

CITY OF BLOOMINGTON



PLAN COMMISSION

April 10, 2023 5:30 p.m.
Council Chambers, Room #115
Hybrid Zoom Link:

<https://bloomington.zoom.us/j/83731482648?pwd=Y29KTjNFVS9UWdjTVQwbTV0WIA2dz09>

Meeting ID: 837 3148 2648 Passcode: 465848

CITY OF BLOOMINGTON
PLAN COMMISSION (Hybrid Meeting)
 ❖City Council Chambers – Room #115
 April 10, 2023 at 5:30 p.m.

❖Virtual Link:

<https://bloomington.zoom.us/j/83731482648?pwd=Y29KTjNFVS9UUWdjTVQwbTV0WIA2dz09>

Meeting ID: 837 3148 2648 Passcode: 465848

Petition Map: <https://arcg.is/r5vPX>

ROLL CALL

MINUTES TO BE APPROVED: March 6, 2023

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

PETITIONS TABLED:

SP-24-22 Cutters Kirkwood 123 LLC
 115 E Kirkwood Ave
 Parcel: 53-05-33-310-062.000-005
 Request: Major site plan approval to construct a 4-story building with 3 floors of residential units over a ground floor parking garage and retail space in the MD-CS zoning district. The upper floors will consist of 15 dwelling units for a total of 38 beds.
Case Manager: Karina Pazos

CONSENT AGENDA:

SP-09-22 Bloomington Redevelopment Commission
 617 N Madison Street
 Request: Petitioner is requesting an extension of the site plan granted under case SP-09-22 on March 14, 2022.
Case Manager: Eric Greulich

PETITIONS:

PUD/DP-24-21 Robert V Shaw
 N Prow Road: 3500 block of N Hackberry Street
 Parcel: 53-05-20-200-013.025-005, 53-05-20-200-013.026-005
 Request: Petitioner requests Final Plan and Preliminary Plat amendment for Ridgefield PUD and Subdivision Section V.
Case Manager: Jackie Scanlan

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 **Next Meeting May 15, 2023

Last Updated: 4/7/2023

Auxiliary aids for people with disabilities are available upon request with adequate notice.

Please call [812-349-3429](tel:812-349-3429) or e-mail human.rights@bloomington.in.gov.

- SP-09-23** **Core SVA Bloomington Plato 2 LLC**
2038 N Walnut Street
Request: Major site plan approval to allow the construction of a Mixed-Use Building with 1500 sq. ft. of commercial space and 181 dwelling units and 426 bedrooms in the Mixed-Use Student Housing (MS) zoning district. Also requested approval of the Affordable Housing and sustainable Development Incentives.
Case Manager: Eric Greulich
- ZO-12-23** **UDO Chapter 3, Use Regulations, Amendments related to Chicken Flocks: UDO Chapter 4, Development Standards & Incentives** – Amendments related to Table 04-10 and Maximum Parking Standards. Also requested is a waiver of the 2nd hearing.
Case Manager: Jackie Scanlan

****Next Meeting May 15, 2023**

Last Updated: 4/7/2023

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Please call [812-349-3429](tel:812-349-3429) or e-mail human.rights@bloomington.in.gov.

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT**
Location: 617 N Madison St / 422 W 10th St

CASE #: SP-09-22
DATE: April 10, 2023

PETITIONER: City of Bloomington Redevelopment Commission
401 N. Morton Street
Bloomington, IN

CONSULTANT: Ashley Thornberry, Axis Architecture and Interiors
618 E. Market Street
Indianapolis, IN

REQUEST: The petitioner is requesting an extension of the site plan approval granted under case #SP-09-22 on March 14, 2022.

BACKGROUND:

Area: a portion of 0.95 acres
Current Zoning: MD-ST (Mixed-Use Downtown - Showers Technology)
Comprehensive Plan Designation: Downtown
Existing Land Use: Vacant
Proposed Land Use: Office
Surrounding Uses: North – Vacant
South – Office
East – Parking Lot
West – Vacant

REPORT: The property is currently zoned Mixed-Use Downtown with a Showers Technology Park Character Area Overlay (MD-ST) and is located at the southwest corner of the intersection of Madison Street and Maker Way. All surrounding properties are also zoned MD-ST. The site is on the north end of a large vacant lot that extends south to 10th Street. The properties to the north and west are also vacant. The Monroe County Government Center is to the south, and The Mill and a parking lot are to the northeast and east, respectively.

The Plan Commission approved this vacant site for a new 3-story, 21,000 square foot office building. The building consists of two floors of office lease space and a smaller third floor with outdoor terrace area. No on-site parking is required or proposed.

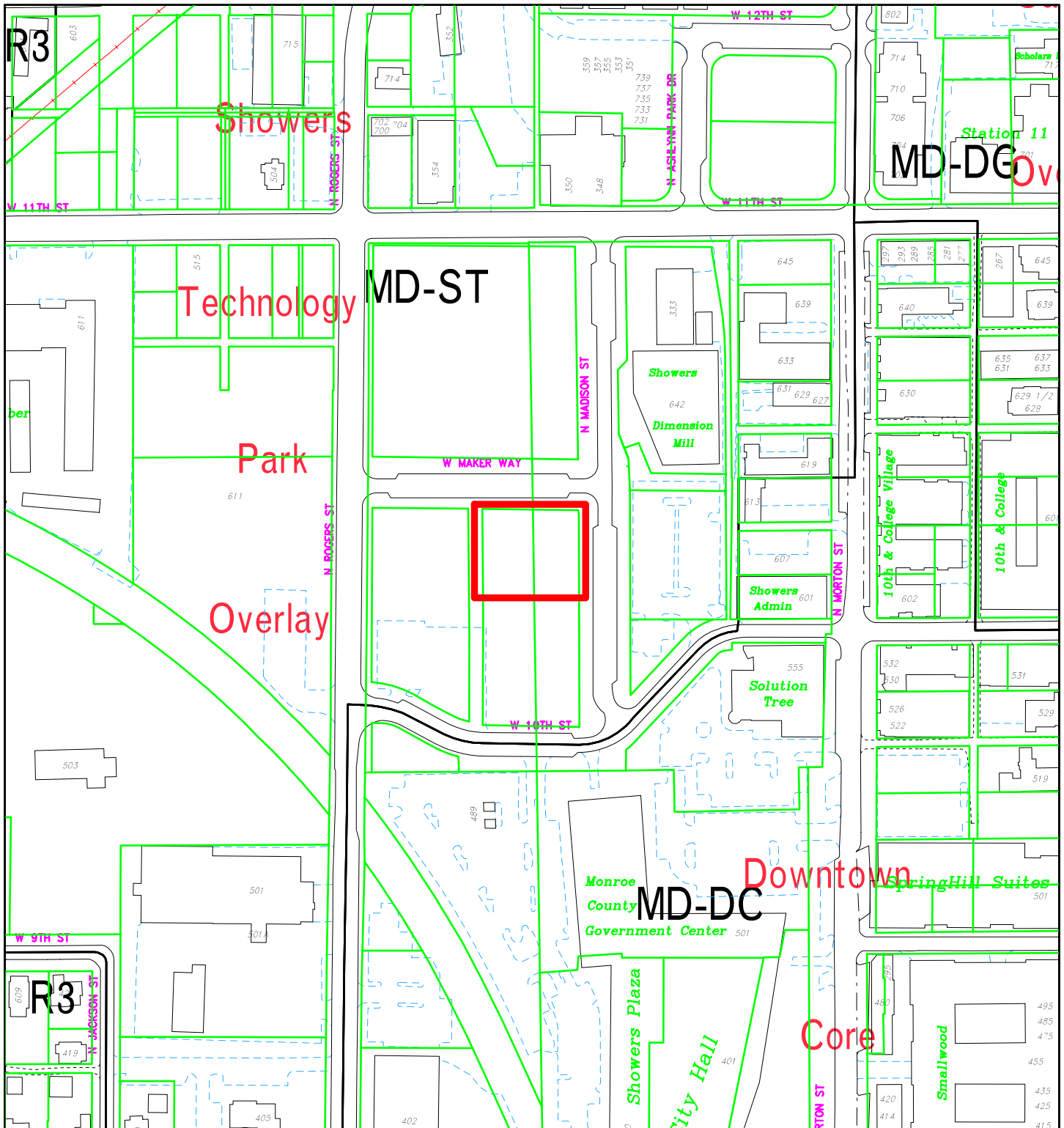
The petitioner is requesting an extension of the original site plan approval given. The UDO states that the approval of a major site plan shall be effective for a maximum period of one year unless, upon petition by the developer, the Plan Commission grants an extension pursuant to Section 20.06.040(h)(1). That section allows for the decision-making body to grant an extension of up to one year, following a written request that explains reasonable cause for such extension, prior to the expiration date. The final approval authority shall determine whether or not there is reasonable cause for the requested extension.

CONCLUSION: The petitioner has been working through the final design and construction plans in an effort to meet the budget allocated for the project. The additional time will allow them to

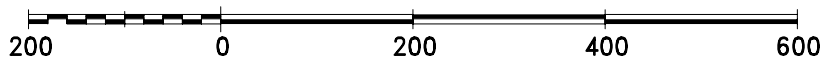
finalize all of the plans to move forward with the final permitting and construction of the new building. There have not been any changes to the UDO that would impact the design of the building or project in any way and an extension of the request is reasonable.

RECOMMENDATION: The Department recommends the Plan Commission approve the request for extension of the site plan approval with the following condition:

1. The approval granted on March 14, 2022 shall be effective through March 14, 2023.

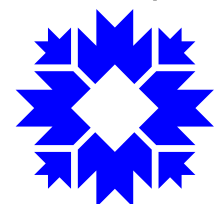


By: scanlanj
28 Jan 22

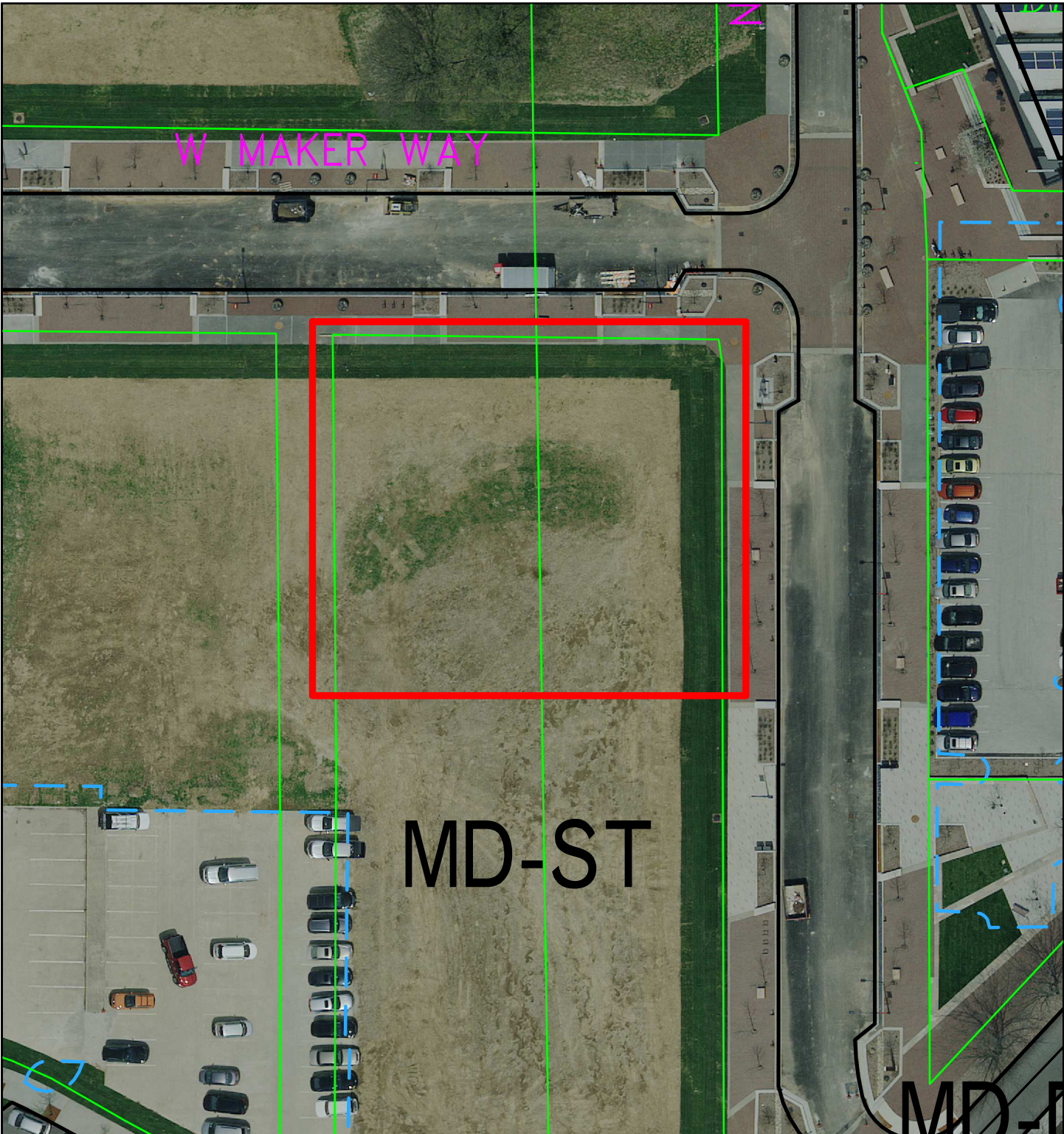


For reference only; map information NOT warranted.

City of Bloomington
Planning

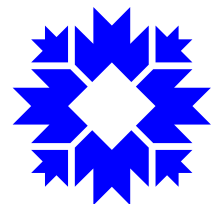


Scale: 1" = 200'



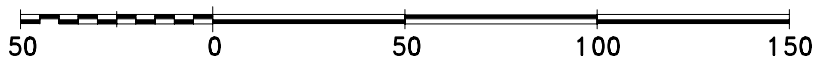
MD-ST

City of Bloomington
Planning



Scale: 1" = 50'

By: scanlanj
28 Jan 22



For reference only; map information NOT warranted.



Dimension Mill Inc.
642 N Madison Street
Bloomington, IN 47404

Petitioner's Statement

To: Scott Robinson, Director, Planning and Transportation

From: John Fernandez (The Mill of Behalf of City of Bloomington Redevelopment Commission)

Date: February 27, 2023

On March 14, 2022, the Bloomington Plan Commission unanimously approved Petitioner's proposed Major Site Plan to build one building in the Mixed-Use Downtown Showers Technology Character Area (MD-ST) (**Case #: WP-09-22**).

Petitioner is requesting an amendment of approval, extending by six months the expiration date for the previously approved Major Site Plan **(20.06.040(h)(3)(C))**.

Following the approval of Petitioner's Major Site Plan, the City's project team and its consultants made diligent efforts to complete the building design and construction documents in anticipation of breaking ground on the new building within one year of the Plan Commission's approval. Design efforts were paused temporarily as the project team considered design modifications in response to increasing construction costs estimates resulting from the inflationary pressures impacting the construction industry. The project team subsequently reinitiated the design process and its consultants are finalizing the construction documents in anticipating taking the project to construction bid phase. The updated project schedule anticipates a construction start in the early Q3 2023.

Respectfully, the Petitioner is requesting approval of this amendment of the previously approved Major Site Plan.

John Fernandez

John Fernandez
Senior Vice President
Innovation & Strategic Partnerships
[The Mill](#)
Bloomington's home for innovators.

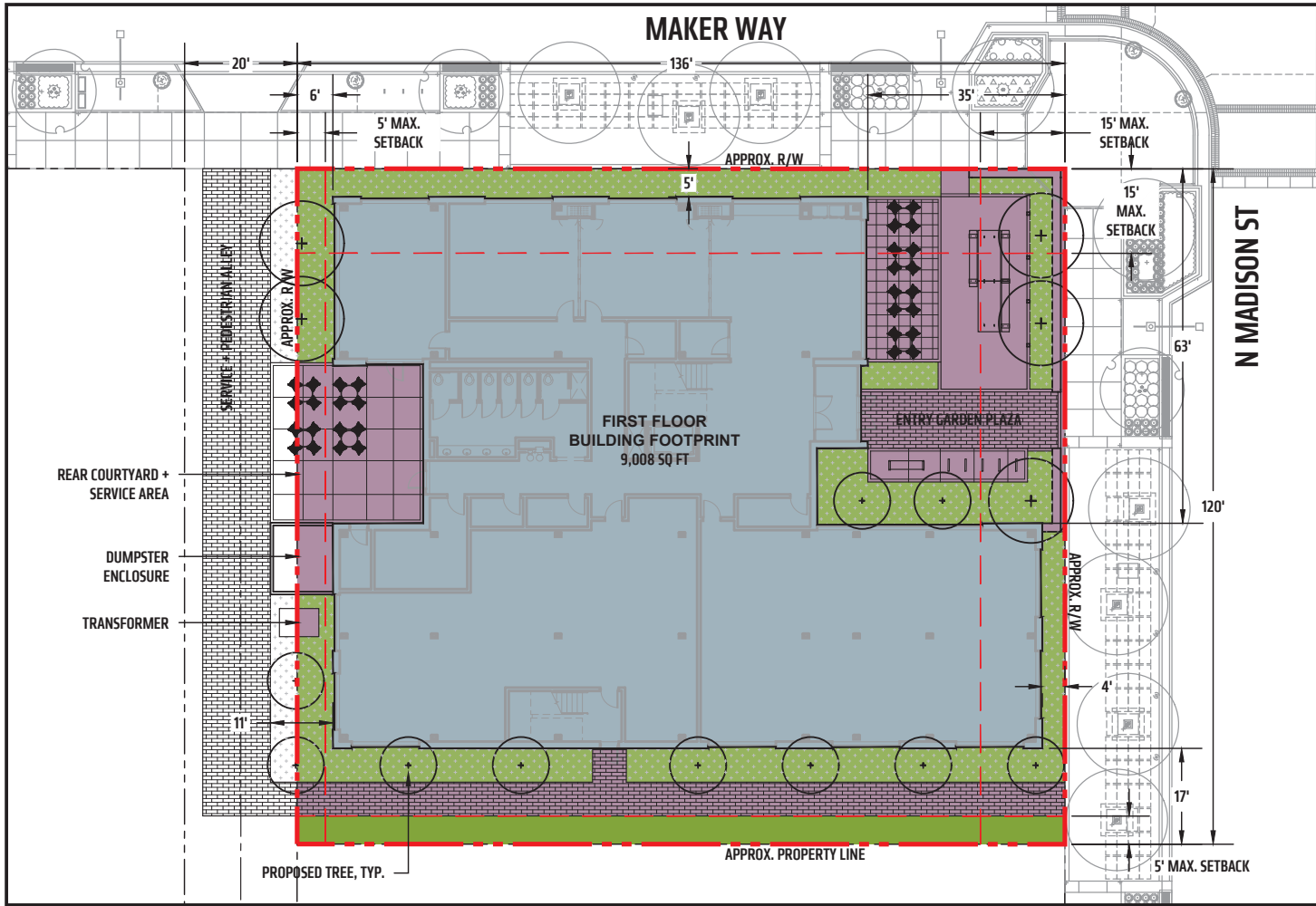
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pat@dimensionmill.org
317.965.2155 (c)

Anne McCombe
Chair of the Board
amccombe@metrostarsystems.com
812.320.0254 (c)

DIMENSIONMILL.ORG
@ dimension_mill
dimension_mill
DimensionMill

Site Exhibit from SP-09-22



LAND COVERAGE LEGEND

	Parcel	16,363 ft ²
	Building Footprint	9,908 ft ² (60.6%)
	Total Hardscape	3,245 ft ² (19.8%)
	Total Planted Area	3,210 ft ² (19.6%)



**BLOOMINGTON PLAN COMMISSION
STAFF REPORT**

CASE #: PUD/DP-24-21

DATE: April 10, 2023

Location: N. Prow Road; 3500 block of N. Hackberry Street

PETITIONER: Robert V. Shaw
2005 S Rogers St #59 Bloomington, IN

CONSULTANTS: William Riggert Bledsoe, Riggert, James, and Cooper
1351 W Tapp Rd Bloomington, IN

REQUEST: The petitioner is requesting a final plan amendment and a primary plat amendment for Ridgefield PUD and Subdivision Section V.

Area:	8.57 acres
Current Zoning:	Planned Unit Development
Comprehensive Plan Designation:	Neighborhood Residential
Existing Land Use:	Vacant
Proposed Land Use:	Dwelling, Single Family & Dwelling, Duplex
Surrounding Uses:	North – Dwelling, Single-Family West – Dwelling, Single-Family & State Road 37 / Interstate 69 East – Dwelling, Single-Family & Park South – School

CHANGES SINCE DECEMBER 2022 HEARING: The petitioner is proposing to remove the pedestrian connection on the southeast portion of the site to Bloomington High School North to the south, after consultation with the School Corporation. The Department is amenable to this change, as the topography in the previously approved location is quite steep.

The issue of required subdivision waivers was discussed extensively at the last hearing. As a reminder, the petitioner received PUD Final Plan and Primary (Preliminary) Plat approval for Section V in 2008 with case number PUD-47-07. The petitioner did not go forward with building the entirety of Section V. Though the petitioner made changes to the design from PUD-47-07, such as number and location of lots and location of the tree preservation easement, the petitioner did not want to change or amend the non-compliant road design. The Plan Commission asked to see a drawing of code-compliant road design. The petitioner submitted a conceptual site plan showing alternative vehicular access design for parcels in the southwest and southeast corners of the petition site. In the southwest corner, the eyebrow was removed, and a shared driveway is proposed for lots 41, 42, and 35. In the southeast corner, the cul-de-sac was removed, and each unit was given a separate driveway. The conceptual design contains the same number of dwelling units as the design that contains the eyebrow and cul-de-sac. The petitioner continues to request the original design, which requires subdivision waivers to be approved, as neither eyebrows nor culs-de-sac are allowed by the Unified Development Ordinance. The Department recommends that the subdivision waivers not be approved, and that the alternative design submitted by the petitioner should be approved, with a limit on the number of driveways, as shown in the attached exhibit.

Of note, the petitioner is also working with Engineering staff to address other concerns raised in the December 2022 hearing related to safe pedestrian ramp design. A couple of those issues might require slight changes in the property lines of the adjacent parcels. The Department has spoken to

the petitioner's representative, and it is understood that significant changes may require a re-filing of the primary plat. They elected to go forward.

The petitioner has agreed to direct construction traffic to enter the site from the west. This has been done on previous petitions with posted signage, and a condition of approval has been added to that effect.

There were questions raised at the hearing about drainage to the neighborhood to the east. The petitioner did not submit anything specifically addressing that question. However, City Departments, as well as City of Bloomington Utilities will review a grading permit before this site is constructed, and work with the petitioner to minimize negative drainage impact on surrounding properties.

REPORT (new or amended information since December bolded and italicized): The property is located on the east side of N. Prow Road, just north of Bloomington High School North. This petition site is part of the wider Ridgefield PUD, and is the last uncompleted portion of the PUD and subdivision. This proposal is for the section of Ridgefield that would connect N. Hackberry Street to N. Wintersweet Drive in Section V. Property to the north of Section V contains Meadows Hospital, property to the east contains existing portions of the Ridgefield subdivision, property to the west across N. Prow Road contains existing single-family homes, and Bloomington High School North (BHSN) is immediately to the south.

The site received original PUD approval in 1994. The petitioner received PUD Final Plan and Primary (Preliminary) Plat approval for Section V in 2008 with case number PUD-47-07. The petitioner received Secondary (Final) Plat approval for Phase I of Section V in 2009 with case PUD-08-09 and that portion has been platted. The petitioner has built 14 homes in the 25-lot Phase I area since that time.

The remaining area that is undeveloped contained 38 units in the 2008 petition. It now contains 30 units, a mix of single-family dwellings and duplex units.

The Planning and Transportation Department contacted the petitioner in late 2020 with a number of issues that needed to be resolved at the site.

The grading permit for this location expired in 2018, and the associated erosion control bond was also expired. While most of the grading on site was completed, the Department received complaints that there was earth-moving at the site that exceeded the threshold for the requirement of a grading permit. The Department confirmed that earth movement had occurred with no grading permit.

The Department did an analysis of the built portions of Section V and identified deficiencies. Those included street tree issues, as well as a number of issues with the construction of the public sidewalks. The petitioner was given a list of deficiencies in December 2020.

The petitioner's 2008 Final Plan is expired. A grading permit cannot be obtained in a PUD until there is an approved Final Plan. Additionally, the petitioner's 2008 Primary (Preliminary) Plat for those portions that are unbuilt is expired. A new approval is required, so that a Secondary (Final) Plat can be approved and the lots created.

The petitioner started work on the identified sidewalk deficiencies in 2022 without a newly approved plan from the Engineering Department. A proposal to correct the deficiencies was required and received on November 28, 2022. Engineering staff has reviewed the proposal and conveyed comments to the petitioner.

The petitioner is requesting PUD Final Plan approval for the unbuilt portions of Ridgefield PUD Section V, as well as a Primary (Preliminary) Plat Amendment to the existing Subdivision Plat for Ridgefield PUD Section V. The changes from the original 1994 approval and the currently proposed petition are substantial, and therefore, the petitioner must meet a number of current Unified Development Ordinance (UDO) code requirements. Two hearing are required for the subdivision petition because waivers are required for the desired design.

FINAL PLAN AMENDMENT and PRIMARY PLAT AMEMDMMENT:

Parcel Development Standards: The Ridgefield PUD permits 5,000 square foot lot minimums, with 20 foot front yard setback minimums. Side yard setbacks are a minimum of 6 feet, with a combined setback of 15 feet, regardless of stories. Lot width is referred to as ‘typically 50 feet’ and some lots under 50 feet have been allowed in the PUD. The petitioner has re-arranged the parcels from the 2008 petition, and removed 8 units from the proposal. The dimensional standards shown for the developable lots in the Final Plan amendment are compliant with the Outline/Preliminary Plan of the PUD.

‘Tracts 1 and 2’ shown south of Lots 13 and 14 are not separate tracts, but were added to Lots 13 and 14 through a lot line adjustment (C17-359), which do not create new parcels. The secondary plat will need to be corrected to reflect that. A condition of approval has been added.

It appears that the areas surrounding the paired homes are common area lots. They need to be noted as such. A condition of approval has been added.

Road Design: The petitioner has elected to largely utilize the 2008 designed primary plat for this petition related to road design, though there are a number of items that differ from the required current UDO standards. The first is the width of the right-of-way. The other portions of this PUD utilize a 50 foot right-of-way, as was standard in 2008 for this type of road, but the current UDO requires 60 feet of right-of-way, via the Transportation Plan requirements. The petitioner has worked with the City Engineer on the design of the roadway, and although the width of the right-of-way will not meet UDO standards, the width of the pavement will, at 28 feet. The Transportation Plan allows for the Department Director to approve the 50 foot width.

The UDO does not allow for culs-de-sac or eyebrow design. The petitioner proposes to leave both the eyebrow shown at the southwest portion of the development and the new cul-de-sac, Bradley Court, at the southeast portion of the development. The petitioner may be able to re-design the site to meet current code, but would like to utilize the previously approved design to maximize the number of parcels without a re-design. The Department recommends that the Plan Commission does not approve the design request, and asks for a re-design before the second required hearing in January. *After the December 2022 hearing, the petitioner has shown that a design is possible.* The roads in Section V are intended to be public, which means the maintenance responsibility will be the City’s once the roads are built to City standards. Cul-de-sac are difficult to clear of snow, as well as roads containing eyebrows. They also present connectivity issues for pedestrians. The

petitioner has already re-designed a portion of this section (discussed below) in order to gain larger, more marketable parcels. The Department would like to see the site re-designed to meet current UDO requirements, as well. Otherwise, a waiver from the standards related to eyebrow and cul-de-sac inclusion will be required. ***The petitioner is requesting subdivision waiver approval to allow the eyebrow and cul-de-sac to remain, though an alternative design was submitted.***

Environmental/Tree Preservation: The approved landscape plan associated with the 2008 Final Plan for the petition site includes a large area of tree preservation on the south side of lots 33-40, adjacent to BHSN. The staff report for that petition read the following:

“An existing fence line separates several large trees from the remainder of the lots. The petitioner proposes to preserve this area and the majority of the trees, while cleaning out invasive and exotic species and planting new trees. Proposed are several new large canopy trees that will be planted between existing trees. The remainder of the area will be filled in with a mix of smaller canopy or native ornamental trees. This area would then be preserved with a tree preservation and landscaping easement.”

Unfortunately, some of the trees have been removed. The petitioner is showing an amended ‘tree preservation easement’ in that area that is not as deep as the 2008 area, but now extends north to the new N. Winter Sweet Drive connection, in an area previously designed for developable lots. The Department has concerns that the area to the south needs to be filled in to the intended density of the original approval, and will add a condition of approval to insure that is done. ***The petitioner has proposed to plant 7 trees in the tree preservation easement area. The area needs to be shown as an easement on the secondary plat. A condition of approval has been added.***

There were a number of other trees that were highlighted for preservation through the 2008 approval that have since been removed. Some are still shown on the landscape plan for this petition, but are on private property not owned by the petitioner. The Department requests an updated and accurate landscape plan to be submitted and approved by staff before the January hearing. ***The petitioner has submitted a new landscape plan.***

- ***The original plan showed 4 specimen trees in the undeveloped portion of Section V. Only one remains on the new landscape plan. If the others still exist, the Department recommends adding them back to the plan.***
- ***The tree buffer shown south and east of the paired homes has been removed. The Department recommends adding it back to the plan.***
- ***The missing street trees in the developed portion of Section V are no longer shown. The Department recommends adding them back to the plan.***
- ***Proposed street trees along Prow Road are no longer shown. Existing street trees along Prow Road are no longer shown. Because subdivision requires one street tree for every 40 feet of linear frontage, the location of existing and proposed street trees need to be shown. The Department recommends adding them back to the plan.***
- ***Buffer yards on the rear of lots 7-12 that can no longer be confirmed, as they have been sold to private owners, were removed from the plan.***
- ***The detention pond seed mix information and instructions need to be added to the plan.***

A condition of approval to address the landscape plan issues has been added.

