(passed 8-0)

ORDINANCE 02-09

TO AMEND THE PRELIMINARY PLAN FOR
THE ETON MEWS PLANNED UNIT DEVELOPMENT (PUD)
Re: 3100 E. Covenanter Drive
(Renaissance Rentals, Petitioner)

WHEREAS, on May 1, 1995 the Common Council adopted Ordinance 95-21, which repealed and replaced Title 20 of the Bloomington Municipal Code entitled "Zoning", including the incorporated zoning maps, and Title 21, entitled "Land Use and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

WHEREAS, the Plan Commission has considered this case, PUD-09-02, and recommended that the petitioner, Renaissance Rentals, be granted a preliminary plan amendment to increase development density and amend the list of approved uses for the property located at 3100 E. Covenanter Drive and hereby 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 I. Through the authority of IC 36-7-4 and pursuant to Chapter 20.05.09 of the Bloomington Municipal Code, the amended preliminary plan and list of permitted uses shall be approved for the property at 3100 E. Covenanter Drive, which is further described below:

A part of the Northeast Quarter of the Southwest Quarter of Section 2, Township 8 North, Range 2 West, Monroe County, Indiana, and being more particularly described as follows:

COMMENCING at a p. k. nail found in the west face of a wood fence post at the northwest corner of the Northeast Quarter of the Southwest Quarter; thence SOUTH 01 degree 58 minutes 53 seconds East (assumed bearing basis) 860.90 feet on the west line of said quarter quarter section to a p. k. nail found in Covenanter Drive at the northwest corner of Eaton Mews, Phase I (Horizontal Plat Book 2, Page 198) and the POINT OF BEGINNING; thence NORTH 90 degrees 00 minutes 00 seconds East 320.95 feet along the north line of Eaton Mews, Phase I; thence SOUTH 02 degrees 11 minutes 30 seconds East 470.72 feet; thence SOUTH 90 degrees 00 minutes 00 seconds West 1322.68 feet; thence NORTH 01 degree 58 minutes 53 seconds West 470.28 feet to the POINT OF BEGINNING, containing 14.27 acres, more or less.

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

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

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 19th day of June, 2002.

Chris Gaal

CHRIS GAAL, President
Bloomington Common Council

ATTEST:

Regina Moore

REGINA MOORE, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this pm ~~7th~~ 20th day of June, 2002.

Regina Moore
REGINA MOORE, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this 20th day of June, ~~2002.~~

JOHN FERNANDEZ, Mayor
City of Bloomington

SYNOPSIS

This ordinance amends the preliminary plan of the Eton Mews Planned Unit Development in order to allow an increase in residential density and limited retail uses on the property west of Clarizz Boulevard and office/commercial uses on the property east of Clarizz Boulevard. It also provides for a change in the road profile for Covenanter Drive.

Signed copies to: legal(5) public works petitioner CA/CA
planning controller Ec Dev File

City of Bloomington
Planning Department
Interdepartmental Memo

To: Members of the Common Council
From: James Roach, Zoning Planner
Subject: Case # PUD-08-02
Date: May 20, 2002

Attached are the staff reports, petitioner's statements, and map exhibits which pertain to Plan Commission Case # PUD-08-02. The Plan Commission voted 8-0-1 to send this petition to the Common Council with a favorable recommendation.

REQUEST: The petitioner is requesting a preliminary plan amendment to the Eton Mews PUD, originally approved in 1983. This amendment would allow an increase in development density, provide for changes to public road profiles, and allow for office uses on property east of Clarizz Blvd and limited retail uses along Covenanter.

EXECUTIVE SUMI ated south of The Woods at Latimer apartment ood, north of the University Commons apartm y along CollegeMall Road, including the Jacks z Blvd. and Covenanter Drive bisect the propert in 1983 (PUD-45-82) and included 86 dwelli e approved density for this site is 6.10 units p

BLKGRND
FR ORD02-09
— OUTLINE PLAN —

Renaissance Renta e development and change the street cross-se n-street parking. The parcel east of Clarizz Blvd. ," would be developed with office uses. There ace near the property's bus stop on Covenante

Residential Portion increase the density of the residential portion west of Clarizz Blvd. 90 new one bedroom dwelling units would be spread between 10 new buildings. The petitioners are also proposing to gradually change existing 4 bedroom units into 2 units, with 1 and 2 bedroom configurations. Total dwelling units would increase to 172 and total density would increase to 15.32 dwelling units per acre with this proposal.

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The chart below summarizes the proposal's density in comparison to the existing development.

11.23 acres west of Clarizz	Existing	New	Total Proposed
Dwelling Units	82	90	172
Dwelling Unit Equivalents (DUE)	82	45	127
Bedrooms	184	90	274
Units/Acre	7.30	8.01	15.32
DUE/Acre	7.30	4.01	11.31

The chart below summarizes the proposed density in relation to existing and approved developments in the area.

	Units per Acre	**Dwelling Unit Equivalents per Acre**	**Bedrooms per Acre**
The Woods at Latimer	6	N/A	10.2
Covenanter Place	15.3	7.2	16.5
The Fields	5.9	N/A	11.1
Hoosier Acres Neighborhood	0.88	N/A	N/A
University Commons	12.2	N/A	38.9
Current proposal	**15.3**	**11.3**	**24.4**

Professional Center: The petitioners are also proposing to change the permitted uses on the portion east of Clarizz Blvd. to include offices, banks (including drive-through) and personal service uses. Both the 1983 PUD and a 1999 amendment only approved four single family lots for this property. As an alternative, the petitioners have proposed 32,000 square feet of commercial space. 20,000 square feet feet would be on the first floor and 12,000 square feet on the second floor. The proposed uses are similar to a development located on the east side of Clarizz Blvd., between the Hoosier Acres Neighborhood and the K-Mart property.

Impacts of Use to Hoosier Acres Neighborhood: This development would incorporate a 100 foot wide setback from the Hoosier Acres Neighborhood to the east. Within this setback, the petitioners are proposing a landscaped berm, which varies in height to a maximum of 16 feet, and a bicycle and pedestrian path that would connect to Homestead Drive.

The petitioner's statement also includes several commitments to limit the impact of the proposed uses on the Hoosier Acres Neighborhood. The proposed 100 foot wide,16-foot tall berm creates a sight line from the neighborhood where most of the view of the second story is blocked. Other features to limit impacts of the proposed use includes 3 foot tall bollard light fixtures, blank wall control on the eastern façade, a commitment to placing the building near the elevation of Clarizz Blvd., and placing

mechanicals and the dumpster out of view from the Hoosier Acres neighborhood. Finally, at the neighborhood's request, no vehicular connectivity is proposed between Clarizz Blvd. and Homestead Drive.

In addition to the commitments made in their petitioner's statement, the petitioner has worked with members of the Hoosier Acres Neighborhood to create additional development restrictions. A representative of the neighborhood supported the proposal, with these additional commitments, at the May 13, 2002, Plan Commission meeting. These restrictions, included in the letter dated May 13, 2002, include the following:

- The landscaped berm will be constructed with the first phase of the development.
- Lighting on the path will be similar to the parking area, i.e., 36" bollard lights or lights on the wall limited to about 36" in height.
- Dumpsters will be fully enclosed with walls and a roof.
- Any branch bank ATM will be out of view of the Hoosier Acres homes.
- The maximum first floor elevation shall be 812 feet, the eave of any building shall be a maximum elevation of 823 feet and the maximum roof elevation shall be 838 feet.
- The building(s) can be two-story, but the second story must be within the confines of a one-story roof. Dormers shall be permitted with windows.
- These commitments shall be contained in covenants and restrictions on the land.

Transit Center and Commercial Uses: The petitioners have included a dedicated pull-off area for buses. This pull-off is in front of a proposed multi-purpose "Pavilion Transit Building", along Covenanter. Two Bloomington Transit and one IU bus line serve this development.

The petitioners have also proposed retail uses toward the center of the property. If constructed, retail activities would take place in the proposed "Pavilion Transit Building" and along the south side of Covenanter. The proposal includes the option of converting the first floor of an approximately 3000 square foot building to retail uses in the future. The second floor of this building would continue to house residences. Additional parking would be provided behind this building and on-street.

Parking and Road Profile Changes: With this petitioner, 76 new off-street parking spaces will be provided. Twelve of these spaces are located at the southeast corner of the site for the proposed buildings on Clarizz Blvd. These spaces are partially located on the Covenanter Place development to the south, also managed by the petitioner. Cross parking easements and pedestrian walkways are proposed to make this parking area more accessible.

The petitioners are proposing that new on-street parking spaces on Covenanter Dr. be counted toward a 1 space per bedroom parking ratio for this development. While 33 on-street parking spaces will be available with the proposed changes to the road, the Plan Commission approved a parking ratio of 0.89 off-street spaces per bedroom, which is shown on the preliminary plans. The petitioner and the Plan Commission believed this ratio is appropriate given the size of the units, availability of on-street parking, existing parking utilization of the development (approximately 0.80-0.84 spaces used per occupied bedroom) and direct access to transit service.

The chart below summarizes the proposed parking spaces for the development:

	Existing	**New**	**Total Proposed**
On-street spaces	10	23	33
Off-street spaces	169*	76	245
Total	**179**	**99**	**278**
Off-street spaces/unit	2.06		1.42
Off-street spaces/bedroom	0.91		**0.89**
Total spaces/unit	2.12		1.61
Total spaces/bedroom	0.97		**1.01**
*originally approved parking spaces per 1983 Final Plan, additional gravel parking has been added since 1983			

This petition includes changes to cross-section of Covenanter Drive. These changes include pavement widening to allow for on-street parking on both sides of the street and "tree plot bump-outs" to protect parked cars and visually narrow the road. Representatives of the Police, Fire and Transit Departments took no issue with two-sided on-street parking or tree-plot bump-outs if a 12-foot travel lane was maintained. The Public Works Department can still remove snow effectively even with the tree plot bump-outs. The on-street parking spaces will not be plowed. These changes are consistent with both the existing and proposed thoroughfare plans.

Draft 2002 Growth Policies Plan Review

This property is within the "Urban Residential" land use category of the Draft Growth Policies Plan. This update to the 1991 GPP has not yet been adopted by the Plan Commission or the Bloomington Common Council, but the Plan Commission requested a review of the petition based on these policies. In "Urban Residential" areas, the draft GPP notes that densities range from 2 to 15 units per acres. Infill developments are encouraged to develop at "maximum densities" and "protect existing residential fabric."

The draft GPP goes on to promote the following policies:

- Develop infill sites for predominately residential uses; however, incorporate mixed residential densities, housing types, and nonresidential services where supported by adjacent land use patterns
- Optimize street, bicycle, and pedestrian connectivity to existing neighborhoods as well as commercial activity centers
- Ensure that each new neighborhood has a defined center or focal point
- Provide for maximum development densities while ensuring the preservation of sensitive environmental features.

