake Griffey, runs along the east property line. This line separates the petitioner's land from a residential development called Tamarron.

IMPACTS AND ISSUES:

a. Subdivision Code Compliance

b. Access
There will be access to the development from Range Road using the location of the existing residential drive and an additional access will be provided through a parking area of the existing Fountain Park Apartments. The access is in line with a parking area between buildings. The

WITHDRAWN

petitioner plans to widen and improve Range north of the access to Indiana University's construction site. Currently the petitioner is proposing a 28' standard as compared with IU's 31' width. Since there will necessarily be tree removal involved, staff will review exact placement of the improvements.

c. Right of Way Dedication
A ROW dedication of 30 feet from the center line of Range Road is required. The interior street will be 28' in width with back-out parking.

d. Sidewalks
Sidewalks on Range Road and within the complex are required.

e. Grade
The plan has been constructed with some attention to the rolling topography on the site. The structures on the east half of the site have been pulled forward to acknowledge the grade and tree coverage. Since this is a large and complex site, staff continues to review building location.

f. Sewer/Water availability
Indiana University is installing a new 12" line which will be able to provide service to this project as well. Currently Fountain Park has a private lift station. Sewer availability is possible in a number of different ways.

g. Storm Water Drainage
The petitioner proposes a permanent sedimentation pond on the west side of the property where the existing drainage culvert opens into a stream channel. Because this property impacts the Griffey watershed, plans for storm water detention and filtration will need to be engineered to a higher standard than normal sites.

h. Tree preservation
A tree preservation plan has been submitted. Since the parcel is large, staff will be reviewing plans and spotting the trees individually cited in the plans.

i. Buffers
A 30' buffer is required on sides of the PUD of equal or lower density. The petitioner is showing the 30' on the north side and a 10' buffer on the south side where use will be confined to parking areas adjacent to existing high density uses. No variance is required.

j. Master Plan Compliance
The Master Plan designates this area as High Density Residential and further comments that "...what constitutes high density housing will vary with community context." This would include densities of up to 15 units per acre. The existence of several large apartment projects provides justification for these higher densities as well. The Plan also states that mechanisms should be incorporated in the plan to "soften transitions" to adjacent properties. The preservation of tree coverage on the north side of the site will provide sufficient buffer for this transition. The

WITHDRAWN

petitioner's land is the last parcel in private ownership on Range Road, so further private residential development is unlikely. Staff will be reviewing these densities with respect to the existing topography of the site and the several streams and steep grades.

k. Lake Watershed Issues
This site lies within the Griffey Lake watershed. It is one of the several lake watershed infill areas which have been recommended for higher densities in the Growth Policies Plan. Measures to mitigate runoff rate and quality should be generalized in any outline plan which is approved and detailed in the development plan.

ISSUES:

As discussed above, the site drains to Griffy Lake but is designated multi-family in the plan. Several infill sites were desiganted for development consistent with surroundings because it was felt that the conservation residential use (2.5 acre lot minimum) used generally in the watersheds would not have been appropriate for such areas. Nevertheless, we have discretion on this zoning issue in terms of whether to rezone, density, and mitigation measures.

1. Buildings should be designed to fit existing grades with minimal fill. A committment to this should be conceptualized in the the plans before final hearing.

2. Multiple storm water quality mitigation measures should be conceptualized in the plan and further discretion should be retained for development plan review. It is noted that this plan presents an opportunity to improve the quality of runoff from the existing apartments.

3. An issue to be considered is timing of this decision relative to an overall policy decision for the watersheds. Staff recommends that we proceed with appropriate caution on watershed cases such as this one which are consistent with the plan's land use recommendation. Rezoning of other watershed sites to land use other than that recommended by the plan should be guided by an overall policy.

RECOMMENDATIONS AND COMMENTS:

Staff recommends forwarding RH/PUD-15-94 to second hearing April 25th.

WITHDRAWN

April 4, 1994

To: Tim Mueller

From: T. Micuda, K. Komisarcik, G. Heise,
M. Wedekind, P. Werner

Subj: RL/PUD-15-94 Regency Associates 1730 N. Range Rd.