Detention Pond: There is a detention pond shown on lot 43 of the 2008 approval, as well as the current proposal. The parcel needs to be shown as common area on the Secondary Plat, and corrections need to be made to the pond to City of Bloomington Utilities standards. A condition of approval will be added. ***The label for the detention pond has been removed and it has not been***

shown as a common area. A condition of approval has been added.

Connectivity: A pedestrian easement is shown connecting the development to BHSN, through the tree preservation area. More information on how that will be done safely and sensitively is needed. *Per the petitioner's representative, MCCSC is not interested in a pedestrian connection at this location because they do not have pedestrian facilities immediately on their adjacent property. Additionally, Engineering staff has taken a close look at the proposed location, and construction of a PROWAG and ADA compliant sidewalk would be very difficult because of existing slope and the intent of tree preservation. The pedestrian connection is no longer planned. A condition of approval to remove the connection on the secondary plat has been added.*

Lighting: No street lighting is proposed, but a plan must be submitted and approved by the Engineering Department, as well as submitted to the Board of Public Works as a component of the secondary plat proposal.

No proposed findings of fact were included in December, so all below are new.

Section 20.06.040(d)(6)(B) General Compliance Criteria (Final Plan and Primary Plat)

- i. Compliance with this UDO
- ii. Compliance with Other Applicable Regulations
- iii. Compliance with Utility, Service, and Improvement Standards
- iv. Compliance with Prior Approvals

PROPOSED FINDING: This petition is in compliance with development standards of the original PUD as amended, such as lot design standards. For those items not detailed in the PUD, the petition must meet UDO requirements. The petition will be in compliance with the PUD and UDO requirements once all conditions of approval are met. The site will require City of Bloomington Utilities approval related to stormwater infrastructure, which will be reviewed before a grading permit is issued.

Section 20.06.070(E)(4) Approval Criteria for Rezoning to a Planned District (PUD)

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

PROPOSED FINDING: This petition is not rezoning the property to PUD, but is developing the last portion of an existing PUD, while amending the total number of lots.

20.06.040(d)(6)(D) Additional Criteria Applicable to Primary Plats and Zoning Map Amendments (Including PUDs)

(i) Consistency with Comprehensive Plan and Other Applicable Plans

The proposed use and development shall be consistent with and shall not interfere with the achievement of the goals and objectives of the Comprehensive Plan and any other adopted plans and policies.

PROPOSED FINDING: The proposed plat will add additional housing opportunities, which is a key component of the Comprehensive Plan.

(ii) Consistent with Intergovernmental Agreements

The proposed use and development shall be consistent with any adopted intergovernmental agreements and shall comply with the terms and conditions of any intergovernmental agreements incorporated by reference into this UDO.

PROPOSED FINDING: No known intergovernmental agreements affect this petition.

(iii) Minimization or Mitigation of Adverse Impacts

- (1) The proposed use and development shall be designed to minimize negative environmental impacts and shall not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise,

stormwater management, wildlife habitat, soils, and native vegetation.

- (2) The proposed use and development shall not result in the excessive destruction, loss or damage of any natural, scenic, or historic feature of significant importance.
- (3) The proposed use and development shall not result in significant adverse fiscal impacts on the city.
- (4) The petitioner shall make a good-faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in the pre-submittal neighborhood meeting for the specific proposal, if such a meeting is required.

PROPOSED FINDING: The Department has added a condition of approval to include tree buffering between the undeveloped portions of Section V and the neighborhood to the east in order to limit negative impacts.

(iv) Adequacy of Road Systems

- (1) Adequate road capacity must exist to serve the uses permitted under the proposed development, and the proposed use and development shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services.
- (2) The proposed use and development shall neither cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

PROPOSED FINDING: There are no road capacity issues anticipated at this location.

(v) Provides Adequate Public Services and Facilities

If the petition involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required to comply with the project's cumulative development to date and shall not depend upon subsequent phases for those improvements.

PROPOSED FINDING: This is the final phase of development for Ridgefield, and specifically Section V. All streets, street trees, utilities, easements, and other improvements will be inspected and approved with this phase once construction is complete.

(vi) Rational Phasing Plan

If the petition involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required to comply with the project's cumulative development to date and shall not depend upon subsequent phases for those improvements.

PROPOSED FINDING: This is the final phase.

20.06.060(b)(3)(F) Subdivision Waivers

Waivers from any standards within Chapter 5 shall be reviewed according to the following criteria:

- i. The granting of the subdivision waiver shall not be detrimental to the public safety, health, or general welfare, or injurious to other property; and
- ii. The conditions upon which the request for a Subdivision Waiver are based are unique to the property; and
- iii. The Subdivision Waiver shall not in any manner vary the provisions of the development standards, Comprehensive Plan, or Transportation Plan.

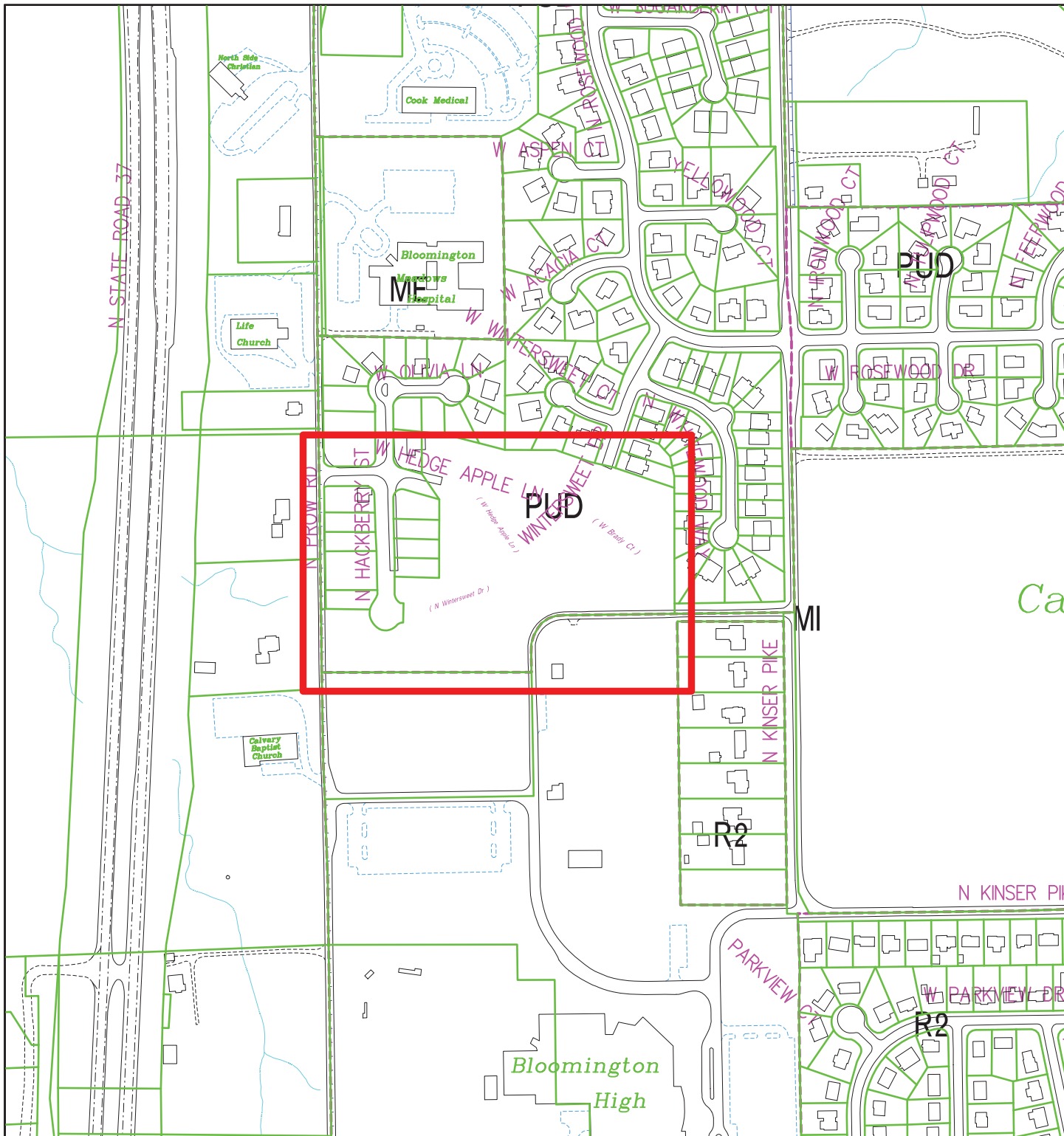
PROPOSED FINDING: The petitioner is requesting to waive the standard that prohibits eyebrow design in 20.05.050(j)(5)(N), as well as Table 05-5 that only allows cul-de-sac design in limited use for commercial/employment subdivisions. The petitioner received approval for a similar design in 2008, but did not finish construction. The petitioner has submitted a design that meets both the eyebrow and cul-de-sac limitations of the UDO, but prefers to request the waiver. The Department recommends denial of the waiver request.

CONCLUSION: The Department has been working with the petitioner for some time to address the issues at the petition site, so that the development can be completed and the residents can receive City services. The Department looks forward to the site being brought into compliance and completed. Final Plan approval is the first step in the process of resolving this enforcement case. While completing the roadway connection is important and the petition was created under a previous code, the Department wants to encourage code-compliant design for any new public facilities being built, and therefore has discouraged the use of the new cul-de-sac and eyebrow design, and ultimately recommended denial of the subdivision waiver. Compliance with the UDO would require reconfiguration that deviates from the design desired by the petitioner, but the petitioner has shown that compliance is possible.

RECOMMENDATION: The Department recommends that the Plan Commission approve the Final Plan and Primary (Preliminary) Plat Amendment to Section V of the Ridgefield subdivision and deny the subdivision waiver request, subject to the following conditions:

1. The approved design is that design submitted by the petitioner showing no eyebrow and no cul-de-sac, included in this packet (titled Alternative Roadway Design) except that the parcel in the southeast portion of the development which was previously shown as a cul-de-sac shall have a maximum of six driveway cuts.
2. The petitioner shall submit a grading permit application packet for, at a minimum, the developed portion of Section V, within 30 days of this approval.
3. The petitioner shall submit to the Engineering Department a Public Improvements bond estimate within 30 days of this approval, and will submit the required bond within 10 days of the approval of said estimate.
4. The petitioner has agreed to instruct construction traffic to enter the site from the west, off of Prow Road. Signage to that effect (minimally, one at the east end of to-be-constructed Wintersweet Drive and one at Prow Road) will be placed on the site during construction.
5. 'Tracts 1 and 2' shall be corrected and shown as parts of Lots 13 and 14 on the secondary plat.
6. The petitioner shall identify all common area lots around the paired homes on the secondary plat.

7. The petitioner shall identify the tree preservation area as an easement on the secondary plat, with all required language included on said plat.
8. An amended landscape plan shall be submitted before a grading permit will be issued that addresses the following issues:
 - All four specimen trees shown in the 2008 plans for the undeveloped portion of Section V need to be shown on the plan. If they have died, please submit proof to the Department.
 - The tree buffer originally shown on the 2008 plans south and east of the paired homes needs to be added to the plan.
 - Missing street trees in the developed portion of Section V need to be added to the plan.
 - Existing and proposed street trees along Prow Road, in order to meet one tree for every 40 linear feet of frontage, need to be added to the plan.
 - The landscape plan shall be updated to match the approved road design.
9. Label Lot 43 as a detention pond, as well as a common area lot.
10. Remove the pedestrian connection easement to Bloomington High School North on the secondary plat.
11. Any previous conditions related to on-street parking in Section V are removed, and on-street parking for the roads in Section V will be governed by the Bloomington Municipal Code regulations.

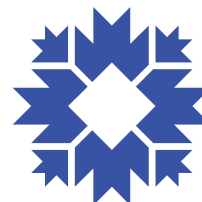


By: scanlanj
30 Jul 21

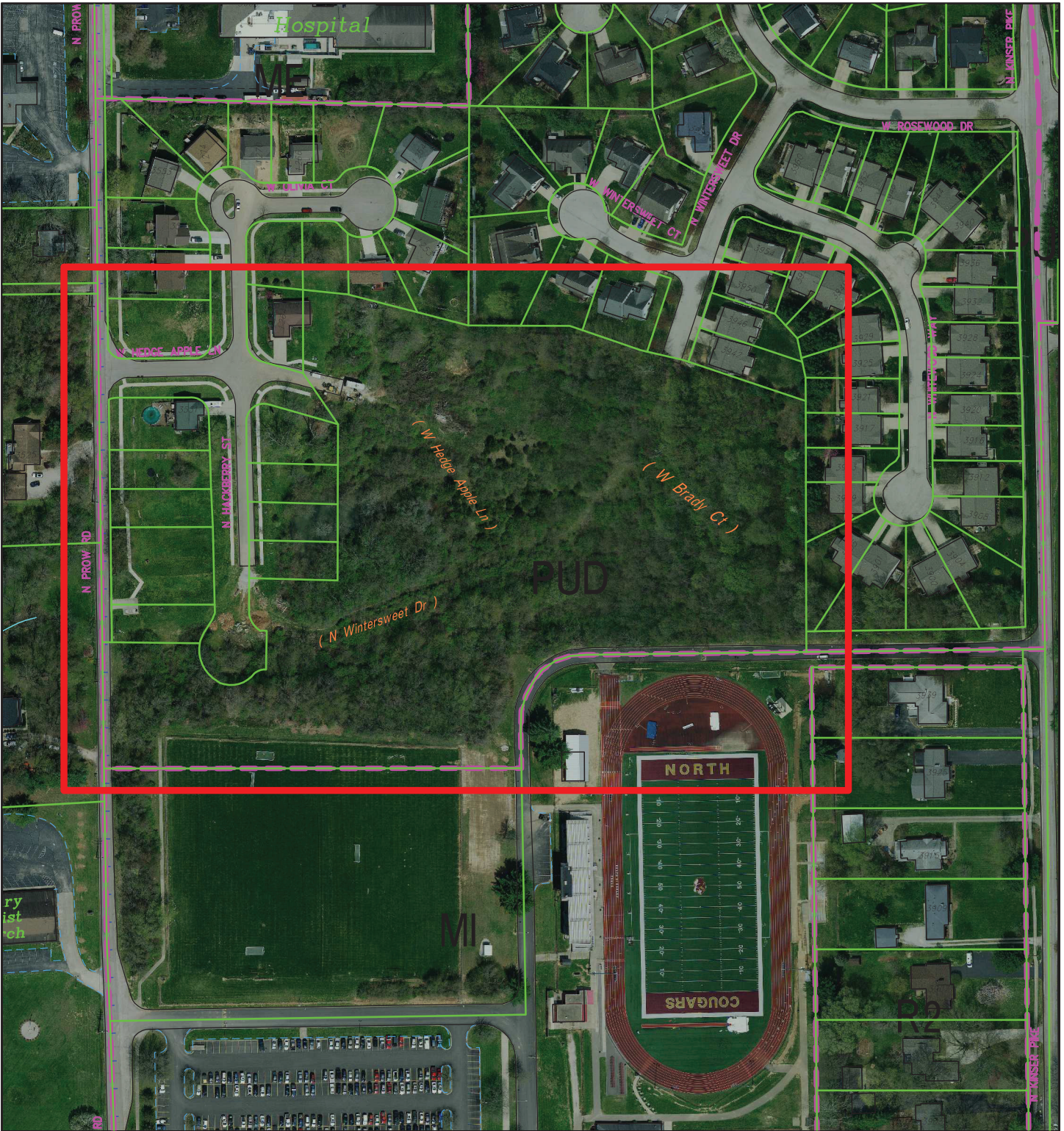


For reference only; map information NOT warranted.

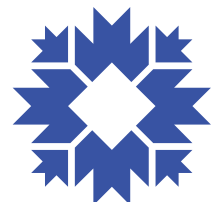
City of Bloomington
Planning



Scale: 1" = 400'

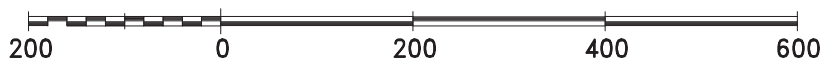


City of Bloomington
Planning

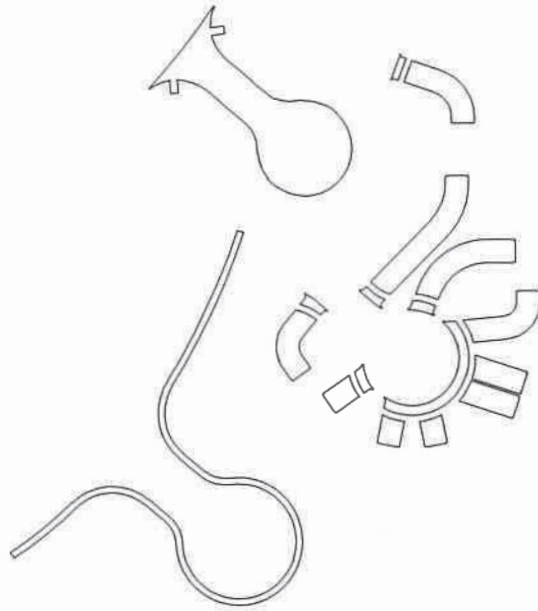


Scale: 1" = 200'

By: scanlanj
30 Jul 21

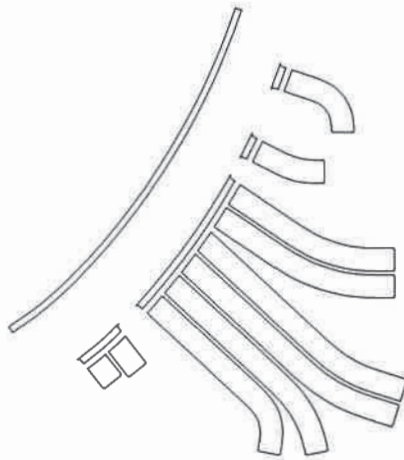


For reference only; map information NOT warranted.



Original Layout

amount of pavement and sidewalk
21,542.98 sf or 0.49 acres

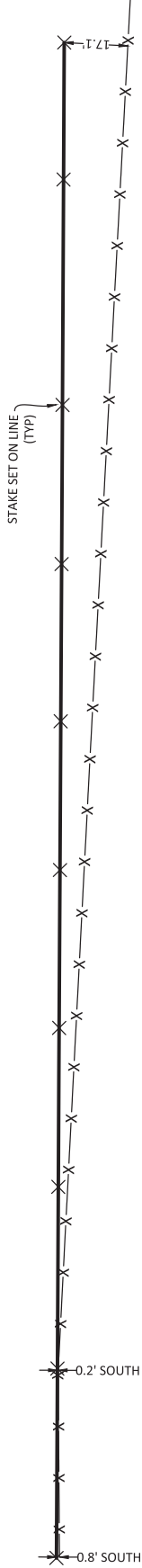
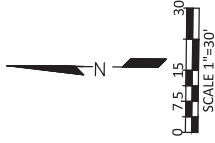


New Exhibit Layout

amount of pavement and sidewalk
24,174.50 sf or 0.55 acres
This configuration increased impervious
area by 2,631.52 sf

BRCJ Southern Lot Line Exhibit

FENCE EXHIBIT
JOB No. 6015



Bloomington • Bedford • Paoli
1951 West Tapp Road • Bloomington, Indiana 47403 • P: 812.336.8277

BRCJcivil.com

Aerials of fence line along southern lot line and area with no trees for reference ²⁷



Bledsoe Riggert Cooper James
LAND SURVEYING • CIVIL ENGINEERING • GIS

November 28, 2022

Jackie Scanlan, AICP
Development Services Manager
City of Bloomington Planning and Transportation Department
Shower Building Suite 130
401 N. Morton St
Bloomington, Indiana 47404

via email: scanlanj@bloomington.in.gov

Re: Ridgefield Subdivision
North Prow Road: 3500 Block of N. Hackberry Street
Petitioner's Statement

Dear Jackie,

On behalf of our client, Robert Shaw, we respectfully request to be placed on the December 2022 Plan Commission agenda for consideration of Final Plan approval, Preliminary Plat amendment, and waiver requests for Ridgefield PUD and Subdivision Section V.

This is the final phase of the Ridgefield Subdivision. Located east of Prow Road along the northern edge of the Bloomington North High School campus, this portion of the subdivision is bounded by churches and single-family residences to the west; the Bloomington Meadows facility and single-family residences to the north; and duplexes to the east. Within this 8.57 acre section, we are proposing 14 single family home sites ranging from 0.21 to 0.33 acres; a 0.80 acre tree preservation easement; a pedestrian access easement with a walkway to the high school campus; and two condominium parcels consisting of 0.98 acres with six units and 2.00 acres with ten units respectively. Utilities for this phase will be extended from those constructed in Phase 1. Water will be extended northeast along Winterstreet Drive to connect to the existing 12" water main constructed under a previous section of Ridgefield. The stormwater detention basin constructed in Phase 1 was sized to accommodate the development of Phase 2. We propose to continue the use of the 50' right-of-way with 5' sidewalks as presented in the preliminary plat. However, we are widening the street width from 20' to 28' to accommodate on street parking.

Our request to amend the preliminary plat includes reducing the number of single-family lots along the east side of Hackberry Street in Phase 1 by one; reducing the number of lots in Phase 2 by seven; and reconfiguring the tree preservation easement to allow for wider, more accommodating, single-family home sites.

In addition, we request a waiver from the subdivision development standards to allow for an eyebrow type cul-de-sac to be placed at the intersection of Hackberry Street and Wintersweet Drive and a cul-de-sac to be placed at the end of Bradley Court. These cul-de-sacs were presented on the preliminary plat in 2008 and are consistent with the balance of the Ridgefield Subdivision. They are essential to provide street access and to allow for full development of the southwest and southeast corners of this final phase of the subdivision.

We are also working to address the outstanding public improvement deficiencies within Phase 1 that were outlined by staff. As requested, we have prepared engineered plans for select sidewalk and ramp replacement and installation of detectable warning elements on ramps to ensure compliance with ADA Guidelines and the Public Right-of-Way Accessibility Guidelines (PROWAG). We are submitting these plans for your review as well as staff's review. Once we have staff acceptance of the plans, we will prepare engineer's estimates for the associated public improvements and erosion control measures. We will then obtain and submit the respective bonds so a grading permit can be released to allow us to proceed with the corrective measures. It should be noted that we are committed to implementing the approved street lighting plan and addressing any remaining street tree deficiencies.

Ridgefield Subdivision
Petitioner's Statement
November 28, 2022
Page 2 of 2

We respectfully request your positive consideration of our requests for this final phase of the Ridgefield PUD.

Please let me know if you have any questions or concerns or if you need any additional information.

Sincerely,

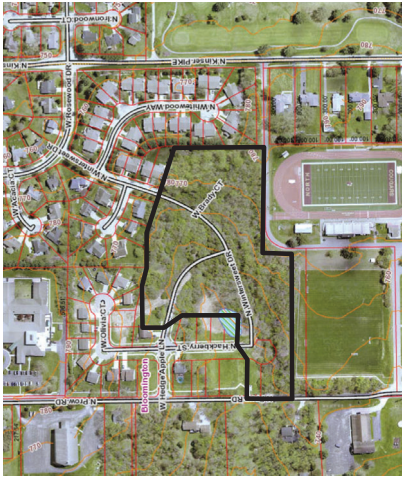
A handwritten signature in blue ink, appearing to read "W. S. Riggert".

William S. Riggert, PE
Principal

ec: Robert Shaw

xc: File - Project 6015

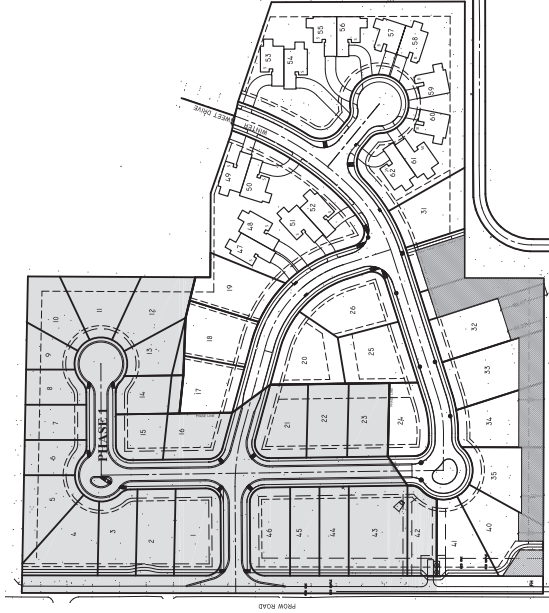
RIDGFIELD SUBDIVISION SECTION V PHASE 2 FOR BOB SHAW



LOCATION MAP
NOT TO SCALE

SHEET INDEX

SHEET NO.	DESCRIPTION
C100	TITLE SHEET
C201	STORMWATER POLLUTION PREVENTION - NOTES
C202	STORMWATER POLLUTION PREVENTION - PLAN
C203	STORMWATER POLLUTION PREVENTION - DETAILS
C301	SITE PLAN
C401	GRADING PLAN
C501	UTILITY PLAN
C601	LANDSCAPE
C701	ROAD PROFILES R-1
C702	ROAD PROFILES R-2
C703	ROAD PROFILES R-3, R-4
C704	SANITARY SEWER PROFILE S-1 (FOR REFERENCE)
C705	SANITARY SEWER PROFILE S-2
C706	SANITARY SEWER PROFILE S-3
C707	FORCE MAIN (FOR REFERENCE)
C801	DETAILS
C802	SPECIFICATIONS



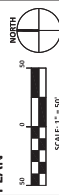
DATE	ISSUE:	BY	DATE
11-28-2022	ISSUED FOR PERMIT		
REVISIONS			

Bledsoe Riggert Cooper James
BRCJ
 LAND SURVEYING • CIVIL ENGINEERING • GIS



Bob Shaw
 P.E.
 11-29-2022

**RIDGEFIELD SUBDIVISION
 SECTION V PHASE 2
 FOR
 BOB SHAW
 BRCJ Project No: 6015
**STORMWATER
 POLLUTION PREVENTION
 PLAN****



DATE: 11-29-2022 ISSUED FOR PERMIT

REVISION NUMBER	REVISION DESCRIPTION	ISSUE DATE

GENERAL NOTES

1. THIS PLAN SHOWS THE MINIMUM REQUIREMENTS FOR STORMWATER POLLUTION PREVENTION DEVICES PRIOR TO STARTING CONSTRUCTION ACTIVITIES.
2. MODIFY AND MAINTAIN CONSTRUCTION STORMWATER POLLUTION PREVENTION DEVICES AS NECESSARY TO ENSURE PROPER OPERATION THROUGHOUT THE PROJECT.
3. REMOVE ALL CONSTRUCTION STORMWATER POLLUTION PREVENTION DEVICES UPON COMPLETION OF THE PROJECT OR AS OTHERWISE DIRECTED BY THE ENGINEER.
4. THIS PLAN SHOWS THE MINIMUM LEVEL OF DISTURBANCE. DISTURBANCE BEYOND THIS LEVEL WILL BE AT THE DISCRETION OF THE ENGINEER, AND WILL BE UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
5. REFER TO STORMWATER POLLUTION PREVENTION PLAN, NOTES FOR ADDITIONAL INFORMATION.
6. REFER TO STORMWATER POLLUTION PREVENTION PLAN, DETAILS FOR DETAILS.
7. TRACKING OF SOIL OR OTHER MATERIALS SHOULD BE MAINTAINED ON SITE THROUGHOUT CONSTRUCTION. ANY TRACKING SHALL BE REMOVED IMMEDIATELY.
8. GENERAL SITE AREA = 15.1 ACRES, MAKE A RECORD OF DISTURBANCE 6.5% MAX.

PLAN NOTES

1. DISCHARGE POINT DIRECTION WHERE RUNOFF LEAVES THE SITE.
2. ANCHOR MATCHLINE AREA DIRECTLY AFTER SEEDING.
3. GRAVEL DOWN-DROP INLET PROTECTION. REFER TO STORMWATER POLLUTION PREVENTION PLAN, DETAIL.
4. TYPICAL AREA.

