

ORDINANCE 20-13

**TO AMEND THE CITY OF BLOOMINGTON ZONING MAPS BY AMENDING THE DISTRICT ORDINANCE AND PRELIMINARY PLAN FOR THE THOMSON PUD TO ADD 8.46 ACRES
- Re: 700 W. Guy Avenue
(Habitat for Humanity, Petitioner)**

WHEREAS, Ordinance 06-24, which repealed and replaced Title 20 of the Bloomington Municipal Code entitled, "Zoning", including the incorporated zoning maps, and incorporated Title 19 of the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-10-20, and recommended that the petitioner, Habitat for Humanity, be granted an approval to rezone 40.75 acres from Business Park (BP) and Residential Single Family (RS) to Planned Unit Development (PUD) and to approve a PUD District Ordinance and preliminary plan;

WHEREAS, the Plan Commission therefore 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 district ordinance and preliminary plan shall be expanded and approved for the PUD on the property located at 700 W. Guy Avenue. The property is further described as follows:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 1 WEST, MONROE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE MARKING THE SOUTHWEST CORNER OF SAID QUARTER QUARTER; THENCE NORTH 00 DEGREES 03 MINUTES 15 SECONDS EAST ALONG THE WEST LINE OF AUTUMNVIEW (RECORDED IN PLAT CABINET "C", ENVELOPE 80, IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA), A DISTANCE OF 529.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 03 MINUTES 15 SECONDS EAST, 539.83 FEET; THENCE SOUTH 88 DEGREES 03 MINUTES 58 SECONDS EAST, 689.68 FEET; THENCE SOUTH 01 DEGREES 11 MINUTES 30 SECONDS WEST, 236.55 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 30 SECONDS WEST 296.08 FEET; THENCE SOUTH 01 DEGREES 11 MINUTES 30 SECONDS WEST, 305.52 FEET TO THE NORTH LINE OF AUTUMNVIEW; THENCE ALONG SAID NORTH LINE NORTH 87 DEGREES 07 MINUTES 15 SECONDS WEST, 328.99 FEET TO THE POINT OF BEGINNING, CONTAINING 6.46 ACRES, MORE OR LESS.

AND ALSO

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 1 WEST, MONROE COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A INCH REBAR WITH CAP SET IN THE CENTERLINE OF GUY AVENUE AT ITS WESTERN TERMINUS SAID POINT BEING 515.46 FEET NORTH AND 679.07 FEET EAST OF A STONE FOUND MARKING THE SOUTHWEST CORNER OF SAID QUARTER QUARTER; THENCE NORTH EIGHT-EIGHT (88) DEGREES, FORTY-EIGHT (48) MINUTES THIRTY (30) SECONDS WEST 296.08 FEET TO A INCH REBAR WITH CAP SET; THENCE NORTH ONE(01) DEGREE, ELEVEN (11) MINUTES, THIRTY (30) SECONDS EAST 294.24 FEET TO A INCH REBAR WITH CAP SET; THENCE SOUTH EIGHTY-EIGHT (88) DEGREES,

FORTY-EIGHT (48) MINUTES THIRTY (30) SECONDS EAST 296.08 FEET TO A INCH REBAR WITH CAP SET; THENCE SOUTH ONE (01) DEGREE, ELEVEN (11) MINUTES, THIRTY (30) SECONDS WEST 294.24 FEET TO THE POINT OF BEGINNING, CONTAINING 2.00 ACRES, MORE OR LESS.


Subject to any and all easements, agreements, and restrictions of record.

SECTION 2. This District Ordinance and the Preliminary Plan shall be approved as 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 12th day of August, 2020.


STEPHEN VOLAN, President
Bloomington Common Council

ATTEST:


NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 14th day of August, 2020.


NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this 17th day of August, 2020.


JOHN HAMILTON, Mayor
City of Bloomington

SYNOPSIS

Ordinance 20-13 would amend the preliminary plan and district ordinance for the Thomson PUD to add 8.46 acres to allow 70 single family lots.

Note: At the Regular Session on 12 August, 2020, the Council adopted Reasonable Condition 01, which required that the Petitioner attempt to preserve mature trees along the east property line whenever possible.

Distributed to Clerk, Council Attorney, Legal, Mayor, and Planning and Transportation.

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 20-13 is a true and complete copy of Plan Commission Case Number PUD-10-20 which was given a recommendation of approval by a vote of 9 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on June 8, 2020.

Date: June 17, 2020



TERRI PORTER, Secretary
Plan Commission

Received by the Common Council Office this 17th day of June, 2020.



NICOLE BOLDEN, City Clerk

Appropriation Ordinance # _____	Fiscal Impact Statement Ordinance # _____	Resolution # _____
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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 _____
Unforeseen 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.)

Interdepartmental Memo

To: Members of the Common Council
From: Eric Greulich, Senior Zoning Planner
Subject: PUD-10-20
Date: June 16, 2020

Attached are the staff report, maps, petitioner's statement, and exhibits which pertain to Plan Commission case PUD-10-20. The Plan Commission heard this petition at the June 8, 2020 hearing and voted 9-0 to send this petition to the Common Council with a positive recommendation.

The Plan Commission report for that hearing is included below.

REQUEST: The petitioner is requesting an amendment to the preliminary plan and district ordinance for the Thomson PUD to add 8.46 acres to allow 70 single family lots. Also requested is delegation of final approval to staff.

