Passed 8-0
(Spechler absent)

ORDINANCE 12-01

TO AMEND THE OUTLINE PLAN AND DISTRICT ORDINANCE FOR PARCEL I OF THE WOOLERY PLANNED UNIT DEVELOPMENT (PUD) – Re: 1480 W. Tapp Road (Tommy and Lesli Berry, Petitioners)

WHEREAS, Ordinance 06-24, which repealed and replaced Title 20 of the Bloomington Municipal Code entitled, "Zoning," including the incorporated zoning maps, and incorporated Title 19 of the Bloomington Municipal Code, entitled "Subdivisions," went into effect on February 12, 2007; and

WHEREAS, the Plan Commission has considered this case, PUD-29-11, recommended that the petitioners, Tommy and Lesli Berry, be granted an amendment to the PUD District Ordinance and the list of permitted uses for Parcel I of the Woolery PUD, and thereby requests that the Common Council consider this petition;

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

SECTION 1. Through the authority of IC 36-7-4 and pursuant to Chapter 20.04 of the Bloomington Municipal Code, the PUD District Ordinance and the list of permitted uses shall be amended for the property at 1480 W. Tapp Rd. The property is further described as follows:

A part of the Southeast quarter of Section 7, Township 8 North, Range 1 West, Monroe County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of said Southeast quarter; thence SOUTH 88 degrees 44 minutes 52 seconds EAST along the south line of said quarter a distance of 1695.91 feet to the southeast corner of Parcel 1 in the Woolery Planned Community Phase 1 as recorded in Plat Cabinet C, envelope 129 in the Office of the Recorder of Monroe County, Indiana; thence NORTH 01 degree 15 minutes 08 seconds EAST along the east line of said Parcel 1 a distance of 50.00 feet to the north right-of-way of Tapp Road and the POINT OF BEGINNING; thence NORTH 88 degrees 44 minutes 52 seconds WEST along said north right-of-way a distance of 710.00 feet to the east right-of-way of Keg Road; thence NORTH 01 degree 15 minutes 08 seconds EAST along said east right-of-way a distance of 429.46 feet to the beginning of a tangent curve concave to the west having a radius of 1030.00 feet and a chord which bears NORTH 03 degrees 13 minutes 08 seconds WEST 160.59 feet; thence northerly along said curve an arc distance of 160.75 feet to the intersection of the easterly right-of-way of Keg Road with the southerly right-of-way of Sunstone Drive; thence along said southerly right-of-way the following four (4) courses:

1. NORTH 74 degrees 09 minutes 12 seconds EAST along said southerly right-of-way a distance of 35.23 feet to the beginning of a tangent curve concave to the north having a radius of 180.15 feet and a chord which bears NORTH 61 degrees 39 minutes 44 seconds EAST 77.98 feet; thence
2. easterly along said curve an arc distance of 78.60 feet to the beginning of a reverse curve concave to the south having a radius of 270.00 feet and a chord which bears NORTH 62 degrees 11 minutes 58 seconds EAST 121.96 feet; thence
3. easterly along said curve an arc distance of 123.02 feet; thence
4. NORTH 75 degrees 15 minutes 08 seconds EAST 358.36 feet to the east line of the aforementioned Parcel 1; thence SOUTH 20 degrees 56 minutes 54 seconds EAST along said east line a distance of 449.77 feet; thence SOUTH 01 degrees 15 minutes 08 seconds WEST 380.00 feet to the POINT OF BEGINNING, containing 11.11 acres, more or less.

SECTION 2. The PUD District Ordinance shall be attached hereto and made a part thereof.

SECTION 3. If any section, sentence or provision of this ordinance, or the application thereof to any person or circumstance shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 4. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 18th day of JANUARY, 2012.

TIMOTHY MAYER, President
Bloomington Common Council

ATTEST:

REGINA MOORE, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 19th day of JANUARY, 2012.

REGINA MOORE, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this 19th day of JANUARY, 2012.

MARK KRUZAN, Mayor
City of Bloomington

SYNOPSIS

This ordinance adds "Recreation Center" to the list of permitted uses for Parcel I of the Woolery PUD and approves changes to the UDO architectural standards for this use.

Signed copies to:
Legal
Controller
Planning
CA/CA (2)
Clerk (2)

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 12-01 is a true and complete copy of Plan Commission Case Number PUD-29-11 which was given a recommendation of approval by a vote of 8 Ayes, 1 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on November 7, 2011.

Date: November 17, 2011

Thomas B. Micuda, Secretary
Plan Commission

Received by the Common Council Office this 17th day of NOVEMBER, 2011.

Regina Moore, 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

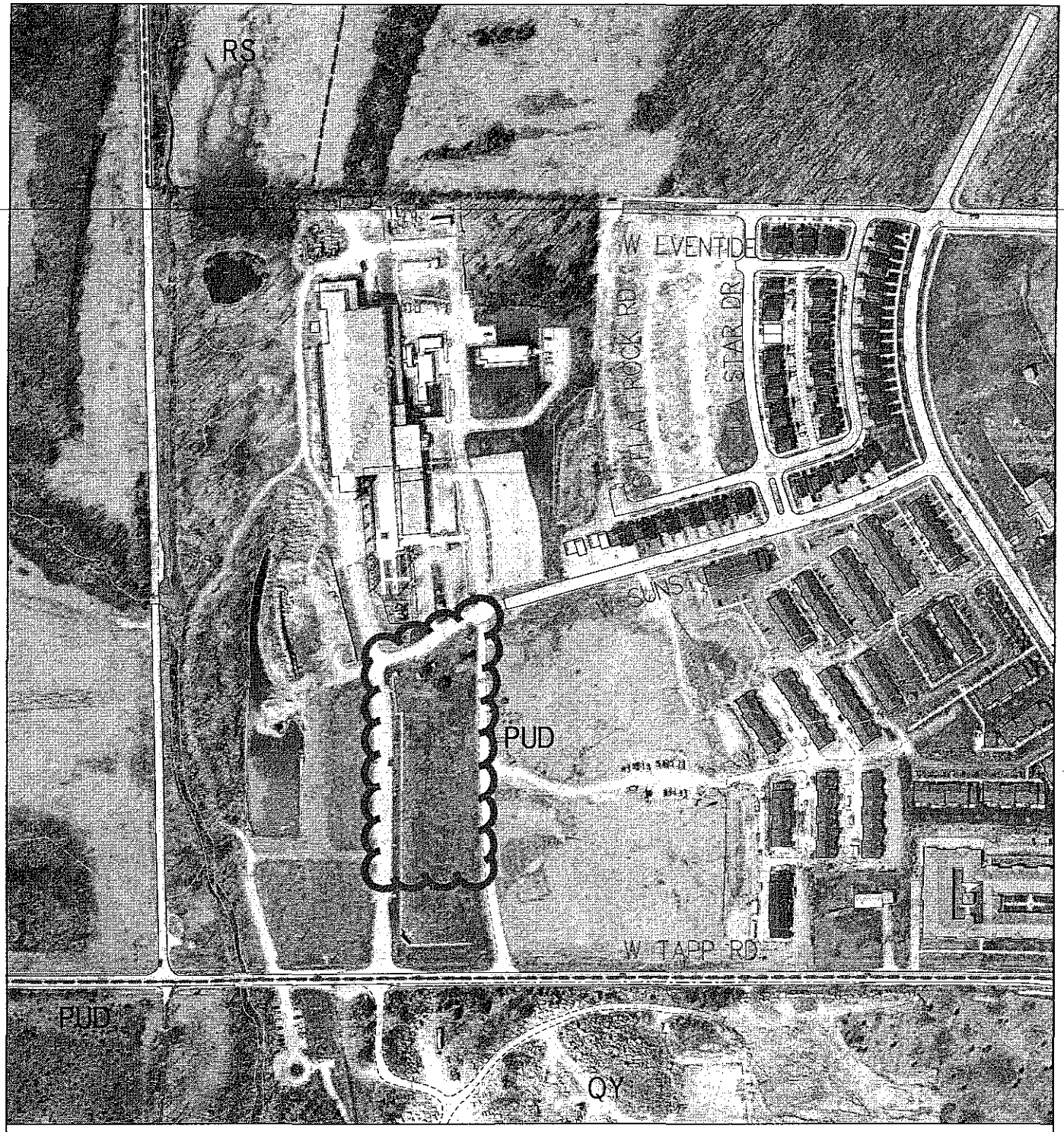
Will the legislation have a major impact on existing City appropriations, fiscal liability or revenues?

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.)

FUKEBANE! ORD=CERT.MRG



PUD-29-11
2010 Aerial Photo

By: roachja
1 Nov 11

300 0 300 600 900

N

City of Bloomington
Planning

Scale: 1" = 300'

For reference only; map information NOT warranted.

To: Members of the Common Council
From: James Roach, Senior Zoning Planner
Subject: Case # PUD-29-11
Date: November 28, 2011

Attached is the PUD District Ordinance pertaining to Plan Commission Case # PUD-02-11. The PUD District Ordinance is made up of the staff reports, petitioner's statement and exhibits reviewed by the Plan Commission at its November 7, 2011 meeting. The Plan Commission voted 8-1 to send this petition to the Common Council with a favorable recommendation.

REQUEST: The petitioners, Tommy and Lesli Berry, are requesting a PUD Preliminary Plan amendment to allow Recreation Center as a permitted use within Parcel I of the Woolery Planned Unit Development.

SITE INFORMATION:

Address:	1800 W. Tapp Road
Area:	11.11 Acres (1.68 acres for Lot 3)
Current Zoning:	Planned Unit Development (Woolery PUD)
GPP Designation:	Community Activity Center
Existing Land Use:	Vacant
Proposed Land Use:	Recreation Center
Surrounding Uses:	North – Multi-family, Cassady Electric South – Quarry East – Vacant, multi-family West – Vacant, future mixed use Woolery Mill properties

REPORT: The petitioners are seeking approval to allow the development of a portion of Parcel I of the Woolery Planned Unit Development. This PUD was created in 1994 by case #PUD-64-94. Parcel I was originally 13.5 acres in size, was approved as a neighborhood shopping center, and is located on the north side of W. Tapp Road, northeast of the intersection of Tapp Rd. and S. Weimer Road and southeast of the former Woolery Stone Mill. The approved uses for Parcel I ranged from small scale shops and services to larger scale commercial uses like groceries, restaurants and gas stations, but nothing has been developed yet.