Other parts of the draft GPP address issues relate to this petition. The Compact Urban Form section recommends ordinance changes to "...allow the development of appropriately located, designed and scaled neighborhood serving commercial centers..." and the Mitigate Traffic section urges the City to "require the siting of future high density multi-family and commercial projects within walking distance to transit routes." Staff believes that the petition is supported by all of these proposed policies. In fact, staff views this petition as an excellent model for mixed-use infill development.

Growth Policies Plan Review

This property is within the "Low Density Residential" land use category of the Growth Policies Plan. For these areas, the GPP recommends that "over time, densities should be encouraged to increase moderately to allow average densities of five to six (5-6) units per acre." The GPP goes on to note that "density, per se, is increasingly viewed by urban development professionals as only one of many variables which must be weighted in making site development decisions." Instead of solely looking at the density of a project, the GPP urges that "...infrastructure capacity...environmental conditions...(and) the site plan itself and its impact on surrounding property..." should control development decisions.

Higher densities in theses areas are encouraged to optimize public infrastructure, reduce the need for infrastructure extensions, minimize land consumption and promote "pedestrian scale residential neighborhoods."

This property is also within the "College Mall Shopping District" critical subarea of the GPP. While the GPP recommends to "confine future retail commercial to existing commercial tracts," this mainly concerns land in and around existing retail shopping centers. Within this subarea, the GPP makes specific reference to the formerly vacant land surrounding this tract. The GPP notes that these areas should be developed with mixed dwelling units and density and with an average density of 6 units per acre. According to the plan, development of these areas should include natural features to buffer neighborhoods pedestrian pathways or "cycleways."

Some parts of the GPP's Compact Urban Form principle also give guidance to this proposal. The GPP encourages Bloomington to "provide opportunities for neighborhood serving commercial activities in all geographic sectors of the community commensurate with new residential growth" and to "foster and accept moderately higher residential dwelling unit densities." Staff views this petition as an excellent model for mixed use infill development and is supported by the "Low Density Residential" land use category and "Compact Urban Form" guiding principle.

Conclusion: The Plan Commission voted 8-0-1to send this petition to the City Council with the following conditions:

1. Review of final plans shall be delegated to the Planning Staff.
2. Final design for Covenanter, including the number and location of on-street parking spaces, shall be subject to sight distance review by the Engineering Department.
3. The proposed "Optional Retail Shops" shall be limited to light retail, restaurants/deli's, and personal service uses. A separate final plan is required for conversion of residential to commercial space.
4. The petitioner shall continue to work with Bloomington Transit to ensure that bus pull-off areas are appropriately designed.
5. Pedestrian path connections to the Woods at Latimer development to the north and University Commons to the south are required with final plan approval.
6. The proposed westernmost drive on Covenanter must align with the approved Woods at Latimer drive-cut on the north side of Covenanter.
7. Development of the east side of Clarizz Blvd. shall be governed by the restrictions regarding land use, building square footages, buffering, lighting, and architecture contained in the petitioner's statement and letter dated May 13, 2002.
8. No occupancy permits shall be granted for any building located on the east side of Clarizz Blvd. until the Planning Department has certified that all conditions outlined in Condition #7 have been met by the petitioner.

BLOOMINGTON PLAN COMMISSION
FINAL REPORT
LOCATION: 3100 E. Covenanter Drive

CASE NO.: PUD-08-02
DATE: May 13, 2002

PETITIONER: Renaissance Rentals
1300 N. Walnut Street, Bloomington

COUNSEL: Smith Neubecker and Associates
453 S. Clarizz Blvd., Bloomington

REQUEST: The petitioner is requesting a preliminary plan amendment to a PUD originally approved in 1983. This amendment would allow an increase in development density, provide for changes to public road profiles, and allow for office uses on property east of Clarizz Blvd and limited retail uses along Covenanter.

BACKGROUND:

Area:	**14 Acres**
Current Zoning:	**PUD, Approved in 1983**
GPP Designation:	**Low Density Residential**
	College Mall Subarea
	Urban Residential (Draft GPP)
Existing Land Use:	**Multi-family Residential**
Existing Density:	**82 Units**
	7.30 Units per acre (west of Clarizz)
Proposed Density:	**172 Units**
	15.32 Units per acre (west of Clariz)
Non-residential Component:	**34,000 sqaure foot office building on Clarizz**
	3,000 square foot future retail on Covenanter

SUMMARY: At the April 15, 2002 hearing, the Plan Commission voted to continue this petition to the May hearing. The Plan Commissioners directed staff to work with the petitioner to address issues concerning location of commercial uses, proposed changes to public streets and compliance with the draft changes to the Growth Policies Plan.

Professional Center: The petitioner has removed proposed retail uses from the property east of Clarizz. The remaining proposed uses include offices, branch bank (including drive-through) and personal services. These uses are similar to what has already been developed to the north, between Clarizz and Hoosier Acres. The removal of retail uses along with the removal of

Second Hearing Report

proposed road changes to Clarizz separates the two parcels and lessons concerns about pedestrian conflicts on Clarizz.

For the east side of Clarizz, the petitioners have proposed a building envelope with a maximum of 20,000 square feet on the first floor and 12,000 square feet on the second floor. All second floor space would be within the 70 feet adjacent to Clarizz, on the west end of the parcel. The proposed 15-foot berm creates a sight line from the neighborhood where most of the view of the second story is blocked. Other features to limit impacts of the proposed use includes 3 foot tall bollard light fixtures, blank wall control on the eastern façade, a commitment to placing the building near the grade of Clarizz, and placing mechanicals and the dumpster out of view from the Hoosier Acres neighborhood. The petitioner is continuing to work with the neighborhood to come to an agreement on additional development restrictions and conditions. Included in the packet, in a letter dated May 7, 2002, are additional restrictions and conditions proposed by the petitioner.

While staff recognizes that the Hoosier Acres Neighborhood Association will be opposed to allowing two-story construction on Clarizz, staff supports the petitioner's request. In addition to the controls outlined above, it is important to note that any two-story building would be at least 170 feet away from the common property line of Hoosier Acres. This is an enormous setback compared to the Zoning Ordinance's required 25-foot setback that occurs when nonresidential structures are located adjacent to residentially zoned property. Also, the proposed berm will be landscaped with plant material that will increase the visual block above the berm's 15-foot height limit. Finally, at the neighborhood's request, no vehicular connectivity is proposed between the two properties.

Commercial Uses: With the encouragement of the Plan Commission, the petitioners have shifted the location of retail uses toward the center of the property. If constructed, retail activities would take place in the proposed "Pavilion Transit Building" and along the south side of Covenanter. The current proposal includes the option of converting the first floor of a single approximately 3000 square foot building to retail uses in the future. The second floor of this building would continue to house residences. Additional parking would be provided behind this building and on-street.

Parking: With the removal of on-street parking on Clarizz, the petitioners have provided 12 additional parking spaces at the southeast corner of the site for the proposed buildings on Clarizz. These spaces are partially located on the Covenanter Place development to the south, also managed by the petitioner. Cross parking easements and pedestrian walkways are proposed to make this parking area more accessible.

Second Hearing Report

The petitioners are proposing that new on-street parking spaces on Covenanter be counted toward a 1 space per bedroom parking ratio for this development. While 33 on-street parking spaces will be available with the proposed changes to the road, the petitioners are proposing that the Plan Commission approve a parking ratio of 0.89 off-street spaces per bedroom, which is shown on the preliminary plans. The petitioner believes this ratio is appropriate given the size of the units, availability of on-street parking, existing parking utilization of the development (approximately 0.80-0.84 spaces used per occupied bedroom) and direct access to transit service.

The chart below summarizes the proposed parking spaces for the development:

Revised parking numbers	**Existing**	**New**	**Total Proposed**
On-street spaces	10	23	33
Off-street spaces	169*	76	245
Total	**179**	**99**	**278**
Off-street spaces/unit	2.06		1.42
Off-street spaces/bedroom	0.91		**0.89**
Total spaces/unit	2.12		1.61
Total spaces/bedroom	0.97		**1.01**
*originally approved parking spaces per 1983 Final Plan, additional gravel parking has been added since 1983			

Road Profile: The petitioner has removed all proposed changes to Clarizz Blvd. from the petition. No on-street parking or changes to the road cross-section are currently proposed. The petition does still include proposed changes to Covenanter. These changes include pavement widening to allow for on-street parking on both sides of the street and "tree plot bump-outs" to protect parked cars and visually narrow the road. Staff spoke with representatives of the Police, Fire and Transit Departments concerning these changes. Representatives of these departments took no issue with two-sided on-street parking or tree-plot bump-outs if a 12-foot travel lane was maintained. The Public Works Department can still remove snow effectively even with the tree plot bump-outs. The on-street parking spaces will not be plowed.

Current Thoroughfare Plan: Covenanter is listed as a Secondary Collector in the Thoroughfare Plan. Secondary Collectors are encouraged to have 12 foot travel lanes and 8 foot parking lanes within a 60 foot right-of-way.

Second Hearing Report

Proposed Thoroughfare Plan: The proposed Thoroughfare Plan, included in the 2002 Draft Growth Policies Plan, continues to classify Covenanter as a Secondary Collector. Secondary collectors are encouraged to have 11 foot travel lanes and 8 foot parking lanes within a 55 foot right-of-way. Appropriate traffic management features are listed as on-street parking, street trees, narrower travel lanes, reduced pedestrian crossing distance and traffic circles. All of these features are included in the proposal except for a traffic circle.

PRO Resolution and Ordinance

The Plan Commission adopted a resolution in March, 1999, concerning the Planned Residential Overlay (PRO) portions of the Zoning Ordinance. This resolution instructed staff to evaluate the PRO6 requirements and bring forward an ordinance amendment which would address concerns about student oriented housing built away from campus. In April, 1999, the Plan Commission approved changes to the PRO requirements that placed restrictions on PRO6 projects that contained dwelling types other than single family houses and duplexes.

These ordinance changes do not affect this petition because the property is zoned Planned Unit Development (PUD) and not PRO6. Nonetheless, were this property zoned PRO6, it would meet the requirements that development be adjacent to a regular bus line and abut property zoned commercial. It would not meet the requirement that developments be located along road with a clarification of Primary Collector or above, because both Clarizz and Covenanter are classified as Secondary Collectors. Staff believes that this project would meet the intent of these changes, especially given that the small bedrooms counts and square footage of the proposed apartments do not imply that this will be an exclusively student housing development.

Draft 2002 Growth Policies Plan Review

This property is within the "Urban Residential" land use category of the Draft Growth Policies Plan. This update to the 1991 GPP has not yet been adopted by the Plan Commission or the Bloomington Common Council, but the Plan Commission requested a review of the petition based on these policies. In "Urban Residential" areas, the draft GPP notes that densities range from 2 to 15 units per acres. Infill developments are encouraged to develop at "maximum densities" and "protect existing residential fabric."