BACKGROUND:

Area:	12.5 acres
Current Zoning:	Planned Unit Development and Residential Medium Lot (R2)
Comp Plan Designation:	Neighborhood Residential (Thomson PUD) and Mixed Urban Residential
Existing Land Use:	Undeveloped
Proposed Land Use:	Dwelling, Single-family (attached and detached)
Surrounding Uses:	North – Commercial/Industrial (Thomson PUD) West – RCA Community Park East – Dwelling, Single-family South – Dwelling, Single-family

REPORT: The property is located at 700 W. Guy Avenue and is zoned Planned Unit Development (Thomson PUD) and Residential Medium Lot (R2). The 8.46 acre portion of property is located at the west end of the stubs of Cherokee Drive, Chambers Drive, Duncan Drive, and Guy Avenue with Bernard Drive to the south. The petitioner also owns a 4 acre property to the north that is within the Thomson PUD. Surrounding zoning includes the Thomson PUD to the north, Residential Medium Lot (R2) to the east and south, and Mixed Use Institutional (MI) to the west. The surrounding properties have been developed with a mix of single family residences to the east and south, industrial uses within the Thomson PUD to the north, and the RCA Community Park to the west. This site is undeveloped and has several trees along the property border and no known sensitive environmental features. The property has almost 60' of elevation change from the south end of the site to the north end.

The petitioner is proposing to expand the boundaries of the Thomson PUD to add an additional 8.46 acres, to allow for the creation of 70 single family residences. This would expand the boundaries of Parcel D within the Thomson PUD to include this additional acreage. Parcel D was the only parcel within the Thomson PUD that allowed single family residences. They were only allowed at the southeast corner of the parcel, since that was the only area of the PUD that was

adjacent to other residential uses and was therefore deemed an appropriate location within the PUD for residential uses.

This petition would involve extending the adjacent stub streets to connect through this development, as well as providing a new stub street to the north. The development would feature 70 single family lots, in a mix of attached and detached single family residences, as well as several common area lots. The proposed lots would be approximately 3,000 square feet for the lots with attached residences and 4,000 sq. ft. for the lots with detached residences. There would be several areas of tree preservation along the west, north, and east property lines. All internal roads will be public and 26 of the 70 lots will be alley loaded. The petitioner is continuing to work with the Parks Department regarding facilitating the construction of an off-site, multi-use path along the adjacent northern property line to connect to the Switchyard Park.

COMPREHENSIVE PLAN: This property is designated as *Mixed Urban Residential* (for the portion that is zoned R2) and *Neighborhood Residential* (for the portion within the Thomson PUD). The Comprehensive Plan identifies several characteristics and provides land use guidance for both of these districts.

The comprehensive plan states that new and redevelopment activity for these districts is mostly limited to remodeling or new construction for single-family residential uses.

Additional guidance specifically includes-

- Support incentive programs that increase owner occupancy and affordability (including approaches promoting both permanent affordability and home ownership for all income levels).
- Promote neighborhood enhancements of public improvements such as sidewalks, streetlights, street trees and landscaping, and playgrounds and play areas.
- Optimize street, bicycle, and pedestrian connectivity to adjacent neighborhoods and other 20-minute walking destinations.
- Create neighborhood focal points, gateways, and centers. These could include such elements as a pocket park, formal square with landscaping, or a neighborhood-serving land use. These should convey a welcoming and open-to-the-general-public environment.
- Ensure that appropriate linkages to neighborhood destinations are provided.

Both of these districts call out for single family residences to be the predominant land use and to encourage owner occupied housing, which this petition directly addresses. The comprehensive plan further encourages incentives to providing affordable housing, which again this petition directly addresses as these units will only be sold to income eligible families. The petitioner will be solidifying language regarding a “buy-back option” if the original families elect to sell the residence, to insure long-term affordability.

The location of this site and new residences immediately adjacent to a City Park, offices, and employment uses within the Thomson PUD offers a unique location for infill development for affordable, single family housing and furthers many of the goals of the Comprehensive Plan.

PRELIMINARY PLAN:

Uses/Development Standards: The petitioner is proposing to utilize the Residential Urban (R4)

zoning district for the development standards for the site plan and the Traditional Subdivision type for the subdivision request, with some proposed modifications. Neither the site plan nor subdivision plat are being approved at this time, only the standards that will govern those later approvals. The requested modifications are as follows-

Rear Yard Setback- a 20' rear yard building setback is proposed instead of 25'.

Minimum Lot Width- for the attached single family lots only, the petitioner is requesting to allow for some of the lots to be 30' wide rather than the minimum 35' requirement.

Minimum Lot Size- for the attached single family lots only, a minimum lot size of 3,000 square feet is requested rather than the minimum standard of 4,000 square feet.

Minimum number of lots served by an alley- the Traditional Subdivision type requires a minimum of 67% of the lots be served by an alley. This petition proposes 57%.

With the PUD request, the petitioner is also requesting an allowance to utilize and expand an existing storage building on the property that is located at the west end of Guy Street. This is located on the area identified as Lot #59 on the proposed plan. This would be used as a temporary, on-site construction office and Habitat headquarters, and to store building materials associated with the development of this property. The Department believes this is an appropriate use of the structure during construction only, with a condition of approval that require the office to be removed after the last lot is sold and to require all building materials to be stored inside the structure or other structures on the site.

Parking, Streetscape, and Access: The petitioner is showing public streets throughout the project with some of these streets having on-street, parallel spaces along both sides. Some of the lots will also utilize alley loaded garages to accomplish a traditional, grid-like design encouraged by the Comprehensive Plan and required with the Traditional Subdivision type. The internal alleys will be 14' wide and in 20' of dedicated right-of-way. The petitioner is proposing to preserve existing trees along several of the property boundaries and is not utilizing alley loaded garages for all of the lots to increase preservation possibilities and to minimize impacts to surrounding uses.

The streets with on-street parking are proposed to have 60' of dedicated right-of-way, which is consistent with the Neighborhood Residential street design outlined in the Transportation Plan. The proposed sidewalks and tree plots are requested to be a minimum 5' wide, rather than 6' wide as outlined in the Transportation Plan. The Department finds that the sidewalks and tree plots within the development should be widened to be consistent with the Transportation Plan and has proposed a condition of approval to that effect. Compliance with that requirement would be reviewed with the final plan approval.