CONSTRUCTION SCHEDULE

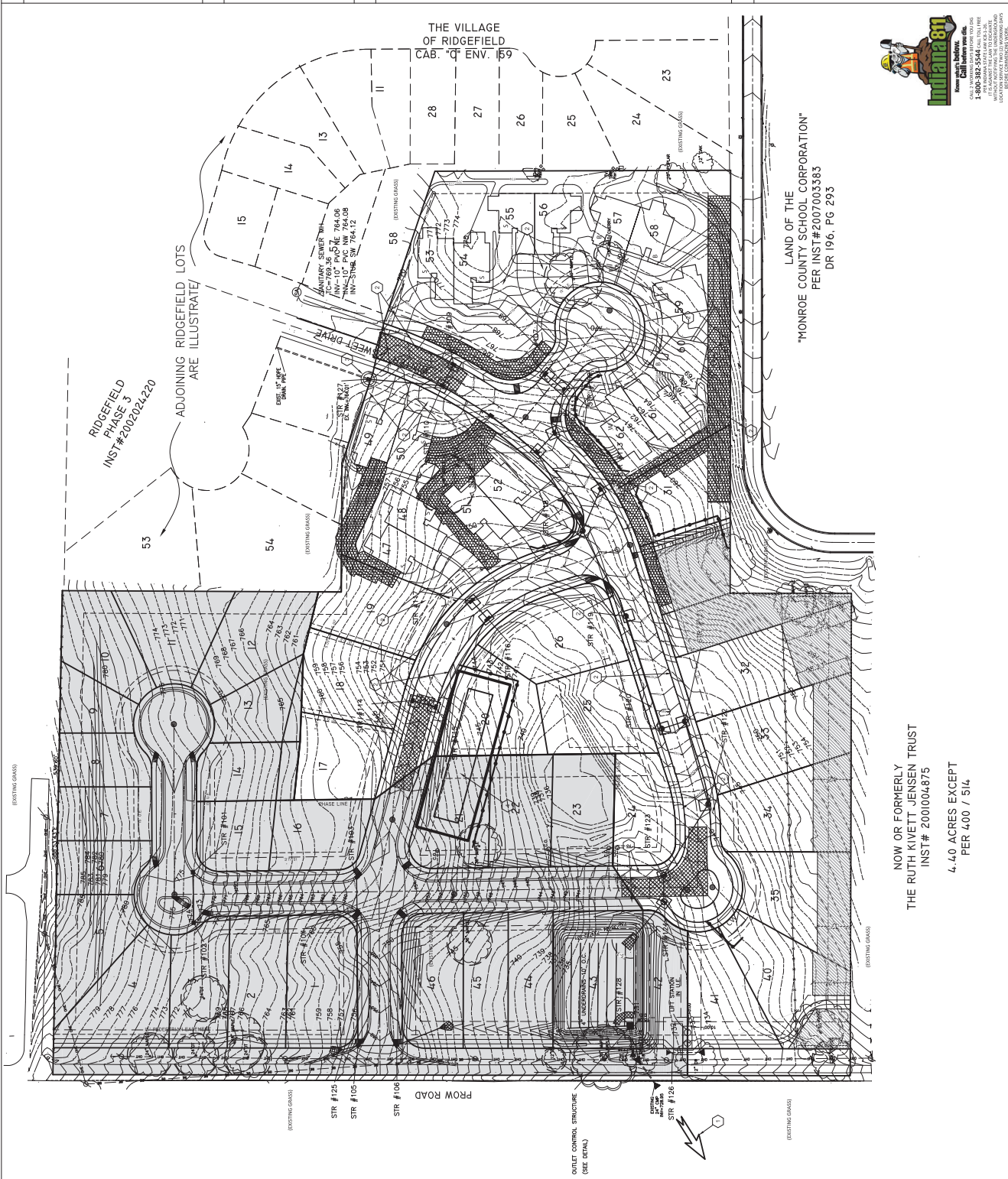
1. CONDUCT ALL MEETINGS AND ACTIVITIES TO MAINTAIN THE CONSTRUCTION SCHEDULE. THIS SCHEDULE IS GOVERNED BY THE CONSTRUCTION PROJECT MANAGER.
2. MAINTAIN CONSTRUCTION ACTIVITIES WITHIN DESIGNATED CONSTRUCTION LIMITS. ALL WORKS SHOULD BE COMPLETED PRIOR TO STARTING CONSTRUCTION ACTIVITIES.
3. PROCEED WITH WORKING ASSOCIATED WITH THE CONSTRUCTION AND SITE UTILITIES.
4. INSTALL THE ADDITIONAL REQUIRED EROSION CONTROL MEASURES.
5. INSTALL NEW UTILITIES, VALVES AND CONCRETE CURBS.
6. THEN INSTALL CONCRETE AND ASPHALT PAVEMENT.
7. IF THE SITE IS SUITABLE FOR MORE THAN 2 DAYS, TEMPORARY SEEDINGS WILL BE REQUIRED TO MAINTAIN THE EROSION CONTROL MEASURES WILL BE REQUIRED BY THE SITE IS SUITABLE TO INSURE THAT THE MEASURES ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SCHEDULE.
8. SEEDING SHALL BE AS INDICATED ON PLANS.
9. SEEDING SHALL BE AS DIRECTED BY THE ENGINEER AFTER SITE IS STABILIZED BY THE EROSION CONTROL MEASURES.

LEGEND

Statement to Contractor:
 The plan contains the minimum measures necessary to be in compliance. It is the contractor's responsibility to ensure that the measures are installed and maintained throughout the project. The contractor should be prepared to use good judgment and common sense to determine if the measures are sufficient to prevent storm water runoff and sediment from leaving the site. If the contractor determines that the measures are insufficient, the contractor shall consult with the engineer. The engineer's approval is required for any modifications to the plan. The contractor shall maintain a record of all measures installed and maintained throughout the project. The contractor shall submit a report to the engineer at the end of the project detailing the measures installed and maintained throughout the project. The contractor shall be responsible for the cost of all measures installed and maintained throughout the project. The contractor shall be responsible for the cost of all measures installed and maintained throughout the project.

LEGEND

- PHASE 1 COMPLETED
- PROPOSED CONTOURS
- EXISTING CONTOURS
- FEETERS ROCK OR Silt FENCE. REFER TO DETAIL.
- SEEDING
- CONCRETE DOWN-DROP INLET PROTECTION. REFER TO DETAIL.
- GRAVEL DOWN-DROP INLET PROTECTION. REFER TO DETAIL.
- PRIMEVAL FILES ROCK
- CONCRETE WALKWAY CONTAINMENT BARRIERS OR CONCRETE WALKWAY MATERIALS TO BE INSTALLED AT THE DISCRETION OF THE ENGINEER.
- GRAVEL INLET PROTECTION. REFER TO DETAIL.
- GRAVEL DOWN-DROP INLET PROTECTION. REFER TO DETAIL.
- UTILIZE EXISTING GRAVEL DRIVES AS CONSTRUCTION ENTRIES AND MAINTAIN THROUGHOUT CONSTRUCTION.



LAND OF THE
 "MONROE COUNTY SCHOOL CORPORATION"
 PER INST#2007003363
 DR 196, PG 293

NOW OR FORMERLY
 THE RUTH KIVETT JENSEN TRUST
 INST# 2001004875
 4.40 ACRES EXCEPT
 PER 4.00 / 5.14

STORM STRUCTURE DATA TABLE

STR #	CONCRETE FOUNDATION	TOP OF FOUNDATION	INVERT	TYPE	PIPE SPECIFICATIONS		TOP OF STRUCTURE	INVERT	TYPE	INVERT	TOP OF STRUCTURE	SECTION
					DIAMETER	DEPTH						
101	7995	101	102	18"	12'	7995	7995	18"	12'	7995	7995	1
102	7995	101	104	18"	12'	7995	7995	18"	12'	7995	7995	1
103	7995	101	104	18"	12'	7995	7995	18"	12'	7995	7995	1
104	7995	101	104	18"	12'	7995	7995	18"	12'	7995	7995	1
105	7995	101	104	18"	12'	7995	7995	18"	12'	7995	7995	1
106	7995	101	104	18"	12'	7995	7995	18"	12'	7995	7995	1
107	7995	101	104	18"	12'	7995	7995	18"	12'	7995	7995	1
108	7995	101	104	18"	12'	7995	7995	18"	12'	7995	7995	1
109	7995	101	104	18"	12'	7995	7995	18"	12'	7995	7995	1
110	7995	101	104	18"	12'	7995	7995	18"	12'	7995	7995	1
111	7995	101	104	18"	12'	7995	7995	18"	12'	7995	7995	1
112	7995	101	104	18"	12'	7995	7995	18"	12'	7995	7995	1
113	7995	101	104	18"	12'	7995	7995	18"	12'	7995	7995	1
114	7995	101	104	18"	12'	7995	7995	18"	12'	7995	7995	1
115	7995	101	104	18"	12'	7995	7995	18"	12'	7995	7995	1
116	7995	101	104	18"	12'	7995	7995	18"	12'	7995	7995	1
117	7995	101	104	18"	12'	7995	7995	18"	12'	7995	7995	1
118	7995	101	104	18"	12'	7995	7995	18"	12'	7995	7995	1
119	7995	101	104	18"	12'	7995	7995	18"	12'	7995	7995	1
120	7995	101	104	18"	12'	7995	7995	18"	12'	7995	7995	1
121	7995	101	104	18"	12'	7995	7995	18"	12'	7995	7995	1
122	7995	101	104	18"	12'	7995	7995	18"	12'	7995	7995	1
123	7995	101	104	18"	12'	7995	7995	18"	12'	7995	7995	1
124	7995	101	104	18"	12'	7995	7995	18"	12'	7995	7995	1
125	7995	101	104	18"	12'	7995	7995	18"	12'	7995	7995	1
126	7995	101	104	18"	12'	7995	7995	18"	12'	7995	7995	1
127	7995	101	104	18"	12'	7995	7995	18"	12'	7995	7995	1
128	7995	101	104	18"	12'	7995	7995	18"	12'	7995	7995	1
129	7995	101	104	18"	12'	7995	7995	18"	12'	7995	7995	1
130	7995	101	104	18"	12'	7995	7995	18"	12'	7995	7995	1
131	7995	101	104	18"	12'	7995	7995	18"	12'	7995	7995	1
132	7995	101	104	18"	12'	7995	7995	18"	12'	7995	7995	1
133	7995	101	104	18"	12'	7995	7995	18"	12'	7995	7995	1
134	7995	101	104	18"	12'	7995	7995	18"	12'	7995	7995	1
135	7995	101	104	18"	12'	7995	7995	18"	12'	7995	7995	1
136	7995	101	104	18"	12'	7995	7995	18"	12'	7995	7995	1
137	7995	101	104	18"	12'	7995	7995	18"	12'	7995	7995	1
138	7995	101	104	18"	12'	7995	7995	18"	12'	7995	7995	1
139	7995	101	104	18"	12'	7995	7995	18"	12'	7995	7995	1
140	7995	101	104	18"	12'	7995	7995	18"	12'	7995	7995	1

NOTE: REFER TO DETAIL SHEET FOR POWER OUTLET CONTROL.

- NOTES:**
- CONTOURS FROM FIELD TOPO
 - CONSTRUCTION OF SANITARY, STORM, AND WATER UTILITIES PER CURRENT CBU SPECIFICATIONS.
 - SITE IS WOODED WITH AREAS OF SERVICE UNDERGROWTH TO BE REMOVED. ALL EXISTING TREES TO BE IDENTIFIED AND SPECIMEN TREES ON SITE THAT WILL BE CONSIDERED AT THE APPROVAL STAGE.
 - THE TREE PRESERVATION AREAS WILL BE PREPARED BY THE CONTRACTOR. ALL EXISTING TREES TO BE IDENTIFIED AND SPECIMEN TREES ON SITE THAT WILL BE CONSIDERED AT THE APPROVAL STAGE. REPLACEMENT OF VOID AREAS WILL BE DONE WITH NATIVE ORNAMENTALS SUCH AS DOGWOODS AND RED BUDS.
 - AS JARVIS GARDEN DEVELOPER - SEE LANDSCAPE PLAN.
 - STREET TREES ARE PROPOSED ON INTERIOR STREETS. ALL TREE PRESERVATION AREAS SHALL BE MAINTAINED PERMANENTLY UNLESS OTHERWISE INDICATED BY THE LANDSCAPE PLAN.
 - NO TREES FALLING ALONG THE PROPERTY LINE WILL BE REMOVED UNLESS THEY POSE A SIGNIFICANT THREAT TO A POTENTIAL BUILDING.
 - DIMP LINES OF EXISTING TREES TO BE SAVED HAVE BEEN MEASURED.
 - WALK LANE SIDEWALK SHALL HAVE A 5 FOOT WIDE CONCRETE WALK LANE.
 - ELECTRIC SERVED BY DUKE ENERGY
 - NATURAL GAS BY VETREN
 - ALL LOTS SHALL HAVE WATER AND SEWER SERVICE PROVIDED TO ALL LOTS. ANY OMISSION ON PLANS SHALL NOT CONSTITUTE A LACK OF NECESSITY.

LEGEND

EXISTING

- CONTOURS
- TREELINE
- PROPERTY LINE
- WATER MAIN
- SEWER MAIN
- CONCRETE
- MANHOLE
- STORM INLET
- WALK BOX
- CLEAN OUT
- SEWER LATERAL FROM MAIN
- VETREN ENERGY
- UNDERGROUND ELECT/PHONE

PROPOSED

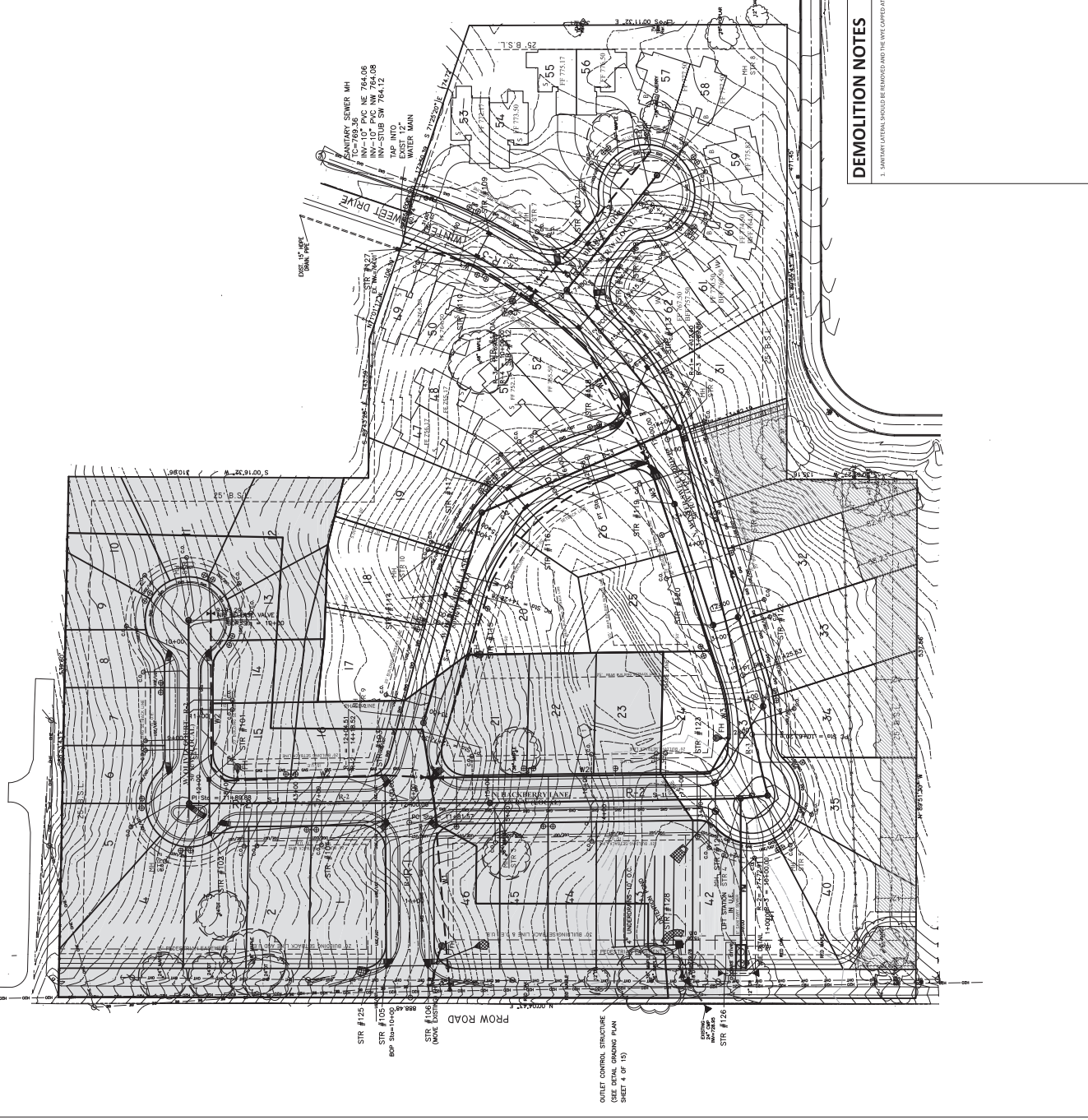
- CONTOURS
- TREELINE
- PROPERTY LINE
- WATER MAIN
- SEWER MAIN
- CONCRETE
- MANHOLE
- STORM INLET
- WALK BOX
- CLEAN OUT
- SEWER LATERAL FROM MAIN
- VETREN ENERGY
- UNDERGROUND ELECT/PHONE

WORK COMPLETED IN PHASE 1



DEMOLITION NOTES

- SANITARY LATERAL SHOULD BE REMOVED AND THE INVERT CAPPED AT THE MAIN.



OUTLET CONTROL STRUCTURE
 (SEE DETAIL GRADING PLAN
 SHEET 4 OF 15)

STR #125
 STR #126
 STR #127
 STR #128
 STR #129
 STR #130
 STR #131
 STR #132
 STR #133
 STR #134
 STR #135
 STR #136
 STR #137
 STR #138
 STR #139
 STR #140

SEWER MAIN
 WATER MAIN

PRO ROW ROAD

WEST DRIVE

BLACKBERRY LANE

CONCRETE

MANHOLE

STORM INLET

WALK BOX

CLEAN OUT

SEWER LATERAL FROM MAIN

VETREN ENERGY

UNDERGROUND ELECT/PHONE

CONTOURS

TREELINE

PROPERTY LINE

WATER MAIN

SEWER MAIN

CONCRETE

MANHOLE

STORM INLET

WALK BOX

CLEAN OUT

SEWER LATERAL FROM MAIN

VETREN ENERGY

UNDERGROUND ELECT/PHONE

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PROPERTY LINE

WATER MAIN

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SEWER LATERAL FROM MAIN

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UNDERGROUND ELECT/PHONE

CONTOURS

TREELINE

PROPERTY LINE

WATER MAIN

SEWER MAIN

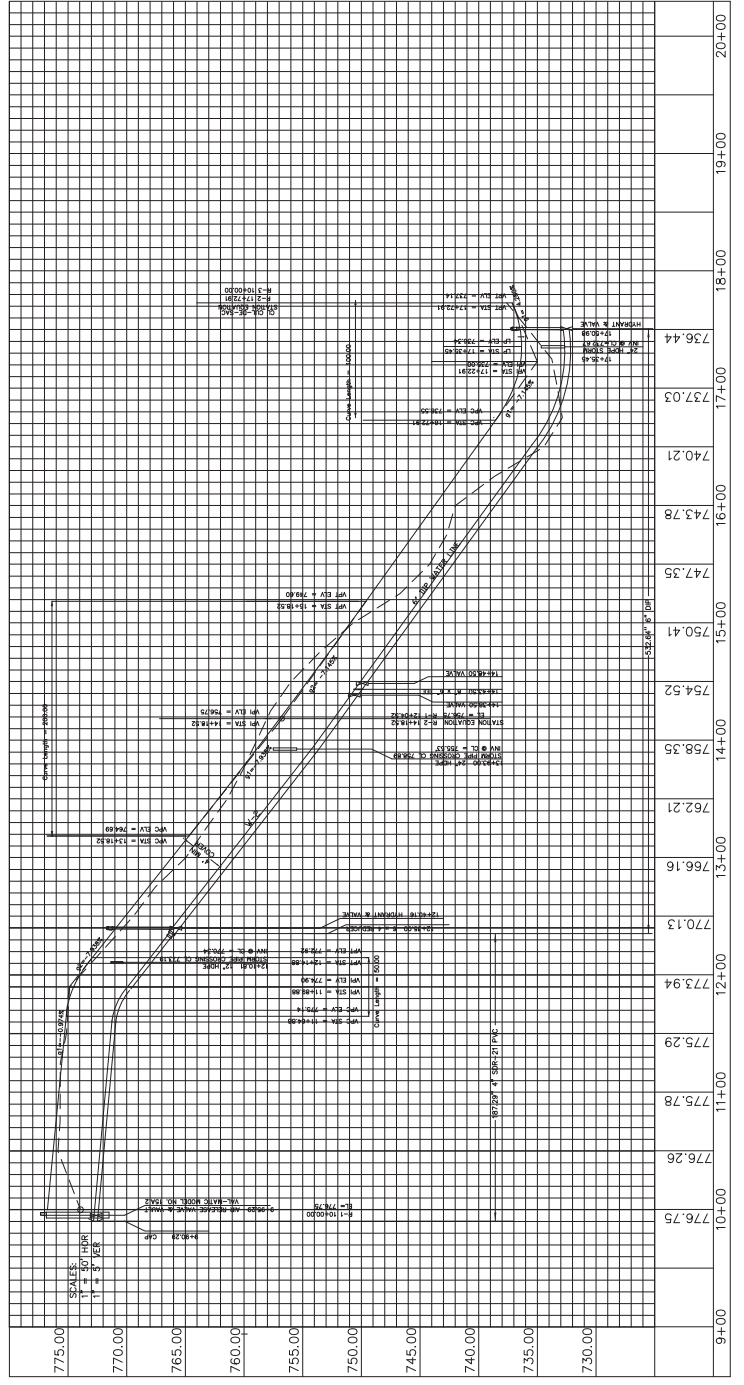
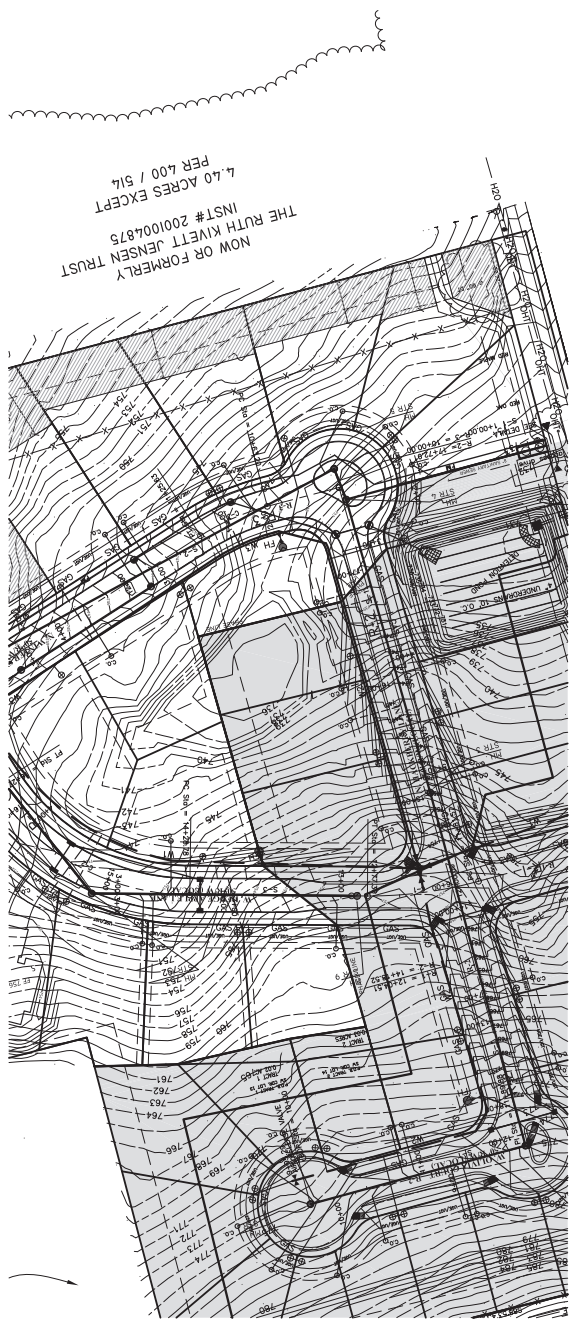
CONCRETE

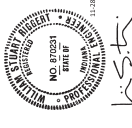
MANHOLE

STORM INLET

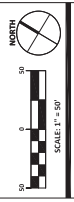
NOTE:
 STATIONING, SANITARY CROSSING & STORM CROSSING INVERTS
 ARE SHOWN ON THIS PROFILE. CONTRACTOR SHALL VERIFY
 WATERLINE DOES NOT INTERFERE WITH SANITARY OR
 STORM PIPES SHOWN ON PROFILE. REFER TO PLAN DRAWING.
 CONTRACTOR TO LOCATE AND VERIFY THE LOCATION OF
 ALL UTILITIES PRIOR TO CONSTRUCTION.

4.40 ACRES EXCEPT
 PER 600 / S14
 THE RUTH KIVETT JENSEN TRUST
 INST# 2001004875
 NOW OR FORMERLY





**RIDGEFIELD SUBDIVISION
 SECTION V PHASE 2
 BLOOMINGTON, INDIANA**
 FOR
BOB SHAW
 BRCJ Project No: 6015
ROAD PROFILE R-3 & R-4



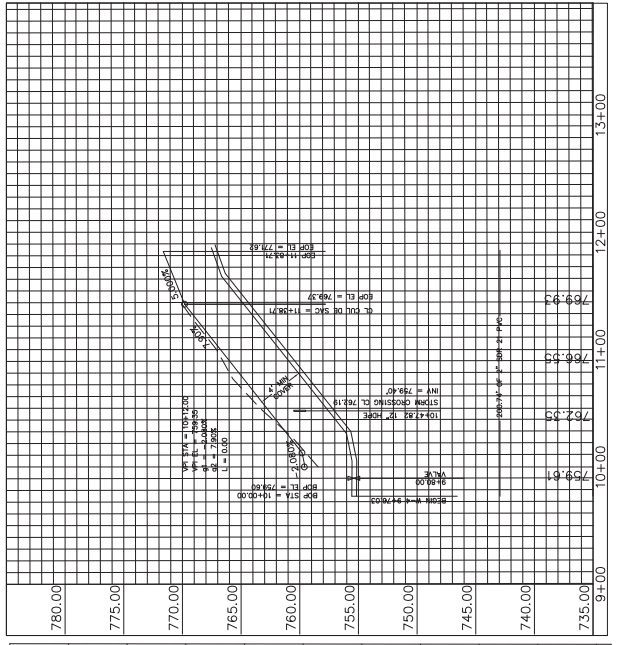
DATE: 11-28-2022 ISSUED FOR PERMIT
 DRAWN BY: [Name]
 CHECKED BY: [Name]

Box #	Box Description	Issue Date

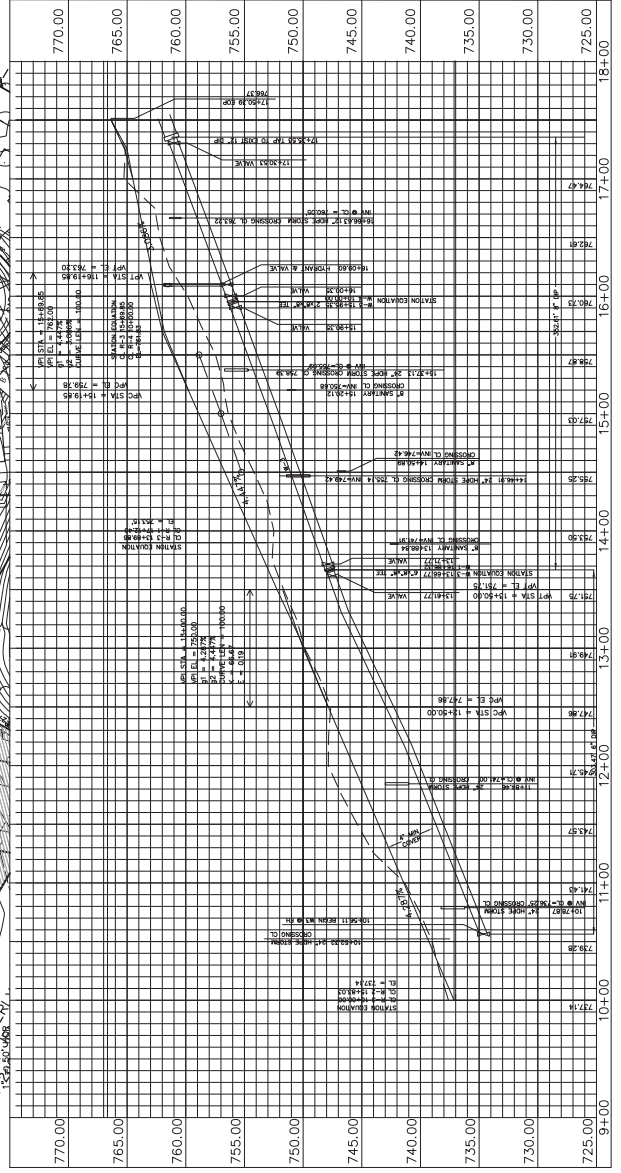


NOTE:
 STATIONING, SANITARY CROSSINGS & STORM CROSSING INVERTS
 SHOWN ON THIS PROFILE ARE APPROXIMATE. CONTRACTOR SHALL
 WATERLINE DOES NOT NECESSARILY CROSS SANITARY OR
 STORM LINES SHOWN ON PROFILE. REFER TO PLAN DRAWING.
 CONTRACTOR TO LOCATE AND VERIFY THE LOCATION OF
 ALL UTILITIES PRIOR TO CONSTRUCTION.