The property is part of a subdivision request being reviewed by the Plat Committee. The subdivision would create three lots from Parcel I. The future lot for this use is approximately 1.68 acres and is currently vacant. The site is bordered by a constructed, but not yet dedicated public street (to be called Kegg Road) to the west, the remainder of Parcel I to the east and the south, and the Cassady Electric offices and the former Woolery Stone Mill to the north.

The petitioners currently operate an indoor gymnastic school (Bloomington United Gymnastics School) and an indoor soccer school (Bloomington United

Soccer School) on two adjacent buildings in an industrial area on Yost Avenue within the Monroe County Planning Jurisdiction. They have been in business since 2002 and would like to consolidate their operations in a single building in a location closer to the City's greenway system.

The petitioners propose to construct a 26,000 square foot building on the north side of a lot to be created in Parcel I. This lot is at the southeast corner of W. Sunstone Drive and S. Kegg Road. A PUD Preliminary Plan Amendment is required to change the permitted use list for Parcel I to include "Recreation Center."

Growth Policies Plan: This property is located within the Community Activity Center (CAC) land use category of the Growth Policies Plan (GPP). The GPP states that the primary intent of the CAC is to "provide community-serving commercial opportunities in the context of a high density, mixed use development." (page 35)

The GPP makes several recommendations associated with CACs that can apply to this PUD Preliminary Plan Amendment.

- [The CAC should] be designed to serve not only pedestrian traffic from nearby neighborhoods, but also a community-wide group of users that may drive a personal vehicle to the CAC.
- The primary land use in the CAC should be medium scaled commercial retail and service uses.
- Community Activity Centers should be connected to a future city-wide greenway system in order to create adequate public recreation space as well as alternative means to access the development.
- A Community Activity Center should be located at an intersection which is made up of designated Collector or Arterial streets, in order to provide automobile access without overwhelming the pedestrian aspects of the development.
- The CAC should be sensitive to the surrounding context.
- An increased emphasis must be placed on Urban Design and the creation of a distinctive design style in each area.
- Buildings should be developed with minimum street setbacks to increase pedestrian and transit accessibility.
- Parking should be located and designed with an emphasis on minimizing pedestrian obstacles to accessing businesses.

This portion of the Woolery PUD has already met many of the recommendations of the CAC including use of on-street parking, access to a greenway and access to open space (Clear Creek floodplain).

PUD DISTRICT ORDIANCE/PRELIMINARY PLAN REVIEW ISSUES:

Permitted Uses: The approved PUD anticipated that Parcel I would be developed with a traditional medium scale shopping center, likely anchored by a grocery store, with out-lots and B-shops. In the 17 years since this PUD was

approved there have been no petitions to develop these uses on Parcel I. While the permitted use list included a wide range of commercial uses, it did not contain many non-retail uses like the proposed Recreation Center or offices, churches or daycare centers. If this use is approved, the remainder of Parcel I will still contain almost 9.5 acres of land for development of commercial use. In comparison, this is similar in size to the Kroger center at E. Rhorer Road and S. Old SR 37 and the Walnut Square center at S. Walnut Street and W. Country Club Drive. The Plan Commission found that the proposed use was consistent with the GPP recommendations for Community Activity Centers.

Development Standards: Parcel I was originally approved with Commercial Arterial (CA) zoning district development standards. As part of this request, the petitioners only proposed changes to the architectural standards of the CA district (see below). While the petitioners have not developed a complete PUD Final Plan, they have designed the site to a level of detail to show that they can comply with all other CA standards, including maximum impervious surface coverage, sidewalks, street trees, bike parking, signage, setbacks, maximum parking, and landscaping requirements.

Architecture: The petitioners propose to utilize an industrial aesthetic for the design of the building. The building would have a low-pitched metal roof and would utilize vertical metal siding and windows placed high on the wall. The petitioners' architect designed the building to complement the former industrial Woolery Stone Mill and the yet to be constructed industrial style buildings along Kegg Rd. These buildings were proposed to be 2-3 stories tall and included vertical metal siding, large square windows and little ornamentation.

In addition, the nature of the proposed use may not lend itself well to the architectural requirements of the UDO, especially the requirements for changes in modulation and large windows. Other similar style buildings include the Twin Lakes Recreation Center and the YMCA.

With this PUD amendment, the Plan Commission also approved changes to the Architecture Standards in the UDO. The proposed building can be built as depicted and would not have to meet UDO standards for materials, blank wall control, roofing style and entrance detailing.

Final Plan Review: The Plan Commission authorized the Planning Staff to review future final plans for this use on Lot 3.

SITE DESIGN REVIEW ISSUES:

Environmental Constraints: Few environmental constraints exist on the proposed Lot 3. There are a handful of trees at the north end of the site that will be preserved with this petition. There are no known karst features, wetlands, steep slopes or floodplain on this lot.

Access: Main access to the site would be from a new drive cut off of Kegg Rd. This drive would be shared with a proposed lot to the south, at the corner of Kegg Rd. and Tapp Rd. The property is separated from Kegg Rd. by a limestone

mill block retaining wall. The new drive and a new pedestrian staircase would necessitate removal of parts of this wall. In addition to the main drive, a secondary Fire Department access drive is shown on the north side of the building with access from Sunstone Dr.

Utilities: Water and sanitary sewer plans have been submitted to City Utilities and are under review. The lot can be adequately served by the existing water and sanitary sewer mains within Kegg Rd. and Sunstone Dr.

Stormwater: The petitioners have submitted preliminary stormwater calculations to City Utilities for review. The large pond on the west side of Kegg Road was designed to handle stormwater detention for this site. While not shown on the plans, the Final Plan will also include either pervious pavers or natural stormwater filtration (such as bio-swales or rain gardens) to filter parking lot run-off.

Parking: The UDO does not require any parking for this commercial use. The UDO permits a maximum parking for this use of 104 spaces. The petitioners are proposing 39 on-site spaces. Spill-over parking would be handled with a combination of street parking and parking at the Woolery Mill site.

Developer Track Record: The petitioners have no development history within the City of Bloomington. They currently rent buildings outside the City limits.

PLAN COMMISSION CONCLUSIONS: The Plan Commission found that the GPP's policies toward Community Activity Centers, approved after creation of the use list for this PUD, supported larger community scale uses like the one proposed. The Plan Commission also found that the architecture of the building was appropriate for the use especially with the industrial nature of the Woolery Mill building.

RECOMMENDATION: The Plan Commission voted 8-1 to forward this petition to the Common Council with a favorable recommendation with no conditions.

BLOOMINGTON PLAN COMMISSION
FIRST HEARING STAFF REPORT
LOCATION: 1800 W. Tapp Road

CASE #: PUD-29-11
DATE: November 7, 2011

PETITIONER: Tommy and Lesli Berry
2001 S. Renwick Blvd., Bloomington

COUNSEL: Bledsoe, Riggert and Guerrettaz
1351 W. Tapp Road, Bloomington

REQUEST: The petitioners are requesting a PUD Preliminary Plan amendment to allow Recreation Center as a permitted use within Parcel I of the Woolery Planned Unit Development.

SITE INFORMATION:

Lot Area:	1.68 Acres (for Lot 3)
Current Zoning:	Planned Unit Development (Woolery PUD)
GPP Designation:	Community Activity Center
Existing Land Use:	Vacant
Proposed Land Use:	Recreation Center
Surrounding Uses:	North – Multi-family, Cassady Electric South – Quarry East – Vacant, multi-family West – Vacant, future mixed use Woolery Mill properties

REPORT: The petitioners are seeking approval to allow the development of a portion of Tract I of the Woolery Planned Unit Development. This PUD was created in 1994 by case #PUD-64-94. Parcel I was originally 13.5 acres in size, was approved as a neighborhood shopping center, and is located on the north side of W. Tapp Road, northeast of the intersection of Tapp Rd. and S. Weimer Road and southeast of the former Woolery Stone Mill. The approved uses for Parcel I ranged from small scale shops and services to larger scale commercial uses like groceries, restaurants and gas stations, but nothing has been developed yet.

This portion of Parcel I is approximately 1.68 acres and is currently vacant. The site is bordered by a constructed, but not yet dedicated public street (to be called Keg Road) to the west, the remainder of Parcel I to the east and the south, and the Cassady Electric offices and the former Woolery Stone Mill to the north.

The petitioners currently operate an indoor gymnastic school (Bloomington United Gymnastics School) and an indoor soccer school (Bloomington United Soccer School) on two adjacent buildings in an industrial area on Yost Avenue within the Monroe County Planning Jurisdiction. They have been in business since 2002 and would like to consolidate their operations in a single building in a location closer to the City's greenway system.

The petitioners propose to construct a 26,000 square foot building on the north side of a lot to be created in Parcel I. This lot is at the southeast corner of W. Sunstone Drive and S. Keg Road. A PUD Preliminary Plan Amendment is required to change the permitted use list for Parcel I to include "Recreation Center." This request requires two Plan Commission meetings and is ultimately decided by the Common Council. Also requested is delegation of the PUD Final Plan to staff level for the Recreation Center.

Growth Policies Plan: This property is located within the Community Activity Center (CAC) land use category of the Growth Policies Plan (GPP). The GPP states that the primary intent of the CAC is to "provide community-serving commercial opportunities in the context of a high density, mixed use development." (page 35)

The GPP makes several recommendations associated with CACs that can apply to this PUD Preliminary Plan Amendment.

- [The CAC should] be designed to serve not only pedestrian traffic from nearby neighborhoods, but also a community-wide group of users that may drive a personal vehicle to the CAC.
- The primary land use in the CAC should be medium scaled commercial retail and service uses.
- Community Activity Centers should be connected to a future city-wide greenway system in order to create adequate public recreation space as well as alternative means to access the development.
- A Community Activity Center should be located at an intersection which is made up of designated Collector or Arterial streets, in order to provide automobile access without overwhelming the pedestrian aspects of the development.
- The CAC should be sensitive to the surrounding context.
- An increased emphasis must be placed on Urban Design and the creation of a distinctive design style in each area.
- Buildings should be developed with minimum street setbacks to increase pedestrian and transit accessibility.
- Parking should be located and designed with an emphasis on minimizing pedestrian obstacles to accessing businesses.