Second Hearing Report

The draft GPP goes on to promote the following policies:

- Develop infill sites for predominately residential uses; however, incorporate mixed residential densities, housing types, and nonresidential services where supported by adjacent land use patterns
- Optimize street, bicycle, and pedestrian connectivity to existing neighborhoods as well as commercial activity centers
- Ensure that each new neighborhood has a defined center or focal point
- Provide for maximum development densities while ensuring the preservation of sensitive environmental features.

Other parts of the draft GPP address issues relate to this petition. The Compact Urban Form section recommends ordinance changes to "...allow the development of appropriately located, designed and scaled neighborhood serving commercial centers..." and the Mitigate Traffic section urges the City to "require the siting of future high density multi-family and commercial projects within walking distance to transit routes." Staff believes that the petition is supported by all of these proposed policies. In fact, staff views this petition as an excellent model for mixed-use infill development.

Growth Policies Plan Review

This property is within the "Low Density Residential" land use category of the Growth Policies Plan. For these areas, the GPP recommends that "over time, densities should be encouraged to increase moderately to allow average densities of five to six (5-6) units per acre." The GPP goes on to note that "density, per se, is increasingly viewed by urban development professionals as only one of many variables which must be weighted in making site development decisions." Instead of solely looking at the density of a project, the GPP urges that "...infrastructure capacity...environmental conditions...(and) the site plan itself and its impact on surrounding property..." should control development decisions.

Higher densities in theses areas are encouraged to optimize public infrastructure, reduce the need for infrastructure extensions, minimize land consumption and promote "pedestrian scale residential neighborhoods."

This property is also within the "College Mall Shopping District" critical subarea of the GPP. While the GPP recommends to "confine future retail commercial to existing commercial tracts," this mainly concerns land in and around existing retail shopping centers. Within this subarea, the GPP makes specific reference to the formerly vacant land surrounding this tract. The GPP notes that these areas should be developed with mixed dwelling units and density and with an average density of 6 units per acre. According to the plan, development of these areas should include natural features to buffer neighborhoods pedestrian pathways or "cycleways."

Second Hearing Report

Some parts of the GPP's Compact Urban Form principle also give guidance to this proposal. The GPP encourages Bloomington to "provide opportunities for neighborhood serving commercial activities in all geographic sectors of the community commensurate with new residential growth" and to "foster and accept moderately higher residential dwelling unit densities." Staff views this petition as an excellent model for mixed use infill development and is supported by the "Low Density Residential" land use category and "Compact Urban Form" guiding principle.

RECOMMENDATION: Staff recommends approval of the petition with the following conditions:

1. Review of final plans shall be delegated to the Planning Staff.
2. Final design for Covenanter, including the number and location of on-street parking spaces, shall be subject to sight distance review by the Engineering Department.
3. The proposed "Optional Retail Shops" shall be limited to light retail, restaurants/deli's, and personal service uses. A separate final plan is required for conversion of residential to commercial space.
4. The petitioner shall continue to work with Bloomington Transit to ensure that bus pull-off areas are appropriately designed.
5. Pedestrian path connections to the Woods at Latimer development to the north and University Commons to the south are required with final plan approval.
6. The proposed westernmost drive on Covenanter must align with the approved Woods at Latimer drive-cut on the north side of Covenanter.
7. Development of the east side of Clarizz Blvd. shall be governed by the restrictions regarding land use, building square footages, buffering, lighting, and architecture contained in the petitioner's statement and letter dated May 7, 2002.
8. No occupancy permits shall be granted for any building located on the east side of Clarizz Blvd. until the Planning Department has certified that all conditions outlined in Condition #7 have been met by the petitioner.

Second Hearing Report

BLOOMINGTON PLAN COMMISSION
PRELIMINARY REPORT
LOCATION: 3100 E. Covenanter Drive

CASE NO.: PUD-08-02
DATE: April 15, 2002

PETITIONER: Renaissance Rentals
1300 N. Walnut Street, Bloomington

COUNSEL: Smith Neubecker and Associates
453 S. Clarizz Blvd., Bloomington

REQUEST: The petitioner is requesting a preliminary plan amendment to a PUD originally approved in 1983. This amendment would allow an increase in development density, provide for changes to public road profiles, and allow for office and retail uses on property east of Clarizz Blvd.

SUMMARY: The property in question is located south of the Woods at Latimer Apartments, west of the Hoosier Acres Neighborhood, north of the University Commons Apartments and east of commercial property along College Mall Road, including the Jackson Creek Shopping Center. Both Clarizz Blvd. and Covenanter Drive bisect the property. The PUD was originally approved in 1983 (PUD-45-82) and included 86 dwelling units on approximately 14 acres. The approved density for this site is 6.10 units per acre.

The petitioners are proposing to increase the density of the development and change the street cross-sections of both Clarizz and Covenanter to include on-street parking. The section east of Clarizz, commonly called the "Conard property," would be developed with office and commercial uses.

Residential Portion of PUD

The petitioners are proposing to increase the density of the residential portion west of Clarizz. 90 new one bedroom dwelling units would be spread between 10 new buildings. The petitioners are also proposing to gradually change existing 4 bedroom units into 2 units, with 1 and 2 bedroom configurations. Total dwelling units would increase to 172 and total density would increase to 15.32 dwelling unit per acre with this proposal.

Other modifications to the residential portion include changes to the road profile and the inclusion of a multi-purpose "Pavilion Transit Building." The petitioners are proposing to stripe and define on-street parking spaces and install "tree plot bump-outs." The transit building would include a location for vending, resident services and possibly a small convenience center.

First Hearing Report

The chart below summarizes the proposal's density.

11.23 acres west of Clarizz	Existing	New	Total Proposed
Dwelling Units	82	90	172
Dwelling Unit Equivalents (DUE)	82	45	127
Bedrooms	184	90	274
Units/Acre	7.30	8.01	15.32
DUE/Acre	7.30	4.01	11.31

Commercial Portion of PUD (or Village Center)
The petitioners are also proposing to change the permitted uses on the portion east of Clarizz to include retail, restaurants, offices, banks and personal and business service uses. Both the 1983 PUD and the 1999 amendment only approved four single family lots for this property. As an alternative, the petitioners have proposed 26,000 square feet of commercial space. 20,000 square feet would be on the first floor and 6,000 on a second floor. Retail uses would be limited to a total of 5,000 square feet, with no one use being allotted more than 2,5000 square feet.

This development would incorporate a 100 foot wide setback from the Hoosier Acres Neighborhood to the east. Within this setback, the petitioners are proposing a landscaped berm, which varies in height to a maximum of 16 feet, and a bicycle and pedestrian path to connect to Homestead Drive.

PRELIMINARY PLAN AND SITE PLAN ISSUES

Height Bulk and Denisty: The petitioners are proposing a 10 foot "build-to" line along both public and private streets for both sections of the PUD. This would require all structures to be built no further than 10 feet from the right-of-way. In addition, a 20 foot minimum parking setback from streets is also proposed. Other setbacks would follow existing RM15 and CL zoning standards for the residential and commercial uses. The chart below summarizes the proposed density in relation to existing and approved developments.

	Units per Acre	**Dwelling Unit Equivalents per Acre**	**Bedrooms per Acre**
Wood at Latimer*	6	3.8	10.2
Covenanter Place	15.3	7.2	16.5
The Fields*	5.9	4.5	11.1
Hoosier Acres Neighborhood	0.88	0.88	N/A
University Commons*	12.2	10.4	38.9
Current proposal	**15.3**	**11.3**	**24.4**

***note:** These developments do not meet DUE requirements for unit square footage

First Hearing Report

Visual Impact to Hoosier Acres: To limit the visual impact of the two story buildings, the petitioner has proposed two building envelopes, both 70 feet in width. The eastern envelope, closest to Hoosier Acres, would be limited to one story building construction, while the western envelope, closest to Clarizz could include two stories. This creates a sight line from the neighborhood where the proposed berm blocks most of the view of the second story. Another feature to limit impacts of the proposed use includes 3 foot tall bollard light fixtures.

Public Streets: The petitioners have proposed to make changes to the cross-section of both Clarizz and Covenanter which will affect how both vehicles and pedestrians use the roads. The plan will include 12 foot travel lanes, 8 foot parking lanes on both sides of the roads and "tree plot bump-outs." Covenanter currently features 10 foot travel lanes with parking on one side and Clarizz features 16 foot lanes with on-street parking not utilized.

Access Points: One new drive cut onto Covenanter is proposed at the western edge of the site. This drive must align with the proposed "Woods at Latimer" drive on the north side of Covenanter. The number and location of new cuts onto Clarizz will depend on how the Village center is developed, but is not to exceed two cuts.

Interior Circulation: Interior drives include a combination of parallel, angled and 90 degree parking spaces. The largest parking area, central to the site, can be accessed from both Clarizz and Covenanter. Drives around the Transit Building are proposed as one-way.

Parking: The petitioners are proposing that new on-street parking spaces on Covenanter and Clarizz be counted toward a 1 space per bedroom parking ratio for this development. Parking is currently not permitted on Clarizz and is permitted, but is not striped, on Covenanter. While on-street parking will be available with the proposed changes to the road, it is not guarantee that these spaces will remain forever. The petitioner must provide additional off-street spaces or the Plan Commission must approve a parking ratio of 0.84 off-street spaces per bedroom, which is shown on the preliminary plans.

	Existing	**New**	**Total Proposed**
On-street spaces	12	58	70
Off-street spaces	205	26	231
Total	**217**	**84**	**301**
Off-street spaces/unit	2.5		1.34
Off-street spaces/bedroom	1.11		**0.84**
Total spaces/unit	2.65		1.75
Total spaces/bedroom	1.18		**1.10**

First Hearing Report

Transit: The petitioners have included a dedicated pull-off area for buses. This pull-off is in front of the proposed Transit Building, along Covenanter. Two Bloomington Transit and one IU bus line serve this development.

Pedestrian Facilities: Pedestrian facilities will include maintaining existing sidewalks on Covenanter and Clarizz as well as the existing multi-purpose sidepath along the east side of Clarizz. New internal sidewalks and a multi-purpose path from the "Village Center" to Homestead Drive to the east are also included.

Utilities: The site is served with public water and sewer. Approval of utility plans is required prior to construction. Final approval will occur at the permit stage.

Stormwater: Approval of stormwater plans is required prior to construction. Stormwater plans will incorporate use of an existing stomwater detention pond at the southeast corner of the property. Final approval will occur at the permit stage.

Signage: No signage has yet been proposed, but future signage would exclude pole signs.

Growth Policies Plan Review

This property is within the "Low Density Residential" land use category of the Growth Policies Plan. For these areas, the GPP recommends that "over time, densities should be encouraged to increase moderately to allow average densities of five to six (5-6) units per acre." The GPP goes on to note that "density, per se, is increasingly viewed by urban development professionals as only one of many variables which must be weighted in making site development decisions." Instead of solely looking at the density of a project, the GPP urges that "...infrastructure capacity...environmental conditions...(and) the site plan itself and its impact on surrounding property..." should control development decisions.