SCALE:
 HORIZ = 1" = 5' HOR
 VERT = 1" = 5' VERT



W-4



W-3

FOR INFORMATIONAL PURPOSES ONLY



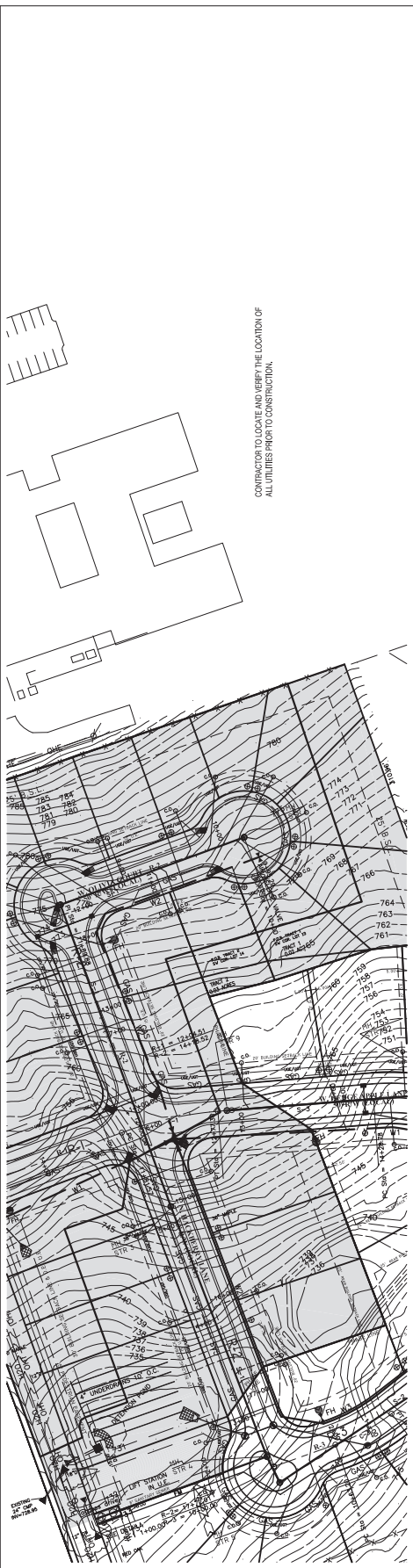
**RIDGEFIELD SUBDIVISION
 SECTION V PHASE 2
 BLOOMINGTON, INDIANA**
 FOR
BOB SHAW
 BRCJ Project No: 6015
**SANITARY SEWER
 PROFILE S-1**



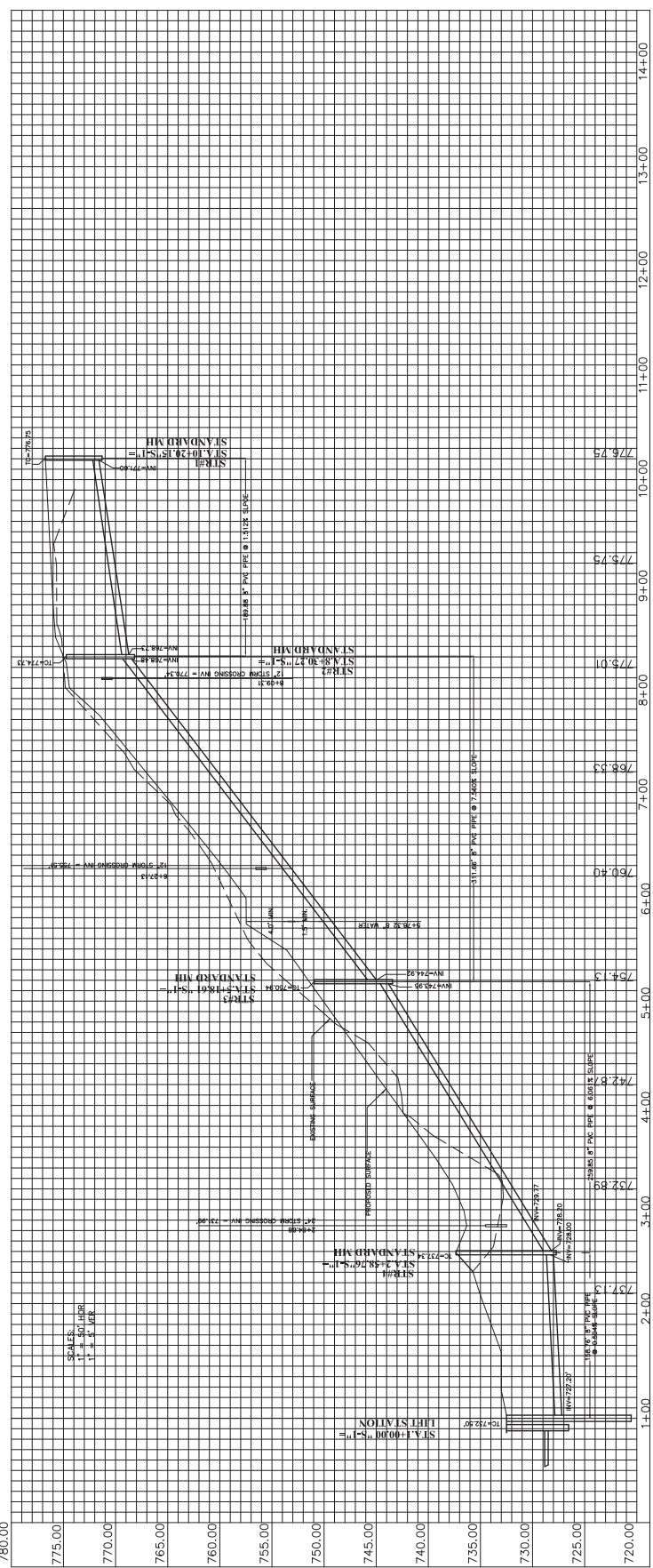
DATE:	11-28-2022	ISSUED FOR REFERENCE
REV. #	1	REVISION SCHEDULE
REV. DESCRIPTION:		ISSUE DATE:

Drawn By: CDG & SBA
 Designed By: CDG
 Checked By: WSR

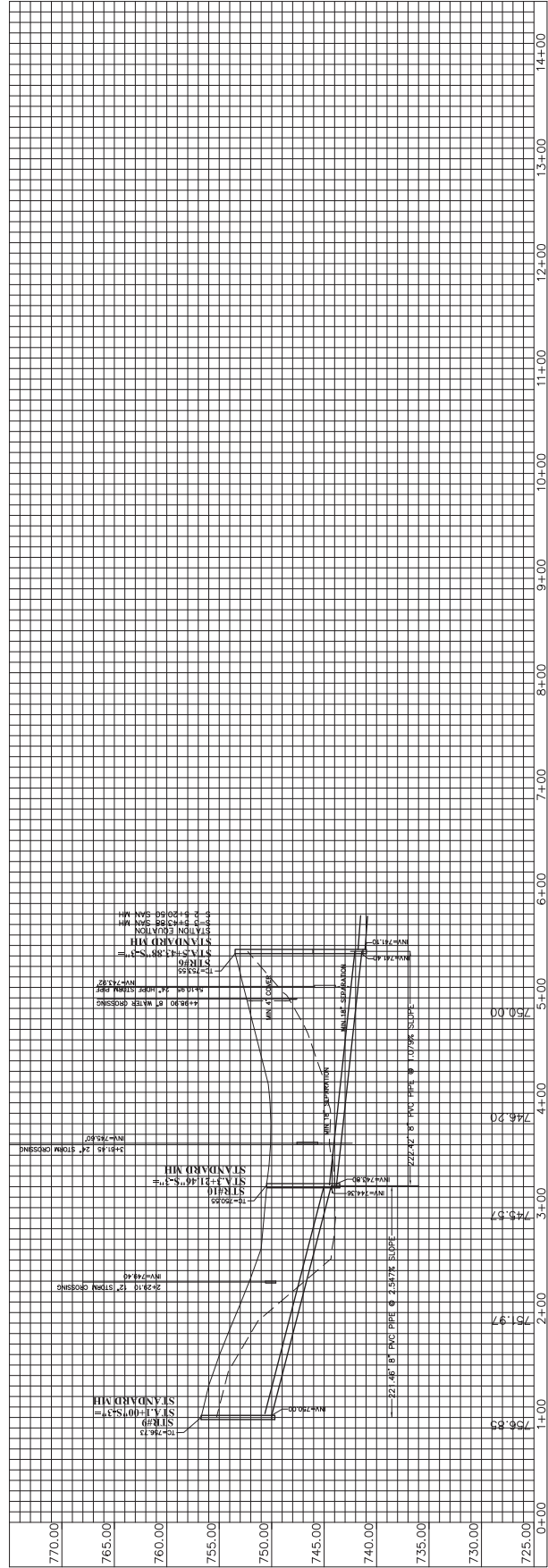
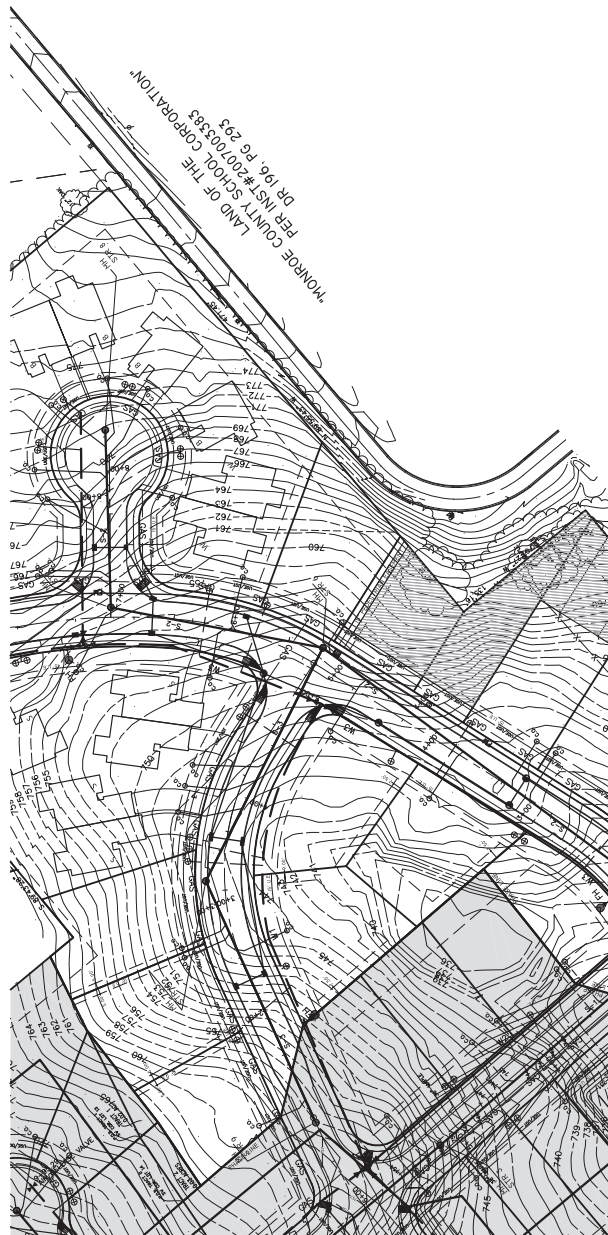
41
C704



S-1



CONTRACTOR TO LOCATE AND VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.



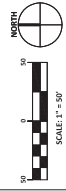
FOR INFORMATIONAL PURPOSES ONLY



**RIDGEFIELD SUBDIVISION
 SECTION V PHASE 2
 BLOOMINGTON, INDIANA**

FOR **BOB SHAW**
 BRCJ Project No. 6015

FORCE MAIN PROFILE



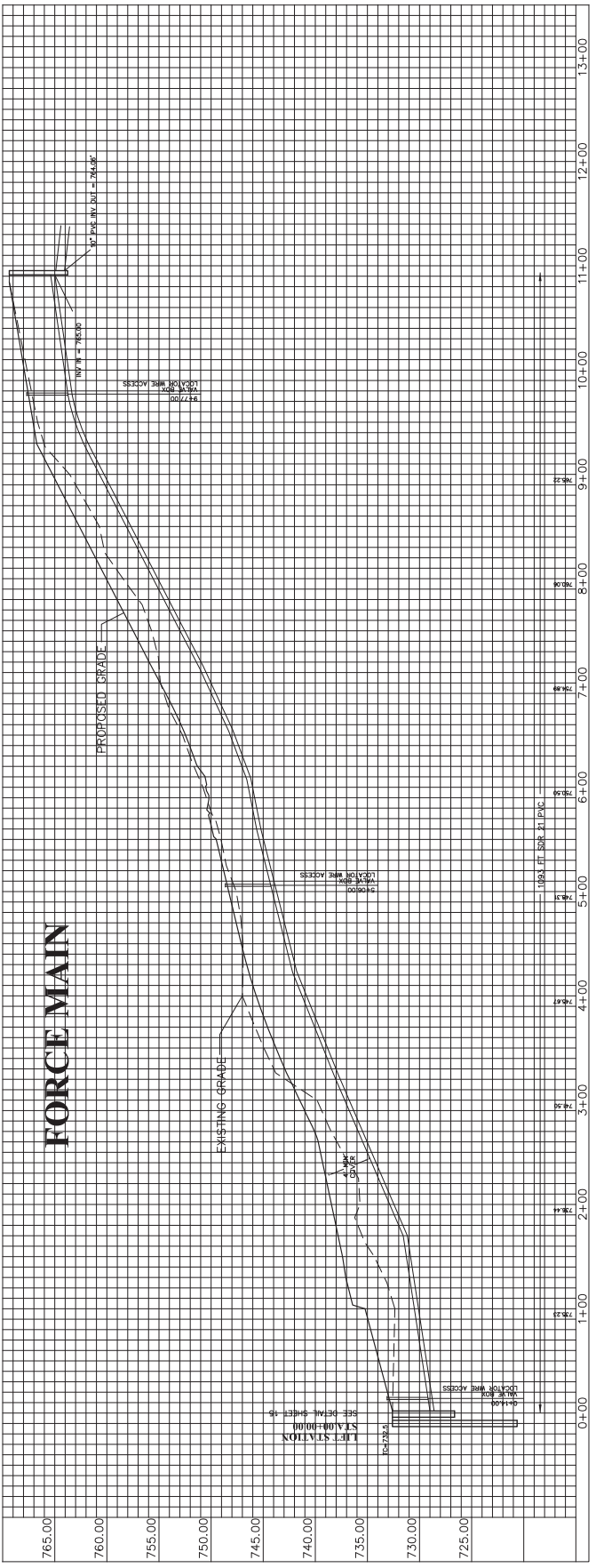
Date:	11-28-2022	FOR REFERENCE
Issue:		
Rev. #		REVISION SCHEDULE
		Issue Date

Drawn By: CDG & GBM
 Designed By: CDG
 Checked By: WSR

**44
 C707**



CONTRACTOR TO LOCATE AND VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.



**BLOOMINGTON PLAN COMMISSION
STAFF REPORT**

Location: 2038 N. Walnut Street

**CASE #: SP-09-23
DATE: April 10, 2023**

PETITIONER: Core SVA Bloomington Plato 2, LLC
1643 N. Milwaukee Ave, Chicago, IL

CONSULTANTS: DLR Group
333 Wacker Drive, Chicago, IL

REQUEST: The petitioner is requesting major site plan approval to allow the construction of a mixed-use building with a 1,500 square foot commercial space and 172 dwelling units in the Mixed-Use Student Housing (MS) zoning district. Also requested is approval of the use of the Sustainable Development incentives and Affordable Housing incentives.

BACKGROUND:

Area: 2.04 acres
Zoning: Mixed-Use Student Housing (MS)
Comp Plan Designation: Neighborhood Residential
Existing Land Use: Vacant
Proposed Land Use: Mixed Use
Surrounding Uses: North – Hotel
 West – Miller Showers Park
 East – Multifamily residences
 South – Mixed-Use

REPORT: This property is located at 2038 N. Walnut Street and is zoned Mixed-Use Student Housing (MS). Surrounding zoning includes Mixed-Use Student Housing (MS) to the north, east, and south with the property to the west zoned Parks and Open Space (PO). The surrounding properties to the east and south have been developed with student housing, a hotel (Hampton Inn) to the north, and Miller Showers Park to the west. This site is currently vacant and was previously used for a restaurant which has since been removed.

The petitioner is requesting major site plan approval to allow the construction of an eight-story mixed-use building with 1,560 square feet of commercial space, 172 dwelling units and 463 bedrooms. There will be 19 studios, 5 one-bedroom units, 87 two-bedroom units, 14 three-bedroom units, 12 four-bedroom units, and 35 five-bedroom units. A total of 264 parking spaces will be provided within the building. On-site parking also includes 11 electric vehicle charging stations and 90 bicycle parking stalls. A 10' wide concrete sidewalk with a minimum 8' wide tree plot is required along the street frontage and is shown on the site plan. There is a shared access drive into this property from Walnut Street that also provides access to the Hampton Inn and the apartments to the east. The parking area within this proposed building will be accessed from the east side of the building from the existing shared access drive.

The petitioner is requesting to be able to utilize the Sustainable Development Incentives outlined in Section 20.04.110(d)(2)(B) by achieving a Silver Certification by the Home Innovation National Green Building Standard (NGBS) Green rating system. The approval of the Incentives would allow for an additional floor, not to exceed 12', for the building. The petitioner is also requesting to utilize the Affordable Housing Incentives through the "Payment-in-Lieu" option and has

outlined compliance with that requirement in their petitioner statement. The approval of the Affordable Housing Incentives would allow an additional floor to be added, not to exceed 12'. The approval of both incentives would also allow the petitioner to not be restricted in the size of the floor plate allowed.

MAJOR SITE PLAN REVIEW 20.06.050(a)(2)(C)(ii): Major site plan approval is required for developments that contain more than 50 dwelling units. This proposed site plan will involve the construction of 172 dwelling units and therefore triggers major site plan review.

DEVELOPMENT STANDARDS & INCENTIVES 20.04: The following UDO standards are required to be reviewed for all activities that require New Development approval.

MS Dimensional Standards:

Building setbacks: The minimum front building setback is 15' from the existing right-of-way along Walnut Street and 15' from the side and rear property lines. The proposed building meets all of the setback requirements.

Front parking setback (minimum): The minimum front parking setback is 20 feet behind the primary structure's front building wall or for parking within a building the parking area must be 20' back from the front facade. All of the parking will be within the building and has been shown to be set back 20' from the front building wall.

Side/Rear parking setback (minimum): There are no exterior parking lots and there are no setbacks from side or rear property lines applicable for parking within a building.

Minimum Landscape Area: The minimum landscape area required is 30% and they are proposing 30%, which meets this minimum standard.

Primary structure height: The maximum height allowed in the MS district is six (6) stories not to exceed 75 feet. The petitioner is proposing to utilize the Sustainable Development incentives and Affordable Housing incentives in order to be allowed two additional stories, not to exceed 12' each. The proposed building is eight stories and 75' tall as measured at the midpoint of average finished grade. If the Sustainable Development and Affordable Housing Incentives are approved, the building would not exceed the maximum number of stories allowed.

Environment: The property does not have any naturally occurring environmentally sensitive areas. There are no known sensitive environmental features.

Steep Slopes: No naturally occurring steep slopes are present.

Siltation and erosion prevention: An erosion control plan has been submitted as part of the proposal and will be approved with the grading permit. A grading permit will be required before development can begin on the property. There are no expected siltation or erosion control issues expected with this proposal.

Drainage: A grading and drainage plan has been submitted. A series of catch basins and stormwater detention ponds are shown on the north side of the building that will be planted with a native rain garden seed mix. A copy of the stormwater detention and overall utility plans have also been submitted to City of Bloomington Utilities for their review. There are no drainage issues expected with this proposal.

Riparian Buffer: There are no riparian buffers on the site.

Karst Geology: There are no known karst features on the site.

Wetlands: No wetlands were identified on the site.

Tree and forest preservation: There is no closed canopy on the site.

Lake Watershed: There are no watershed issues on the site.

Floodplain: The property is not within a regulated 100-year floodplain.

Access and Connectivity:

Driveways and access: There is a shared access drive into this property from Walnut Street that also provides access to the Hampton Inn to the north and the apartments to the east. The parking area within this proposed building will be accessed from the east side of the building from the existing shared access drive. There will not be any new drivecuts on Walnut Street. The existing access drive meets the 100' separation requirement from another entrance. The driveway is 24' wide and meets the maximum width allowed. No changes are required for the existing driveway.

Bicycle and Pedestrian Facilities: Walnut Street is classified as a General Urban typology and requires a 10' wide concrete sidewalk with an 8' tree plot. The petitioner has shown the required 8' tree plot and 10' sidewalk. A portion of the sidewalk may encroach onto the private property and a pedestrian easement is required for any portions of the sidewalk not located in public right-of-way, this has been included in a condition of approval. There are some underground utility lines within the tree plot that may prevent some of the required street trees from being installed within the tree plot, these must be shown behind the sidewalk if not able to be installed within the tree plot. The location of the existing and proposed utility lines is still being reviewed by CBU and this will be resolved with the grading permit.

There is an existing sidewalk along the north side of the existing shared access drive and a new sidewalk and tree plot with street trees will be constructed along the south side of the shared access drive to be consistent with a typical cross section of a public street. A sidewalk system has been shown around the entire building and connects to the two main entries into the building, one on the west side of the building connecting to Walnut Street and one at the northeast corner of the building.

Based on the 463 bedrooms, the UDO requires one bicycle parking space per 5 bedrooms which equals 93 bicycle parking spaces required. There are 90 stalls shown and an additional 3 bicycle parking spaces must be shown. Bicycle parking, at a minimum of 6 spaces, is also required for the commercial portion of the building. A condition of approval has been included.

Public Transit: A bus stop is not requested at this development site since there is a bus stop on the property immediately to the south.

Parking and Loading: Based on the proposed bedroom count and utilization of incentives, the minimum number of on-site parking spaces required is 145 spaces and the maximum is 333 spaces. The petitioner is proposing 264 parking spaces inside the building which meets the minimum number of spaces required and does not exceed the maximum. Since there are more than 50 parking spaces, the UDO requires a minimum of 1 electric vehicle charging station for every 25 spaces, therefore a minimum of 11 electric vehicle charging stations are required and have been included.

Site and Building Design:

Material: The building features a predominantly masonry base with masonry columns extending vertically along selective modules of the building. The remainder of the building is finished primarily in cementitious cladding with metal panels used as a secondary material. These are all listed as permitted materials.

Exterior Facade: The petitioner has incorporated a series of recessed modules, raised parapets, awnings and canopies, and transparent glass throughout the four facades. The proposed façade elevations all meet the requirements of the UDO. Compliance with the architectural standards of the UDO has been outlined on pages A2-4, A2-5, and A2-6 of the petitioner’s exhibits.

Patterns: A series of different elements and finishing materials have been incorporated within the modules to provide horizontal and vertical design elements and pattern. There are three different colors used on the facades.

Eaves & Roof: The buildings will utilize a flat roof with parapets which is allowed.

360-Degree Architecture: All four sides of the building show similar architecture and design elements. The building therefore meets the 360-degree architecture requirements.

Pedestrian Entry: Pedestrian entrances have been shown on the west side of the building facing Walnut Street and on the northeast corner of the building. There are two pedestrian entries on the west side of the building, one at each corner, with sidewalk connections to Walnut Street provided.

Windows on Primary Facades: All proposed windows on the building are shown to be transparent and therefore are in compliance.

Anti-monotony Standards: There is only one building proposed for this lot so these standards do not apply.

Landscape, Buffering, and Fences: The petitioner has submitted a landscape plan for the property showing compliance with the UDO standards. Specific quantities for each species must be delineated on the final landscape plan, however all of the proposed species are listed as approved species and the overall quantities for the required diversity of landscaping meet code minimums. Street trees are shown along Walnut Street as required, however final utility plans are still being reviewed by CBU and the installation of street trees within the tree plot may not be possible due to the presence of existing underground water and sanitary lines. Any street trees not able to be installed in the tree plot as a result of a conflict with a public utility line must be installed behind the sidewalk or utilize a smaller tree, within code allowances.

Outdoor Lighting: A lighting and photometric plan will have to be submitted which shows that the site meets UDO requirements for maximum light trespass and fixture types. No deviations from the lighting code are expected. A condition of approval has been added.

Incentives: The proposal is seeking Tier I Affordable Housing incentives through the ‘payment-in-lieu’ option. The petitioner will contribute \$20,000 each for 15% of the total bedrooms proposed at the site. For 463 beds, that rounds to 70 beds, for a total of \$1,400,000. That number will be adjusted if the bed count changes. The Tier 1 Affordable Housing incentive allows one additional floor, not to exceed 12 feet. The proposal is also seeking Sustainable Development Bonus, and proposes to achieve a Silver Certification by the Home Innovation National Green Building Standard (NGBS) Green rating system. The Sustainable Development Bonus allows one additional floor not to exceed 12 feet for projects already meeting the Tier 1 Affordable Housing incentive standards.

SITE PLAN REVIEW: The Plan Commission shall review the major site plan petition and approve, approve with conditions, or deny the petition in accordance with Section 20.06.040(g) (Review and Decision), based on the general approval criteria in Section 20.06.040(d)(6)(B) (General Compliance Criteria).

20.06.040(d)(6)(B) General Compliance Criteria

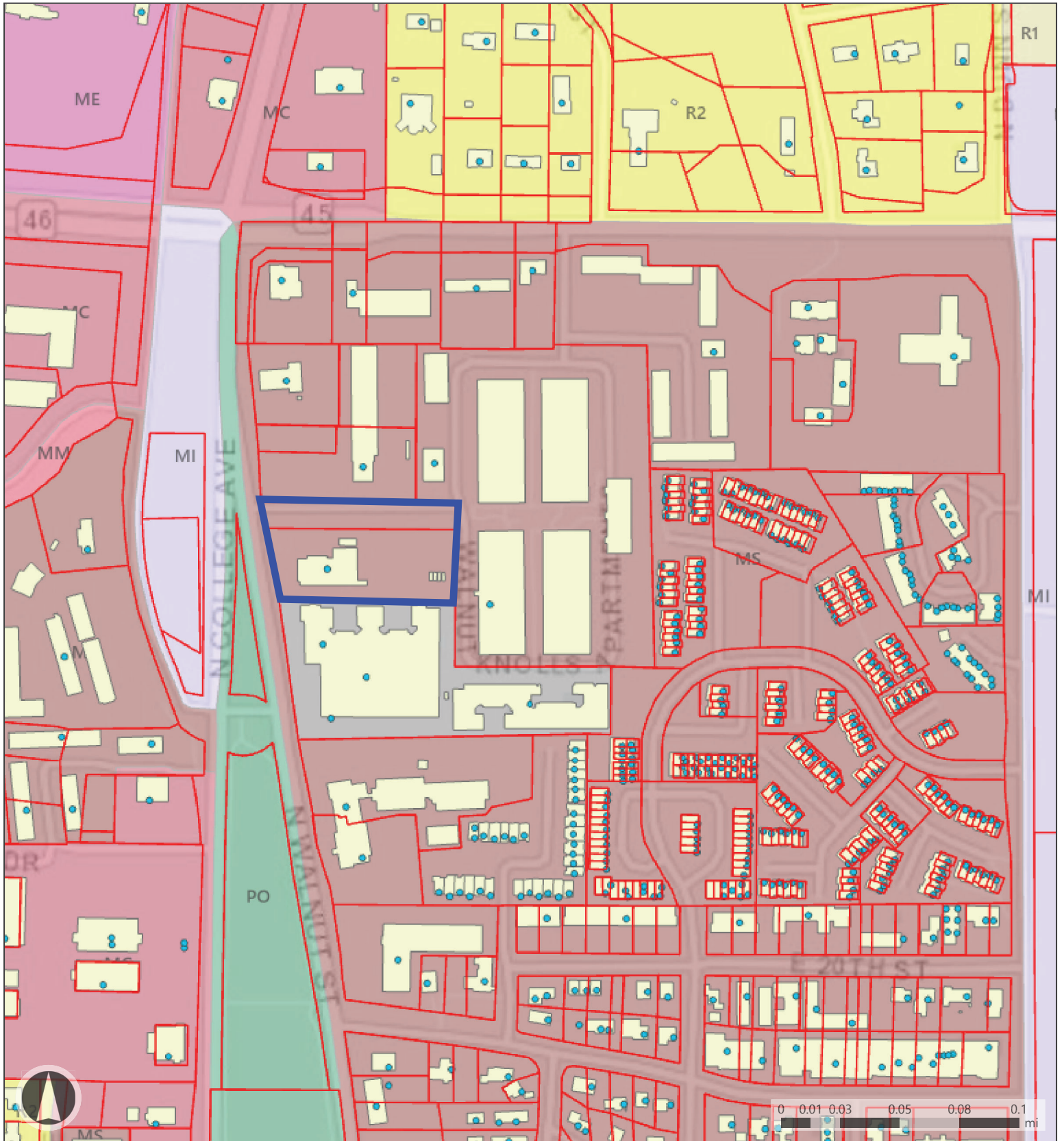
- i. Compliance with this UDO
- ii. Compliance with Other Applicable Regulations
- iii. Compliance with Utility, Service, and Improvement Standards
- iv. Compliance with Prior Approvals

PROPOSED FINDING: The proposed site plan is compliant with all of the standards of the UDO. There are no prior approvals for this property or other known applicable regulations. No problems have been identified with meeting all stormwater and utility connections.

CONCLUSION: The proposed site plan meets all of the requirements of the Unified Development Ordinance, if Incentives for both Affordable Housing and Sustainable Development are allowed. The development of this property will allow a redevelopment opportunity according to current zoning and bring a property that is currently vacant into compliance with current standards. This project will also result in an increase in the City's ability to provide affordable housing through the contribution to the Affordable Housing Fund. There will also be improvements to the Walnut Street frontage and a sustainable building designed to a Silver level certification.

RECOMMENDATION: The Planning and Transportation Department recommends that the Plan Commission approve the use of the Sustainable Development and Affordable Housing Incentives and adopt the proposed findings and approve SP-09-23 with the following conditions:

1. Silver level certification with the Home Innovation National Green Building Standard (NGBS) Green rating system is required prior to recommendation of issuance of final occupancy.
2. A 10' wide concrete sidewalk and 8' wide tree plot with street trees are required along the entire property frontage. Any street trees not able to be installed in the tree plot must be planted behind the sidewalk.
3. A pedestrian easement is required for any portions of the sidewalk not located in the right-of-way and must be recorded prior to recommendation of issuance of final occupancy.
4. The Payment-In-Lieu contribution must be received prior to recommendation of issuance of final occupancy.
5. Catch basins along the front of the building will be planted with a native stormwater seed mixture as shown.
6. A lighting and photometric plan must be submitted and approved before issuance of the grading permit.
7. Based on the 463 bedroom count and the commercial space, a total of 99 bicycle parking spaces are required, including 6 adjacent to the commercial space.