The petitioner is also requesting to have the portions of the Duncan and Chambers Drive extensions to only have 44' of dedicated right-of-way since they are requesting to not have on-street parking on either side. Those sections of the street would be required to be signed with No Parking signs. These are the areas of the site that transition from the existing stub streets to the east into this development. The existing stub streets have very little to no excess right-of-way and the right-of-way varies from 30' wide to only the edge of pavement. The Department finds

the proposed 44' of right-of-way is appropriate in those situations since these are merging into existing, very narrow streets and since there are very few lots that would not have on-street parking directly in front and are served by dedicated driveways.

Alternative Transportation: The proposed site plan features several multi-modal transportation facilities. All of the internal streets will have sidewalks along both sides. In addition, there is an 8' wide multi-use path shown running east/west through the site that aligns with Chambers Drive to the east and provides a multi-use path to the RCA Park immediately to the west that can be used by residents of the existing neighborhoods.

Since this petition involves extending several stub streets from the east, the Department was concerned about ways to improve pedestrian connectivity between this site and Rogers Street further to the east. Due to very limited right-of-way on all of the adjacent streets, there was little opportunity to install any sidewalk connections that would be feasible. However, there is an electric line corridor on the north side of this property that spans from Weimer Road to the west to Rogers Street to the east and aligns with the west entrance of the Switchyard Park. The Parks Department has identified that electric line corridor as an ideal location for a large, multi-modal path that would connect the Clear Creek Trail with the Switchyard Park and provide a major east/west multi-modal facility through the southwest corner of the City. The Parks Department has begun early efforts into a plan for this corridor and this petitioner is in conversations with the Parks Department about how they could contribute to the installation of a portion of the facility to help promote east/west pedestrian connectivity in this area. This would obviously be a great benefit to the overall community and the residents of this area. More information on the progress of that discussion may be available at the time of the hearing.

Architecture/Materials: A sample rendering of residences along one of the internal streets has been submitted. The Department has relayed concerns to the petitioner regarding insuring there is variety of elevations available for the residences to prevent a monotonous design. These housing types would be reviewed with the final plan approval and the Department has proposed a condition of approval that at least 4 different housing models be designed to promote diversity.

Environmental Considerations: The petition site is currently undeveloped with almost 60' of grade change from the south end of the site to the north end. While there are several scattered trees on the property, there is not a mature canopy that is required to be preserved. The petitioner has designed the site plan to preserve the trees along the property boundaries along the west and north sides, and will be able to save several other trees on the east. These will be required to be placed in tree preservation easements. There are no known sensitive environmental features.

20.02.050(b) The UDO outlines several qualifying standards for a Planned Unit Development. These standards apply most appropriately to new PUD's and since this request is for an expansion of an existing PUD, some of the standards may be difficult to directly apply to this petition.

The UDO states that- "a petition for rezoning into a Planned Unit Development (PUD) shall only be considered if the petition meets the following criteria, as determined by the Planning and Transportation Director".

1. The proposed PUD zoning district includes a minimum of five acres of land;

DEPARTMENT FINDING: The total acreage of the petition site is 12.5 acres.

2. The land included in the proposed PUD zoning district is not within the Mixed-Use Downtown (MD) zoning district;

DEPARTMENT FINDING: This site is not located within the Mixed-Use Downtown (MD) zoning district.

3. Where residential dwelling units are proposed, a minimum of 15 percent of the total dwelling units must be permanently income-limited through a deed restriction to households earning less than 120 percent of the HUD AMI for Monroe County, Indiana and the development will be subject to the applicable standards established in Subsection 20.04.110(c): Affordable Housing, unless the City otherwise adjusts or releases this requirement.;

DEPARTMENT FINDING: This petition involves exclusively single family, owner occupied housing. This petition provides a different form of affordable housing since 100% of the lots will be in the form of owner occupied housing. The lots are only sold to income eligible families, which are the exact demographic of the community that this criteria was intending to serve.

4. The proposed PUD could not be developed using conventional zoning districts or standards established in this UDO;

DEPARTMENT FINDING: Although this development could be built using some of the incentives outlined in the new code, since a portion of this subject property is already within the Thomson PUD, expanding the PUD to include this additional acreage allows for this area to be developed uniformly and extend all of the adjacent stub streets in a uniform manner. The proposed storage/office building would also be limited under traditional zoning.

5. The land included in the proposed PUD is under single ownership or control. Single control of property under multiple ownership may be considered when the petition includes enforceable agreements, covenants, or commitments that run to the benefit of the City and that the City may require to be recorded if the PUD is approved; and

DEPARTMENT FINDING: The petitioner owns all 12.5 acres of the petition site.

6. The proposed PUD zoning district embraces the following highly-valued design features:
 - (A) Protection of specific natural, environmental, or scenic resources or green spaces; and/or
 - (B) Retaining natural landforms throughout the development; and/or
 - (C) Low Impact Development design features throughout the development; and/or
 - (D) Solar orientation of building forms and other passive energy-efficient design strategies throughout the development.

DEPARTMENT FINDING: There are no sensitive environmental features on the property. However, the petitioner has agreed to preserved the existing trees along the north, west, and east property lines. The development will utilize existing slope as much

as possible and the buildings have been positioned to minimize impacts to the natural slope and take best advantage of passive solar lighting.

7. The proposed PUD zoning district embraces several highly-valued design features, as determined by the Planning and Transportation Director, including but not limited to:
 - (A) No block perimeter greater than 1,400 feet in the development;
 - (B) Centralized gathering and recreation spaces of an appropriate size for the entire development, or designed to serve an area larger than the entire development;
 - (C) Internally and externally connected park, trail, and open space system;
 - (D) Community-level renewable energy production.

DEPARTMENT FINDING: None of the blocks exceed 1,400 feet in length. The petitioner has created several internal common areas, however the location of a large City Park immediately on the west side of this property provides a substantial, public open space and opportunity. In addition, a possible future multi-modal path along the north property line that connects several major Parks and Alternative Transportation routes is another important component and amenity for the residents here. This petition also substantially extends several road stubs and provides several pedestrian connections through the site and the surrounding area. The petitioner has shown an internal multi-use path through the development that directly connects to the adjacent park.