Higher densities in theses areas are encouraged to optimize public infrastructure, reduce the need for infrastructure extensions, minimize land consumption and promote "pedestrian scale residential neighborhoods."

This property is also within the "College Mall Shopping District" critical subarea of the GPP. While the GPP recommends to "confine future retail commercial to existing commercial tracts," this mainly concerns land in and around existing retail shopping centers. Within this subarea, the GPP makes specific reference to the formerly vacant land surrounding this tract. The

GPP notes that these areas should be developed with mixed dwelling units and density and with an average density of 6 units per acre. According to the plan, development of these areas should include natural features to buffer neighborhoods pedestrian pathways or "cycleways."

Some parts of the GPP's Compact Urban Form principle also give guidance to this proposal. The GPP encourages Bloomington to "provide opportunities for neighborhood serving commercial activities in all geographic sectors of the community commensurate with new residential growth" and to "foster and accept moderately higher residential dwelling unit densities."

Neighborhood Issues

The petitioner has conducted several meetings with immediately adjacent neighbors in an effort to address their concerns and develop the plan. This plan was presented to the larger Hoosier Acres Neighborhood Association on April 3, 2002 to discuss the plan's impacts to the neighborhood. While the neighborhood has not had an opportunity to develop an official position, many issues were raised, including the following:

- Lighting, noise, trash and hours of operation of commercial uses;
- Appearance of the buildings toward neighborhood, including positioning of dumpsters and mechanicals;
- Impacts of retail uses, especially drive-throughs and convenience stores; and
- Road cross-section changes, including on-street parking and its impacts to traffic.

ISSUES FOR PLAN COMMISSION DISCUSSION

- **Density:** Is the proposed density compatible with the surrounding developments and the Growth Policies Plan?
- **Commercial Uses:** Are commercial uses, and in particular the proposed uses, appropriate at this location?
- **Road Cross-section:** Are on-street parking and landscaped bump-outs appropriate on Clarizz and Covenanter?
- **On-Street Parking:** Should on-street parking be used to satisfy a minimum parking requirement?
- **Connectivity:** Are pedestrian and vehicle connections, or easements, to the north and south feasible and/or desirable?
- **Impacts to the Neighborhood:** Have visual, noise and other impacts to the Hoosier Acres Neighborhood been adequately addressed?

RECOMMENDATION: Staff recommends that the amendment request be forwarded to the May 13 Plan Commission meeting.

First Hearing Repo

MEMORANDUM

TO: PLAN COMMISSION MEMBERS

FROM: TRICIA COLLINGWOOD, TRANSPORTATION PLANNER
STAFF SUPPORT TO THE BLOOMINGTON BICYCLE AND PEDESTRIAN SAFETY COMMISSION

SUBJECT: PUD-08-02, RENAISSANCE RENTALS

DATE: 04/08/02

cc: file

The Bloomington Bicycle and Pedestrian Safety Commission (BBPSC) is supportive of the petitioner's request to increase the density of the Covenanter Garden's neighborhood and to construct office and retail uses on the property east of Clarizz Boulevard.

The BBPSC also supports the proposed changes to the street cross section of E. Covenanter Drive and Clarizz Boulevard to include on-street parking and tree plot bump-outs.

The BBPSC has discussed the proposal and has the following comments and recommendations:

Proposed Changes to street cross sections
The petitioner, in accordance with the Draft Master Thoroughfare Plan, has proposed 11-foot travel lanes with striped on-street parking, and tree plot bump outs further delineating the on-street parking. The Neighborhood Traffic Safety Program promotes this type of street treatment for traffic calming purposes. The current traffic on Clarizz Boulevard and E. Covenanter Drive is frequently in excess of posted speed limits. The BPPSC is opposed to the recommendation by the City Public Works Department that the streets be wider than the proposed 11-foot travel lanes. Maintaining a wide cross section on these streets will not reduce the traffic speed problems and will continue to make it an unsafe crossing environment for pedestrians using the transit stops, and bicyclists.

Pavilion Transit Center
The BBPSC is pleased that the petitioner has made a commitment to improving transit access for the existing Covenanter Gardens residents and the surrounding neighborhood. The placement of the Pavilion Transit Center is centrally located and will contribute to the overall goal of making transit more convenient and attractive.

Bicycle and Pedestrian Safety
As the Commission understands the petition, the goal is to create a more bicycle/pedestrian and transit friendly environment. Narrow street cross sections, reduced pedestrian crossing distances and painted cross-walks are a necessity of this type of development. The BBPSC supports the pedestrian mid-block crossings that the petitioner is proposing, however the Commission would like to see the E. Covenanter Drive crossing that leads to the transit center moved east, to more effectively line up with the current pattern of pedestrian traffic.

As a result of E. Covenanter Drive currently designated as a signed bike route requiring the bicyclist to share the travel lane with vehicles, it is further urged by the BBPSC that the narrower cross section be approved in order to calm traffic speeds.

Internal Pedestrian Considerations
There are a number of existing and planned internal pedestrian connections to the proposed office

Bike + Ped. Memo
PUD-08-02

and retail uses on the property east of Clarizz Boulevard, as well as to the Hoosier Acres Neighborhood. The BBSPC recommends that there be further internal connections that will connect to future phases of the Latimer Woods Development north of the Covenanter Gardens neighborhood. The placement of these connections will be considered at the next Bicycle and Pedestrian Safety Commission meeting.

Overall, the BBPSC feels that the petition includes a good balance of transit, bicycle, pedestrian and vehicle needs.

Recommendations:

- 11-foot travel lanes on E. Covenanter Drive and Clarizz Boulevard;
- 8-foot striped on-street parking lanes including tree plot bump-outs;
- Pedestrian mid-block crossings on Clarizz Boulevard and E. Covenanter Drive remain as part of the site plan. It is suggested that the mid-block crossing proposed for E. Covenanter Drive be moved east to line up with the pattern of heavy pedestrian traffic crossing this street to access the transit stop;
- Maintain tree plots along Clarizz Boulevard and E. Covenanter Drive;
- 5-foot wide internal sidewalks from the residential area connecting to Clarizz Boulevard;
- Internal pedestrian connections to the Latimer Woods Development; and
- Investigate internal pedestrian connection potential to the University Common's development.

RenaissanceRentals.com

...IT'S HOME!

March 18, 2002

Bloomington Plan Commission and
Tom Micuda, Director
Bloomington City Plan Department

RE; Covenanter Hill Neighborhood District

Dear Tom and Commissioners,

We are pleased to submit this application for Planned Unit Development amendment and Preliminary Plan approval for Covenanter Hill Neighborhood District. We believe that this is an exciting opportunity to transform a 70's style suburban apartment complex into a neo-traditional pedestrian and transit-oriented neighborhood.

The design team of Smith Neubecker and Associates, Kirkwood Design Studio and our Staff has worked diligently with these new design concepts in concert with the neighbors and your staff over the past several months to create this unique PUD proposal. We look forward to continued dialogue as we process this neo-traditional project.

Your standard application form, application fee and Outline Plan Documents are being submitted with this letter. Proof of notice to adjoining owners will be provided prior to the hearing.

Very Truly Yours

Tim Henke

CC;
Encl;

Petitioner's Statement
PUD-08-02

1300 North Walnut Street, Bloomington, Indiana 47404 • Telephone (812) 330-1123 • Fax (812) 330-1123
e-mail: mail@renaissancerentals.com website: RenaissanceRentals.com

Covenanter Hill Neighborhood District
Planned Unit Development
Outline Plan Statement

Transformation from a Complex into a Neighborhood

This is an exciting opportunity to transform a 70's style, sprawl oriented, suburban complex into a new traditional pedestrian and transit-oriented neighborhood.

Creation of a neo-traditional neighborhood requires the architecture of community, which strives to enhance people's lives through a design that will inspire random and planned neighborliness. This proposal is an opportunity to forge a neighborhood that is connected to the larger community by transit and by foot. This neighborhood can form connections for its residents through the encouragement of interaction on the common formal greens, at the neighborhood Pavilion Transit Center, at the Professional Center, on the sidewalks and across front porches.

Major design elements include:

- New buildings with a sidewalk orientation to encourage "casual surveillance", and to form corridors, or "outdoor rooms" if you will, within the streetscape.
- Front porches to encourage interaction with passers-by.
- A more focused landscape to form formal greens along the sidewalk network, as well as separation of public green space, and private front and rear garden areas. Additionally, there is an opportunity to create an arboretum type area for use as a more natural quiet outdoor area.
- Creation of a neighborhood Pavilion Transit Center, a gathering place that will function as a bus shelter and mailbox depot, vending-retail- refreshments and picnic meeting and greeting center. As a way to provide even more potential neighborhood services in the future, we have included one small building with the option of developing retail shops on the bottom floor with residential above. It is located across the street from the Pavilion Transit Center, making it an even stronger neighborhood gathering place.
- Reconfiguration of the parking, travel lanes, tree plots and other street elements to enhance pedestrian security without impeding vehicle flow.
- Construct a new formalized bus pullover lane to better accommodate through traffic.

Preliminary Plan
PUD-08-02

- 10-20% of the new apartments are proposed to serve low-income residents. Application is being made for an appropriate subsidy of H.O.M.E. housing funds to achieve long-term affordability for lower income residents. The combination of convenient bus transportation and services within walking range in the neighborhood will especially benefit elderly and handicapped persons.

- After extensive consultation with our Hoosier Acres neighbors we now include the addition of the Professional Center to provide a mix of land uses that includes commercial space with some employment opportunities and professional office space.

Neo-traditional designers have found that compact density, a pedestrian network, focal public spaces, well-organized streetscapes, public transit, de-emphasized auto speed, are some of the common elements of successful traditional neighborhoods. This proposal superimposes each of these elements on this apartment complex to create a pedestrian friendly neo-traditional neighborhood.

Why do this? Because it can create a great neighborhood and great neighborhoods make great cities.

Why do it here? This area has a concentration of housing in close proximity to existing commercial services in addition to the convenience services that are proposed within the development. There is, with this proposal, an opportunity to upgrade and enhance the pedestrian and transit orientation of this area.

This area is also ideal because even without organized encouragement it has significant transit usage. Buses run two different campus routes every ten minutes during prime times and a third route every 20 minutes to other city locations. According to Bloomington Transit manager Lew May, the route serving this area is the BT's busiest and most traveled. With encouragement, the neighborhood could become, in the parlance of neo-traditional neighborhood planners, a true "transit oriented development".

This is a real chance to create something special that goes slightly beyond normal description of buildings, parking ratios, etc. This Outline Plan proposes a transformation of this area into a neighborhood and will stand out as an example of how older suburban areas can be changed to enhance their livability.

PUD Commitments

The PUD for this parcel shall include a series of controls and commitments that will insure to the neighbors, Plan Commission and Common Council that the project will be developed consistent with this Preliminary Pan and yet provide reasonable flexibility for the owners. The City Planning Staff will review the final Plans for compliance with the Preliminary Plans.

The attached "Data Sheet" details the number of existing and proposed residential units, existing and proposed parking spaces and square foot limitations in the Professional Center.