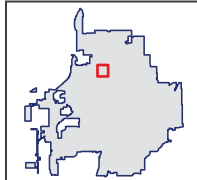


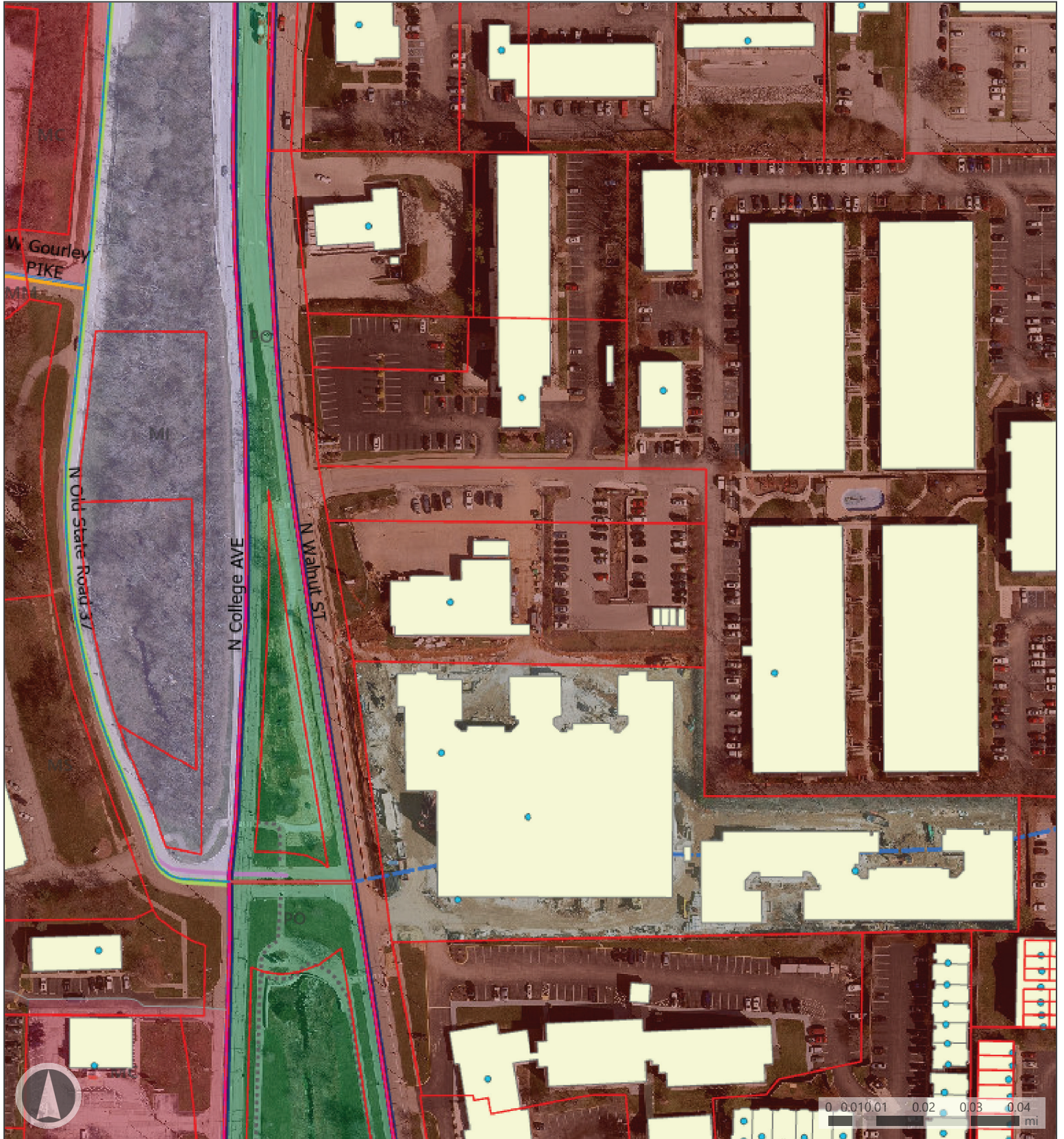
Map Legend

- Parcels
- Address Points
- Bloomington Municipal Boundary

- Code : Description**
- R1 : Residential Large Lot
 - R2 : Residential Medium Lot

- MC : Mixed-Use Corridor
- ME : Mixed-Use Employment
- MI : Mixed-Use Institutional





Map Legend

- Parcels
- Address Points

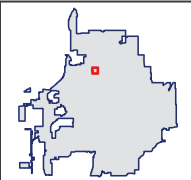
Street Typology

- General Urban
- Neighborhood Connector

Functional Classification

- Neighborhood Residential
- Primary Arterial

- Secondary Collector
- City Maintained Streets





DLR Group inc.
an Indiana corporation
6457 Frances Street, Suite 200
Omaha, NE 68106

April 4, 2023

Mr. Eric Greulich
Senior Zoning Planner
City of Bloomington Planning and Transportation Department
812-349-3526

Re: 2038 N Walnut St – Hub Bloomington
DLR Group Project No. 23-23101-00

Subj: Plan Commission Submission Petitioner's Statement

Mr. Greulich,

Thank you for your assistance through the preliminary phases of the submission process. Based on our previous presentation to the Development Review Committee and the multiple meetings we have had to review the project with you, we are pleased to formally submit the proposed multi-residential housing project at 2038 N Walnut Street.

DLR Group is collaborating with Core Spaces, LLC to provide a new state-of-the-art seven story student oriented mixed-use residential development containing approximately 172 units located mere blocks from the Indiana University Bloomington campus. The new building will house a creative mix of approximately 19 studios, 5 one-bedroom, 87 two-bedroom, 14 three-bedroom, 12 four-bedroom and 35 five-bedroom student apartments with approximately 33 units on a typical residential floor level. The spectacular amenity areas will be located on the lower level, ground floor and rooftop level. The roof terrace of the building will house a state-of-the art pool, hot tub, and other exterior amenity spaces. A marvelous lobby will be developed on the ground floor along with a leasing office. In addition to the residential amenities, approximately 1,560 square feet of commercial space will be provided along Walnut Street as a front facing connection to the community. The residential units will sit above a fully enclosed parking garage of approximately 264 vehicular and 90 bicycle parking stalls.

The new development is bordered by Walnut Street to the west, the Hampton Inn Bloomington to the north, the Walnut Knolls Apartment complex to the east and VERVE Bloomington to the south. The site itself is approximately 2.04 acres and has a grade change of approximately 31'-0" from east to west along the nearly 400' long site. As a result, we are utilizing the slope by carving in a select location for the parking garage structure; however, do the shallow depth of bedrock the excavations are being kept to a minimum due to construction cost considerations. Although the site is approximately 2.04 acres, because of the existing Walnut Knolls Apartment access road and shared access easement, the building is located on south portion of the site where currently there is an existing parking lot and vacant restaurant building. Please find included the overall preliminary drainage plan summary from Kimley Horn regarding both the existing site conditions and proposed conditions.

Core Spaces – Hub Bloomington
March 27, 2023
Page 2

The design of the building is inspired by the local context of Bloomington and its region within Indiana. The building incorporates a highly textural and durable stone base paying homage to the local Indiana limestone while the levels above provide a high-quality exterior façade with warm colored cementitious materials. The design, articulation, materials, and patterns are derived from the local zoning design guideline requirements. The project is pursuing the Tier 1 Affordable Incentive by the “Payment in Lieu” process, in the amount of \$1,400,000 based on 15% of 463 bedrooms. The final payment amount will adjust based on the final number of bedrooms. The project will also pursue the Sustainable Developments Incentive by means of Option 2 certifications. The third-party review program will meet the requirements of Silver Certification by the Home Innovation National Green Building Standard (NGBS). The project aims to provide a highly sustainable development that is a harmonious addition to the community of Bloomington.

Sincerely,

DLR Group

A handwritten signature in black ink, appearing to read "Nathan Casteel", with a long horizontal flourish extending to the right.

Nathan L. Casteel, AIA, LEED AP BD+C
Principal

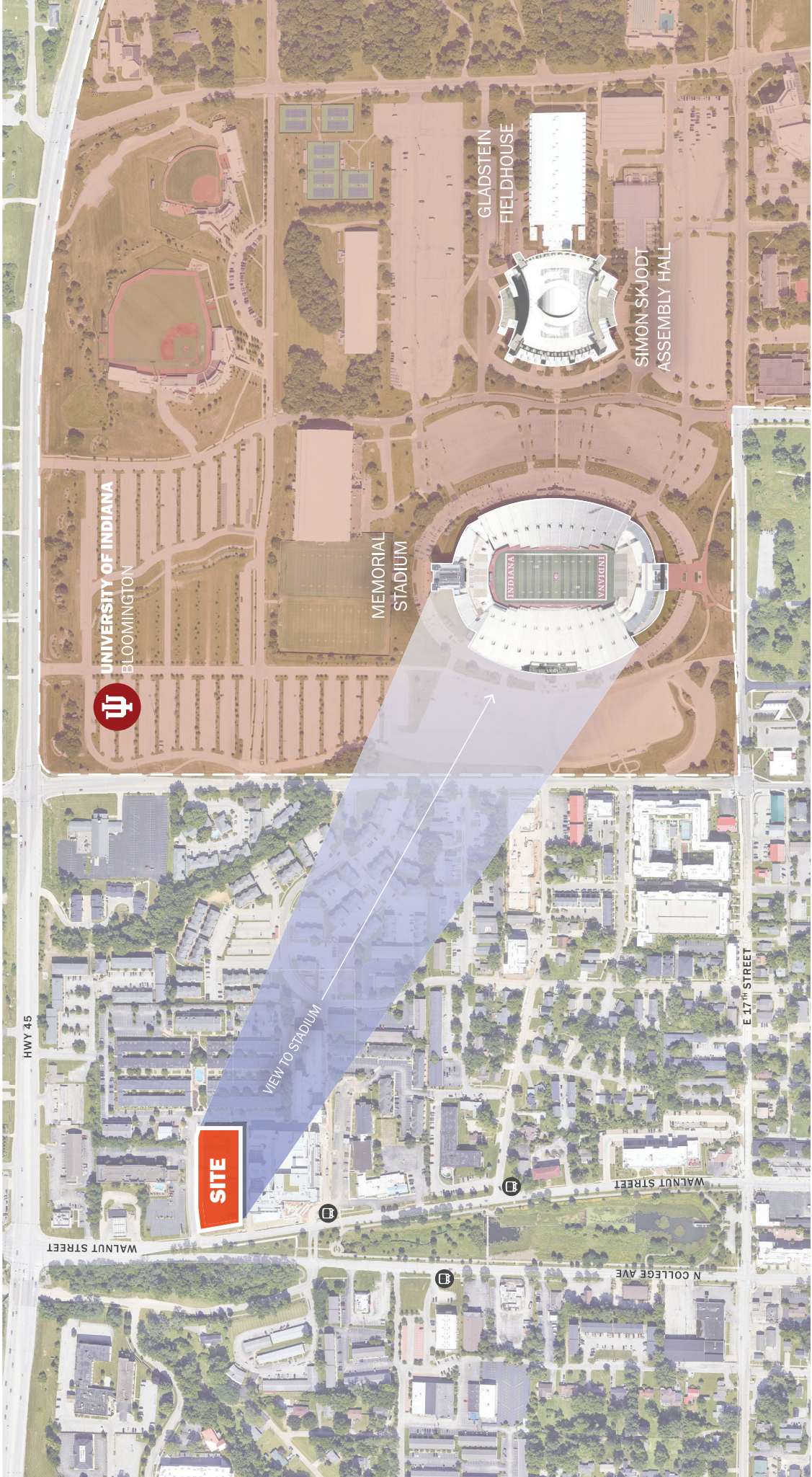
HUB BLOOMINGTON

PLAN COMMISSION
SUBMISSION

2038 N WALNUT ST.
BLOOMINGTON, IN 47404

MARCH 27, 2023





SITE VICINITY PLAN

<p>CORE DLRGROUP Kimley»Horn site <small>landscape architecture & urban design</small></p>	<p>G-2 <small>DRG SUBMISSION 03/27/2023</small></p>	<p>SITE CONTEXT DIAGRAM <small>HUB AT BLOOMINGTON 09/2022/02</small></p>	<p>57 <small>THIS DOCUMENT IS PRELIMINARY AND INTENDED FOR INFORMATION ONLY. IT IS SUBJECT TO ALL APPLICABLE REGULATIONS AND GOVERNING AGREEMENTS. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS AND IS NOT PROVIDING PROFESSIONAL SERVICES OR ANY OTHER SERVICES TO ANY PARTY. THIS DOCUMENT AND ANY INFORMATION CONTAINED HEREIN ARE CONFIDENTIAL AND NOT BE LOANED, REPRODUCED, COPIED, OR OTHERWISE DISSEMINATED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.</small></p> <p>NOT FOR CONSTRUCTION</p>
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VIEW FROM THE NORTHEAST CORNER



VIEW FROM WALNUT KNOLLS APARTMENT ROAD



VIEW FROM WALNUT KNOLLS APARTMENT ROAD



VIEW FROM THE NORTHWEST CORNER

CORE

DLRGROUP

Kimley»Horn

landscape
and
urban design
site

G-3
DRC SUBMISSION
03/27/2023

EXISTING SITE PHOTOGRAPHS

HUB AT BLOOMINGTON 03-2023-1-02

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NOT FOR CONSTRUCTION

58

PROJECT TEAM

DEVELOPER:
CORE SPACES
100 W. MADISON PARKWAY
CHICAGO, IL 60601
E: core@corespaces.com

ARCHITECT:
DLR GROUP
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LANDSCAPE ARCHITECT:
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CONSULTANT:
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100 W. MADISON PARKWAY, SUITE 600
CHICAGO, IL 60601
E: core@mmeng.com

ZONING COMPLIANCE

ZONING	BASE ZONING ALLOWABLE / REQUIRED	BASE PROJECT ZONING COMPLIANCE TABLE	ALLOWABLE / ACTIVITIES	CODE SECTION	BASE PROJECT	ZONING COMPLIANCE
ZONING			USE: MIXED-USE/STUDENT HOUSING			
TOTAL LOT SIZE	SQUARE FEET: 5,000 SF ACRES: 0.115		MIN. LOT-COVERAGE HOLDING DIMENSIONAL STANDARDS (MINIMUM)			
LOT COVERAGE	30 FEET					
FRONT (FACE) SETBACK	NONE		BUILDING SETBACKS			
FRONT (FACE) TO CORNER	NONE		TABLE 04-3		60' 0"	COMPLIES
FRONT (FACE) TO SIDEWALK	NONE		TABLE 04-3		60' 0"	COMPLIES
FRONT (FACE) TO REAR	15 FEET		TABLE 04-3		15' 0"	COMPLIES
REAR	NONE		OTHER SETBACKS			
FRONT PARKING	20 FEET BEHIND PRIMARY STRUCTURE'S FRONT BUILDING WALL		TABLE 04-3		38' 0"	COMPLIES
REAR PARKING	8 FEET		TABLE 04-3		47' 0" @ EAST 79' 0" @ WEST	COMPLIES
IMPERVIOUS SURFACE COVERAGE (MAXIMUM)	70%		TABLE 04-3		69.9% USE IMPERVIOUS SURFACE DIAGRAM	COMPLIES
LANDSCAPE AREA (MINIMUM)	30%		TABLE 04-3		30.1% USE IMPERVIOUS SURFACE DIAGRAM	COMPLIES
AREA OF ANY INDIVIDUAL COMMERCIAL TENANT	NONE		TENANT PROJECTS		1,500 SF	COMPLIES
PRIMARY STRUCTURE HEIGHT (MAX)	6 STORES, NOT TO EXCEED 75 FEET		7 STORES IS STORES BY RIGHT + 1 STORY BYTER 1 PROJECT APPLICABLE INCENTIVE, 1 STORY BY 5.45 MINUTE EXPIRATION PERMITTED TO EXCEED 89' 0"			COMPLIES
ACCESSORY STRUCTURE HEIGHT	20 FEET		RECORDABLE		1,500 SF	
RESIDENTIAL FLOOR AREA			UNITS		138,500 SF	
COMMERCIAL FLOOR AREA					1,500 SF	
FLOOR AREA RATIO					2,217 SF	
DWELLING UNITS					172 UNITS	
RESIDENTIAL BEDROOMS					485 BEDROOMS	
BIKE PARKING (SEE TABLE)	RESIDENTIAL USE: 10% OF SPACE PER 3 BEDROOMS, WHICHEVER IS MORE		PARKING			
PARKING (SEE TABLE)	SEVEN SPACES FOR BICYCLES, 118 BEDROOMS OR MORE, 0.5 SPACES PER BEDROOM		N/A	TABLE 04-13	SEE BIKE PARKING TABLE	COMPLIES
PARKING DIMENSIONS	ANGLE: 30 DEGREE SCALE: 1/8" = 8'-0" TWO WAY: 20' 0" ONE WAY: 10' 0"		STOCKED PARKING DIMENSIONS ARE PERMITTED	TABLE 04-9	SEE PARKING TABLE	COMPLIES

PROJECT DATA

ADDRESS: 200 N. WALNUT STREET
CHICAGO, ILLINOIS 60601

APN: 01-13-08-08

EXISTING USE: RETAIL

PROPOSED USE: HIGH DENSITY RESIDENTIAL WITH RETAIL

ZONING: M-2 MIXED-USE STUDENT HOUSING

TYPE OF CONSTRUCTION PROPOSED: TYPE IIA (RENOVATED, NPPA-03 (RESIDENTIAL))

OCCUPANCY CLASSIFICATION: R-2: RESIDENTIAL UNITS
R-3: RESIDENTIAL UNITS
A-1.1: RESIDENTIAL UNITS, COMMERCIAL

GROSS SITE AREA: 8,777 SF ± 244 SQUARE FEET

FAR: 2.3

AREA OF DISTURBANCE: 100% AREA OF DISTURBANCE (24 ACRES)

PROJECT SUMMARY

PROPOSED:
471 UNITS (RESIDENTIAL)
0.5 SPACES PER BEDROOM

PARKING REQUIRED BY INCENTIVE:
MINIMUM REQUIRED: 485 SPACES
ACTUAL PROVIDED: 485 SPACES

ACCESSIBLE PARKING REQUIRED:
FOR 2000 SPACES: 7 ACCESSIBLE SPACES
AT LEAST ONE OF EVERY 4 ACCESSIBLE SPACES ARE TO BE VAN ACCESSIBLE

ELECTRIC VEHICLE CHARGING:
AT 20% OF ACCESSIBLE SPACES AND 10% OF TOTAL SPACES

PARKING PROVIDED:
18 STALLS
78 STALLS
47 STALLS
34 STALLS

TOTAL:
91 STALLS (8% OF 485 BEDROOMS)
47 STALLS (10% OF 485 BEDROOMS)

BIKE PARKING SUMMARY

BIKE PARKING REQUIRED:
10% OF GROSS AREA PER 1,000 SQUARE FEET

BIKE PARKING PROVIDED:
18 STALLS
78 STALLS
47 STALLS
34 STALLS

TOTAL:
192 UNITS
485 BEDROOMS

UNIT MATRIX

UNIT TYPE	QUANTITY
TOTAL UNITS	192 UNITS
TOTAL BEDROOMS	485 BEDROOMS

UNIT MATRIX

UNIT TYPE	QUANTITY
TOTAL UNITS	192 UNITS
TOTAL BEDROOMS	485 BEDROOMS

SHEET LIST - ENTITLEMENTS

NO.	SHEET NAME
G-1	BUILDING INFORMATION
G-2	SITE CONTEXT DIAGRAM
G-3	EXISTING SITE PHOTOGRAPHS
G-4	DEMOLITION PLAN
G-5	INCENTIVE DIAGRAMS
A-1	ARCHITECTURAL SITE PLAN
A-2	ARCHITECTURAL SECTION
C-1	GRADING AND DRAINAGE PLAN
C-2	UTILITY PLAN
L-1	LANDSCAPE SITE PLAN
L-2	LANDSCAPE PLANTING PLAN
A1-1	FLOOR PLAN - LOWER LEVEL 00
A1-2	FLOOR PLAN - LOWER LEVEL 01
A1-3	FLOOR PLAN - LOWER LEVEL 02
A1-4	FLOOR PLAN - LEVEL 03
A1-5	FLOOR PLAN - LEVEL 04
A1-6	FLOOR PLAN - LEVEL 05
A1-7	FLOOR PLAN - LEVEL 06
A2-1	BUILDING ELEVATIONS
A2-2	BUILDING ELEVATIONS
A3-1	ARCH STANDARDS DIAGRAM
A3-2	ARCH STANDARDS DIAGRAM
A3-3	ARCH STANDARDS DIAGRAM
A3-4	ARCH STANDARDS DIAGRAM
A3-5	ARCH STANDARDS DIAGRAM
A3-6	PERSPECTIVE
A3-7	PERSPECTIVE

BUILDING INFORMATION

NO.	SHEET NAME
G-1	BUILDING INFORMATION
G-2	SITE CONTEXT DIAGRAM
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A1-4	FLOOR PLAN - LEVEL 03
A1-5	FLOOR PLAN - LEVEL 04
A1-6	FLOOR PLAN - LEVEL 05
A1-7	FLOOR PLAN - LEVEL 06
A2-1	BUILDING ELEVATIONS
A2-2	BUILDING ELEVATIONS
A3-1	ARCH STANDARDS DIAGRAM
A3-2	ARCH STANDARDS DIAGRAM
A3-3	ARCH STANDARDS DIAGRAM
A3-4	ARCH STANDARDS DIAGRAM
A3-5	ARCH STANDARDS DIAGRAM
A3-6	PERSPECTIVE
A3-7	PERSPECTIVE

PROJECT DATA

ADDRESS: 200 N. WALNUT STREET
CHICAGO, ILLINOIS 60601

APN: 01-13-08-08

EXISTING USE: RETAIL

PROPOSED USE: HIGH DENSITY RESIDENTIAL WITH RETAIL

ZONING: M-2 MIXED-USE STUDENT HOUSING

TYPE OF CONSTRUCTION PROPOSED: TYPE IIA (RENOVATED, NPPA-03 (RESIDENTIAL))

OCCUPANCY CLASSIFICATION: R-2: RESIDENTIAL UNITS
R-3: RESIDENTIAL UNITS
A-1.1: RESIDENTIAL UNITS, COMMERCIAL

GROSS SITE AREA: 8,777 SF ± 244 SQUARE FEET

FAR: 2.3

AREA OF DISTURBANCE: 100% AREA OF DISTURBANCE (24 ACRES)

PROJECT SUMMARY

PROPOSED:
471 UNITS (RESIDENTIAL)
0.5 SPACES PER BEDROOM

PARKING REQUIRED BY INCENTIVE:
MINIMUM REQUIRED: 485 SPACES
ACTUAL PROVIDED: 485 SPACES

ACCESSIBLE PARKING REQUIRED:
FOR 2000 SPACES: 7 ACCESSIBLE SPACES
AT LEAST ONE OF EVERY 4 ACCESSIBLE SPACES ARE TO BE VAN ACCESSIBLE

ELECTRIC VEHICLE CHARGING:
AT 20% OF ACCESSIBLE SPACES AND 10% OF TOTAL SPACES

PARKING PROVIDED:
18 STALLS
78 STALLS
47 STALLS
34 STALLS

TOTAL:
91 STALLS (8% OF 485 BEDROOMS)
47 STALLS (10% OF 485 BEDROOMS)

BIKE PARKING SUMMARY

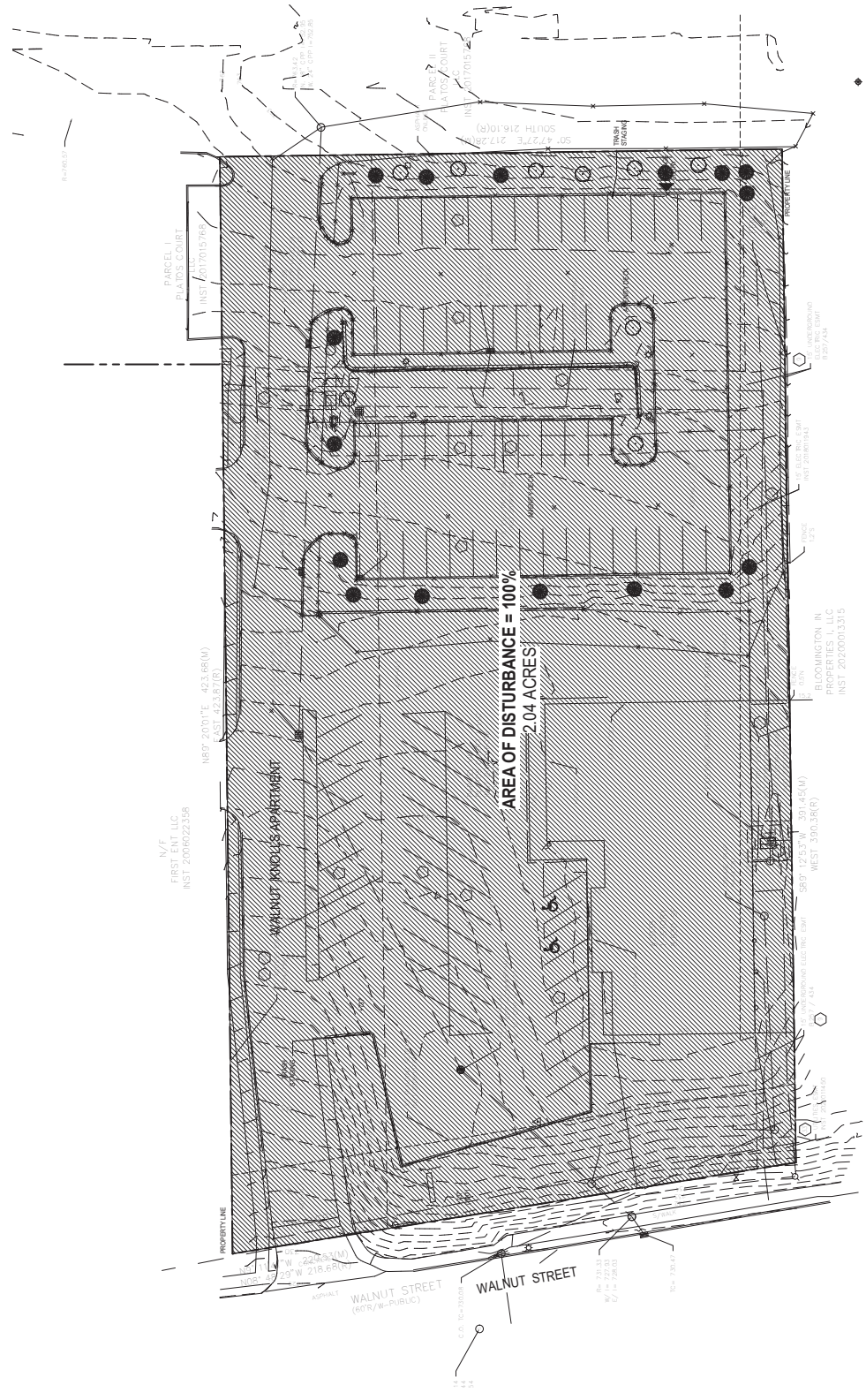
BIKE PARKING REQUIRED:
10% OF GROSS AREA PER 1,000 SQUARE FEET

BIKE PARKING PROVIDED:
18 STALLS
78 STALLS
47 STALLS
34 STALLS

TOTAL:
192 UNITS
485 BEDROOMS

UNIT MATRIX

UNIT TYPE	QUANTITY
TOTAL UNITS	192 UNITS
TOTAL BEDROOMS	485 BEDROOMS



N/F
FIRST FLOOR
JUST 2020022358

1887' 200111 13.8 3.0

PARCEL I
104 105 2 COURT
1887' 200111 13.8 3.0

AREA OF DISTURBANCE = 100%
2.04 ACRES

BLOOMINGTON IN
PROPERTIES, L.L.C.
JUST 20200013315

1887' 122533'W 3201'455M
WEST 3300 18610

OVERALL DEMO SITE PLAN
SCALE 1"=20'

CORE

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site

landscape
and urban design

G-4
DRG SUBMISSION
03.27.2023

DEMOLITION PLAN

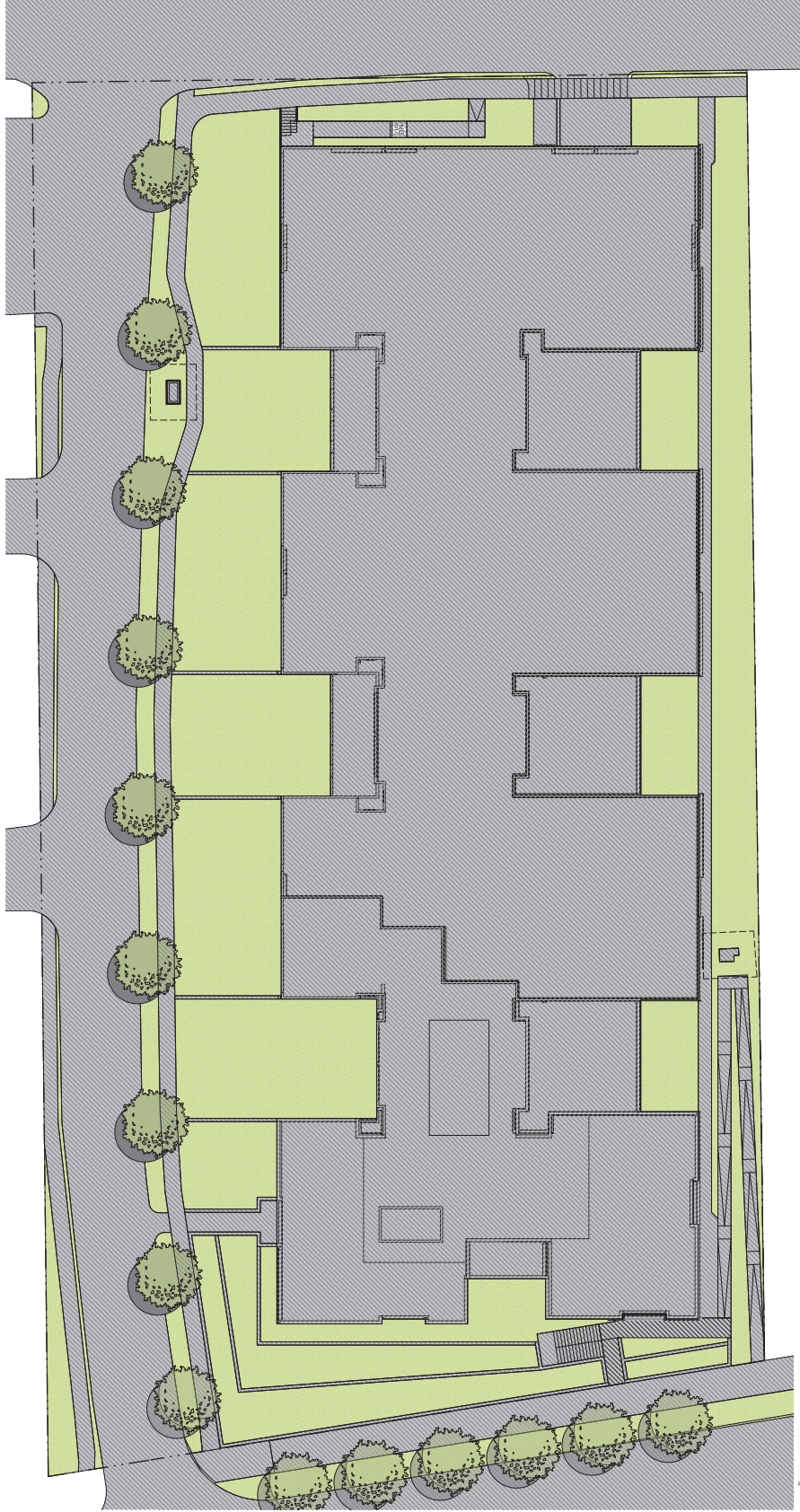
09.2022 L-02

HUB AT BLOOMINGTON

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**IMPERVIOUS VS.
LANDSCAPE SURFACE**

TRIO OVERALL SITE @ 88775 SP + 42109 SP MAX	IMPERVIOUS SURFACE MAXIMUM:
TRIO OVERALL SITE @ 88775 SP + 42109 SP MAX	LANDSCAPE SURFACE MINIMUM:
LANDSCAPE SURFACE PROVIDED:	LANDSCAPE SURFACE
2608 SF	62102 SF
2608 SF	62102 SF
2608 SF	62102 SF
TOTAL	