This portion of the Woolery PUD has already met many of the recommendations of the CAC including use of on-street parking, access to a greenway and access to open space (Clear Creek floodplain).

PUD PRELIMINARY PLAN REVIEW ISSUES:

Permitted Uses: The approved PUD anticipated that Parcel I would be developed with a traditional medium scale shopping center, likely anchored by a grocery store, with out-lots and B-shops. In the 17 years since this PUD was approved there have been no petitions to develop these uses on Parcel I. While the permitted use list included a wide range of commercial uses, it did not contain many non-retail uses like the proposed Recreation Center or offices, churches or

daycare centers. If this use is approved, the remainder of Parcel I will still contain almost 9.5 acres of land for development of commercial use. In comparison, this is similar in size to the Kroger center at E. Rhorer Road and S. Old SR 37 and the Walnut Square center at S. Walnut Street and W. Country Club Drive. Staff finds the proposed use to be consistent with the GPP recommendations for Community Activity Centers.

Development Standards: Parcel I was originally approved with Commercial Arterial (CA) zoning district development standards. As part of this request, the petitioners have proposed few changes to the CA development standards (see below). While the petitioners have not developed a complete PUD Final Plan, they have designed the site to a level of detail to show that they can comply with the CA standards for maximum impervious surface coverage, sidewalks, street trees, bike parking, signage, setbacks, maximum parking, and landscaping requirements.

SITE DESIGN/PUD FINAL PLAN REVIEW ISSUES:

Architecture: The petitioners propose to utilize an industrial aesthetic for the design of the building. The building would have a low-pitched metal roof and would utilize vertical metal siding and windows placed high on the wall. The petitioners' architect designed the building to compliment the former industrial Woolery Stone Mill and the yet to be constructed along Keg Rd. These buildings were 2-3 stories tall and included vertical metal siding, large square windows and little ornamentation.

In addition, the nature of the proposed use may not lend itself well to the architectural requirements of the UDO, especially the requirements for changes in modulation and large windows. Other similar style buildings include the Twin Lakes Recreation Center and the YMCA.

Approval of this PUD amendment, with this architecture, would have to include changes to the Architecture Standards in the UDO. The proposed building violates the following UDO architectural requirements:

1. Materials: Metal siding not permitted
2. Blank wall: Areas of blank wall greater than 40 feet not permitted
3. Patterns: Changes in color and texture required and not provided
4. Roofing: Parapet or roof eaves required and not provided
5. Entrances: Incomplete pedestrian entry detailing

Environmental Constraints: Few environmental constraints exist on this lot. There are a handful of trees at the north end of the site that will be preserved with this petition. There are no known karst features, wetland, steep slopes or floodplain on this lot.

Access: Main access to the site would be from a new drive cut off of Keg Rd. This drive would be shared with a proposed lot to the south, at the corner of Keg Rd. and Tapp Rd. The property is separated from Keg Rd. by a limestone mill

block retaining wall. The new drive and a new pedestrian staircase would necessitate removal of parts of this wall. In addition to the main drive, a secondary Fire Department access drive is shown on the north side of the building with access from Sunstone Dr.

Utilities: Water and sanitary sewer plans have been submitted to City Utilities and are under review. The lot can be adequately served by the existing water and sanitary sewer mains within Keg Rd. and Sunstone Dr.

Stormwater: The petitioners have submitted preliminary stormwater calculations to City Utilities for review. While City Utilities has not yet completed their review, the primary issue is whether the large pond to the west was approved to handle the required stormwater detention and water quality requirements for this site. If so, the petitioners may not be required to provide on-site detention. If not, the petitioners would need to meet stormwater detention and water quality requirements independent of the pond. The petitioners' consultant has indicated to Staff that this could be handled through underground detention.

Regardless of whether City Utilities permits the ponds to count toward requirements for water quality, the UDO requires any parking lot of 16 spaces or more to either utilize pervious pavers or natural stormwater filtration (such as bio-swales or rain gardens) to filter parking lot run-off. The petitioners would like the existing Woolery Stone Mill ponds to count toward this requirement also. The Environmental Commission believes this requirement should be met on the site. In general, staff agrees with the Environmental Commission recommendation. Staff is seeking feedback from the Plan Commission on this issue.

Parking: The UDO does not require any parking for this commercial use. The UDO permits a maximum parking for this use of 104 spaces. The petitioners are proposing 39 on-site spaces. Spill-over parking would be handled with a combination of street parking and parking at the Woolery Mill site.

Developer Track Record: The petitioners have no development history within the City of Bloomington. They currently rent buildings outside the City limits.

QUESTIONS FOR PLAN COMMISSION/GUIDANCE FOR SECOND HEARING:

1. **Uses** – Is a recreation center an appropriate use for this site? Is the use compatible with the already constructed uses in this PUD, the anticipated uses in Parcel I and the stated CAC policies of the GPP?
2. **Final Plans** – Does the petition contain enough details to allow delegation of the PUD Final Plan to staff level?
3. **Architecture** – Is the proposed architecture appropriate? Does the Plan Commission believe that the industrial aesthetic approved for the new mixed use buildings on the Wooley Mill site should be continued to Parcel I? If not appropriate, what changes should be made to the proposed building? At this point, Staff recommends that changes be made to the building to bring it more in line with the UDO architectural requirements.

4. **Stormwater quality**: Should the ponds on the common lot be utilized to meet the water quality requirements for parking lots of more than 16 spaces instead of meeting this requirement on-site?

PRELIMINARY CONCLUSIONS: Staff is supportive of the proposed use of the property. Staff finds the GPP's polices toward Community Activity Centers, approved after creation of the use list for this PUD, supports larger community scale uses like the one proposed. The other main issues of architecture and general development standards need to be further developed prior to the second hearing.

RECOMMENDATION: Staff recommends forwarding this petition to a second hearing.

MEMORANDUM

Date: October 27, 2011

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: PUD-29-2011 BUGS & BUSS

This memorandum contains the Environmental Commission's (EC) input and recommendations regarding an amendment to the PUD District Ordinance to add gymnasium as a use to the Woolery Planned Unit Development (PUD), and to designate Site Plan approval to the planning staff.

The EC is in favor of adding the gymnasium as a use to the PUD District Ordinance, thus recommends a positive recommendation from the Plan Commission to the City Council for a PUD amendment.

ISSUES OF SOUND ENVIRONMENTAL DESIGN:

1.) GREEN BUILDING:
The EC recommends that the developer design the building with as many best practices for energy savings as possible. The EC recommends that enhanced insulation; high efficiency heating and cooling; Energy Star doors, windows, lighting, and appliances; and a white roof with a reflective coating be used. Some other green-building suggestions for this project include high efficiency toilets, programmable thermostats, sustainable floor coverings, and recycled products such as carpet and counter tops.

Green building supports Bloomington's overall commitment to sustainability and is being actively promoted by the City (http://bloomington.in.gov/greenbuild and UDO green building incentives 20.05.049 GD-01). Green building is also called for by the Mayors' Climate Protection Agreement and City Council resolution 06-05, which support the Kyoto Protocol and reduction of our community's greenhouse gas emissions, and resolution 06-07, which recognizes and calls for planning for peak oil.

Additionally, a metal pole-barn building is generally considered neither attractive or energy efficient. The EC would encourage the developer to re-design the building to fit better with the esthetics of the surrounding area rather than distract from the unique picturesque look of the rest of the PUD.

2.) LOW IMPACT DEVELOPMENT:
The EC recommends that the areas north and west of the building, which are planned with traditional landscaping, be re-designed as biofiltration swales. The islands in the parking lot should also be redesigned to be biofiltration swales, thus stormwater from the building and parking lots can be slowed down and filtered before it enters the floodplain as described in UDO 20.05.070 (m) Parking Standards; Surface Material.

The EC promotes Low Impact Development (LID) for all new development and renovations. LID includes sustainable stormwater management strategies that prevent environmental degradation from erosion, heat island

effect, pollutants, and floods. The strategies promote water infiltration that recharge aquifers, filter out pollutants, regulate temperature, and allow financial savings. The idea of LID embraces a holistic approach to manage water at its source such that stormwater can be distributed across a site and avoid channelized networks that pipe water downstream into a large stormwater management facility such as a detention or retention pond.

EC RECOMMENDATIONS:

1.) The Petitioner should apply green building practices to create a high performance and low carbon-footprint structure.

2.) The Petitioner should construct bioswales for water quality and quantity north and west of the building and in the parking lot islands.

Community Activity Center (CAC)

Intent

The Community Activity Center is designed to provide community-serving commercial opportunities in the context of a high density, mixed use development. The CAC must be designed to serve not only the pedestrian traffic from nearby neighborhoods, but also a community-wide group of users that may drive a personal vehicle to the CAC. Parking will become more important in this area than the NAC, but should still be kept to reasonable levels and skillfully designed to avoid large open areas of asphalt.

Land Use

The Community Activity Center is a mixed commercial node, larger in scale and higher in intensity than the Neighborhood Activity Center. The CAC will incorporate a balance of land uses to take advantage of the proximity to goods and services. Rather than serving a single neighborhood, commercial uses in and surrounding the CAC will be developed so as to be accessible to multiple neighborhoods by non-motorized means, without becoming a major destination for the entire City and/or region. As the central commercial node of the surrounding area, public gathering space is an ideal addition to the mix of uses. Residents will need outdoor space to access, and public open space can provide a valuable amenity to customers of the commercial units. In accordance with their greater scale, commercial uses in a Community Activity Center will have more intense site development. Average square footages of commercial spaces should be greater than those of the Neighborhood Activity Center.

- The primary land use in the CAC should be medium scaled commercial retail and service uses
- Residential units may also be developed as a component of the CAC, and would be most appropriate when uses are arranged as a central node rather than along a corridor.
- Provision of public spaces should be used as an incentive to allow additional residential units or commercial space to be developed as part of the planning approval process.

Urban Services

Like Neighborhood Activity Centers, Community Activity Centers should be located within or very near to existing developed neighborhoods. This is essential in reducing the need for extensions of sewer, water, and road facilities. The City may consider upgrading utilities in areas designated for Community Activity Centers in order to provide an incentive to develop or redevelop these locations.