20.06.070(E)(4) Approval Criteria for Rezoning to a Planned Unit Development (PUD):

- (A) Is consistent with the purpose of this UDO and the purpose of Section 20.02.050 (Planned Unit Development (PUD) District); and

ADOPTED FINDING: The general purpose of the PUD District is to encourage new and imaginative concepts in urban design and land development to promote and improve the health, safe, and general welfare of the residents of the City. As mentioned previously, this petition is a request to expand an existing PUD. The purpose of the Thomson PUD was to promote redevelopment of that area. The Thomson PUD has a wide mix of uses and is one of the larger employment uses in the City. This petition helps further the continued redevelopment goals of that PUD by providing owner occupied, affordable, single family residences within the PUD. This petition allows for a dense, infill development that is compatible with the existing adjacent single family residences. The dense development has several multi-modal features that encourages alternative transportation, thereby reducing demand on vehicular traffic and reduced environmental benefits which impacts the community as a whole.

- (B) The petitioner has demonstrated that the proposed rezoning is compatible with surrounding development or can be made compatible with surrounding development through commitments or conditions; and

ADOPTED FINDING: The proposed land use of single family residences is identical to the adjacent single family residential uses to the east and south. No impact to those residences has been identified as a result of this petition.

- (C) Any portion of the PUD zoning district to be occupied by multifamily, mixed-use, or industrial development shall provide a greater level of internal connectivity and connectivity to surrounding developments than would be required by this UDO if the project were not being developed in a PUD zoning district; and

ADOPTED FINDING: Although this particular standard is not applicable because this is not a multi-family use, this petition extends 5 existing stub streets to this petition site and provides an additional stub to undeveloped property to the north. This petition features a high level of vehicular and pedestrian connectivity.

- (D) Each multifamily, mixed-use, or nonresidential principal structure in the PUD zoning district shall provide a greater level of design quality than would be required by this UDO if the project were not being developed in a PUD zoning district; and

ADOPTED FINDING: Although this particular standard is not applicable because this is not a multi-family use, the Department has required a minimum number of design elevations to insure diversity in building design with this petition.

- (E) At least one of the following criteria are met;

- (i) The proposed PUD zoning district will include construction of a substantial open space, recreational, entertainment, or cultural amenity that will be open to and usable by the general public, and that would not otherwise be required by this UDO. Reconfiguration of open space required by this UDO does not satisfy these criteria;

ADOPTED FINDING: This petition will be providing some open space for the residents, however the need for this is negated with this petition as there is a large City Park immediately adjacent to this site.

- (ii) The proposed PUD zoning district will protect a significant ecological, natural, historical, architectural, or archeological resource that was not already protected from development by this UDO or by state or federal law. Avoidance of designated floodplains or wetland areas, or the provision of additional buffers around such areas, does not satisfy these criteria; or

- (iii) The proposed PUD zoning district provides affordable housing beyond the amounts that the petitioner would have been required to provide in order to earn a Tier 1 or Tier 2 affordable housing incentive under Section 20.04.110(c)(5) by either:

- (1) Income-restricting at least 10 percent more of the dwelling units at or below the income levels required to earn a Tier 1 or Tier 2 incentive, or
- (2) Income restricting the same number of dwelling units required to earn a Tier 1 or Tier 2 affordable housing incentive, but limiting incomes to at least 10 percent lower AMI level than would have been required to earn a Tier 1

or Tier 2 incentive.20.04.110(c)(5)

ADOPTED FINDING: The Department believes that this petition meets the intent of this requirement to provide a higher level of affordability requirement since this petition requires that 100% of the residents be income eligible.

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The Bloomington Environmental Commission (EC) made 2 recommendations concerning this development, which are listed below:

1.) The EC would like to see the results of any environmental remediation that has been conducted to the soil on site.

STAFF RESPONSE: This element will be reviewed with the final plan approval.