OVERALL SURFACE DIAGRAM
SCALE: 1/8" = 1'-0"

IMPERVIOUS VS. LANDSCAPE SURFACE DIAGRAMS

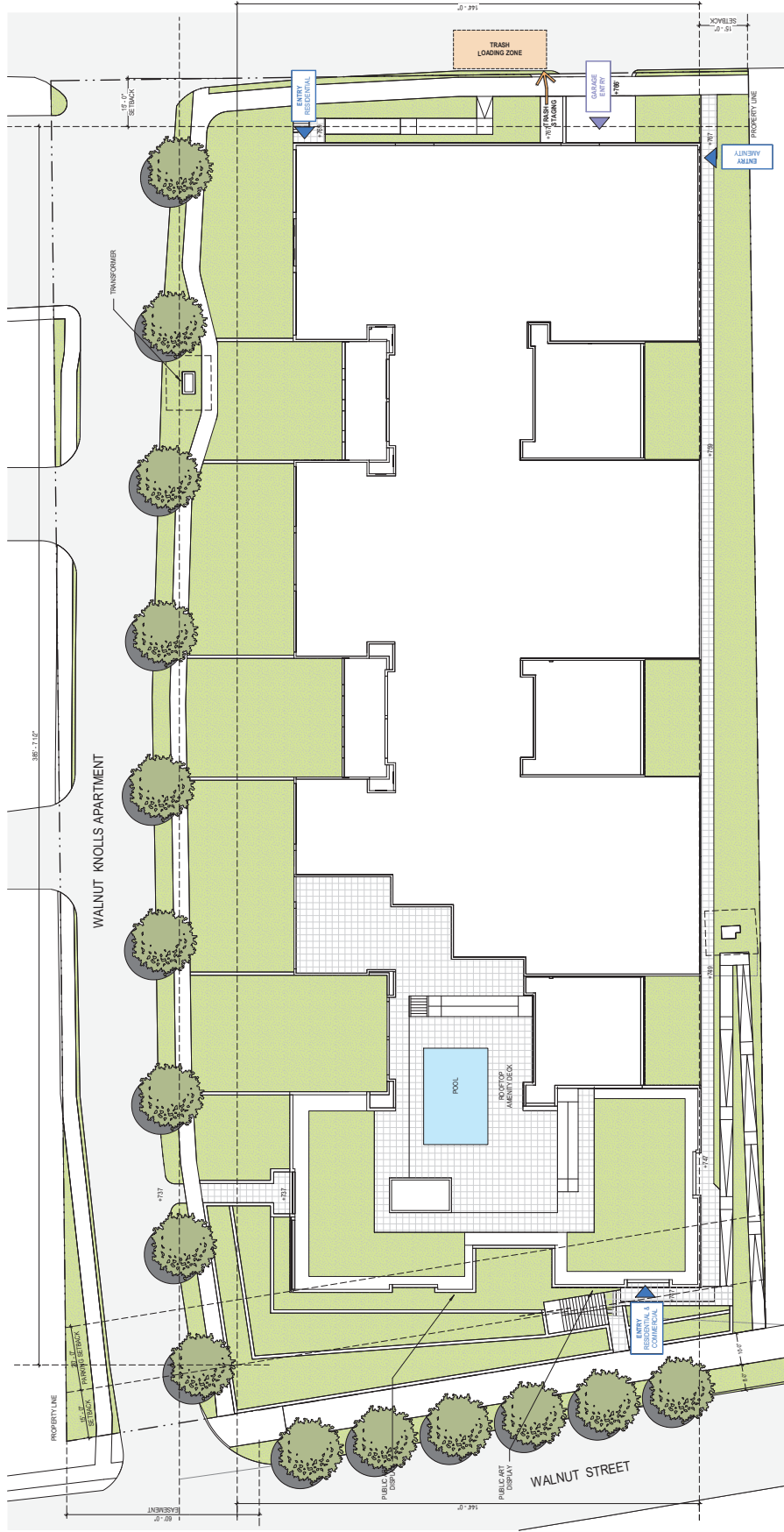
G-6
DRC SUBMISSION
03/27/2023



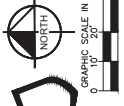
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03-2023-1-02

HUB AT BLOOMINGTON



OVERALL ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"



EXISTING LEGEND

	STORM INLET
	PS PAVING SPACE
	TRF TRAFFIC SIGN POLE
	LP LIGHT POLE
	MANHOLE
	TREE
	WATER VALVE
	MONITOR WELL
	ROW RIGHT OF WAY MONUMENT
	PP POWER POLE
	TBF TELEPHONE BOX/FEDERAL
	EM ELECTRICAL MANHOLE
	UFO UNDERGROUND FIBER OPTIC
	UE UNDERGROUND ELECTRIC
	DF DITCH FLOPLINE
	WALKWAY
	SL SEWER LINE
	GL GAS LINE
	WL WATER LINE

PAVING LEGEND

STANDARD UNIT ASPHALT PAVEMENT DETAILS FOR PAVEMENT SECTION COORDINATE WITH LANDSCAPE PLANS

SITE SUMMARY

SITE ZONING
MS AC-1

SITE ADDRESS
1090 W WALNUT ST
INDIANAPOLIS, IN 46204

PARKING SPACES (STANDARD) PROVIDED
XX SPACES

PARKING SPACES (ACCESSIBLE) PROVIDED
XX SPACES

TOTAL PARKING SPACES PROVIDED
XX SPACES

KEY NOTES

1. CONCRETE CURB, TYP. (SEE DETAILS)
2. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
3. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
4. ACCESSIBLE RAMP (SEE DETAILS)
5. RETAINING WALL (SEE ARCHITECTURAL PLANS FOR DETAILS)
6. STAIRS (SEE ARCHITECTURAL PLANS FOR DETAILS)
7. 2" WIDE TACTILE WARNING STRIP
8. 24" WIDE STOP SIGN, TYP. (SEE DETAILS)
9. STOP SIGN, TYP. (MATED R1-1, SEE DETAILS)
10. CONCRETE BOLLARD, TYP. (SEE DETAILS)
11. TRANSFORMER PAD (REFER TO UTILITY PROVIDER)

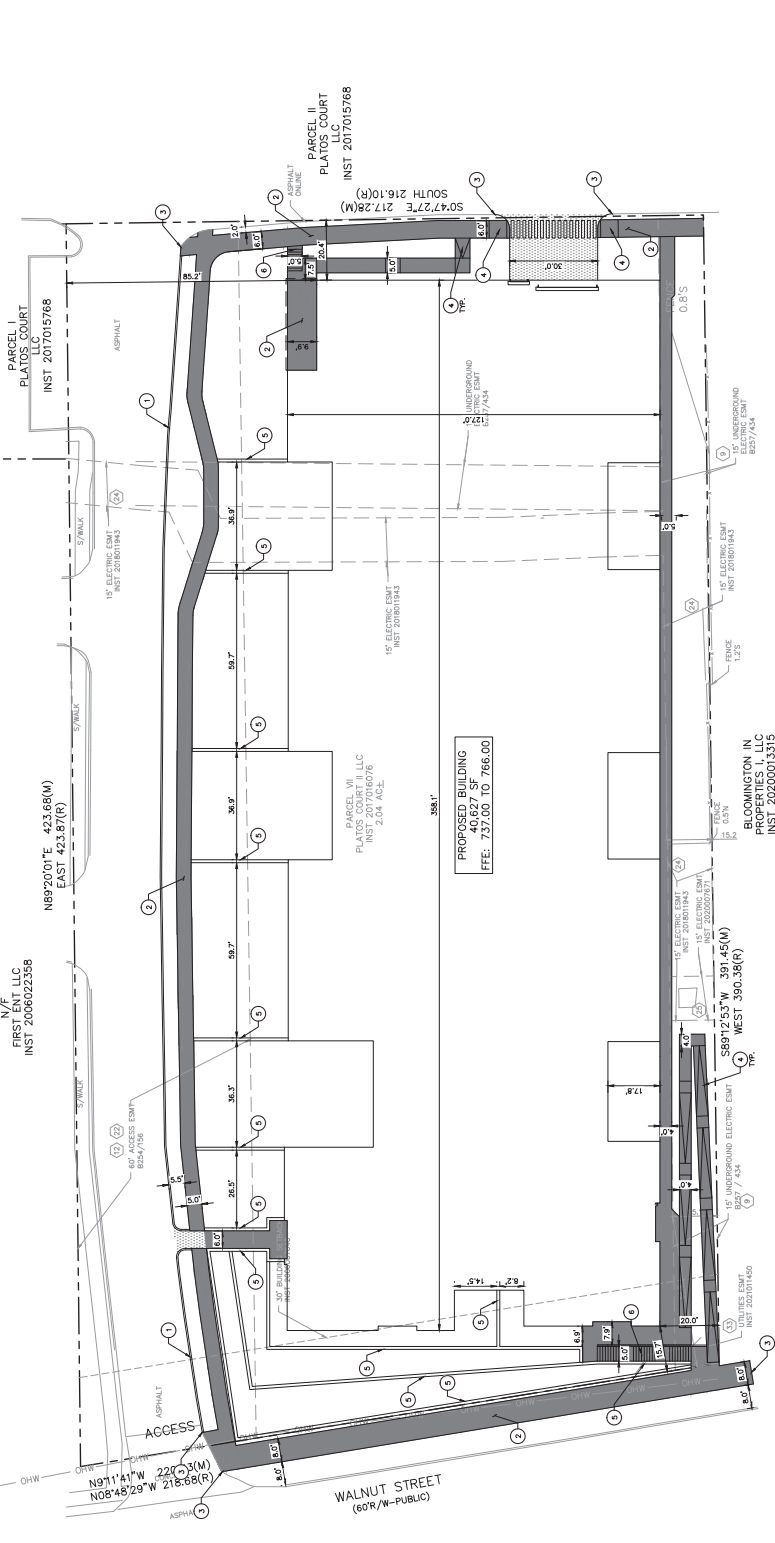
SITE NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL MATERIALS, FINISHES, JOINTS, CONNECTIONS, AND CONNECTIONS TO EXISTING MATERIALS.
4. PERMITS FOR ALL PAVING SHALL BE NOTED ON THIS SHEET.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS.
6. ALL DRIVEWAYS SHALL BE STRIPPED SHALL BE PAINTED UNLESS OTHERWISE NOTED.

BENCHMARKS

THE BENCHMARKS SHOWN ON SURVEY

1	BM AT DESCRIPTION
2	BM AT DESCRIPTION
3	BM AT DESCRIPTION
4	BM AT DESCRIPTION
5	BM AT DESCRIPTION
6	BM AT DESCRIPTION



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94
NOT FOR CONSTRUCTION

SITE PLAN
HUB AT BLOOMINGTON
09/2022-1.02

C-1
DRG SUBMISSION
03/27/2023

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EXISTING LEGEND

1-1	EXISTING MILET
1-2	EXISTING GRADE
1-3	EXISTING SPOT ELEVATION
1-4	EXISTING FLOOR SPOT ELEVATION
1-5	EXISTING FINISHED GRADE NEAR BUILDING
1-6	EXISTING FINISHED GRADE
1-7	EXISTING TOP OF WALL SPOT ELEVATION
1-8	EXISTING BOTTOM OF WALL SPOT ELEVATION
1-9	EXISTING RM ELEVATION
1-10	EXISTING STRUCTURE @ A RM ELEVATION
1-11	EXISTING STRUCTURE @ A INVERT ELEVATION
1-12	EXISTING PROPOSED CONTOUR
1-13	EXISTING SLOPE AND FLOW DIRECTION
1-14	EXISTING 100-YEAR OVERLAND OVERFLOW ROUTE
1-15	EXISTING DETENTION BASIN 100-YEAR EMERGENCY
1-16	EXISTING PROPOSED SHALE
1-17	EXISTING PROPOSED STORM SEWER
1-18	EXISTING PROPOSED SANITARY MANHOLE
1-19	EXISTING PROPOSED SANITARY CLEANOUT
1-20	EXISTING PROPOSED WATER STRUCTURES
1-21	EXISTING PROPOSED LIGHT POLES
1-22	EXISTING PROPOSED TRANSFORMER PAD
1-23	EXISTING 1/2" PVC FIBERGLASS SPACE
1-24	EXISTING 4" PVC FIBERGLASS SPACE
1-25	EXISTING TRAFFIC SIGNAL POLE
1-26	EXISTING LIGHT POLE
1-27	EXISTING STORM DRAIN MANHOLE (SDMH)
1-28	EXISTING SANITARY MANHOLE (SMH)
1-29	EXISTING TELEPHONE MANHOLE (TMH)
1-30	EXISTING RIGHT OF WAY MONUMENT
1-31	EXISTING WATER VALVE
1-32	EXISTING POWER METER
1-33	EXISTING TELEPHONE BOX/FEDESTAL
1-34	EXISTING ELECTRICAL MANHOLE
1-35	EXISTING UNDERGROUND OPTIC
1-36	EXISTING UNDERGROUND CABLE
1-37	EXISTING UNDERGROUND ELECTRIC
1-38	EXISTING DITCH FLOWLINE
1-39	EXISTING STORM SEWER LINE
1-40	EXISTING GAS LINE
1-41	EXISTING WATER LINE

GRADING LEGEND

2-1	EXISTING GRADE
2-2	EXISTING SPOT ELEVATION
2-3	EXISTING TOP OF CURB / BOTTOM OF CURB
2-4	EXISTING FLOW LINE SPOT ELEVATION
2-5	EXISTING MATCH EXISTING SPOT ELEVATION
2-6	EXISTING FINISHED FLOOR SPOT ELEVATION
2-7	EXISTING FINISHED GRADE NEAR BUILDING
2-8	EXISTING FINISHED GRADE
2-9	EXISTING TOP OF WALL SPOT ELEVATION
2-10	EXISTING BOTTOM OF WALL SPOT ELEVATION
2-11	EXISTING RM ELEVATION
2-12	EXISTING STRUCTURE @ A RM ELEVATION
2-13	EXISTING STRUCTURE @ A INVERT ELEVATION
2-14	EXISTING PROPOSED CONTOUR
2-15	EXISTING SLOPE AND FLOW DIRECTION
2-16	EXISTING 100-YEAR OVERLAND OVERFLOW ROUTE
2-17	EXISTING DETENTION BASIN 100-YEAR EMERGENCY
2-18	EXISTING PROPOSED SHALE
2-19	EXISTING PROPOSED STORM SEWER
2-20	EXISTING PROPOSED SANITARY MANHOLE
2-21	EXISTING PROPOSED SANITARY CLEANOUT
2-22	EXISTING PROPOSED WATER STRUCTURES
2-23	EXISTING PROPOSED LIGHT POLES
2-24	EXISTING PROPOSED TRANSFORMER PAD

BENCHMARKS

THE BENCHMARKS (LOCATIONS SHOWN ON SURVEY)

SBM #1 DESCRIPTION
ELEVATION: 726.53
ELECTRIC MANHOLE

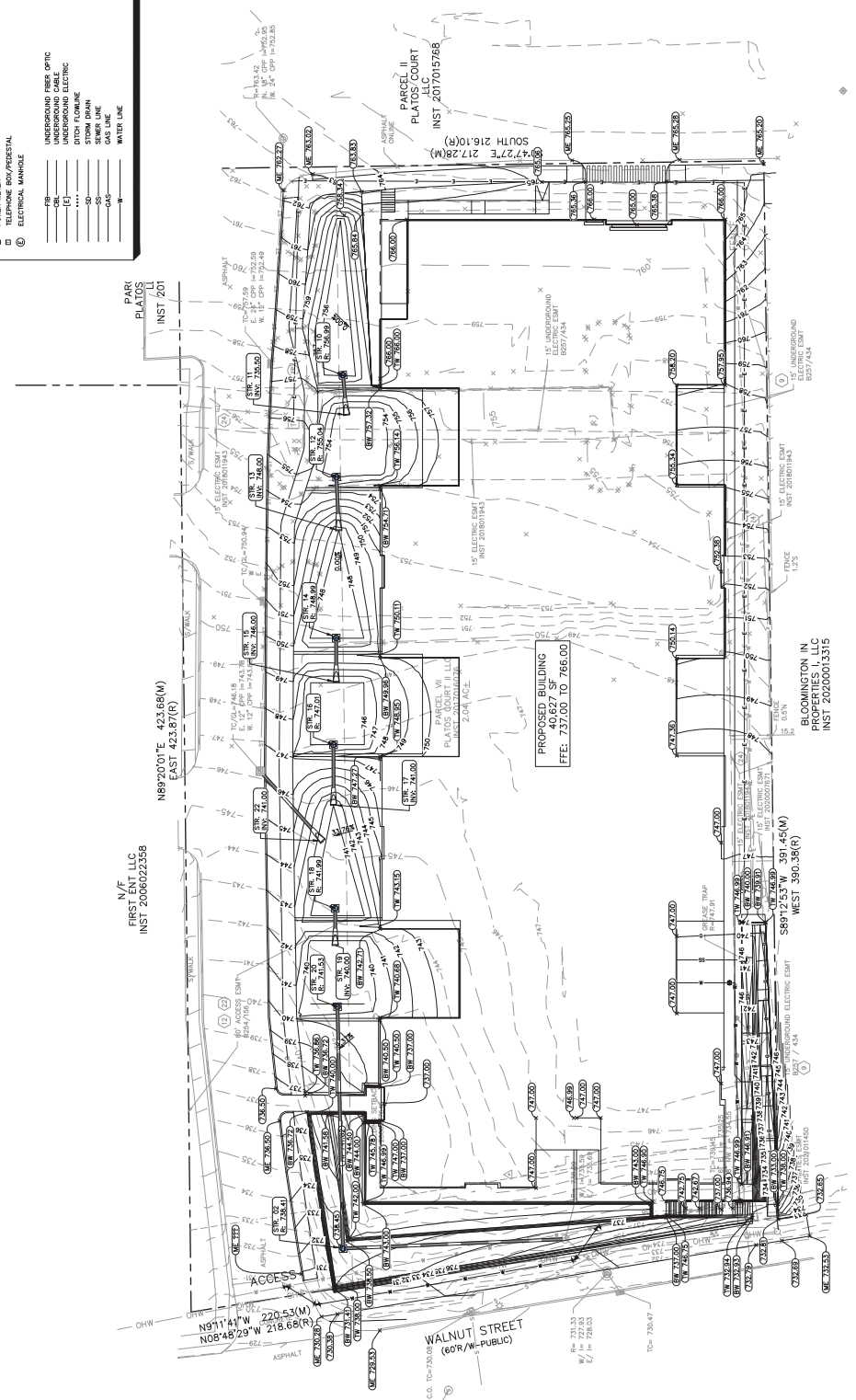
SBM #2 DESCRIPTION
ELEVATION: 726.53
ELECTRIC MANHOLE

SBM #3 DESCRIPTION
ELEVATION: 726.53
ELECTRIC MANHOLE

SBM #4 DESCRIPTION
ELEVATION: 726.53
ELECTRIC MANHOLE

GENERAL PLAN NOTES

SEE GENERAL PLAN FOR A COMPLETE LIST OF THE FOLLOWING (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES).



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GRADING AND DRAINAGE PLAN
HUB AT BLOOMINGTON
09-2022-1-02

C-2
DRG SUBMISSION
03.27.2023

DLR GROUP
landscape architecture
urban design

Kimley»Horn

CORE

BLOOMINGTON IN PROPERTIES I, LLC
INST. 20200013315

PROPOSED BUILDING
40,627 SF
FFE: 737.00 TO 766.00

N/T
FIRST NAT. LLC
INST. 2006022358

N89°20'01"E 423.68(M)
EAST 423.87(R)

N91°11'41"W 220.53(M)
N08°48'29"W 218.68(R)

WALNUT STREET
(60'R/W-PUBUC)



EXISTING LEGEND

	STORM INLET		P/S PARKING SPACE
	CAR INLET		H/C PARKING SPACE
	SANITARY SEWER MANHOLE (SSMH)		TRAFFIC SIGNAL POLE
	STORM DRAIN MANHOLE (SDM)		LIGHT POLE
	TELEPHONE MANHOLE (TMH)		TREE
	RIGHT OF WAY MONUMENT		MAILBOX
	POWER POLE		MONITOR WELL
	POWER METER		
	TELEPHONE BOX/PEDESTAL		
	ELECTRICAL MANHOLE		
	UNDERGROUND FIRE OPTIC		
	UNDERGROUND CABLE		
	UNDERGROUND ELECTRIC		
	STORM DRAIN		
	SEWER LINE		
	WATER LINE		

UTILITY LEGEND

	PROPOSED UNDERGROUND ELECTRIC LINE
	PROPOSED GAS LINE (BY GAS COMPANY)
	PROPOSED SEWER LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED STORM SEWER LINE
	STRUCTURE O
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY LATERAL LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED FIRE PROTECTION LINE
	FIRE HYDRANT (BY FIRE DEPT.)
	FIRE HYDRANT (BY FIRE DEPT.)
	PROPOSED WATER BENDS & TEE
	PROPOSED LIGHT POLE
	TRANSFORMER PAD (BY OTHERS)

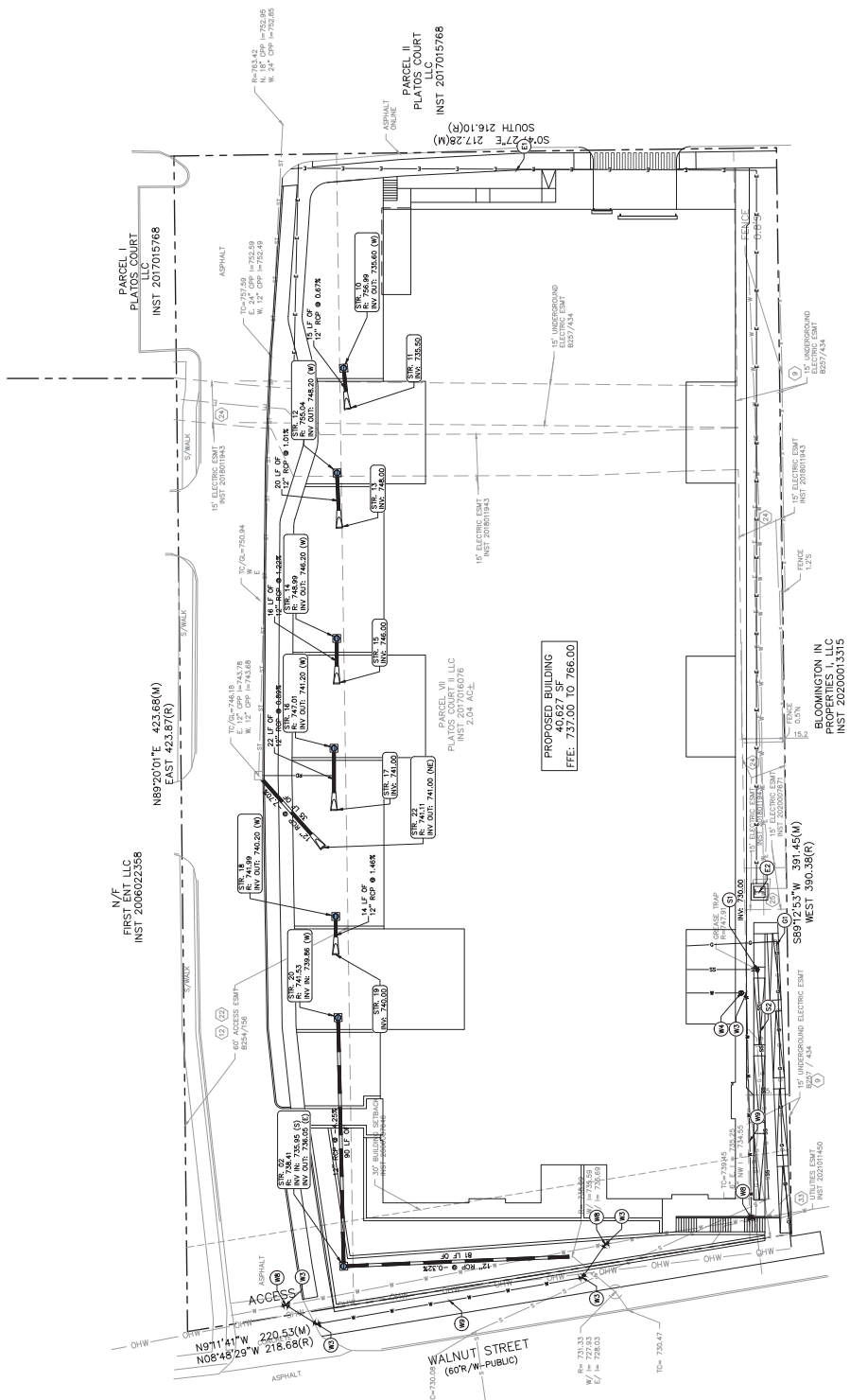
KEY NOTES

- MANAGE STORM SEWER
- ROOF DRAIN CLEANOUT
- CONNECT ROOF DRAIN TO STRUCTURE
- PERFORATED UNDERDRAIN
- SANITARY SEWER
- SANITARY LATERAL LINE
- SANITARY LINE
- WATER TEE
- WATER METER
- WATER METER ASSEMBLY (M/A)
- POST INDICATOR VALVE (PIV)
- FIRE HYDRANT AND VALVE ASSEMBLY
- WATER LINE
- CONNECT TO EXISTING WATER (M/P OR TEE)
- GAS SERVICE LINE
- ELECTRIC / TELECOMMUNICATIONS CABLE
- ELECTRIC TRANSFORMER
- TELECOMMUNICATIONS LINE
- CONTRACTOR TO COORDINATE CONNECTION WITH UTILITY PROVIDER.
- CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH AND SIZE OF EXISTING UTILITIES. INSURE CONDUITS DO NOT EXIST WITH PROPOSED UTILITIES.
- POTENTIAL UTILITY CONFLICT. ALL (WATER, SANITARY, DRAINAGE STORM) CROSSINGS TO HAVE 18" MIN. VERTICAL CLEARANCE ALL UTILITIES TO BE PROTECTED BY 18" MIN. VERTICAL CLEARANCE IN SUCH THAT IT FORMS AN ANGLE BETWEEN 45° AND 90°.

NOTE: CONTRACTOR TO VERIFY WATER, SANITARY, GAS, & ETC. LOCATIONS, SIZES AND TYPES WITH M/P PLANS PRIOR TO ORDERING MATERIALS.

GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE GENERAL PLAN NOTES.



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UTILITY PLAN
 HUB AT BLOOMINGTON

C-3
 DRG SUBMISSION
 03/27/2023

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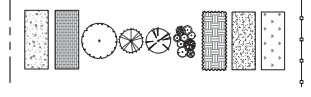
DLR GROUP

CORE

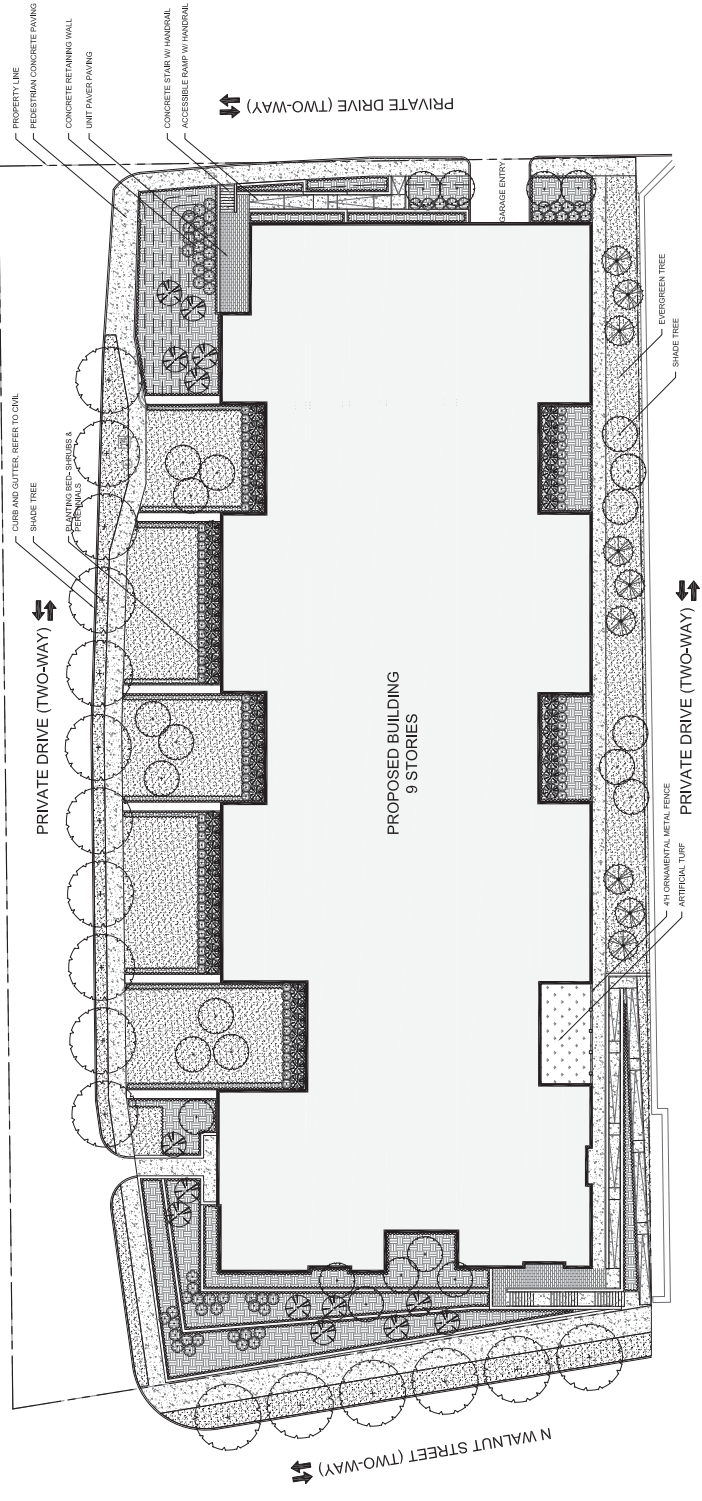
09.2022-1.02

09.2022-1.02

LEGEND



4TH ORNAMENTAL METAL FENCE
 WITH 4 POSTS PER 10 FEET. MAXIMUM HEIGHT OF 4 FEET. ALL FENCES ARE TO BE SET BACK 10 FEET FROM THE PROPERTY LINE.