- Public Transit access should be a major component of the urban services provided for any Community Activity Center.
- Community Activity Centers should be connected to a future city-wide greenway system in order to create adequate public recreation space as well as an alternative means to access the development.
- A Community Activity Center should be located at an intersection which is made up of designated Collector or Arterial streets, in order to provide automobile access without overwhelming the pedestrian aspects of the development.
- In new development or redevelopment projects, utilities should be placed underground and located so as to minimize potential conflicts with trees and other landscaping features.

Site Design

Community Activity Centers will be integrated into existing development, and CAC design should be sensitive to the surrounding context. As with similar land use districts defined in this plan, an increased emphasis must be placed on urban design and the creation of a distinctive design style in each area. A formal streetscape will help to define a Community Activity Center as a distinct node of activity serving a group of neighborhoods. The CAC should take on the form of an urban center, with a pedestrian focus and several floors of usable space, both commercial and residential.

- Buildings should be developed with minimal street setbacks to increase pedestrian and transit accessibility.
- Parking should be located and designed with an emphasis on minimizing pedestrian obstacles to accessing businesses.
- Street cuts should be limited as much as possible to reduce interruptions of the streetscape.
- Incentives should be created to encourage the inclusion of second-story residential units in the development of Community Activity Centers.
- In order to buffer pedestrians on busy corridors as well as reduce off-street parking needs, on-street parking and tree plots should be encouraged in new developments and maintained on built roadways.

Bledsoe Riggert Guerrettaz
LAND SURVEYING · CIVIL ENGINEERING

October 24, 2011

Jim Roach
City of Bloomington, Planning Department
401 N. Morton St., Suite 160
PO Box 100
Bloomington, IN 47402-0100

Re: BUGS-BUSS Training Center
Petitioner's Statement
BRG Project No. 7303

Dear Jim,

On behalf of Tommy and Lesli Berry, owners of BUGS and BUSS Youth Training facilities, we are requesting consideration by the Plan Commission and City Council for the approval of a PUD amendment to add "recreation center" to the approved list of uses for the Woolery PUD. Also, we are requesting that site plan approval for the BUGS/BUSS site be designated to staff level. This petition is being parallel processed with a request for preliminary and final plat approval for phase IX of the Woolery Planned Community, within which the proposed facility will be developed.

Proposed for the BUGS-BUSS site is a single building with adjacent parking lot. The Woolery PUD, which controls use of the site, does not include "recreation center" in its list of approved uses, hence this request. We would like to be placed on the November 5, 2011, Plan Commission meeting agenda and subsequently on the City Council agenda at the earliest dates possible.

The subject property, Lot 3, is approximately 1.68 acres. Public streets, already constructed, exist on the west and north sides of the site. They extend from an intersection with Tapp Road and connect to Sunstone Drive to the east. The proposed development is accessed from the public street to the west and shares a common drive with Lot 2, a .75 acre lot to the south, which has frontage on Tapp Rd. and shall remain undeveloped at this time. The proposed building is a 26,000 sq. ft. and is dedicated primarily to training for youth soccer and gymnastics. Included in the plan are 39 on-site parking spaces. There are also a number of parallel parking spaces provided on both frontages along the public streets and a larger common parking lot in the Woolery Planned Community just to the north of this site. We believe the proposed use is fully compatible with the existing PUD and with what the Growth Policies Plan envisions for this area.

Stormwater, sanitary and water services is available at the site and have the capacity to service the proposed use. We believe that both stormwater detention and treatment have already been provided in the common area of the existing development. Discussions with the City of Blooming Utilities are underway. We have had preliminary discussions with Fire Inspection Officer Tim Clapp with regards to fire protection service. It appears we will be able to provide what is needed to obtain his approval.

Tommy and Lesli Berry are Bloomington natives, local business owners and coaches. Their businesses, Bloomington United Gymnastics School (BUGS) and Bloomington United Soccer School (BUSS), are primarily centered on youth recreation. Both businesses have been in existence for the past decade, in adjacent leased warehouses on Yost Ave. Together their businesses service approximately 600 children per week in the community, ages 2-18, and yearly employ 40 part-time employees. The busiest time of operation is from 4-9pm on weekdays, and throughout the day on the weekends. BUGS specializes in preschool, recreation, and competitive team gymnastics. There is also a competitive cheer team. They host birthday parties as well as gymnastic meets and these bring users to BUGS beyond their traditional members. The soccer facility is centered on youth soccer training and provides supplemental winter training for the local Cutters Soccer Club. There is also an adult soccer population that uses the facility several times per week in the late evenings.

PUD-29-11
PUD District Ordinance

Since opening their doors in January 2002, their dream has been to combine both BUGS and BUSS, under one roof, in a building that they own to build equity towards retirement. Over the past 10 years they have earnestly pursued four different projects to achieve this dream, but have unfortunately hit insurmountable obstacles in each case. Lesli has been wonderfully persistent and hopefully they've found the right spot to make a final successful attempt. They are very excited about the Woolery Mill location, viewing its proximity to the Clear Creek trail as a great way to provide more healthy living opportunities for their gymnastics and soccer families. They also greatly value the idea of preserving the mill and are excited to be a part of the project as it moves toward its full potential. They feel their businesses could be a positive catalyst for the development of the mostly unoccupied property.

Next year is the summer Olympics and the gymnastics competition always spikes enrollment at BUGS. Their ultimate goal is to be able to open the doors to their new facility in August 2012. Lesli and Tommy are community coaches, and not developers, so this has all been a bit overwhelming, but they are dedicated to give their best effort towards completing this dream.

Included with this petitioners statement is the application form and fee, as well as the site, grading and drainage, utility and landscape plans for the site and conceptual elevations of the proposed building. Also included is tabulation information regarding the landscape plan requirements and the filing fee. Notices will be sent to adjacent property owners as required.

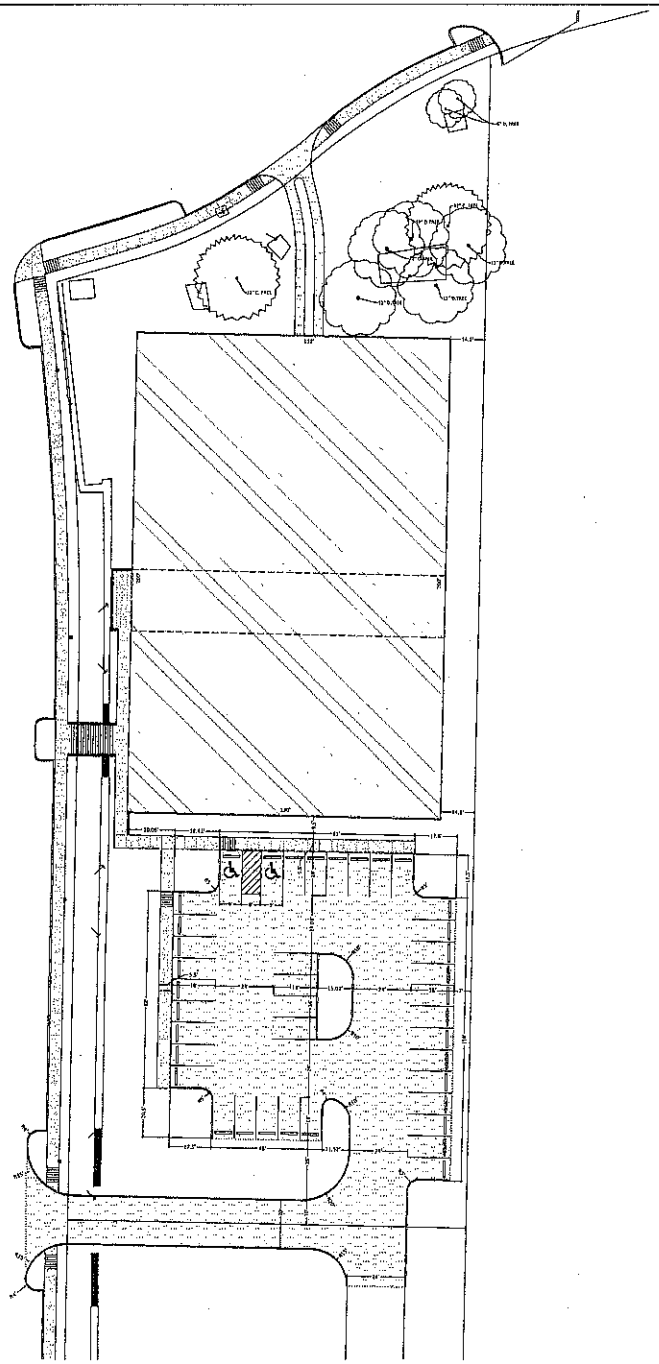
Please contact me if you have any questions.

Sincerely,

Dan Neubecker, Project Manager
Bledsoe Riggert Guerrettaz

c: Tommy and Leslie Berry, BUGS-BUSS
File – Project No. 7303

PUD-29-11
PUD District Ordinance



GENERAL NOTES

1. ALL DIMENSIONS ARE REFERENCED FROM, POINT OF TANGENCY, EDGE OF PAVEMENT, OR EDGE OF WALK, UNLESS OTHERWISE NOTED. ALL MAINLINE SURFACE OR CURB ARCHES NOTED OTHERWISE. CURB AND WALK COORDINATES ARE TO THE BACK, UNLESS NOTED OTHERWISE. COORDINATE DIMENSIONS WITH ARCHITECTURAL DRAWINGS AND VERIFY DIMENSIONS WITH ADJACENT ENTRANCES. CONTRACTOR SHOULD NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO REFORMING WORK.
2. CONTRACTOR IS REQUIRED TO VERIFY FIELD CONDITIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO REFORMING WORK.
3. ALL DISTURBED AREAS SHALL RECEIVE 4" OF TOP SOIL, MULCH AND SEED OR RE-IMPROVED AS NOTED OTHERWISE.
4. REFER TO PLAN FOR DETAILS COMMENCEMENT TO PLAN NOTES.
5. PARKING AND PAVEMENT MARKINGS SHALL COMPLY WITH THE INDIANA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
6. ALL STREET CUTS FOR SERVICES AND OTHER IMPROVEMENTS SHALL BE REPAIRED TO MATCH EXISTING PAVEMENT SECTION OR BETTER.