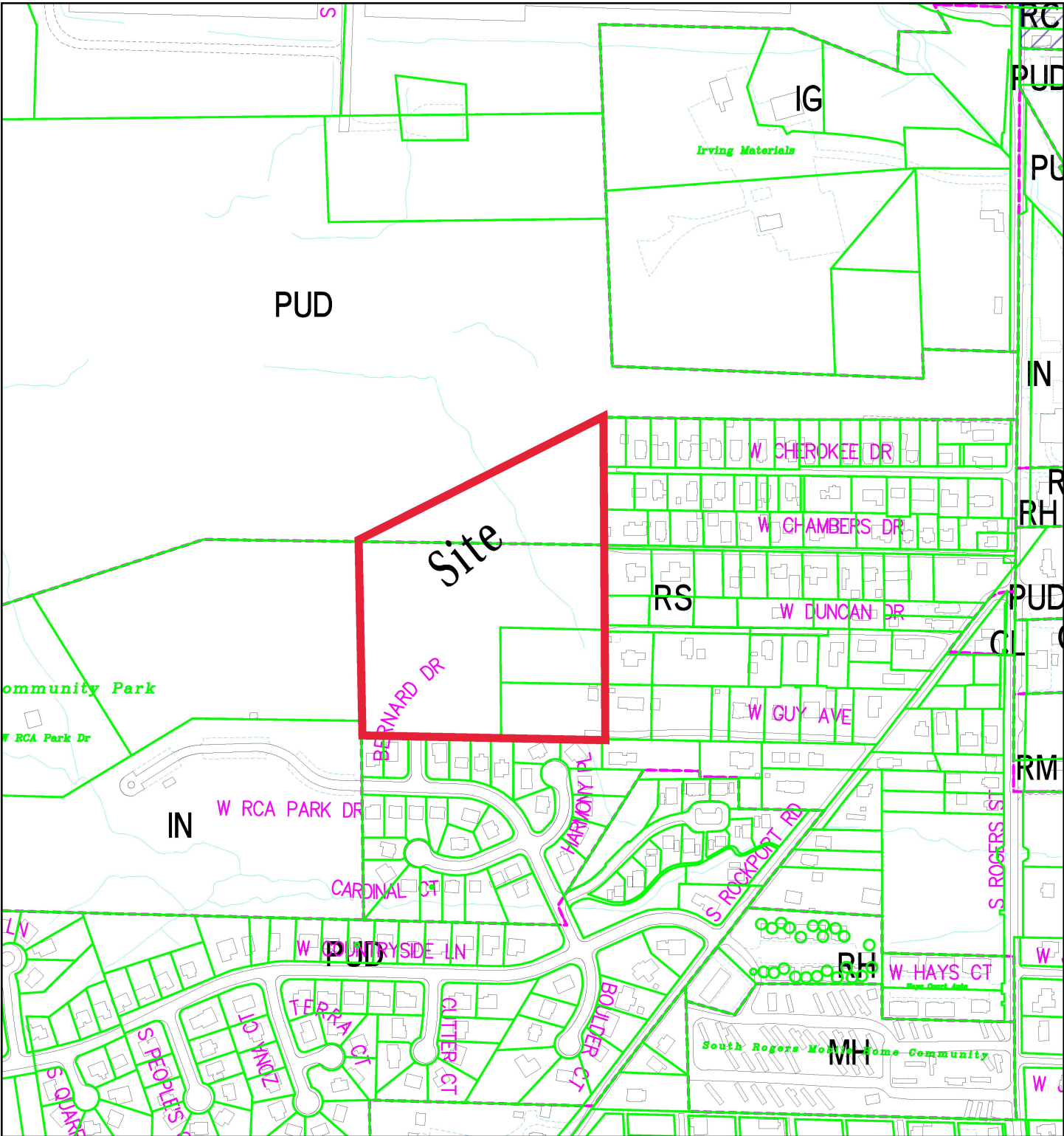
2.) Show on the plan where the Tree Preservation Easement will be, and show the design of the signage that is required for it.

STAFF RESPONSE: This is required and will be reviewed for compliance with the secondary plat.

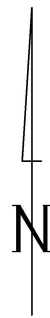
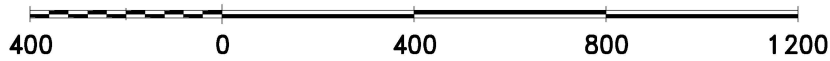
CONCLUSION: The proposed PUD amendment offers a highly needed housing type for the community, in an appropriate location. The lack of sensitive environmental features allows for a dense, infill project with a high degree of connectivity, while still allowing for preservation of the few high quality trees on the site. This petition accomplishes many of the goals of the Comprehensive Plan already outlined in this report, including providing owner occupied, single family housing adjacent to other single family residences, a major employment center, and a community park.

RECOMMENDATION: The Plan Commission voted 9-0 to forward this petition to the Common Council with a favorable recommendation and the following conditions:

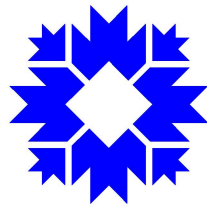
1. Final development plan is delegated to Department staff.
2. Interior sidewalks and tree plots must be widened to be consistent with the Transportation Plan.
3. The garage is approved as an on-site construction office and Habitat headquarters and must be removed once the last lot is sold.
4. Final details regarding the details of the off-site, multi-use path along the north end of the property must be resolved with the Parks Department prior to final plan approval.
5. A minimum of four housing elevations must be submitted with the final plan approval to insure diversity of the proposed residences.
6. A minimum of 57% of the lots must be alley loaded. This approval allows for the reduced development standards and subdivision standards as outlined.



By: greulice
8 May 20



City of Bloomington
Planning & Transportation



Scale: 1" = 400'

For reference only; map information NOT warranted.

Smith Brehob & Associates, Inc.



Todd M. Borgman, PLS
Don Kocarek, L.A.
Katherine E. Stein, P.E.
Stephen L. Smith, Founder (Retired)

May 1, 2020

Eric Greulich
City of Bloomington Planning and Transportation
401 N. Morton Street
Bloomington, IN. 47404

Re: Rezone – Expansion of the Thomson PUD

Dear Eric,

On behalf of our client, Habitat for Humanity of Monroe County, we respectfully request to be placed on the City of Bloomington Plan Commission agenda for consideration of a rezoning petition to expand the Thomson PUD. Details of this request are discussed in the attached petitioner's statement and shown on the materials included with this request. We would also like to request a waiver of the second hearing for the rezone and request final plan approval be delegated to staff.

Habitat for Humanity of Monroe County's mission is to eliminate poverty housing by building decent, affordable homes in partnership with qualifying families. Habitat houses are built through volunteer labor and tax-deductible donations of money and materials, then sold to low-income families earning 25-80% of the Area Median Income. As homeowners pay back their affordable mortgage, Habitat is able to offer future families an opportunity for home ownership. The Osage Place neighborhood will house approximately seventy low-income families when complete.

Habitat is the owner of the property in question. A portion of the site is located within the Thomson PUD and a portion of the property is located outside of the Thomson PUD. It is our desire to expand the PUD to alleviate a situation of split zoning and to allow for development of the site in a cohesive manner following the R4 development standards. We are requesting a reduction in the minimum lot size specifically for the attached home lots to be 30' wide instead of the minimum 35' wide. We are also requesting a reduction in

Smith Brehob & Associates, Inc.,
2755 E. Canada Drive, Suite 101, Bloomington, IN. 47401
(812) 336-6536
www.smithbrehob.com



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Stephen L. Smith, Founder (Retired)

lots to be served by alley from 67% to 57%. The western lots will have tree conservation easement and including an alley for these lots would not allow for any tree preservation.

Sincerely,



Katherine E. Stein, P.E.
Smith Brehob & Associates, Inc.