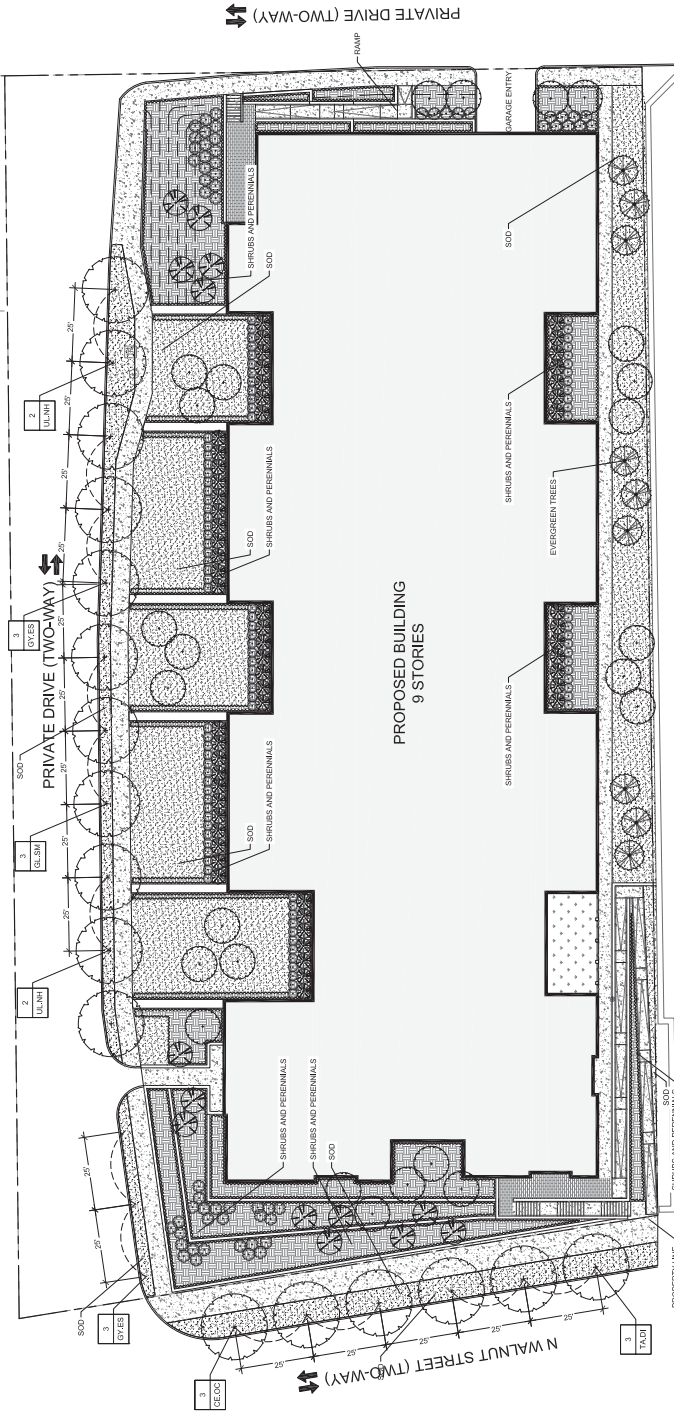
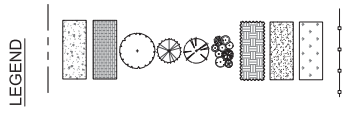
1 LANDSCAPE SITE PLAN
 1" = 20'-0"

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CORE | **DLR GROUP** | **Kimley»Horn** | **site**
 landscape architecture urban design

LANDSCAPE SITE PLAN
 L-1
 PC SUBMISSION
 03.08.2023
 HUB-Bloomington

NOT FOR CONSTRUCTION



CODE	QTY	REQUIREMENT	BOTANICAL NAME	COMMON NAME	REMARKS	ROOT SIZE	SPACING	NATIVE/INDIAN	FLOWERING & PRODUCE	PLANT TYPE (T/S/B/F/G)
CE OC	1	1 tree per 40 LF of frontage.	<i>Cornus occidentalis</i>	Common Hackberry	Matching heads	2.5' cal		Y	N (end pollinated)	T
GL SH	17	1 tree per 20 LF of 40 x 6	<i>Thuja occidentalis</i>	Green St. Juniper	Matching heads	2.5' cal		Y	Y	T
TADI	17	Walnut Knolls Apt. 424 LF 40	<i>Fraxinus americana</i>	American White Birch	Matching heads	2.5' cal	10-40' e.c.	Y	N (end pollinated)	T
ULNH	11	Trees	<i>Ulmus 'New Horizon'</i>	New Horizon Elm	Matching heads	2.5' cal		N	N (end pollinated)	T
INTERIOR SHOE TREES										
BE CU	14	14 x 24 trees	<i>Aspidistra sp.</i>	Aspidistra		2.5' cal		Y	Y	T
CA SP	25	max 6 in	<i>Calluna vulgaris</i>	Heath		10" H		Y	N (end pollinated)	T
GL SH	6	6 in	<i>Thuja occidentalis</i>	Green St. Juniper		2.5' cal		Y	Y	T
ULNH	6	6 in	<i>Ulmus americana</i>	American White Birch		2.5' cal		Y	N (end pollinated)	T
QUILM	6	6 in	<i>Quercus macrocarpa</i>	White Oak		2.5' cal		Y	N (end pollinated)	T
TADI	6	6 in	<i>Fraxinus americana</i>	American White Birch		2.5' cal		Y	N (end pollinated)	T
ULNH	6	6 in	<i>Ulmus americana</i>	American White Birch		2.5' cal		Y	N (end pollinated)	T
ORNAMENTAL TREES										
ULNH	3	3 per acre, 1.72 ac x 5.9 tree	<i>Liriodendron tulipifera</i>	Eastern Red Cedar		18" H		Y	Y	T
AMAB	14	5 per acre, 1.72 ac x 5 = 9	<i>Amelanchier x grandiflora</i>	Autumn Brilliance		18" H		Y	Y	T
CR WK	14	5 per acre, 1.72 ac x 5 = 9	<i>Conspicua virens</i>	Winter King Hawthorn		2.5' cal		Y	Y	T
SHRUBS										
ULNH	14	14 x 24 trees	<i>Fraxinus americana</i>	American White Birch		18" H		Y	Y	T
ART ME	36	per acre, 1.72 ac x 36 = 62	<i>Artemisia tridentata</i>	Artemisia		24" H		Y	Y	S
HY N	212	shrub	<i>Hydrangea arborescens</i>	Hydrangea		48" oc		Y	Y	S
HY N	212	shrub	<i>Hydrangea macrophylla</i>	Hydrangea		36" oc		Y	Y	S
PH N	212	shrub	<i>Philadelphus</i>	Philadelphus		36" oc		Y	Y	S
RH FT	212	shrub	<i>Rhus glabra</i>	Sumac		48" oc		Y	Y	S
RH FT	212	shrub	<i>Rhus typhina</i>	Cockspur Thorn		48" oc		Y	Y	S
VIB M	212	shrub	<i>Viburnum dentatum</i>	Blackhaw		36" H		Y	Y	S
VIB M	212	shrub	<i>Viburnum dentatum</i>	Blackhaw		36" H		Y	Y	S
PERENNIALS AND GRASSES										
BA PS	142	per acre, 1.72 ac x 82	<i>Baccharis pycnantha</i>	Sea Broomrape		24" oc		Y	Y	F
EC MA	142	per acre, 1.72 ac x 82	<i>Echinacea purpurea</i>	Wildflower		18" oc		Y	Y	F
PA SH	142	per acre, 1.72 ac x 82	<i>Panicum virgatum</i>	Shenandoah Switchgrass		21" oc		Y	N (end pollinated)	F
RU AG	142	per acre, 1.72 ac x 82	<i>Rudbeckia hirta</i>	American Gold Rush Black Eyed Susan		18" oc		Y	N (end pollinated)	G
SO FW	142	per acre, 1.72 ac x 82	<i>Solidago rugosa</i>	Fireweed		18" oc		Y	N (end pollinated)	F
SP HE	142	per acre, 1.72 ac x 82	<i>Spiraea helensis</i>	Prunella		21" oc		Y	N (end pollinated)	G
SY OS	142	per acre, 1.72 ac x 82	<i>Symphoricarpos oblongifolius</i>	October Sweets		18" oc		Y	Y	F

LANDSCAPE PLANTING PLAN

L-2
 PC SUBMISSION
 03.06.2023

landscape
 urban design

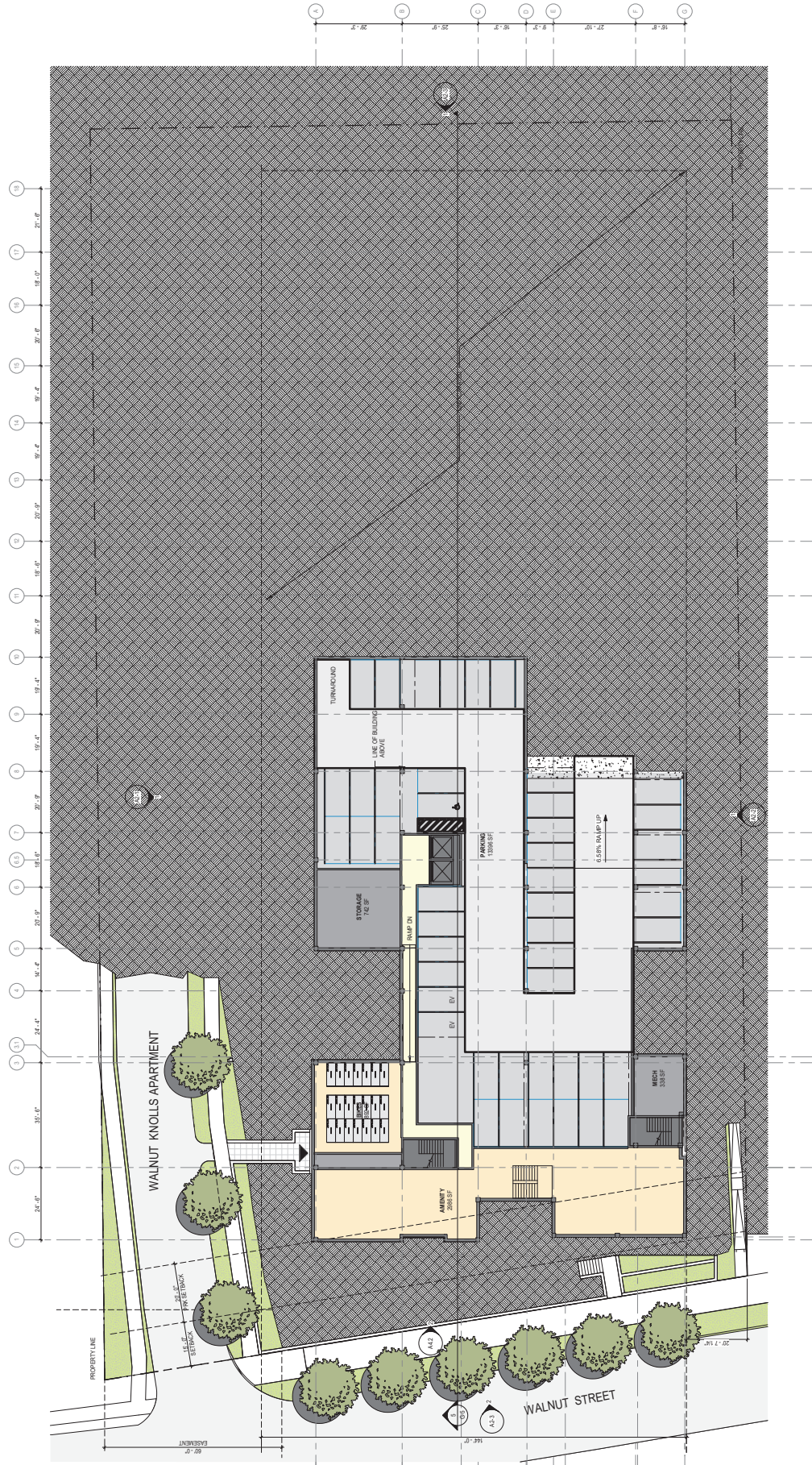
DLR GROUP

Kimley»Horn

CORE

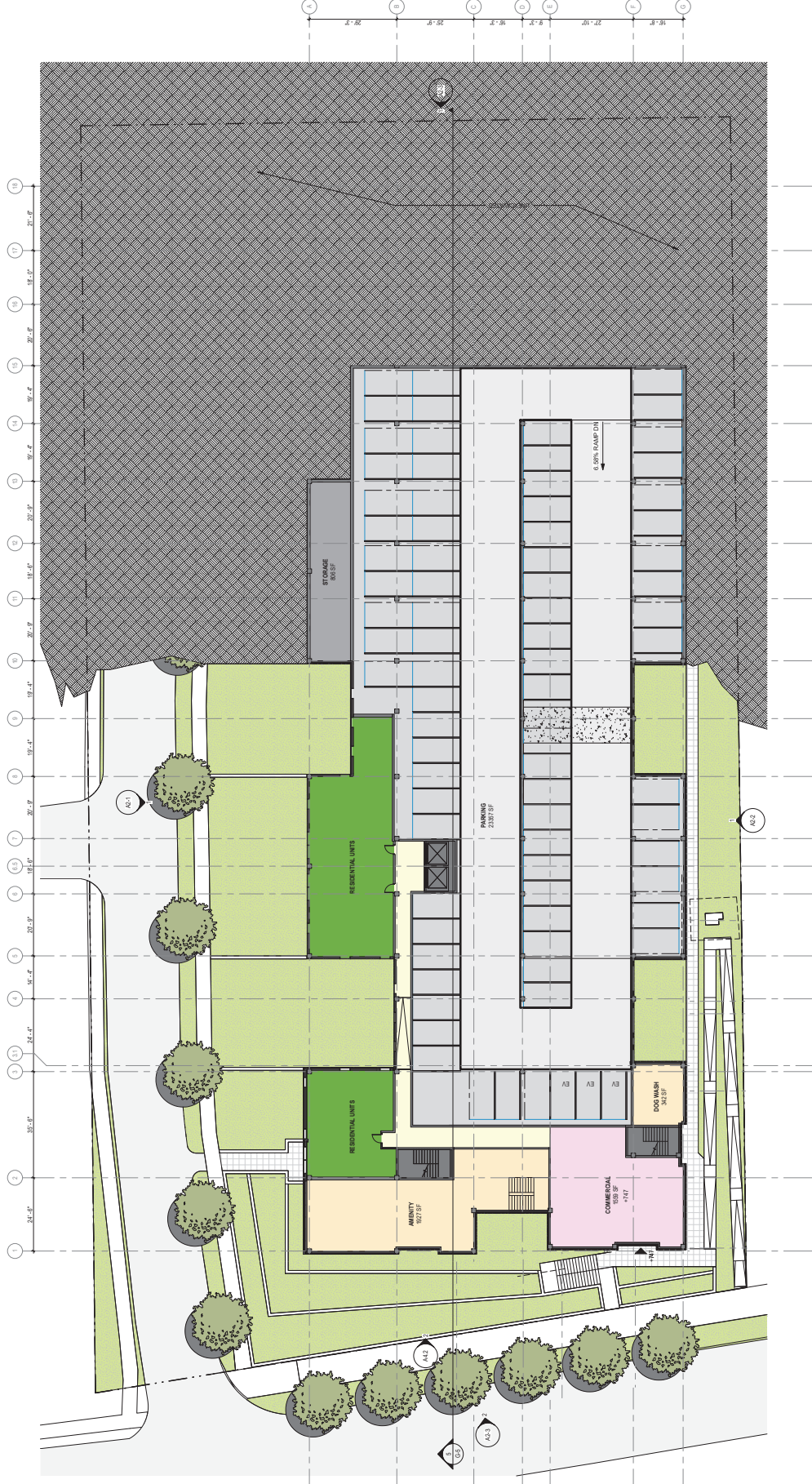
HUB Bloomington

NOT FOR CONSTRUCTION



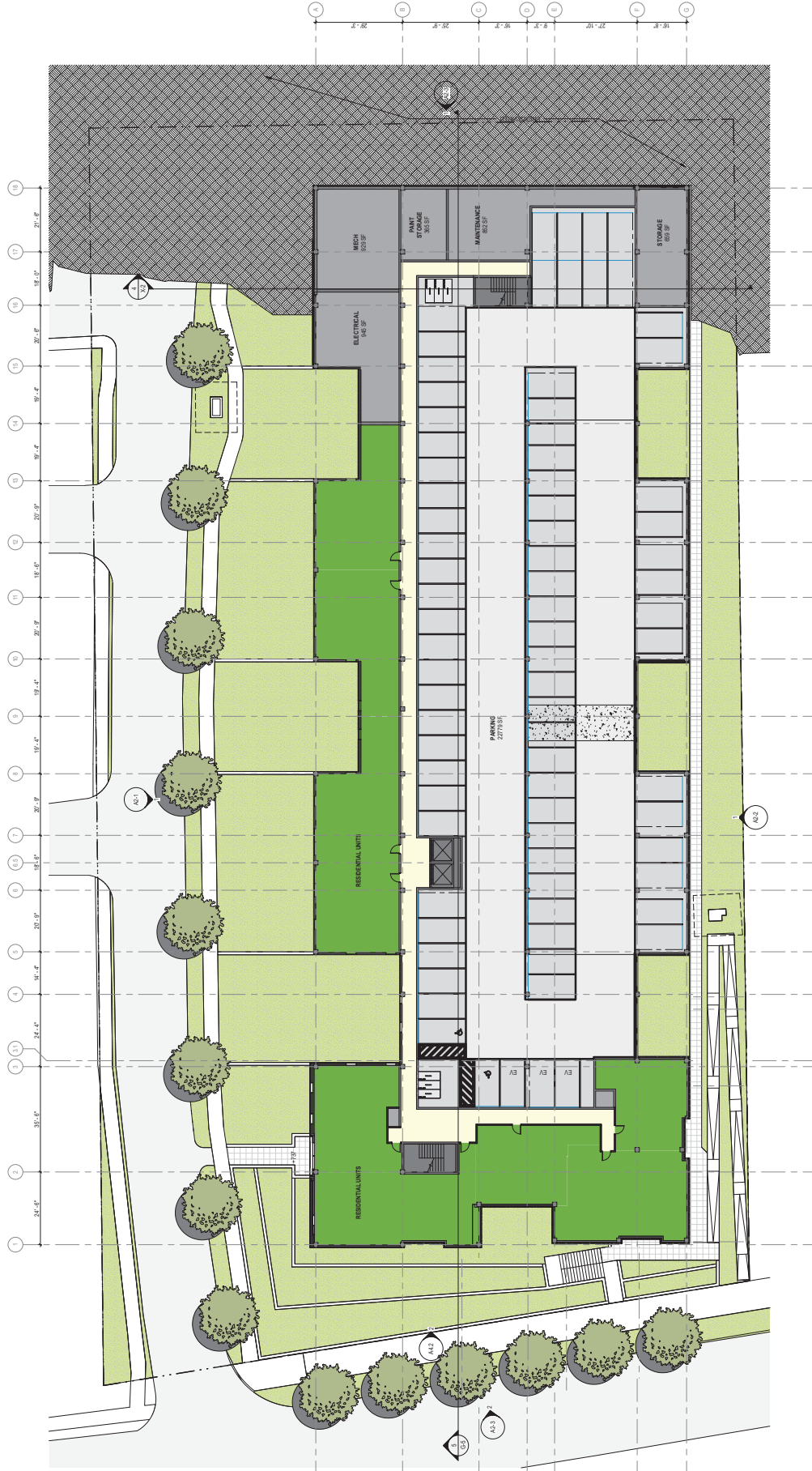
OVERALL FLOOR PLAN - LOWER LEVEL 03
SCALE: 1/8" = 1'-0"

				A1-1 DRG SUBMISSION 03.27.2023	FLOOR PLAN - LOWER LEVEL 03 HUB AT BLOOMINGTON 09.2022-1.02	THIS DOCUMENT IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND CLIENT TENDERS AND GOVERNMENT AGENCIES. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
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OVERALL FLOOR PLAN - LOWER LEVEL 02
SCALE: 1/8"=1'-0"

				<p>A1-2 DRG SUBMISSION 03/27/2023</p>	<p>FLOOR PLAN - LOWER LEVEL 02 HUB AT BLOOMINGTON 09/2022-1.02</p>	<p>THIS DOCUMENT IS UNLESS OTHERWISE SPECIFICALLY NOTED, THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REUSE OF THIS DOCUMENT FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY PROHIBITED.</p>
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OVERALL FLOOR PLAN - LOWER LEVEL 01
SCALE: 1/8" = 1'-0"

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FLOOR PLAN - LOWER LEVEL 01

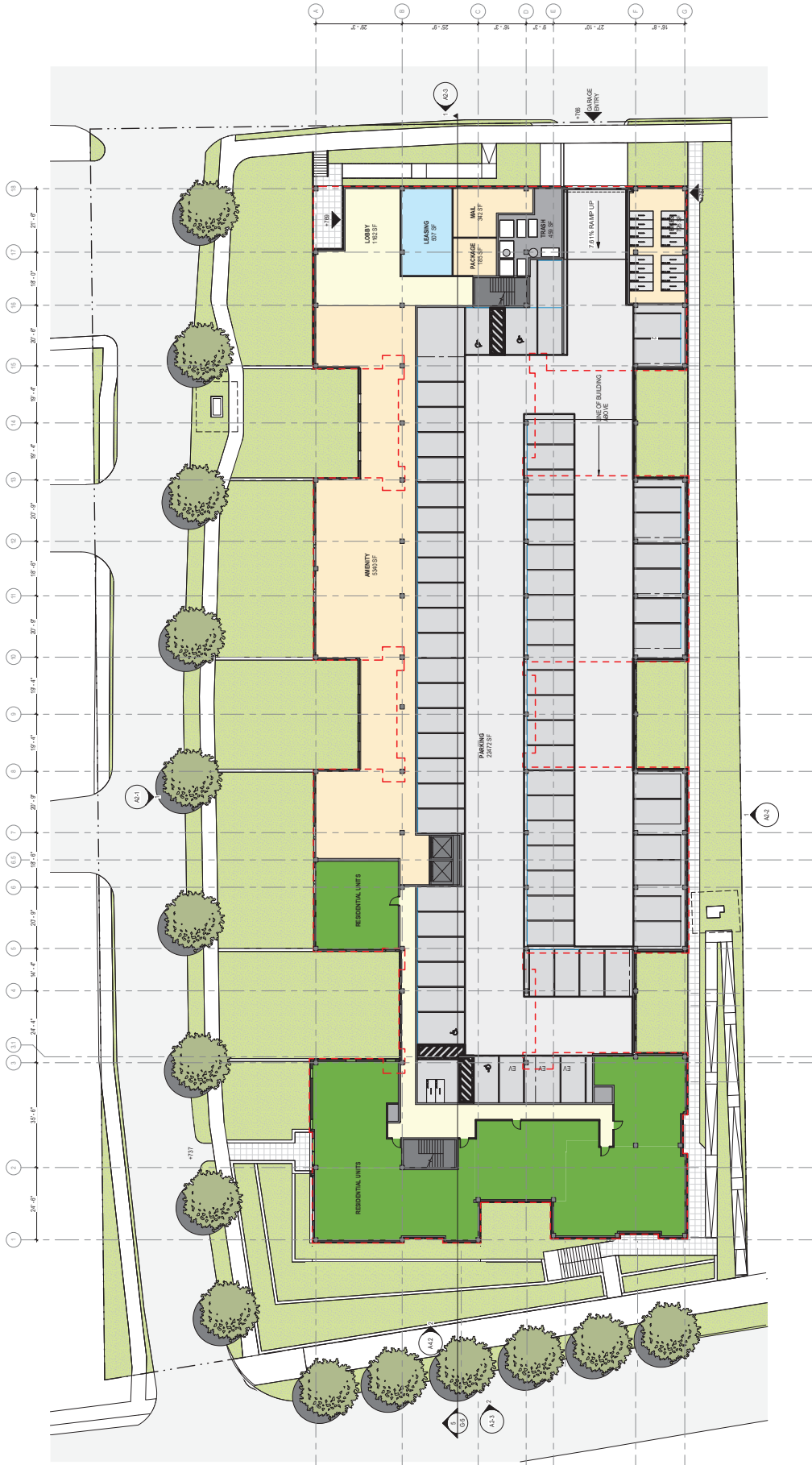
A1-3
DRG SUBMISSION
03/27/2023



03-2023-1-02

HUB AT BLOOMINGTON

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OVERALL FLOOR PLAN - LEVEL 01
SCALE 1/8" = 1'-0"

72
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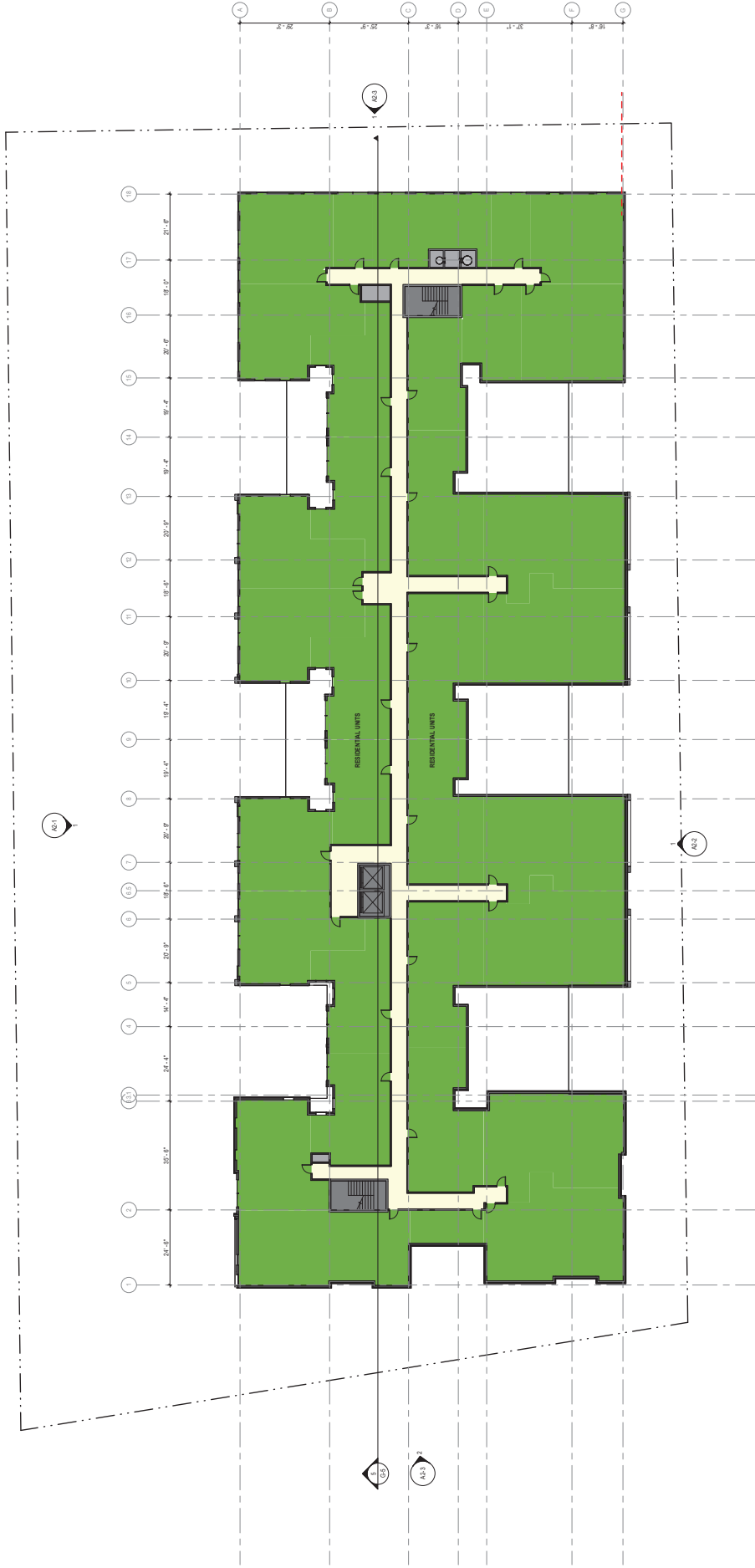
FLOOR PLAN - LEVEL 01