PLAN NOTES

1. –

LEGEND

- LIMITS OF NEW ASPHALT PAVEMENT
- LIMITS OF NEW 4" TYPE C CONCRETE PAVING
- PAVEMENT STRIPING 3" O.C.
- LIMITS OF ASPHALT PAVEMENT PATCH
- PROPOSED BUILDING

Bledsoe Riggert Guerkema
LAND SURVEYORS • CIVIL ENGINEERS
1351 West Tapp Road
Bloomington, Indiana 47403
Phone: 812.336.8277
Fax: 812.336.0817
www.brgcivil.com
BLOOMINGTON BEDFORD PAOLI

PRELIMINARY NOT FOR CONSTRUCTION

BUGS-BUSS Youth Training Center
Street Address
Bloomington, IN 47403
BRG Project No: 7303

SITE IMPLEMENTATION PLAN

SCALE: 1" = 10'

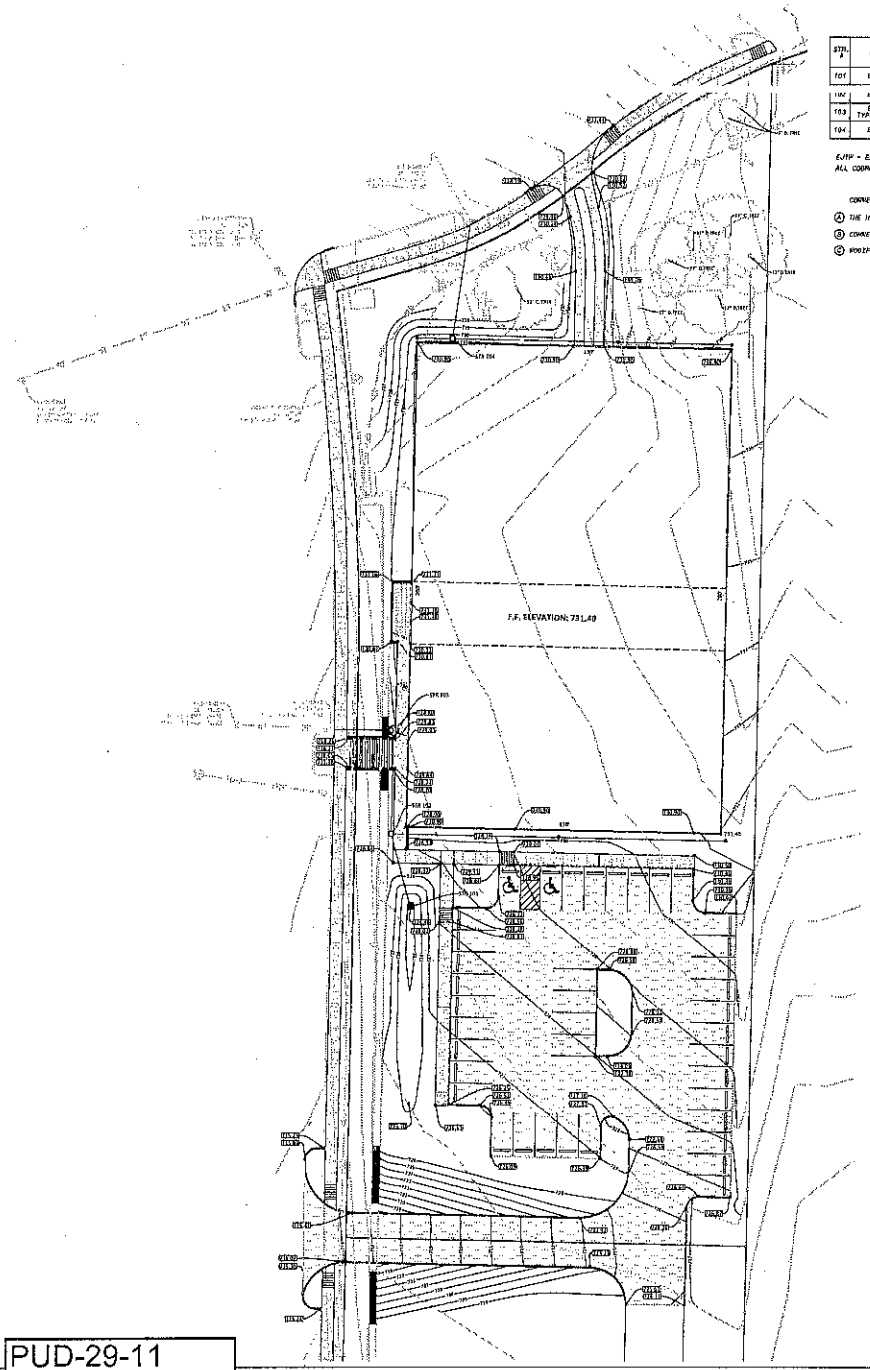
NORTH

Date:	Issue:
–	–

Drawn By: GLN
Designed By: GLN
Checked By: WSR

C401

PUD-29-11
Site Plan



STORM STRUCTURE DATA TABLE

STR. #	CAST/INS	STRUCTURE TYPE	UP STR #	DN STR #	PIPE SPECIFICATIONS LENGTH, L	SIZE D	TYPE	SLOPE	UP INV	DN INV	TOP OF CASTING	PIPE ELEVATION	NORTHING	EASTING	COMMENTS
101	EJIW 5049	INLET TYPE 'A'	-	102	21'	12"	HDPE TYPE S	3.33%	723.00	721.00	725.00	724.50	1416875.31	3101161.31	(A)
102	EJIW 5049	INLET TYPE 'A'	101/ND	103	43'	12"	HDPE TYPE S	9.85%	721.00	716.85	728.70	728.70	1417005.36	3101163.70	(A)(B)
103	EJIW 1022 TYPE 'A' SOLID	48" CONC TOP MANHOLE	102	EXIST	25'	15"	HDPE TYPE S	16.00%	716.85	712.85	726.85	728.85	1417049.27	3101154.41	(A)(C)
104	EJIW 5006	INLET TYPE 'A'	ND/ND	EXIST	49'	12"	HDPE TYPE S	10.41%	727.90	722.80	730.40	730.40	1417009.82	3101172.62	(A)(B)(C)

EJIW - EAST JORDAN IRON WORKS OR APPROVED EQUAL
ALL COORDINATES ARE TO CENTER OF STRUCTURE

COMMENTS:

(A) THE HDPE TYPE 'S' PIPE SHALL BE DUAL WALL IN ACCORDANCE WITH ASSHTO M294.

(B) CONNECT BUILDING ROOF DRAINS TO 4" HDPE PIPE, AND CONNECT PIPE TO STRUCTURE

(C) MODIFY EXISTING DOWNSTREAM STRUCTURE TO ACCEPT NEW PIPE AND SEAL WATERTIGHT

GENERAL NOTES

1. GRADE ALL AREAS TO THE FINISH GRADES SHOWN.
2. CONTRACTOR TO VERIFY FIELD CONDITIONS WITH RESPECT TO THE PROPOSED GRADING PLANS AND NOTIFY ENGINEER OF ANY AND ALL DISCREPANCIES PRIOR TO BIDDING WORK.
3. INSTALL AND MAINTAIN EROSION CONTROL DEVICES AS REQUIRED AND WHERE NECESSARY TO CONTROL SEDIMENT.

EXCAVATIONS FROM REMOVED OR PROPOSED EMBANKMENT AND FROM PROCURING PROPER SITE AND SUBSTRUCTURES AREAS. REMOVE MATERIALS FROM BOTTOM AND, OVERSTRUCTURE, DISPOSE OF ALL DRAINAGE IN ACCORDANCE WITH THE NEW REQUIRE SUPERVISORY DRAINING AREAS AND REPORTED DRAY SHOWN.

5. CONTRACTOR SHALL ADJUST ALL CASTINGS TO FINISHED GRADE.
6. CONTRACTOR SHALL ESTABLISH FINISH GRADES TO ENSURE POSITIVE DRAINAGE WITHIN NO PONDING.
7. LONGITUDINAL SIDEWALK SLOPES SHALL NOT EXCEED 5%, UNLESS NOTED OTHERWISE. TRANSVERSE SIDEWALK SLOPE SHALL NOT EXCEED 2%.
8. FINISH SURFACE GRADES OF ADA PARKING AREAS SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
9. SPOT GRADES GIVEN AT THE EDGE OF CURB INDICATE PAVEMENT LOW/CURB INTERFACE (FLOW LINE) ELEVATION, UNLESS NOTED OTHERWISE. BOTTOM OF WALL ELEVATIONS INDICATE WHERE FINISH GRADE AND WALL MEET

PLAN NOTES

1. ---

LEGEND

- PROPOSED CONTOURS
- EXISTING CONTOURS
- SPOT ELEVATION
- EXISTING GRADE
- TOW TOP OF WALL
- BOW BOTTOM OF WALL AT GRADE ELEVATION
- TS TOP OF STAIR
- BS BOTTOM OF STAIR
- FL FLOWLINE
- TC TOP OF CURB
- LIMITS OF ASSISTANT PAVEMENT
- LIMITS OF CONCRETE PAVING
- PROPOSED BUILDING

MOLEY MOLEY SAYS "DIG SAFELY"

"IT'S THE LAW"
DIG SAFELY
1-800-382-5544

Bishop Figgert Durrwachter
LAND DEVELOPMENT • SITE ENGINEERING
1353 West Tapp Road
Bloomington, Indiana 47403
Phone 812.336.8277
www.bfdpll.com
BLOOMINGTON BEDFORD PAOLI

PRELIMINARY NOT FOR CONSTRUCTION

BUSS-BUSS Youth Training Center
Street Address
Bloomington, IN 47403
BFD Project No: 7303