Residential Component

The residential component of this PUD is intended to transform the Eton Mews project developed nearly two decades ago from a suburban complex of large units and little sense of place into a new urbanist neighborhood of pedestrian orientation. New buildings and units are proposed with front porches and sidewalk orientation. Plazas and pedestrian connections, gathering places and informal interaction is a part of the vision.

The PUD will also allow conversion of some of the existing four bedroom units into a two bedroom and a one- bedroom unit. This will increase the unit count but decrease the bedroom count.

Building Placement

"Build to" lines are shown on the Outline Plan Drawing to establish locations of buildings. All new buildings will be set along these lines to help establish the sense of space and pedestrian scale within the project and along the existing streets. The lines are shown for illustration, the actual line location may vary slightly based on final surveys and design and shall be established at Final Plan.

Architecture

The new residential buildings will be two stories with front porches and prominent gables. The look will be traditional, reminiscent of a Bloomington 1930's style bungalow or cottage. All new units will be one bedroom. While the final architectural design is not yet completed, an illustrative building elevation is included with this Outline Plan.

Pedestrian Connections and Plazas

The site plan including building placement, drives, parking and sidewalks work together to create pedestrian scale open spaces.

Greens

- The three buildings on the west side of Clarizz Boulevard frame a common green space that will be enhanced with additional sidewalk and some type of focal point.
- The green area to the southeast of the clubhouse already functions as a semi-public open space and will be enhanced with additional formal landscape.
- A new open public green is being created beginning at the bus stop at Covenanter and extending easterly into the neighborhood, and works with the new sidewalk to draw pedestrians to the new neighborhood Pavilion Transit Center. This green transforms this non-descript area into an asset and focal point for the neighborhood.
- An existing green area that currently functions as storm water detention will be framed by new buildings and will include a new landscape design that will convert it from its current dry detention pond status into a public Arboretum.

Site Plan

The site plan or PUD drawing pulls all of the elements of the project together into the neo-traditional environment that is being created. The drive and parking layout compliment the buildings, greens and pedestrian flow. The green spaces provide visual connectedness and common space for use of the residents. The reconstructed streetscapes of Covenanter to show traffic and create pedestrian level security, space and comfort.

Pavilion Transit Center

A significant number of individuals from the existing Covenanter Gardens and the surrounding neighborhood currently use this location to access transit service to campus and throughout the community. This project will provide an effective bus stop and shelter. This aggregation of transit riders also offers/warrants additional opportunity to provide services. The neighborhood Pavilion Transit Center is proposed to be a focal point for this portion of the project, the entry to the central green and to provide a location for vending or retail, newspaper stand, mailboxes and other facilities needed by the residents on a daily basis. First and foremost we hope it serves as a neighborhood meeting and greeting spot. Offices for resident services, such as a computer workspace, a small conference room and a management office may be placed on the upper floor of the building.

Optional Retail Shops

One building has been chosen to include the option for light retail uses on the first floor, should it become desirable in the future. It is carefully located across the street from the Pavilion Transit Center, to further enhance the neighborhood gathering potential of this area.

The maximum total square footage permitted for these retail uses is 3000 square feet. Residential units will be required above the retail uses. Additional parking space will be required to service the retail use, the amount dependent on the amount of retail developed. Options for how that parking could be provided are shown in dashed lines on the plan. Before establishing a retail use in this location, a staff level development plan approval will be required to address the details of the proposal.

Professional Center

The Professional Center is proposed as business and professional office space strategically located along Clarizz Boulevard yet in the center of and within walking distance of a significant number of residences.

The Professional Center concept has been developed after numerous meetings with the Planning Staff and three meetings with nearby Hoosier Acres residents and the preliminary hearing of the Plan Commission. The original idea was to have the multifamily units extend across Clarizz Boulevard. After a significant amount of dialogue the plan has been changed to very low impact commercial uses that have minimal activity in the evening and weekends when residents are normally home. The transition is further enhanced by the tall landscaped berm. The berm blocks most of the existing view from Hoosier Acres to Clarizz Boulevard and the multifamily to the west and will also serve to quiet, for the Hoosier Acres Neighborhood, the existing noise generated by traffic on Clarizz Boulevard.

The following criteria will regulate the development of the parcel on the east side of Clarizz. Three illustrative plans are also included to demonstrate how the site could develop under the proposed criteria.

Buffer along Hoosier Acres

There shall be a landscaped bermed setback of 100' from the east property line. This area shall be constructed substantially as shown on the "Buffer Plan" drawing that is a part of this outline plan. We propose to extend the berm north of this PUD. A letter of approval from the property owner has been obtained indicating approval to extend the buffer mound on his property. The function of the landscaped berm is to substantially block the view and much of the noise from Clarizz Boulevard, this development, the multifamily portion of this PUD and other multifamily in the area.

Land Use

- General office use including professional, medical, and personal services, etc.
- Branch Bank.

Building Area on Site (Building Envelope)

There shall be a "build to" line 10' east of and parallel to the east right of way of Clarizz Boulevard. Buildings shall generally be built to this line.

- 75% of building(s) fronting on Clarizz shall be on or within 10' of the "Build to" line.
- A minimum of 150' of building front shall be on or within 10' of the "build" to line.
- The western 70' of the site, along Clarizz Boulevard, may have two story buildings.
- The area greater than 70' from Clarizz Boulevard shall be limited to one story building.
- Maximum of 20,000 sf of first floor space, maximum 12,000 sf of second floor space. Final maximum square feet shall be determined by meeting parking, setback and other site plan requirements.

Pedestrian Orientation

Buildings shall face the street, though they may also face internally.

Buildings shall be pedestrian friendly within the site and street. This includes pedestrian connections, plaza(s), and attention to pedestrian access in the site design.

A pedestrian connection shall be provided from Clarizz Boulevard through the site to Homestead Street in Hoosier Acres as shown on the "Buffer Plan".

Site Lighting

Site lighting will support the pedestrian emphasis and be designed to minimize impact on residences to the east. Site lighting shall be limited to down lighting on and around the building and 36" bollard lighting of the parking and pedestrian areas.

Parking

Parking shall be onsite a minimum of 20' from the right of way, which makes it 10' farther back then the buildings' "build to" line.

Total count will be based on land use and be determined at the Final Plan.

Architecture

The building architecture is intended to be somewhat traditional in style, at a pedestrian size and scale and compliment the multifamily units also proposed in a traditional style on the west side of Clarizz Boulevard. Facades will be street oriented and articulated with rhythm and texture through the use of pilasters, clear glass, dormers, porches, awnings, etc. Decorative elements such as brick patterns, cornices, moldings, etc. shall be used to increase the building character.

Façade widths shall be limited to about 25' to 50' and separated by offsets in the building and/or roofline. Roofs may be pitched, flat with parapet walls or a combination.

Mechanical systems, transformers and other utility appurtenances shall be hidden from view of the Hoosier Acres homes to the east. Dumpsters shall be screened in accordance with the zoning code.

Buildings shall be set near the grade of Clarizz Boulevard to reduce the total height relative to surrounding buildings.

The upper portions of the east side of the buildings visible from homes to the east shall not be blank wall but rather have architectural detailing and variety.

On site utility lines will be underground.

Utilities

Storm Water

The existing storm water detention basin on the site was constructed in the early eighties when a different design standard was in use. The basin will be redesigned using current City standards and most likely be modified to more effectively detain storm water. All new facilities will be constructed in accordance with Bloomington's Storm Water Utility standards.

Sanitary Sewer and Domestic Water

Sanitary sewer and water lines already serve the site. Each will be evaluated to insure adequate capacity. Detailed information will be gathered on locations of these lines before the final design and final plan submission. Some utilities and or site improvements may need to be moved when this information is available.

Road Improvements

The character of Covenanter Drive through this project is critical for the creation of the Covenanter Hill Neighborhood District. Just like in other neighborhoods the pedestrian and auto traffic must be accommodated. Improvements for Covenanter include better accommodation of the existing on-street parallel parking by adding tree plot bump outs to define the parking area. Parallel parking in a similar fashion shall be added to the west side of covenanter.. Through lanes can continue to flow at a reasonable speed while traffic moving above the speed limit will be slowed. The parked cars also form a protective barrier between the traveling vehicles and pedestrians. Most importantly the buildings at the build to line, the slowed traffic, front porches and landscaping work together to create an outdoor corridor friendly to pedestrians and neighborhood. The proposed road cross section is consistent with the proposed thoroughfare plan for collector streets with 12' travel lanes.

Transportation

The Covenanter Hill Neighborhood District is served by Clarizz Boulevard and Covenanter Drive; both are collector streets with a capacity of several thousand vehicles per day. The neighborhood is also served by two of the heaviest used transit routes in the community. Many of the daily services needed are within a short walk of the neighborhood. This project is strategically located to leverage facilities already in place and minimize the need for new vehicle trips. Residents most likely will own vehicles, but will have significant alternatives to using those vehicles for every transportation need.

The Institute of Transportation Engineers, Trip Generation Manual 6th Edition, is used to project expected trips from generators. The Covenanter Hill Neighborhood District PUD, absent the mitigating factors noted above, could be expected to generate the following trips:

Professional Center Office	26,000 sf (using ITE code 710)	500 ADT
	Based on estimated square footage	
Residential, Assume 1 person per bedroom in multi bedroom units		
	Assume 1.2 persons per bedroom in one-bedroom units	
	292 persons (ITE code 220)	1058 ADT
Total Project ADT		1558 ADT

The ready access to transit and convenient services within walking distance will result in actual trips generated to be less than this figure.

Smith Neubecker & Associates, Inc.

Stephen L. Smith P.E., L.S.
Daniel Neubecker L.A.
Steven A. Brehob, B.S.Cn.T.
Timothy A. Hanson, B.S.C.E., B.S.L.S.

May 13, 2002

Hoosier Acres Neighborhood Association
C/o Betty Yoder, Secretary
900 South Pleasant Ridge
Bloomington, Indiana 47401

Neighbors,

Tim and I remain committed to addressing your concerns regarding Covenanter Hill PUD. Based on our meeting Monday night, we are proposing the following additional commitments and changes to the PUD on the east side of Clarizz Boulevard:

- The berm and landscaping on the berm will be constructed with the first phase of the work. The landscaping will be guaranteed for a period of 24 months. Any defective materials will be replaced during that period. Exact choice of plantings and placement may be modified in consultation with neighbors.
- Lighting. The path will be lit in a similar fashion to the parking area, i.e., 36" bollard lights or lights on the wall limited to about 36" in height.
- Dumpsters. Dumpsters must be fully enclosed with walls and roof. The architectural style shall compliment the building.
- Any branch bank ATM will be out of view of the Hoosier Acres homes. This will be accomplished by way of the mound and landscape.
- Elevation. We propose to eliminate the provision allowing different building heights for different portions of the site. Instead the entire site will be subject to the following height limitations:
    1. The maximum floor elevation shall be 812 feet (using the datum shown on sheet 6 of 6 of the PUD documents).
    2. The eave of any building will be a maximum elevation of 823 feet.
    3. The maximum roof elevation shall be 838 feet.
    4. The building(s) can be two-story, but the second story must be within the confines of a one- story roof. Dormers shall be permitted with windows. No clear second floor window will be visible from any of the three adjoining Hoosier Acres homes.
    5. The attached diagram illustrates these commitments.