Petitioner's Statement

Project Location

The 12.90 acre vacant site is located immediately north of the Autumn View subdivision and is bounded by the Thomson PUD to the north, Thomson Park to the west and the Cherokee, Chambers, Duncan and Guy area neighborhood to the east.

Topography

The site is predominately a vacant field with tree canopy coverage around the old fencerow edges. The site generally slopes from northwest to southeast.

Environmental

There are no karst features, springs, wetlands, steep slopes or other environmental constraints on the property. There is tree canopy coverage around the old fencerow edges and scatter trees across this site. A tree conservation easement will be included with the final plat along the western property line. Preserving the existing trees along the western side of the property will not allow the lots on the west side to be alley served.

Access



Todd M. Borgman, PLS
Don Kocarek, L.A.
Katherine E. Stein, P.E.
Stephen L. Smith, Founder (Retired)

Access to the site is provided by a road stub on the south from the Autumn View subdivision (S. Bernard Drive) and the aforementioned road stubs of Cherokee Drive, Chambers Drive, Duncan Drive and Guy Avenue. These local streets all provide direct access to S. Rockport Road and S. Rogers Street.

Utility Availability

City of Bloomington Utilities including sanitary sewer and water are stubbed to the property and available for connection. Private utility lines including electric, power, phone and gas area also available.

Development Standards

Residential Development Standards

- Allow detached and attached single family residential
- Minimum lot size
 - o Detached = 4000 SF
 - o Attached = 3000 SF
- Minimum lot width
 - o Detached = 40'
 - o Attached = 30'
- Setbacks
 - o Front yard = 15'
 - o Carport/garage = 10' behind front wall line
 - o Side yard = 5'
 - o Rear yard = 20'
- Impervious surface coverage
 - o Detached = 50%
 - o Attached = 45%
- Height
 - o Primary = 35'
 - o Accessory = 20'

Roadway Standards

- Minimum Roadway right-of-way widths
 - o No on-street parking = 44'
 - o On-street parallel parking = 60'
- Minimum pavement width of travel lanes = 20'
- Minimum Alley right-of-way width = 20'

Smith Brehob & Associates, Inc.



Todd M. Borgman, PLS

Don Kocarek, L.A.

Katherine E. Stein, P.E.

Stephen L. Smith, Founder (Retired)

- Minimum alley pavement = 14'
- Sidewalks = minimum 5' both sides
- Tree plot = minimum width = 5'

Accessory Uses Permitted

- Temporary build-out office
- Temporary building material storage

Phasing

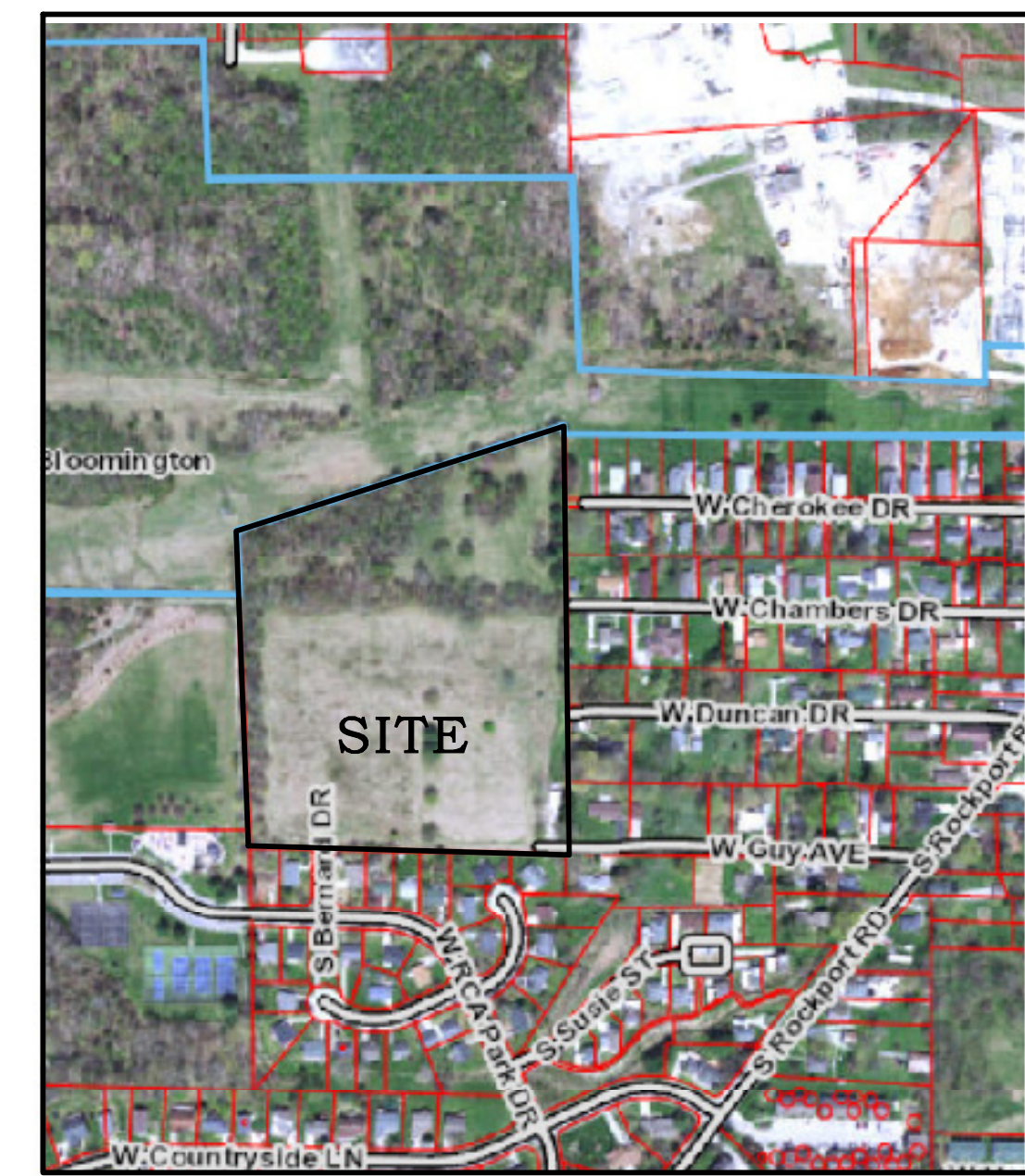
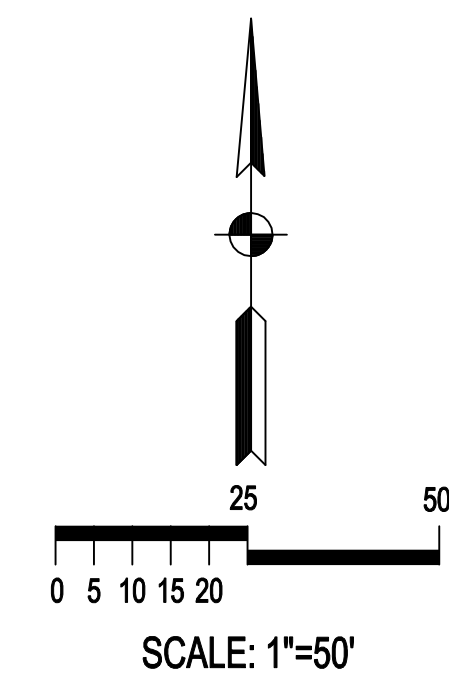
- The subdivision will be completed in multiple phases over a period of several years to address the demand need for affordable housing.