SITE GRADING & DRAINAGE PLAN

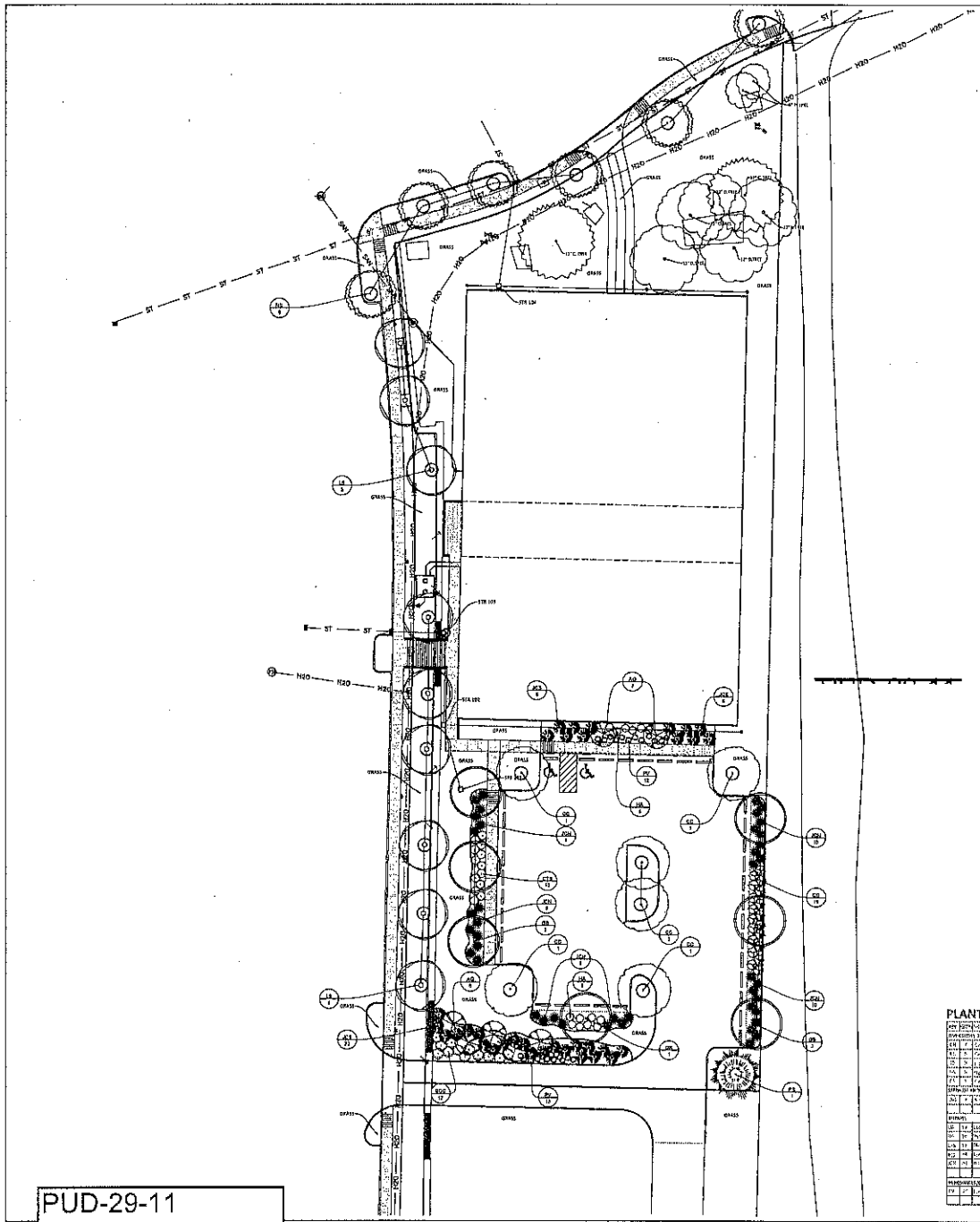
SCALE: 1" = 10'

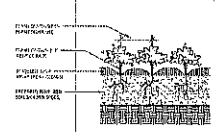
Date	Revision
	--

Drawn By: DEN
Designed By: DEN
Checked By: WTR

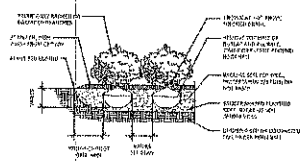
C501

PUD-29-11
Grading Plan

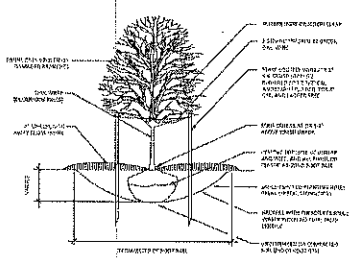




GROUNDCOVER PLANTING DETAIL



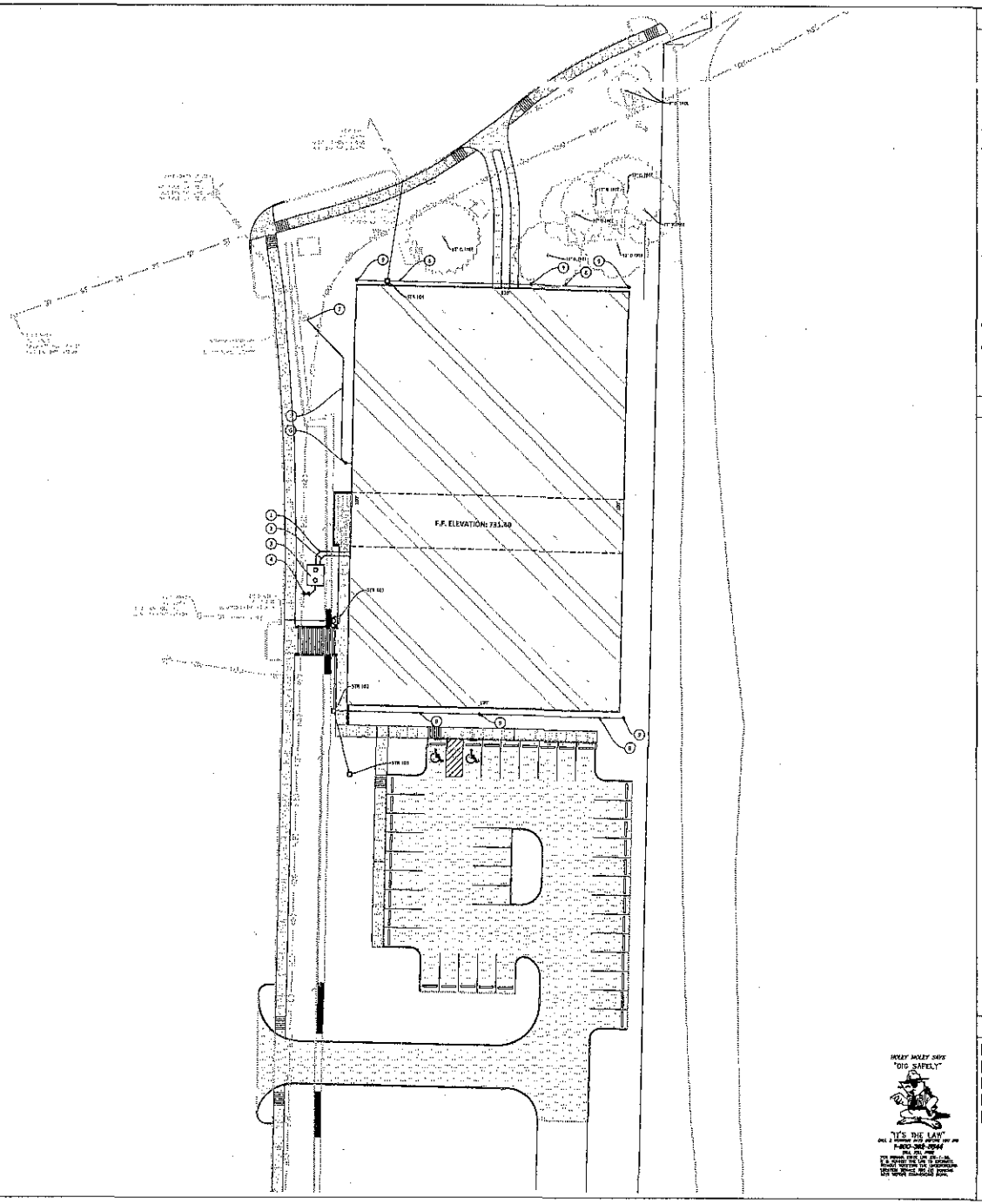
SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

PLANTING SCHEDULE

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
[illegible]					
[illegible]					
[illegible]					



GENERAL NOTES

1. REFER TO PREVIOUS PLANS FOR LOCATION OF UTILITY ATTACHMENT TO ENSURE CONTINUOUS SERVICE OF ALL UTILITIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING AS REQUIRED TO CONNECT TO ALL SITE WORK FUNCTIONS.
3. CONTRACTOR SHALL COORDINATE UNDERGROUND UTILITIES WITH THE OWNER AND LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF WORK. CONTACT THE OWNER'S UNDERGROUND PLANT PROTECTION SERVICES INC. AT 1-800-382-5544.
4. ALL WORK, INCLUDING WATER AND SEWER INSTALLATIONS, SHALL COMPLY WITH THE STANDARDS & REQUIREMENTS OF THE INDIANA DEPT. OF ENVIRONMENTAL MANAGEMENT, THE INDIANA STATE DEPARTMENT OF HEALTH, THE AMERICAN WATER WORKS ASSOCIATION (AWWA), THE OHIO RIVER VALLEY WATER SANITARY COMMISSION (ORSANCO), THE OHIO EPA, AND THE STATE PUBLIC HEALTH AND ENVIRONMENTAL AGENCIES (IF APPLICABLE).
5. CONTRACTOR IS REQUIRED TO VERIFY FIELD CONDITIONS AND NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
6. CONTRACTOR SHALL REPAIR EXISTING AND PROPOSED CASTINGS AND CLEANOUT COVERS TO GRADE TO MATCH FINISH GRADE.
7. A MINIMUM OF 18 INCHES VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER AND SANITARY/STORM SEWER WHERE CROSSING OCCURS. IN INSTANCES WHERE PERMISSION IS GIVEN BY THE ENGINEER, SEWER CROSSING WATER MAINS SHALL BE LAID SO NO JOINT IN A SANITARY/STORM SEWER IS CLOSER THAN 10 FEET HORIZONTALLY TO ANY WATER MAIN AND OUTSIDE OF THE SEWER MAIN. THIS SHALL BE THE CASE WHETHER THE WATER MAIN IS ABOVE OR BELOW THE SEWER. THE OPTIMUM SHALL BE ARRANGED SO THAT THE JOINTS OF THE SEWER MAIN SHALL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE JOINTS OF THE WATER MAIN. THE CROSSING NEED BE AT A MINIMUM ANGLE OF 45° AS MEASURED FROM THE CENTERLINE OF THE OTHER AND WATER MAINS. WHERE A SEWER MAIN CROSSES UNDER A DRAIN, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT SAG AND CRACKS.
8. A MINIMUM OF 10 FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN MANHOLES AND WATER LINES FROM SEWERS OTHERWISE OTHERWISE PROVIDED, OR UNLESS WRITTEN PERMISSION IS GIVEN BY THE ENGINEER.
9. ALL SANITARY AND STORM SEWERS SHALL HAVE A MINIMUM COVER OF 3½' UNLESS NOTED OTHERWISE.
10. ALL SANITARY AND STORM SEWERS SHALL HAVE A MINIMUM SLOPE OF 1.00 FOOT PER 100 FEET UNLESS NOTED OTHERWISE.
11. ALL WATER LINES SHALL HAVE A MINIMUM COVER OF 48", TO ALL LINES WITH NO ELEVATED HIGH POINTS.
12. WHERE SIDEWALKS AND CURBS ARE JOINED TOGETHER CONTRACTOR SHALL USE A NON-SLIP COLLAPSE JOINT TO PREVENT.
13. CONTRACTOR SHALL REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPE PLANS FOR ADDITIONAL SITE IMPROVEMENTS AND NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO START OF CONSTRUCTION.
14. CONTRACTOR TO REPAIR ALL FOUNDATION, SUBDRAIN, WATERSTOP, INTERIOR DRAIN, ROOF DRAIN AND RELATED WORK DAMAGED DUE TO THE INSTALLATION OF STORM STRUCTURE WHILE MAINTAINING POSITIVE FLOW, UNLESS NOTED OTHERWISE. ALL CONTRACTORS MUST BE WATER TIGHT.