- If a pitched roof is used on any building, it shall be shingled.
- Restrictions contained in the PUD regarding the parcel east of Clarizz Boulevard shall be additionally contained in Conditions, Covenants and Restrictions on the land similar to those prepared for a subdivision plat.

453 S. Clarizz Boulevard
Post Office Box 5355
Bloomington, Indiana 47407-5355
Telephone 812 336-6536
FAX 812 336-0513
www.snainc.com

J:/2944/Corresp./Hoosier Acres Neighborhood Association concerns 05-07-02.doc

Letter
5-13-02
PUD-08-02

We believe this addresses all of your concerns and look forward to developing a project that reduces the impact of Clarizz Boulevard activity on the Hoosier Acres neighborhood, and compliments the neighborhood.

Tim will meet with you on Thursday evening at 6 PM, here in the SNA building to review cross sections and perspectives for the modified buildings.

Very truly yours,

Stephen L. Smith
SMITH NEUBECKER & ASSOCIATES, INC.

SLS:vp

Attachments

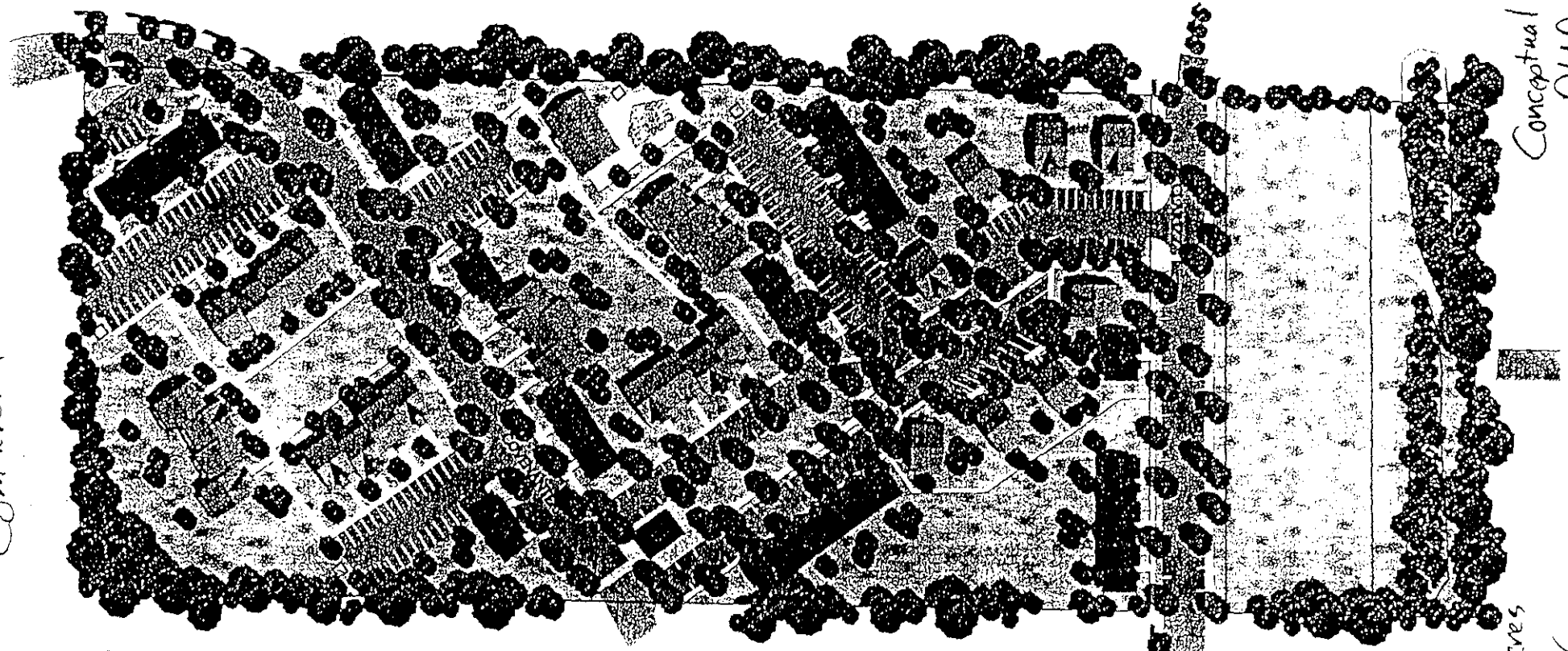
Cc: File #2944
Jim Roach, City Planning

Letter
5-13-02
PUD-08-02

Conceptual Site Plan
PUD-08-02

Woods at Latimer

Commercial



University Commons

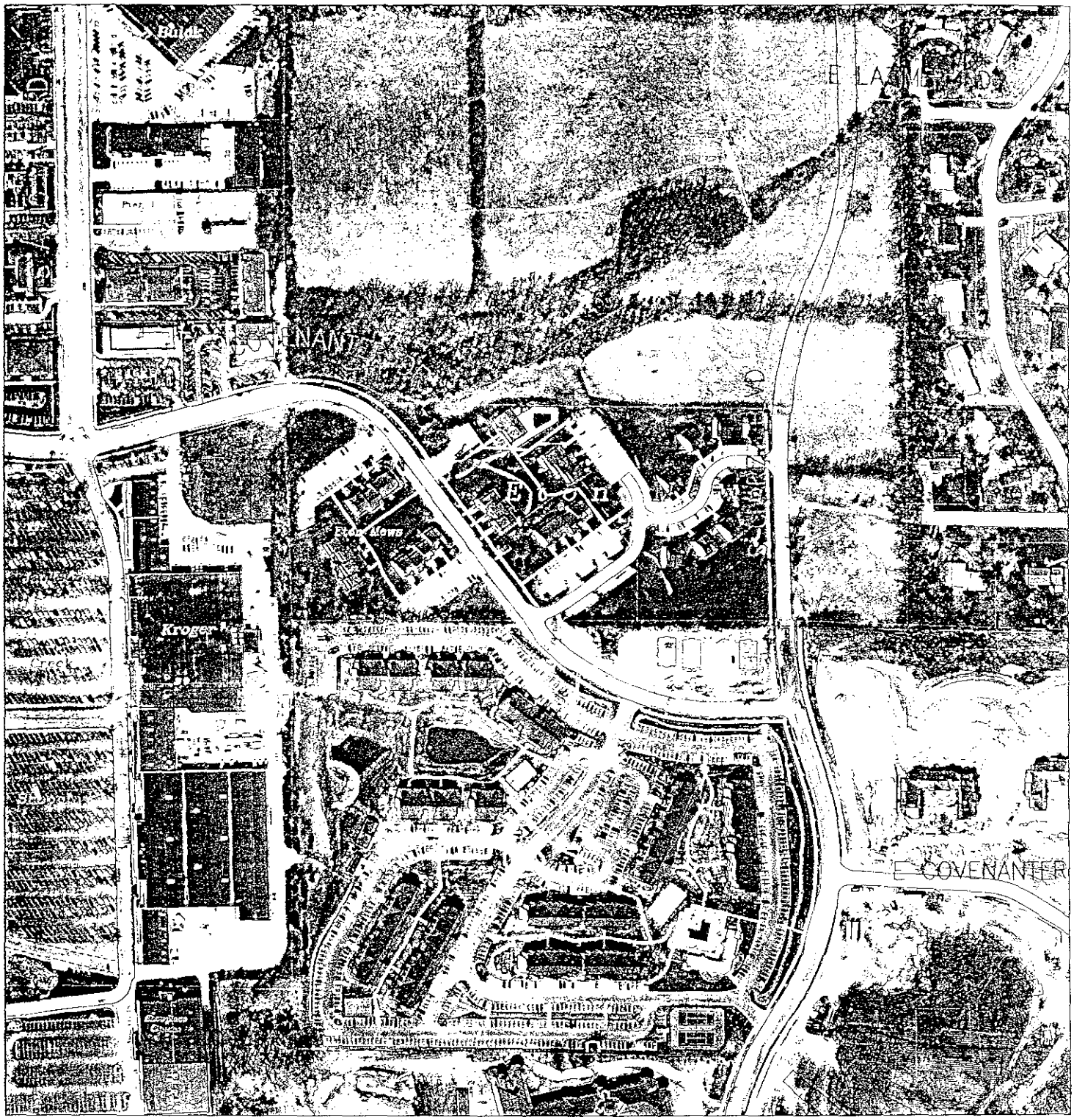
Hoosier Acres

COVENANTER HILL NEIGHBORHOOD DISTRICT

PUD OUTLINE PLAN AMENDMENT MARCH 18, 2002

DEVELOPER: RENAISSANCE RENTALS.COM MASTER PLANNERS: KIRKWOOD DESIGN STUDIO, P.C. AND SMITH NEUBECKER & ASSOC., INC.

COVENANTER HILL NEIGHBORHOOD DISTRICT



PUD-08-02

3100 E. Covenanter Drive

1998 Aerial Photo

By: roachja

8 Apr 02

300 0 300 600 900

N

City of Bloomington
Planning

Scale: 1" = 300'

For reference only; map information NOT warranted.