LEGAL DESCRIPTION

A part of the Northeast quarter of Section 8, Township 8 North, Range 1 West, Monroe County, Indiana, described as follows:
 Commencing at a stone marking the Southwest corner of said quarter, thence North 00 degrees 55 minutes 14 seconds West (Indiana State Plane, West Zone) along the West line of Autumnview (Plat Cabinet "C", Envelope 80) 529.41 to the Southwest corner of land contained in Instrument 2015014872 and to the point of beginning; thence North 02 degrees 28 minutes 44 seconds West along the West line of said land and the extension thereof 680.91 feet to the South line of the electric transmission line easement (Book 120, Page 600); thence North 72 degree 07 minutes 44 seconds East along said South line 741.50 feet to the extension of an East line of land contained in Instrument 2002030818; thence South 01 degrees 05 minutes 10 seconds East along said East line and the extension thereof 380.33 feet to the Northeast corner of the aforesaid land contained in Instrument 2015014872; thence South 00 degree 44 minutes 06 seconds West along the East line thereof 236.49 feet to the Northeast corner of land contained in Instrument 2018014436; thence South 00 degrees 19 minutes 31 seconds West along the East line thereof 314.69 feet to the North line of the aforesaid Autumnview; thence North 88 degrees 00 minutes 31 seconds West along said North line 679.07 feet to the point of beginning, containing 12.993 acres, more or less.

SITE LEGEND

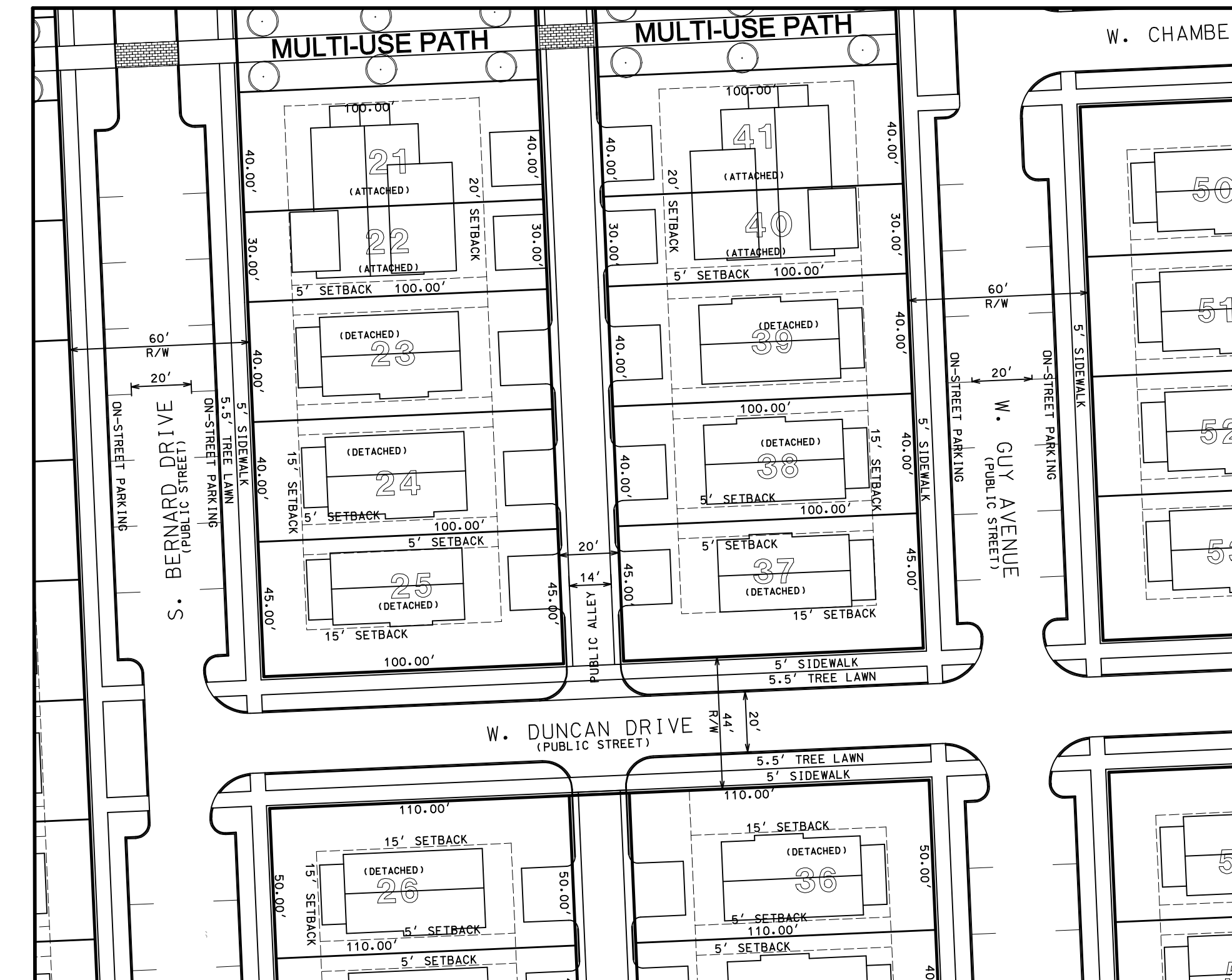
- DRAINAGE EASEMENT 10' DE
- UTILITY EASEMENT 10' UE
- DR. & UT. EASEMENT 10' D&UE
- 2" ROLL CURB 2" RC
- 6" CURB AND GUTTER 6" CG
- 6" STANDING CURB 6" SC
- CONCRETE SIDEWALK
- HANDICAPPED RAMP
- HANDICAPPED RAILING
- RET. WALL (CONCRETE)
- RET. WALL (MASONRY)
- RET. WALL (STONE)
- RET. WALL (WOOD)
- FENCE (BARB WIRE)
- FENCE (CHAIN LINK)
- FENCE (SMOOTH WIRE)
- FENCE (POST & RAIL)
- FENCE (WOOD SLAT)
- GUARD RAIL
- PROPOSED STREET TREE
- BOLLARD
- DUMPSTER (WOOD)
- DUMPSTER (MASONRY)
- THOMSON PUD AREA