PLAN NOTES

1. FIRE PROTECTION LINE
2. 2" DOMESTIC WATER LINE
3. FIRE VAULT WITH FIRE INDICATOR AND STORZ FIRE DEPARTMENT CONNECTION
4. REPTIGO VALVE AND DOBBLE
5. 4" SANITARY LATERAL
6. DRIVEWAY EXPANSION
7. MODIFY EXISTING SANITARY STRUCTURE TO RECEIVE SANITARY SEWERS
8. 6" PVC STORM PIPE - CONNECT ROOF DRAINS AND SLOPE TO DRAIN TO NEAREST STORM STRUCTURE - 12" MINIMUM COVER
9. STORM CHANNEL

LEGEND

- LIMITS OF NEW ASPHALT PAVEMENT
- LIMITS OF NEW 4" THICK CONCRETE PAVING
- PAVEMENT STRIPING 2" TYP.
- LIMITS OF ASPHALT PAVEMENT PATCH
- PROPOSED BUILDING

HOLEY MOLEY SAYS "DIG SAFELY"

"IT'S THE LAW"
CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-382-5544
CALL ALL AREA
THE INDIANA STATE LAW (IC 8-1-26) REQUIRES THAT YOU CALL TO ESTABLISH THE LOCATION OF UNDERGROUND UTILITY FACILITIES PRIOR TO EXCAVATION. FAILURE TO DO SO MAY CAUSE YOU TO BE LIABLE FOR DAMAGES AND SUBSEQUENT PENALTIES.

Bledsoe Riggert Guerrettaz
LAND SURVEYING • CIVIL ENGINEERING
1351 [illegible]est Tapp Road
Bloo[illegible]ngton, Indiana 47403
Phone 812.336.8277
www.[illegible]gbll.com
BLOOMINGTON BEDFORD PAOLI

PRELIMINARY NOT FOR CONSTRUCTION

BU[illegible]IS-BUSS Youth Training Ce[illegible]ter
Str[illegible] Address
Blo[illegible]mington, IN 47403
BRG Project No: 7303

SITE UTILITIES PLAN

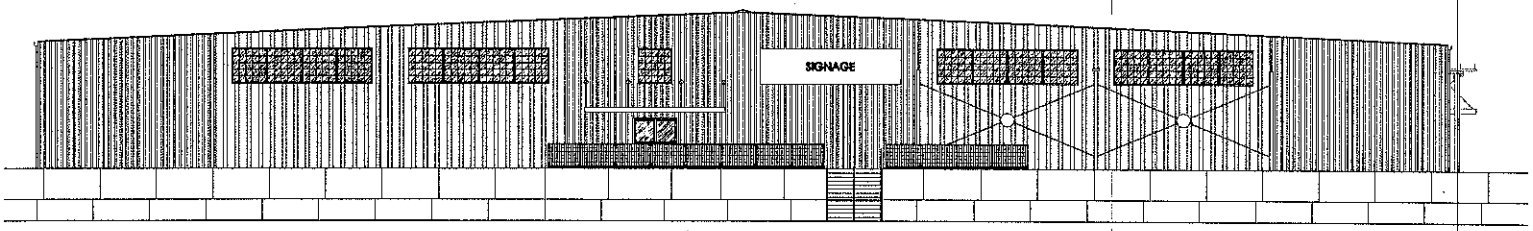
SCALE: 1" = 20'

Date	Issue
--	--

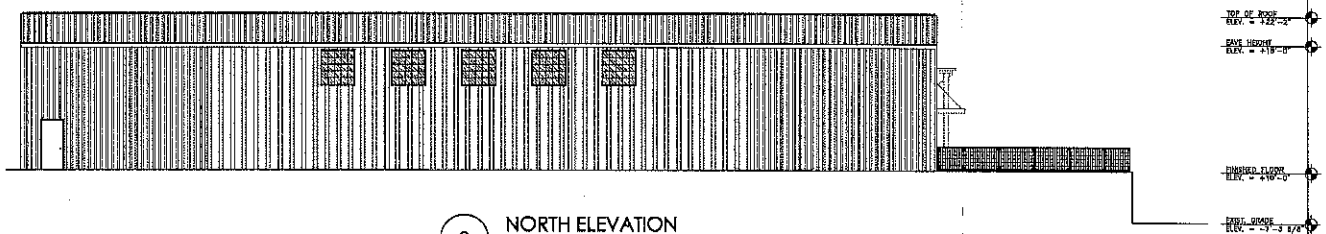
Drawn By: DRH
Designed By: DRH
Checked By: WSH

C601

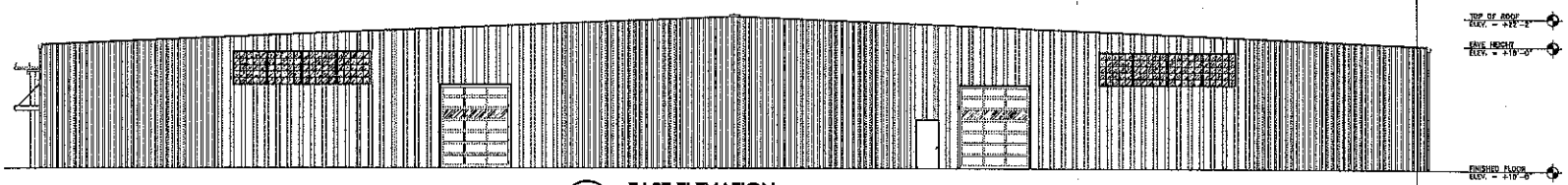
PUD-29-11
Utility Plan



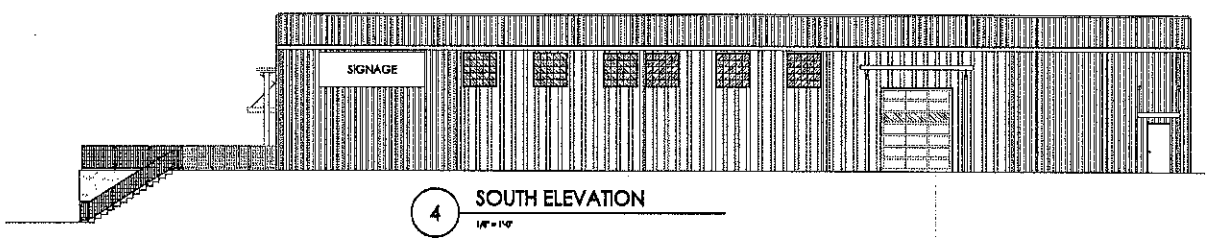
1 WEST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

TABOR BRUCE ARCHITECTURE & DESIGN INC.
1101 S. WALNUT STREET BLOOMINGTON, IN. 47401
TEL: (812) 323-1200 FAX: (812) 323-1202

REVISIONS

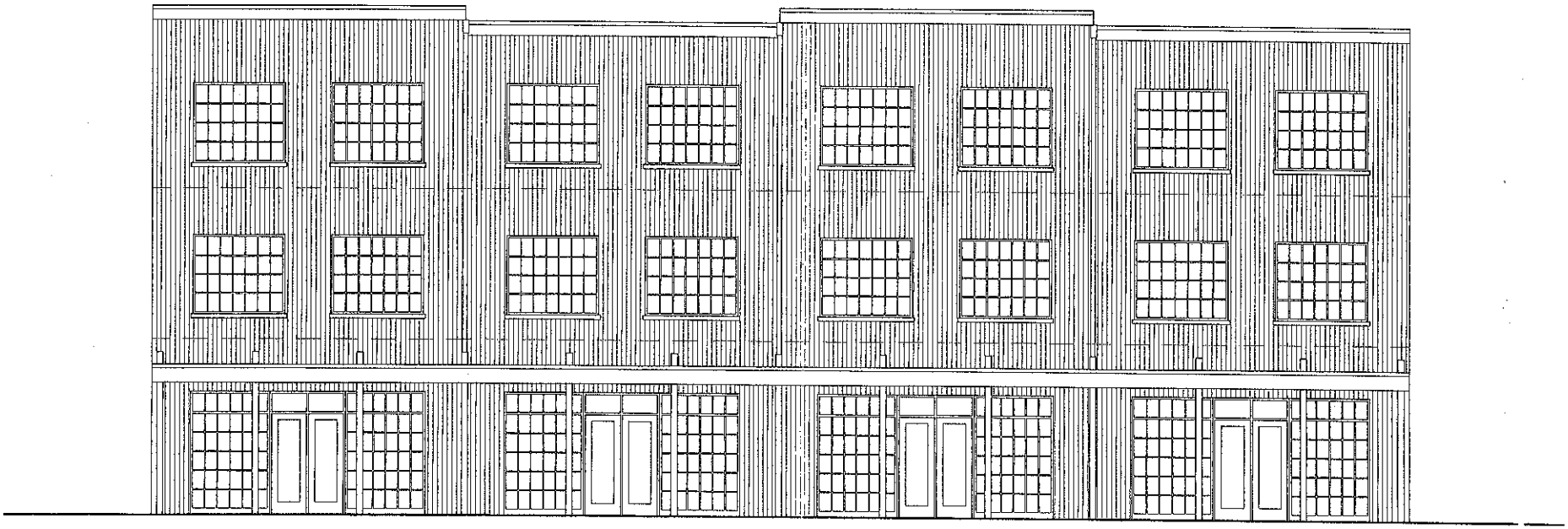
A NEW FACILITY FOR:
BLOOMINGTON UNITED GYMNASTICS &
BLOOMINGTON UNITED SOCCER SCHOOL
BLOOMINGTON, INDIANA 47404