COVENANTER HILL
PLANNED UNIT DEVELOPMENT
DEVELOPMENT DATA

	ACREAGE	EXISTING	NEW	TOTAL
Multifamily Area	11.23 ac. gross			
Dwelling Units		82	90	172
Bedrooms		184	90	274
Parking Spaces: Off Street		169*	76	245
Parking Spaces: On Street		10	23	33
Parking/Bedroom Off Street		0.92	0.84	0.89
Parking/Bedroom All		0.97	1.10	1.01
Parking/Bedrm. Use Observed		140/184**		
Units/acre		7.30	8.01	15.32
Max. Optional Retail Sq. Ft.				3000
Professional Center	3.02 ac. gross			
Maximum First Floor Sq. Ft.				20,000
Maximum Second Floor Sq. Ft. in West 70'				12,000
Total Project Acreage	14.25 ac. gross			

* Originally approved parking spaces per 1983 site plan

** Two observations made on 4/11/01 and 4/19/01 at 5:45 A.M.

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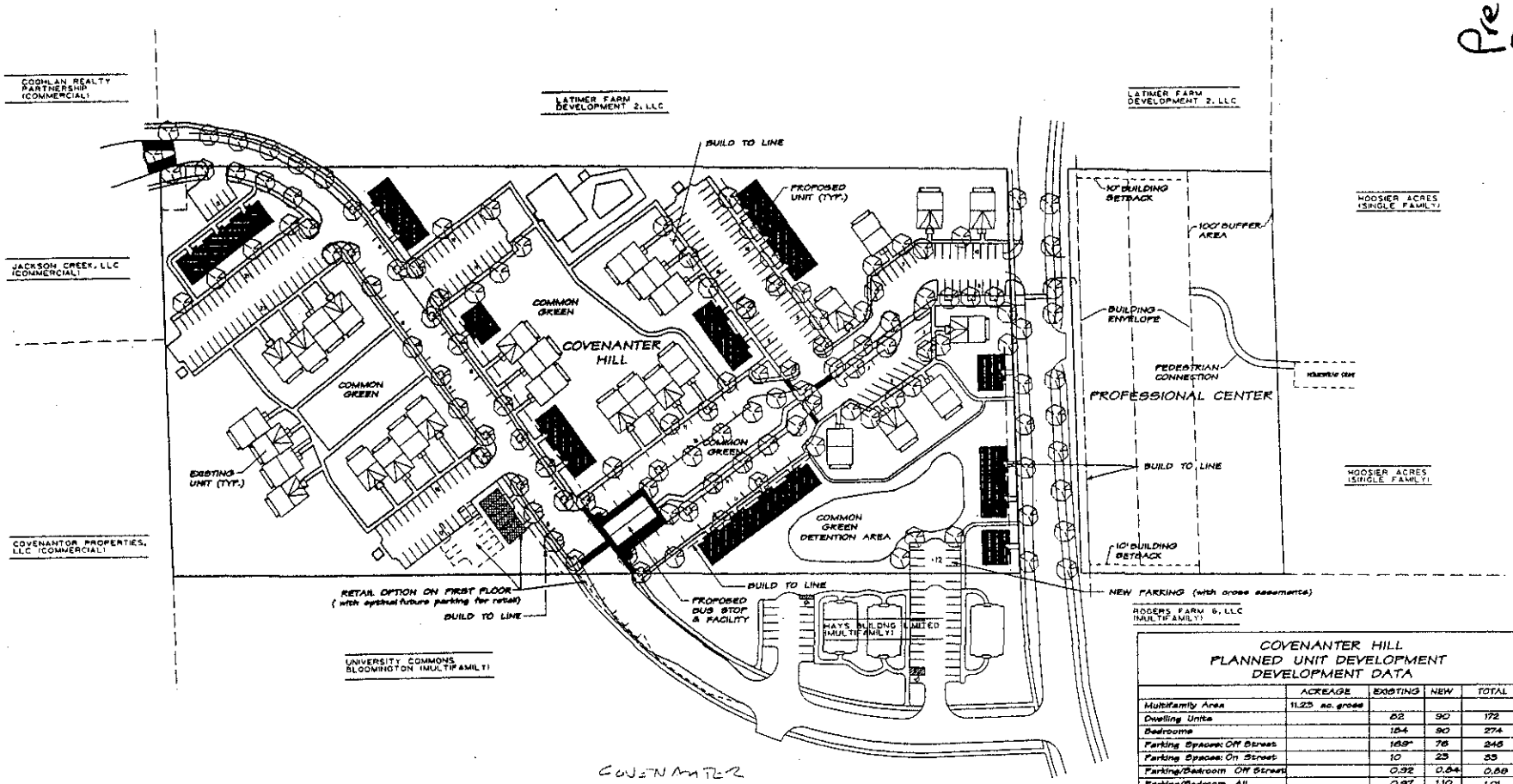
Parking Numbers
PUD-08-02

Preliminary Plan Map
PUD-08-02

N

SCALE: 1"=60'



COVENANTER

CLARITY

COVENANTER HILL
PLANNED UNIT DEVELOPMENT
DEVELOPMENT DATA

	ACREAGE	EXISTING	NEW	TOTAL
Multifamily Area	11.23 ac. gross			
Dwelling Units		82	90	172
Bedrooms		184	90	274
Parking Spaces: Off Street		169*	76	245
Parking Spaces: On Street		10	23	33
Parking/Bedroom Off Street		0.92	0.84	0.89
Parking/Bedroom All		0.97	1.10	1.01
Parking/Bedrm. Use Observed		140/184**		
Units/acre		7.30	8.01	15.32
Max. Optional Retail Sq. Ft.				5000
Professional Center	5.02 ac. gross			
Maximum First Floor Sq. Ft.				20,000
Maximum Second Floor Sq. Ft. in West 70'				12,000
Total Project Acreage	14.25 ac. gross			

* Originally approved parking spaces per 1983 site plan
** Two observations made on 4/11/01 and 4/19/01 at 5:46 A.M.

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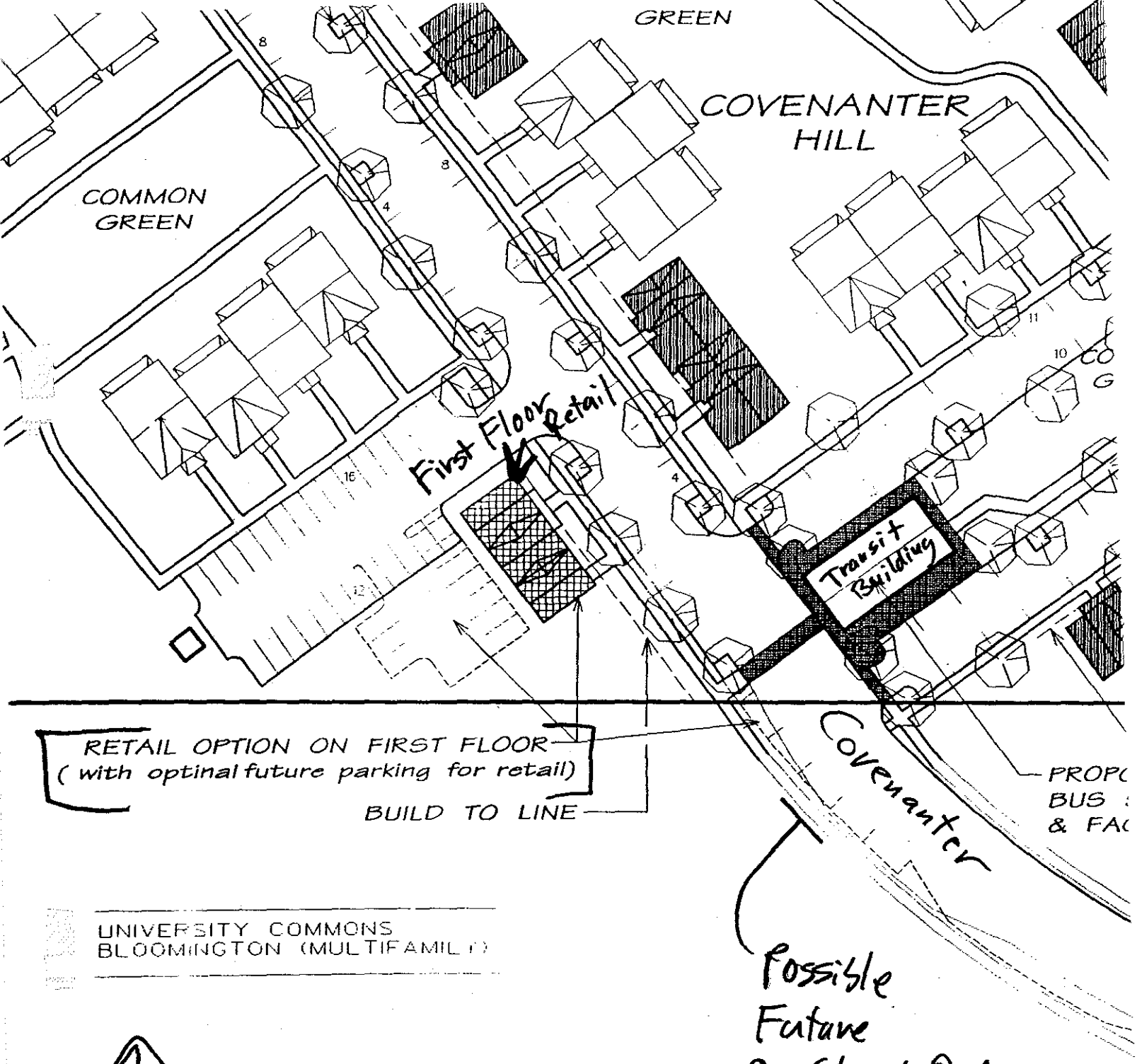
JOB TITLE
COVENANTER HILL
NEIGHBORHOOD DISTRICT
PUD OUTLINE PLAN
AMENDMENT