PROJECT LOCATION



CONCEPTUAL SITE PLAN



TYPICAL LOT DEVELOPMENT ZONING STANDARDS SCALE: 1" = 40'

LOT STANDARDS
 MIN. LOT AREA = 4000 SF DETACHED, 3000 SF ATTACHED
 MIN. LOT WIDTH = 40' DETACHED, 30' ATTACHED
BUILDING SETBACKS
 FRONT = 15'
 CARPORT/GARAGE = 10' BEHIND FRONT WALL LINE
 SIDE YARD = 5'
 REAR YARD = 20'
 MAX COVERAGE = 45% DETACHED, 50% ATTACHED

ROADWAY STANDARDS
 MIN R/W WIDTH (NO ON-STREET PARKING) = 44'
 MIN R/W WIDTH (ON STREET PARKING) = 60'
 MIN. PAVEMENT WIDTH OF TRAVEL LANES = 20'
 5' SIDEWALK BOTH SIDES OF STREET
 MIN. TREE PLOT WIDTH = 5'

Smith Brubach & Associates, Inc.

 2755 E. Canada Drive
 Bloomington, Indiana, 47401
 Phone: (317) 346-5500
 Web: www.sbrubach.com

CERTIFICATION DATE: / /

JOB TITLE:
OSAGE PLACE
BLOOMINGTON, INDIANA
HABITAT FOR HUMANITY

REVISIONS	BY	DATE

DESIGNED	DATE
SAB	
DRAWN	DATE
SB/WW	
CHECKED	DATE

JOB NUMBER
5254
 SHEET
C100
 DATE
 5/20/20
 REZONE



Wednesday, May 27, 2020

Mr. Greulich,

This letter is in support of Habitat for Humanity of Monroe County's rezone petition for the expansion of the Thomson PUD to incorporate the entirety of their planned Osage Place neighborhood. As a current board member of this organization as well as someone with extensive planning and development experience/exposure I believe that this regulatory approval will not only help to accomplish several goals in the City of Bloomington's Comprehensive Plan but will also assist in removing barriers to a better, healthier and more financially stable future for many of our prospective homeowners.

The City of Bloomington's Future Land Use Map identifies this area as 'Mixed Urban Residential'. As noted in the text of the City's Comprehensive Master Plan (CMP) the map should not automatically denote zoning, which is a related but separate delineation, but should be used 'as a decision-making guide by the public, City staff, the Plan Commission, and the City Council in the following instances: Development petitions for site plans, variances, Planned Unit Developments, and rezone requests that seek to establish land use development intensity, neighborhood transitions, and other levels of land use and design context.' The proposed Osage Place site plan is very much in line with the Mixed Urban Residential characteristics of 'traditional block and grid-like street patterns', residences 'built at higher densities than the Neighborhood Residential district', and architectural styles that 'largely consist of cottages and bungalows of less than two stories'. It also respects the prevailing character and development pattern of adjacent properties to the east which will share roadway extensions with the proposed neighborhood.

From a Planned Unit Development (PUD) perspective, this proposed development meets or exceeds all requirements in Section 20.02.050 (b) PUD District Qualifying Standards. It also provides significant access to new affordable housing opportunities. The latter was clearly identified and supported by the City of Bloomington's announcement in May of 2019 to pledge up to \$800,000 in infrastructure improvements in the Osage Place neighborhood to support home construction. In conjunction with this partnership Habitat announced that, in Osage Place, the Habitat model would be adapted so that at least half of the homes would be built to remain affordable on a long-term basis.

I believe that from a planning and community development vantage point this project is truly a win-win. In order to meet the density targets and make fundraising and budgets feasible, this site plan needs a flexibility that the underlying zoning district will not allow. However, because of its partial inclusion and adjacency to the Thomson PUD, it makes logistical sense to envelop the entire development into the PUD rather than change zoning classifications in order to avoid the appearance of spot zoning or incompatible adjacent intensities.

I fully support this petition and am proud to be a part of this local organization. Thank you for your time and attention.

Christy Langley, AICP