After inspecting the site and reviewing the petitioner's plans, the Environmental Commission has the following comments:

1. The petitioner has spotted individual specimen trees on the site and has outlined areas of vegetation to be left undisturbed. As far as we can tell, there are 53 individual trees marked on the plan. Out of this total, 23 trees (43.4 %) are noted on the plans as being preservable. The Environmental Commission believes that several more trees (a 36 inch cherry in the SW corner, 16 inch silver maple to the west, a 6 inch crabapple to the north, a 2 foot multistem tree in the center, and a 14 inch walnut to the east) could be preservable as a result of their locations. We urge the petitioner to check the preservability of these trees between now and the next hearing. Before the next meeting, we will check the condition of the trees spotted on the plan and make recommendations as to what should be added or subtracted from the specimen tree list.

2. Because the project is in the Lake Griffy Watershed, stormwater detention and water quality will be major issues to be resolved before approval. Our understanding is that the petitioner proposes to construct a permanently wet sedimentation and detention pond in the west-central portion of the site as a mitigation measure. Among the drainage issues that need to be considered include sizing the basin for maximum storm events, studying the necessity of incorporating additional controls such as peat-sand filters or built wetlands, and long-term maintenance of any major detention or filtration systems.

3. Aside from sedimentation basins, additional erosion control features need to be incorporated into any development plans. We would expect to see redundant erosion control protection along streambanks and steep slopes. Several of the apartment building footprints (i.e. the building east of the proposed pond and the two eastern apartments) appear to be positioned on slopes close to 15 percent. In order to reduce cut and fill activity, it may not be appropriate to place these buildings on graded pads. The existing slopes should be maintained if possible.

4. Density of development is always an issue for properties in lake watershed areas. The existing topography and forest cover dictate a lower density of land use. Contiguous development to the south would support more intense land usage. In order to better protect natural features and insure the long-term quality of the watershed, the Environmental Commission would support a loss of one structure on the site. This would reduce the structures to 5 and the number of total units to 120 (12 units per acre).

WITHDRAWN

Smith ~~Quillman~~ Associates, Inc.
NEUBECKER

February 23, 1994

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

Daniel Neubecker L.A.
Project Manager

City of Bloomington Plan Commission
c/o Lynn Friedmeyer
Planner
220 E. 3rd Street
P. O. Box 100
Bloomington, IN 47402-0100

RE: Fountain Park Expansion RL/PUD

Dear Lynn:

Regency Associates, owners of Fountain Park Apartment Complex, requests consideration by the Planning Commission of their proposal to place 144 units on the ten acre parcel lying immediately north of the existing Fountain Park Complex. This parcel is the only remaining land in private ownership north of Fountain Park and Woodbridge that is accessible via Range Road.

The City of Bloomington Growth Policies Plan identifies this area as high-density residential, 12-15 units per acre. Our proposal calls for 144 units on the ten acres with a resulting density of 14.4 units per acre. The project is comprised of 72 two-bedroom units and 72 studio/efficiency units. The site plan clusters the units on the higher, flatter ground in the open area and on the edge of the wooded area. The more steeply sloped and wooded areas are left undisturbed.

Access to this parcel will be by way of Range Road and connection to the existing Fountain Park Apartment Project. Range Road is intended to be improved in cooperation with Indiana University. Indiana University currently is constructing a warehouse, on the west side of Range Road and improving Range Road from Tenth Street for approximately 600 feet. This project would pick up where Indiana University ends and improve the road to our new entrance. Our proposal is for 24' of pavement with curb and gutter on both sides. The Indiana Department of Transportation is currently designing significant improvements at the Tenth and Range Road intersection. These improvements have been coordinated with the Range Road improvements by Indiana University. The result of these projects will be good access for this project to 10th Street.

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

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Lynn Friedmeyer
February 23, 1994
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Construction erosion control is proposed to be handled by silt fence along the entire downhill side of the construction area. Permanent erosion and sediment control will be handled via the pond shown on the drawings. Storm water from the parking lots will be diverted to and through the pond. The pond will serve as detention and sediment control for parking lot water prior to discharging into the channel which leads to Griffy Reservoir.

Water and sanitary sewer will be extended from the existing apartment project to serve these new units.

Your standard application form, application fee, legal description, outline plan drawing and aerial photo are being submitted with this letter. Proof of certified mail notice to adjacent property owners will be submitted prior to the hearing.

Very truly yours,

Steve Smith

Stephen L. Smith
Smith Neubecker and Associates

SLS:vp

Enclosures

cc: File #2126-2
Ron Miles, Regency Associates

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