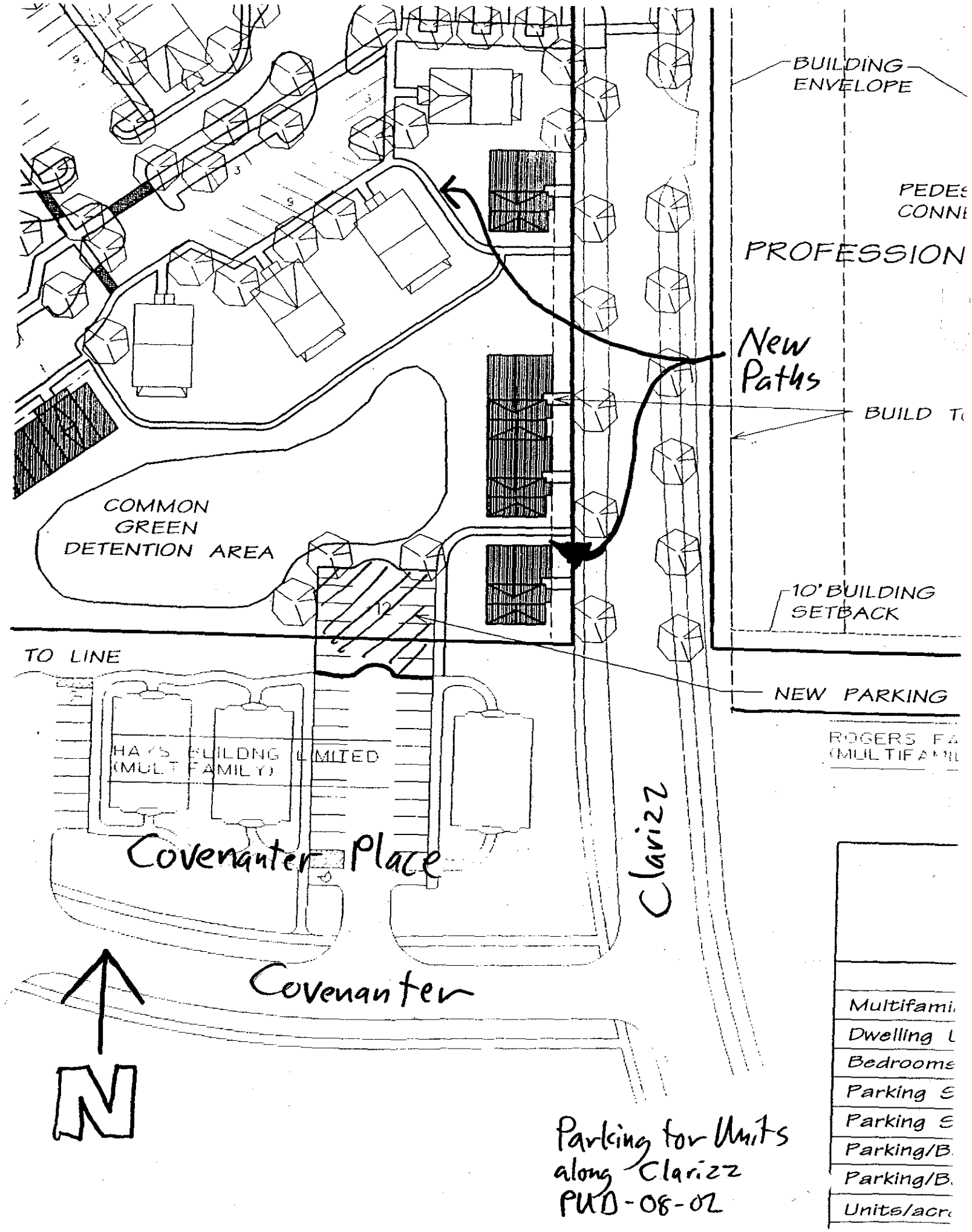
REVISIONS	BY	DATE

DESIGNED SAB
DRAWN ROB
CHECKED SAB

JOB NUMBER 2944
SHEET 3 OF 5
DATE 5/06/02
OUTLINE PLAN



Future Retail
PUD-08-02



Parking for Units along Clarizz
PUD-08-02

CIVIL ENGINEERING
LAND PLANNING &
LAND SURVEYING
BLOOMINGTON, INDIANA

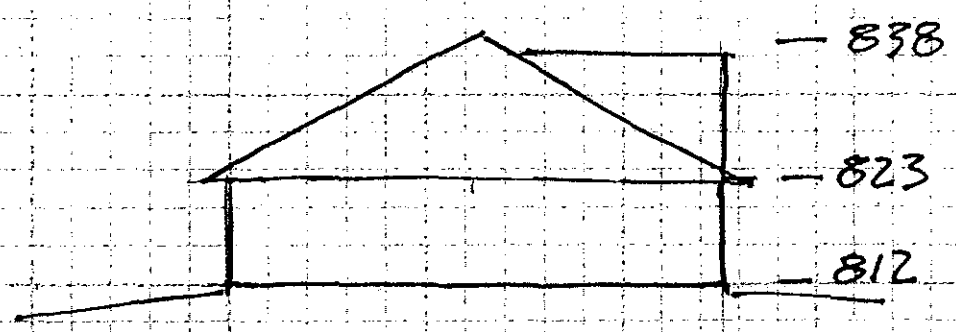
Subject _____

Computed By _____ Checked By _____

Project No. _____

Client _____

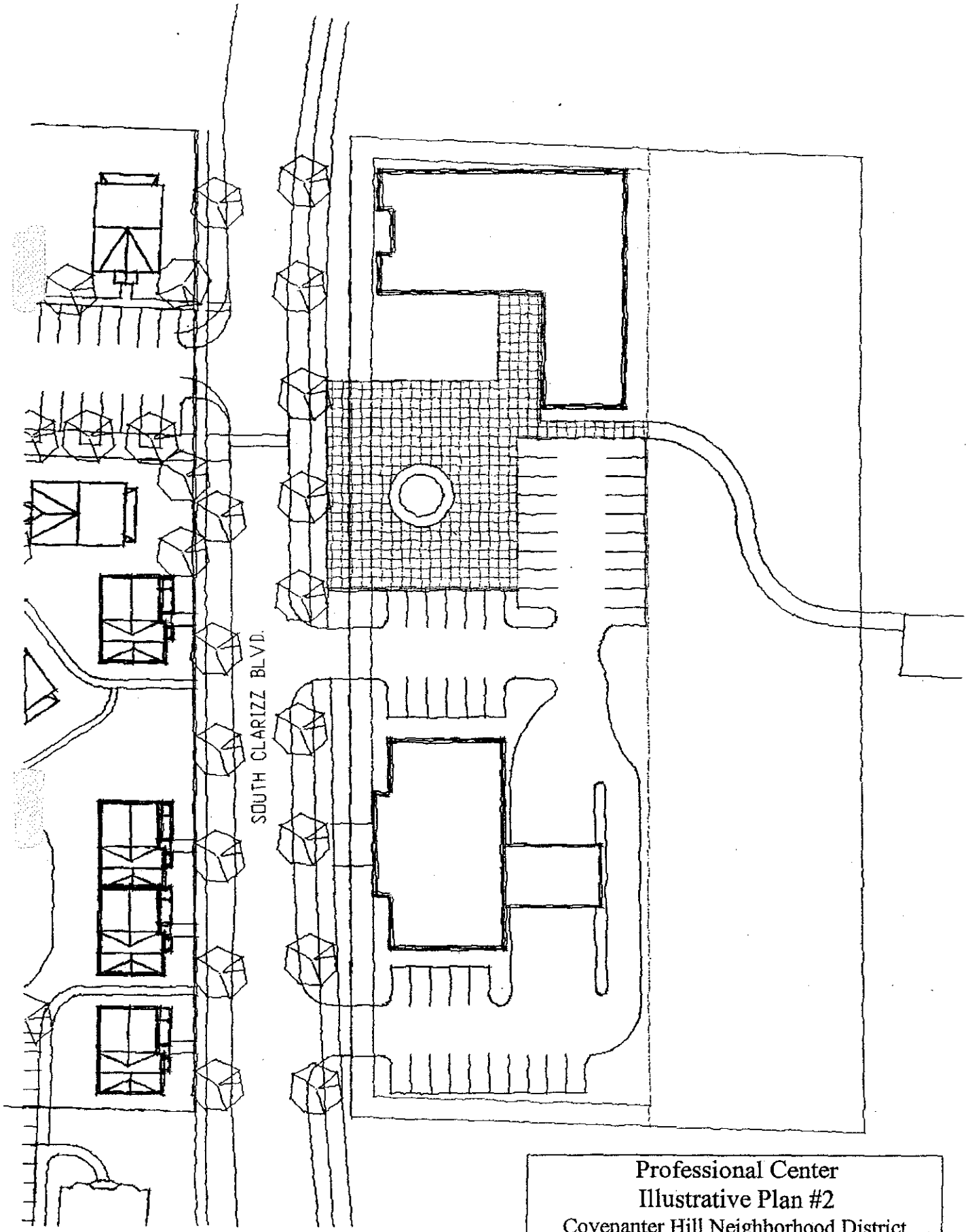
Date _____ Sheet No. _____



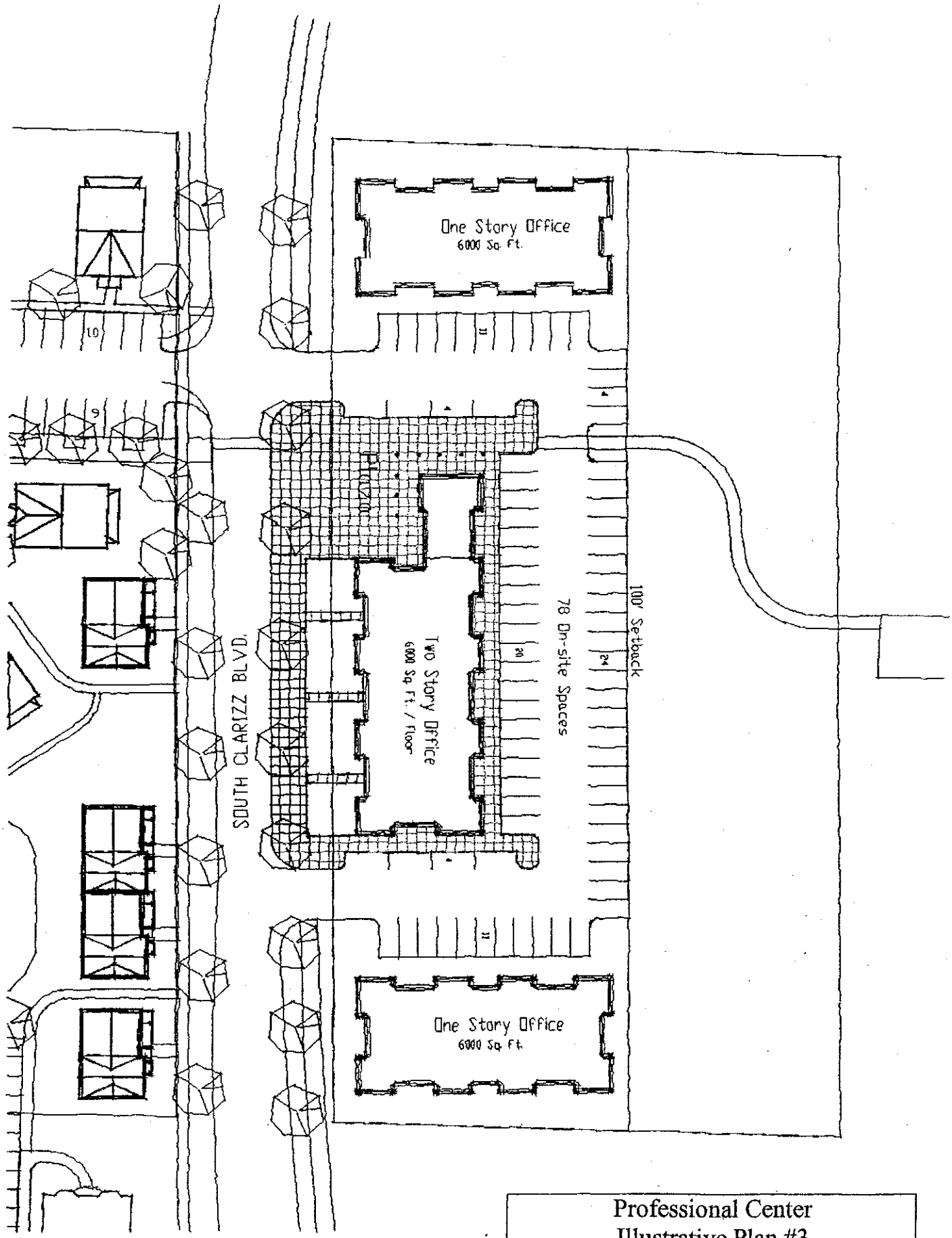
838- Maximum Roof Elevation
823- Maximum Eave Elevation
812- Maximum Floor Elevation (Main Floor)

Covenanter Hill PUD
Building Elevation Control
East of Clarizz Blvd.
5/7/02

Petitioner's Letter
5-13-02
PUD-08-02



Professional Center
Illustrative Plan #2
Covenanter Hill Neighborhood District
PUD Outline Plan April 29, 2002



Professional Center
Illustrative Plan #3
Covenanter Hill Neighborhood District
PUD Outline Plan April 29, 2002