PROJECT NO. 20001
DATE 06/16/11
DRAWN BY DRAWN BY
REVIEWED BY B. BRUCE

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NO.
AE201

PUD-29-11
Building Elevations

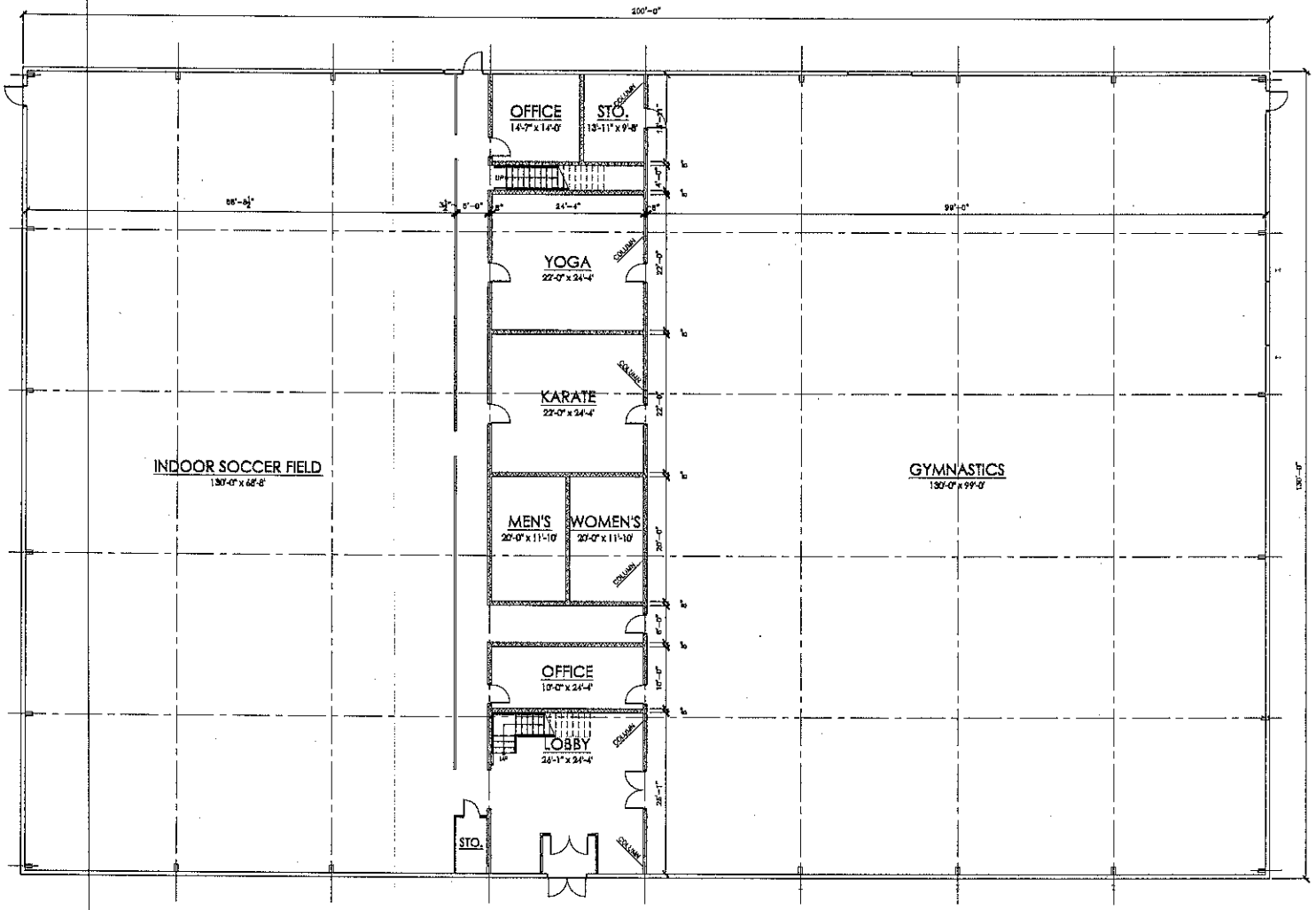


A NEW THREE STORY BUILDING
SCALE: 1/8"=1'-0"

WOOLERY STONE MILL AT WOOLERY FARM

PREPARED BY KIRKWOOD DESIGN STUDIO P.C. ARCHITECTS
07.10.02

PUD-29-11
Buildings approved on Keg Road



PUD-29-11
First Floor Plan

FIRST FLOOR PLAN

N

A NEW FACILITY FOR:
BLOOMINGTON UNITED GYMNASTICS
& BLOOMINGTON UNITED SOCCER SCHOOL

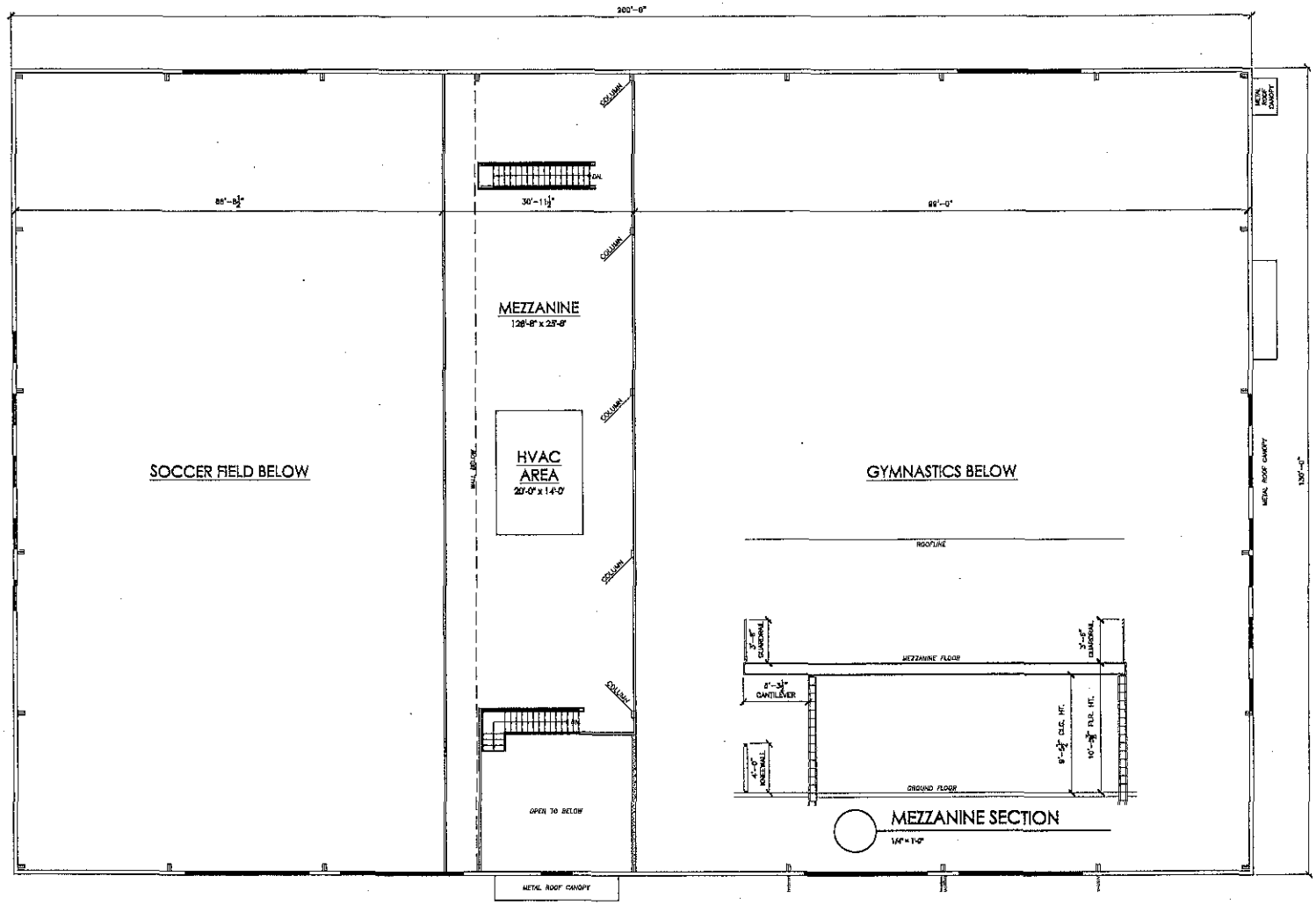
CONCEPTUAL LAYOUT

1/8" = 1'-0"

© 2011 TABOR BRUCE ARCHITECTURE & DESIGN

09/09/11

TABOR BRUCE ARCHITECTURE & DESIGN INC.



PUD-29-11
Second Floor Plan

MEZZANINE PLAN

A NEW FACILITY FOR:
BLOOMINGTON UNITED GYMNASTICS
& BLOOMINGTON UNITED SOCCER SCHOOL

CONCEPTUAL LAYOUT

TAHOR ARCHITECTS