A1-4
DRG SUBMISSION
03/27/2023



09-2022-1-02

HUB AT BLOOMINGTON



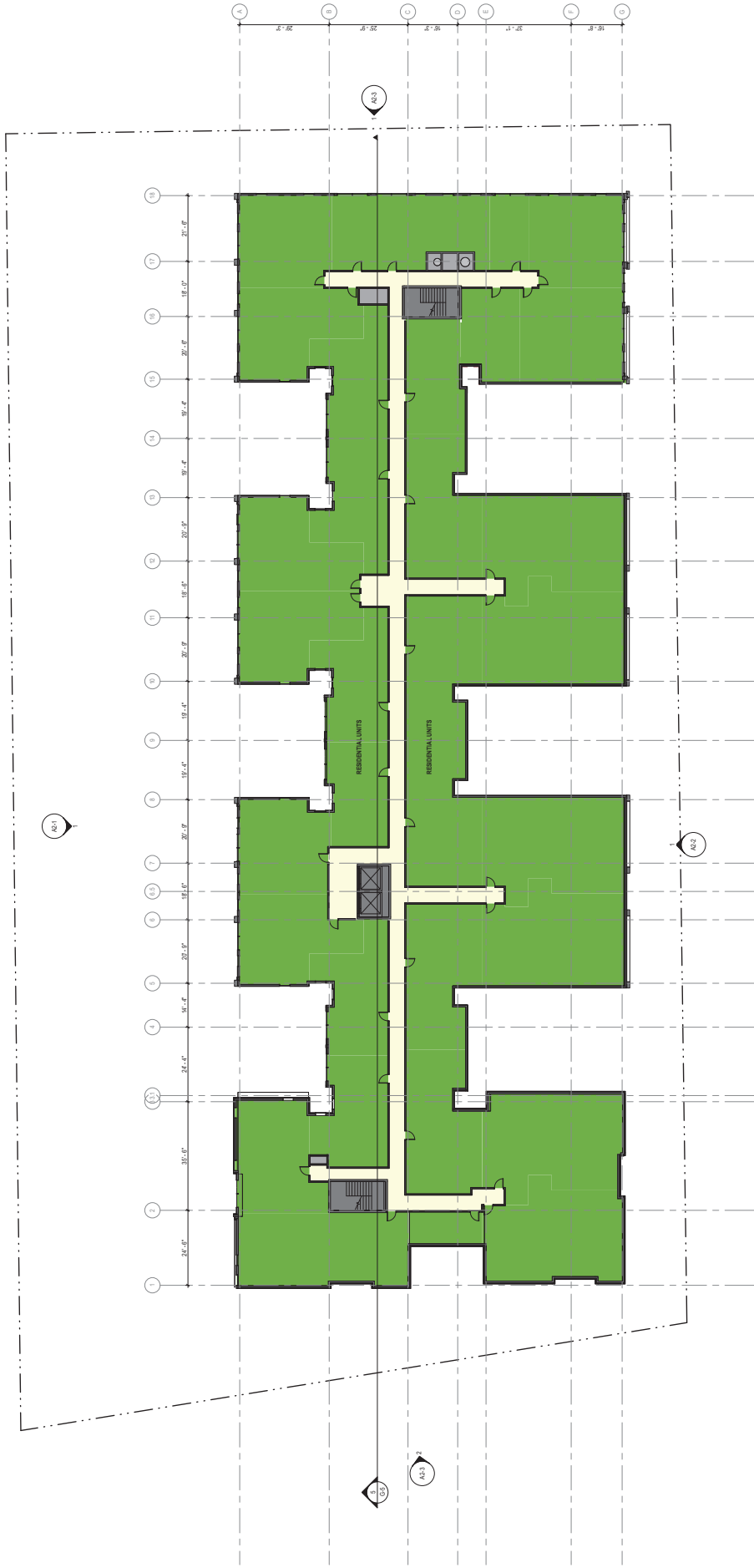
OVERALL FLOOR PLAN - LEVEL 02
SCALE: 1/8" = 1'-0"

73
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FLOOR PLAN - LEVEL 02
HUB AT BLOOMINGTON 09.2022.1.02

A1-5
DRC SUBMISSION
03/27/2023





OVERALL FLOOR PLAN - LEVEL 03-05 - TYPICAL RESI LEVEL
SCALE: 1/8" = 1'-0"

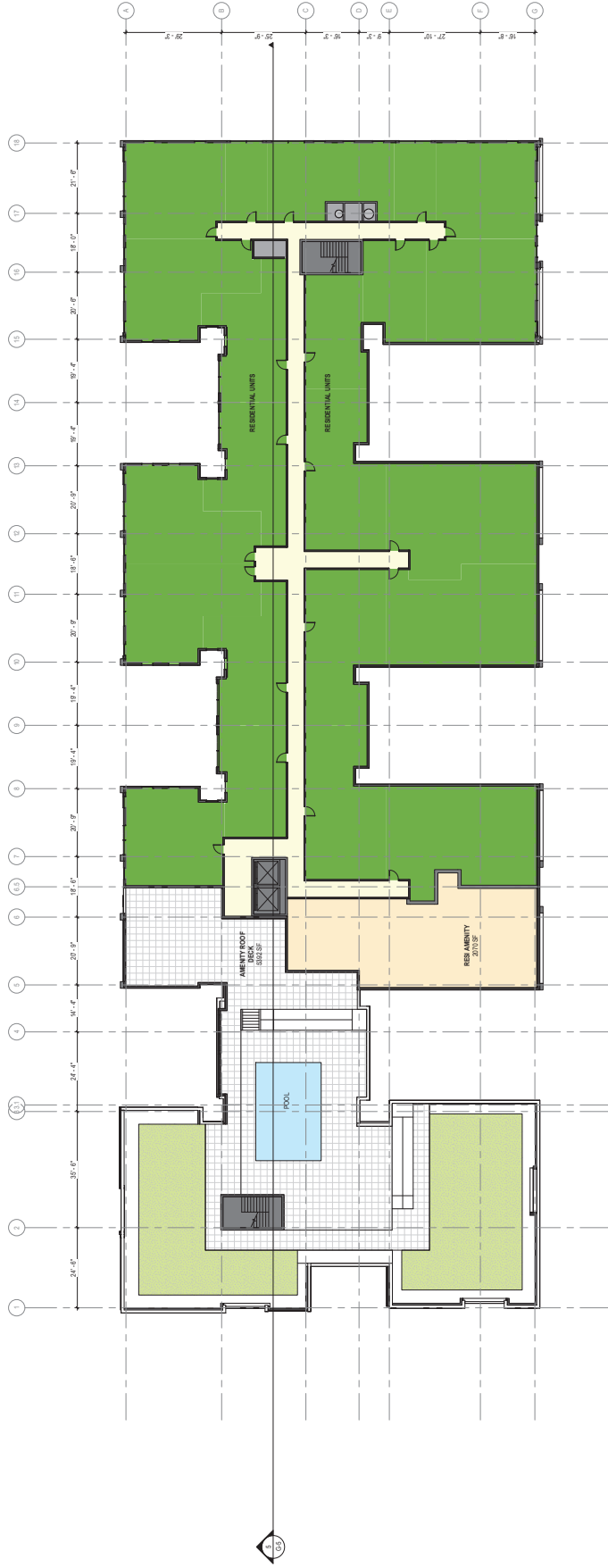
74
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FLOOR PLAN - LEVEL 03 - 05

09-2022-1-02

A1-6
DRC SUBMISSION
03/27/2023





LEVEL 06_ENTITLEMENTS
SCALE: 1/8" = 1'-0"

75
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FLOOR PLAN - LEVEL 06

A1-7
DRC SUBMISSION
03/27/2023





LEVEL 07 97'-0" (834'-0")
 LEVEL 06 86'-0" (822'-0")
 LEVEL 05 74'-0" (811'-0")
 LEVEL 04 64'-0" (801'-0")
 LEVEL 03 53'-0" (786'-0")
 LEVEL 02 43'-0" (780'-0")
 LEVEL 01 32'-0" (789'-0")
 LL01 22'-0" (759'-0")
 LL02 12'-0" (749'-0")
 LL03 0'-0" (737'-0")

LEVEL 07 97'-0" (834'-0")
 LEVEL 06 86'-0" (822'-0")
 LEVEL 05 74'-0" (811'-0")
 LEVEL 04 64'-0" (801'-0")
 LEVEL 03 53'-0" (786'-0")
 LEVEL 02 43'-0" (780'-0")
 LEVEL 01 32'-0" (789'-0")
 LL01 22'-0" (759'-0")
 LL02 12'-0" (749'-0")
 LL03 0'-0" (737'-0")

PL-02 PL-01 MTL-01 PL-02 PL-03 BR-01 PL-03 PL-02 PL-01 PL-02 PL-03 BR-01 PL-02 PL-01 PL-02 PL-03

1 OVERALL BUILDING ELEVATION - NORTH
 SCALE: 1/8" = 1'-0"

NO.	MATERIAL TYPE
BR-01	MASONRY
BR-02	CONCRETE
BR-03	CONCRETE MASONRY
MTL-01	METAL PANEL
PL-01	CEMENTITIOUS CLADDING
PL-02	CEMENTITIOUS CLADDING
PL-03	CEMENTITIOUS CLADDING

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BUILDING ELEVATIONS
 HUB AT BLOOMINGTON 09-2022-1-02

A2-1
 DRG SUBMISSION
 03/27/2023





LEVEL 07	97'-0" (2954'-07)
LEVEL 06	86'-0" (2622'-07)
LEVEL 05	74'-0" (2256'-07)
LEVEL 04	64'-0" (1951'-07)
LEVEL 03	53'-0" (1614'-07)
LEVEL 02	43'-0" (1307'-07)
LEVEL 01	32'-0" (980'-07)
LL01	22'-0" (670'-07)
LL02	12'-0" (366'-07)
LL03	0'-0" (0'-07)

1 OVERALL BUILDING ELEVATION - SOUTH

N.S. SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES

NO.	MATERIAL TYPE
BR-01	MASONRY
GR-01	GRIDIRON
LV-01	CONCRETE
M-01	CONCRETE MASONRY
MTL-01	METAL PANEL
PL-01	CEMENTITIOUS CLADDING
PL-02	CEMENTITIOUS CLADDING
PL-03	CEMENTITIOUS CLADDING

BUILDING ELEVATIONS

09-2022-1-02

A2-2

DRG SUBMISSION
03/27/2023



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- ⊕ LEVEL 07 97'-0" (834'-0")
- ⊕ LEVEL 06 85'-0" (822'-0")
- ⊕ LEVEL 05 74'-6" (811'-6")
- ⊕ LEVEL 04 64'-0" (801'-0")
- ⊕ LEVEL 03 53'-6" (790'-6")
- ⊕ LEVEL 02 43'-0" (780'-0")
- ⊕ LEVEL 01 32'-0" (769'-0")
- ⊕ LL 01 22'-0" (758'-0")
- ⊕ LL 02 12'-0" (746'-0")
- ⊕ LL 03 0'-0" (737'-0")

OVERALL BUILDING ELEVATION - EAST
SCALE: 1/8"=1'-0"

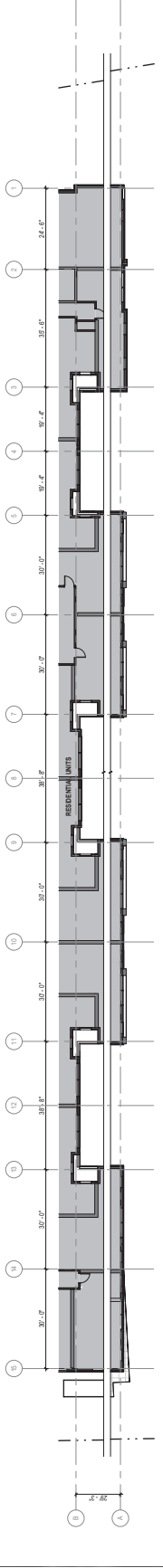


- ⊕ LEVEL 07 97'-0" (834'-0")
- ⊕ LEVEL 06 85'-0" (822'-0")
- ⊕ LEVEL 05 74'-6" (811'-6")
- ⊕ LEVEL 04 64'-0" (801'-0")
- ⊕ LEVEL 03 53'-6" (790'-6")
- ⊕ LEVEL 02 43'-0" (780'-0")
- ⊕ LEVEL 01 32'-0" (769'-0")
- ⊕ LL 01 22'-0" (758'-0")
- ⊕ LL 02 12'-0" (746'-0")
- ⊕ LL 03 0'-0" (737'-0")

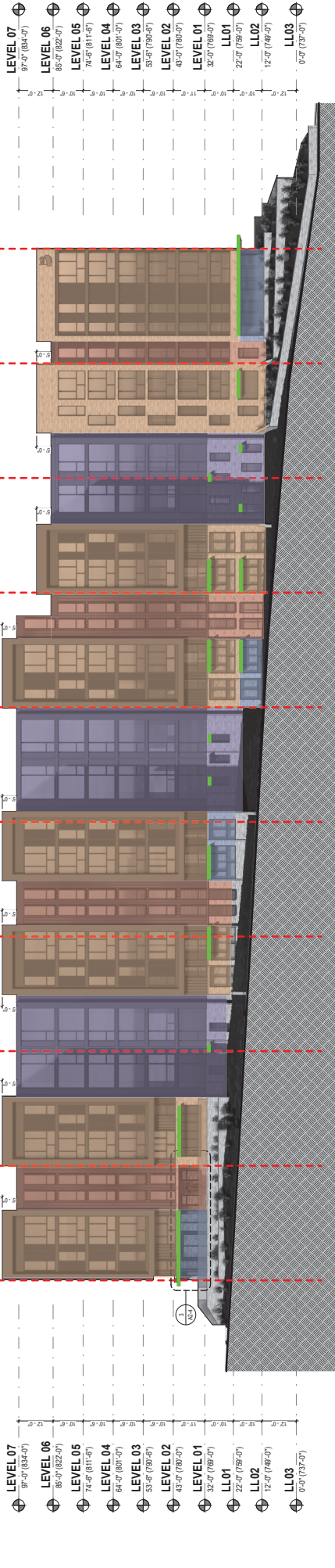
OVERALL BUILDING ELEVATION - WEST
SCALE: 1/8"=1'-0"

NO.	MATERIAL TYPE
-----	---------------

- BR-01 MASONRY
- GR-01 GROUND GRASS
- MTL-01 METAL PANEL
- PL-01 CEMENTITIOUS CLADDING
- PL-02 CEMENTITIOUS CLADDING
- PL-03 CEMENTITIOUS CLADDING



2. OVERALL FLOOR PLAN - SOUTH - TYP RESI LEVEL
SCALE: 1/8" = 1'-0"



3. ARCHITECTURE STANDARDS DIAGRAM - OVERALL BUILDING ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

D. EXTERIOR FACADES
At least one of the following design elements shall be present on the exterior facade:
 D1. Materiality: Use of stone, brick, or other textured materials.
 D2. Color: Facade color shall be a neutral or earthy tone.
 D3. Pattern: Facade shall feature a repeating geometric or organic pattern.
 D4. Materiality: Use of stone, brick, or other textured materials.
 D5. Color: Facade color shall be a neutral or earthy tone.
 D6. Pattern: Facade shall feature a repeating geometric or organic pattern.

E. PATTERNS
At least one of the following design elements shall be present on the exterior facade:
 E1. Materiality: Use of stone, brick, or other textured materials.
 E2. Color: Facade color shall be a neutral or earthy tone.
 E3. Pattern: Facade shall feature a repeating geometric or organic pattern.
 E4. Materiality: Use of stone, brick, or other textured materials.
 E5. Color: Facade color shall be a neutral or earthy tone.
 E6. Pattern: Facade shall feature a repeating geometric or organic pattern.

F. WINDOW AND DOOR SIZES
At least one of the following design elements shall be present on the exterior facade:
 F1. Materiality: Use of stone, brick, or other textured materials.
 F2. Color: Facade color shall be a neutral or earthy tone.
 F3. Pattern: Facade shall feature a repeating geometric or organic pattern.
 F4. Materiality: Use of stone, brick, or other textured materials.
 F5. Color: Facade color shall be a neutral or earthy tone.
 F6. Pattern: Facade shall feature a repeating geometric or organic pattern.

G. WINDOW AND DOOR SIZES
At least one of the following design elements shall be present on the exterior facade:
 G1. Materiality: Use of stone, brick, or other textured materials.
 G2. Color: Facade color shall be a neutral or earthy tone.
 G3. Pattern: Facade shall feature a repeating geometric or organic pattern.
 G4. Materiality: Use of stone, brick, or other textured materials.
 G5. Color: Facade color shall be a neutral or earthy tone.
 G6. Pattern: Facade shall feature a repeating geometric or organic pattern.

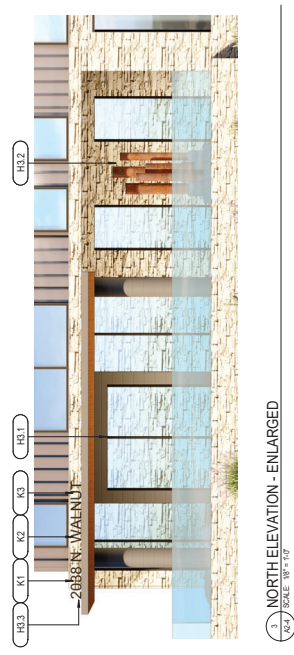
H. PRIMARY FACADE FINISHES
One primary facade finish shall be provided for every facade.
 H1. Materiality: Use of stone, brick, or other textured materials.
 H2. Color: Facade color shall be a neutral or earthy tone.
 H3. Pattern: Facade shall feature a repeating geometric or organic pattern.
 H4. Materiality: Use of stone, brick, or other textured materials.
 H5. Color: Facade color shall be a neutral or earthy tone.
 H6. Pattern: Facade shall feature a repeating geometric or organic pattern.

I. WINDOWS ON PRIMARY FACADES
At least one of the following design elements shall be present on the exterior facade:
 I1. Materiality: Use of stone, brick, or other textured materials.
 I2. Color: Facade color shall be a neutral or earthy tone.
 I3. Pattern: Facade shall feature a repeating geometric or organic pattern.
 I4. Materiality: Use of stone, brick, or other textured materials.
 I5. Color: Facade color shall be a neutral or earthy tone.
 I6. Pattern: Facade shall feature a repeating geometric or organic pattern.

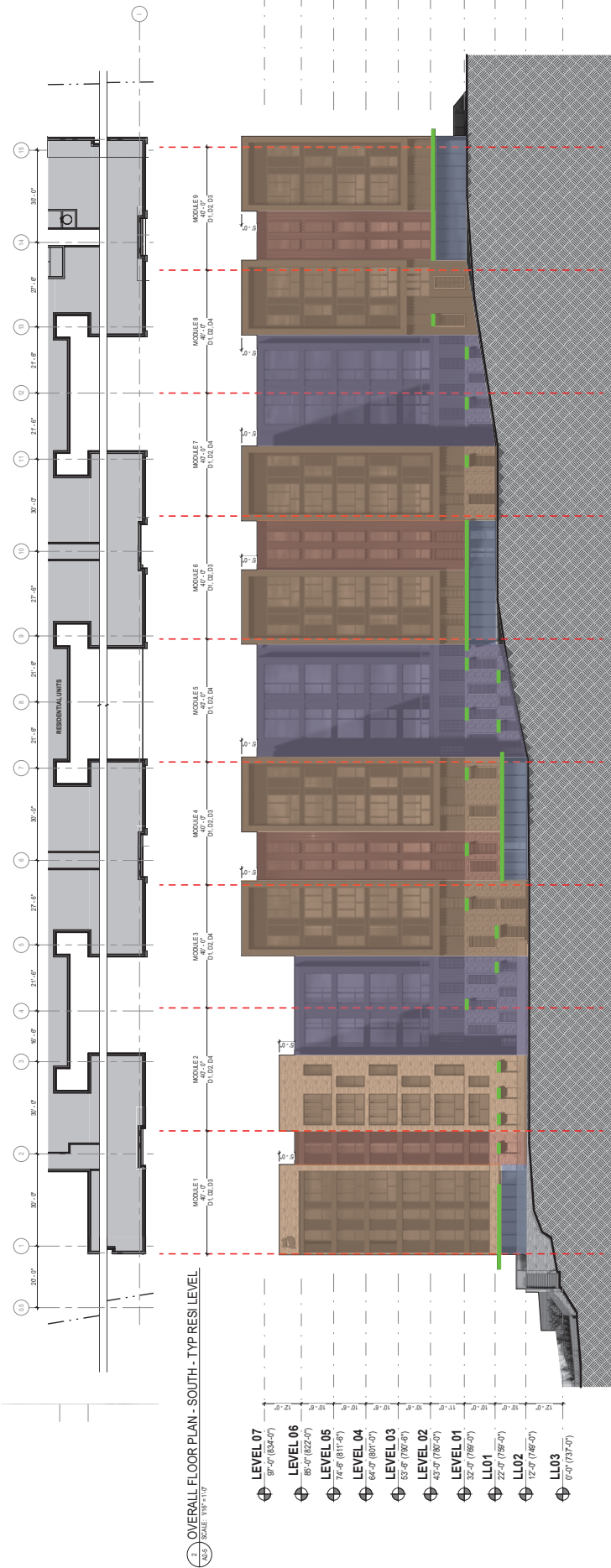
K. STREET ADDRESSES
At least one of the following design elements shall be present on the exterior facade:
 K1. Materiality: Use of stone, brick, or other textured materials.
 K2. Color: Facade color shall be a neutral or earthy tone.
 K3. Pattern: Facade shall feature a repeating geometric or organic pattern.
 K4. Materiality: Use of stone, brick, or other textured materials.
 K5. Color: Facade color shall be a neutral or earthy tone.
 K6. Pattern: Facade shall feature a repeating geometric or organic pattern.

GLASS GUIDELINES
 G1. Materiality: Use of stone, brick, or other textured materials.
 G2. Color: Facade color shall be a neutral or earthy tone.
 G3. Pattern: Facade shall feature a repeating geometric or organic pattern.
 G4. Materiality: Use of stone, brick, or other textured materials.
 G5. Color: Facade color shall be a neutral or earthy tone.
 G6. Pattern: Facade shall feature a repeating geometric or organic pattern.

Module	1	2	3	4	5	6	7	8	9
Total Wall Area (SF)	429	400	400	400	400	400	400	400	400
Total Glass Area (SF)	239.98	238.05	236.22	245.88					
Percentage of Glass	56%	59%	59%	61%					



4. NORTH ELEVATION - ENLARGED
SCALE: 1/8" = 1'-0"



1. OVERALL FLOOR PLAN - SOUTH - TYP RES LEVEL
 1/8" = 1'-0" SCALE

- LEVEL 07 97'-0" (834'-0")
- LEVEL 06 86'-0" (822'-0")
- LEVEL 05 74'-6" (811'-6")
- LEVEL 04 64'-0" (801'-0")
- LEVEL 03 53'-6" (790'-6")
- LEVEL 02 43'-0" (780'-0")
- LEVEL 01 32'-0" (769'-0")
- LL01 22'-0" (759'-0")
- LL02 12'-0" (749'-0")
- LL03 0'-0" (739'-0")

1. ARCHITECTURE STANDARDS DIAGRAM - OVERALL BUILDING ELEVATION - SOUTH
 1/8" = 1'-0" SCALE

D. EXTERIOR FACADES
 At least one of the following design elements shall be present on the exterior facade of the building:
 D1. Materiality: Variety of materials, textures, and colors.
 D2. Color: Colors provided no more than 48" apart around street facade.
 D3. Change in building facade height (minimum of 5' rise of different levels) or change in facade projection no more than 48" apart.
 D4. Aerial view of glass to be provided and exceeds 80% of total facade area of the first floor facade.
 D5. Vertical elements of glass to be provided and exceeds 80% of total facade area of the first floor facade.
 D6. Vertical elements of glass to be provided and exceeds 80% of total facade area of the first floor facade.
 D7. Vertical elements of glass to be provided and exceeds 80% of total facade area of the first floor facade.
 D8. Vertical elements of glass to be provided and exceeds 80% of total facade area of the first floor facade.
 D9. Vertical elements of glass to be provided and exceeds 80% of total facade area of the first floor facade.
 D10. Vertical elements of glass to be provided and exceeds 80% of total facade area of the first floor facade.

E. PATTERNS
 At least one of the following design elements shall be present on the exterior facade of the building:
 E1. Materiality: Variety of materials, textures, and colors.
 E2. Color: Colors provided no more than 48" apart around street facade.
 E3. Change in building facade height (minimum of 5' rise of different levels) or change in facade projection no more than 48" apart.
 E4. Aerial view of glass to be provided and exceeds 80% of total facade area of the first floor facade.
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 E6. Vertical elements of glass to be provided and exceeds 80% of total facade area of the first floor facade.
 E7. Vertical elements of glass to be provided and exceeds 80% of total facade area of the first floor facade.
 E8. Vertical elements of glass to be provided and exceeds 80% of total facade area of the first floor facade.
 E9. Vertical elements of glass to be provided and exceeds 80% of total facade area of the first floor facade.
 E10. Vertical elements of glass to be provided and exceeds 80% of total facade area of the first floor facade.

F. WINDOW SIZES
 At least one of the following design elements shall be present on the exterior facade of the building:
 F1. Materiality: Variety of materials, textures, and colors.
 F2. Color: Colors provided no more than 48" apart around street facade.
 F3. Change in building facade height (minimum of 5' rise of different levels) or change in facade projection no more than 48" apart.
 F4. Aerial view of glass to be provided and exceeds 80% of total facade area of the first floor facade.
 F5. Vertical elements of glass to be provided and exceeds 80% of total facade area of the first floor facade.
 F6. Vertical elements of glass to be provided and exceeds 80% of total facade area of the first floor facade.
 F7. Vertical elements of glass to be provided and exceeds 80% of total facade area of the first floor facade.
 F8. Vertical elements of glass to be provided and exceeds 80% of total facade area of the first floor facade.
 F9. Vertical elements of glass to be provided and exceeds 80% of total facade area of the first floor facade.
 F10. Vertical elements of glass to be provided and exceeds 80% of total facade area of the first floor facade.

G. WINDOW ANCHITECTURE
 At least one of the following design elements shall be present on the exterior facade of the building:
 G1. Materiality: Variety of materials, textures, and colors.
 G2. Color: Colors provided no more than 48" apart around street facade.
 G3. Change in building facade height (minimum of 5' rise of different levels) or change in facade projection no more than 48" apart.
 G4. Aerial view of glass to be provided and exceeds 80% of total facade area of the first floor facade.
 G5. Vertical elements of glass to be provided and exceeds 80% of total facade area of the first floor facade.
 G6. Vertical elements of glass to be provided and exceeds 80% of total facade area of the first floor facade.
 G7. Vertical elements of glass to be provided and exceeds 80% of total facade area of the first floor facade.
 G8. Vertical elements of glass to be provided and exceeds 80% of total facade area of the first floor facade.
 G9. Vertical elements of glass to be provided and exceeds 80% of total facade area of the first floor facade.
 G10. Vertical elements of glass to be provided and exceeds 80% of total facade area of the first floor facade.

H. PRIMARY FACADE ENTRY
 H1. One primary facade entry shall be provided for every facade.
 H2. One primary facade entry shall be provided for every facade.
 H3. One primary facade entry shall be provided for every facade.
 H4. One primary facade entry shall be provided for every facade.
 H5. One primary facade entry shall be provided for every facade.
 H6. One primary facade entry shall be provided for every facade.
 H7. One primary facade entry shall be provided for every facade.
 H8. One primary facade entry shall be provided for every facade.
 H9. One primary facade entry shall be provided for every facade.
 H10. One primary facade entry shall be provided for every facade.

I. WINDOWS ON PRIMARY FACADES
 I1. Materiality: Variety of materials, textures, and colors.
 I2. Color: Colors provided no more than 48" apart around street facade.
 I3. Change in building facade height (minimum of 5' rise of different levels) or change in facade projection no more than 48" apart.
 I4. Aerial view of glass to be provided and exceeds 80% of total facade area of the first floor facade.
 I5. Vertical elements of glass to be provided and exceeds 80% of total facade area of the first floor facade.
 I6. Vertical elements of glass to be provided and exceeds 80% of total facade area of the first floor facade.
 I7. Vertical elements of glass to be provided and exceeds 80% of total facade area of the first floor facade.
 I8. Vertical elements of glass to be provided and exceeds 80% of total facade area of the first floor facade.
 I9. Vertical elements of glass to be provided and exceeds 80% of total facade area of the first floor facade.
 I10. Vertical elements of glass to be provided and exceeds 80% of total facade area of the first floor facade.

K. STREET ADDRESSES
 K1. Street address shall be provided for every facade.
 K2. Street address shall be provided for every facade.
 K3. Street address shall be provided for every facade.
 K4. Street address shall be provided for every facade.
 K5. Street address shall be provided for every facade.
 K6. Street address shall be provided for every facade.
 K7. Street address shall be provided for every facade.
 K8. Street address shall be provided for every facade.
 K9. Street address shall be provided for every facade.
 K10. Street address shall be provided for every facade.

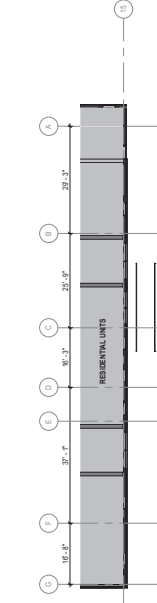
DESIGN GUIDELINES

- D1. 0.5% GLASS
- D2. 1.0% GLASS
- D3. 1.5% GLASS
- D4. 2.0% GLASS

GLASS AREA PER MODULE - SOUTH ELEVATION

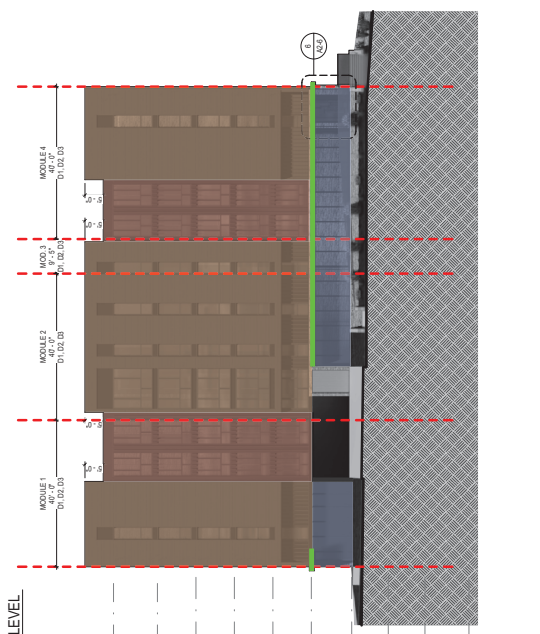
Module	1	2	3	4	5	6	7	8	9
Total Wall Area (SF)	400	400	400	400	400	400	400	400	400
Total Glass Area (SF)	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0
Percentage of Glass	5%	5%	5%	5%	5%	5%	5%	5%	5%

3% MINIMUM OVERALL FACADE

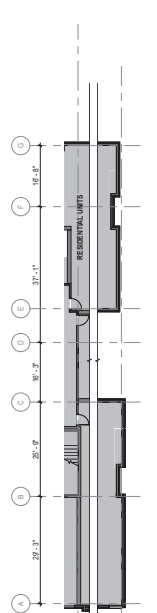


3. OVERALL FLOOR PLAN - SOUTH - TYP RESI LEVEL
SCALE: 1/8" = 1'-0"

LEVEL 07	9'-0" (834'-0")
LEVEL 06	85'-0" (822'-0")
LEVEL 05	74'-6" (811'-6")
LEVEL 04	64'-0" (801'-0")
LEVEL 03	53'-6" (790'-6")
LEVEL 02	43'-0" (780'-0")
LEVEL 01	32'-0" (769'-0")
LL01	22'-0" (759'-0")
LL02	12'-0" (749'-0")
LL03	0'-0" (737'-0")

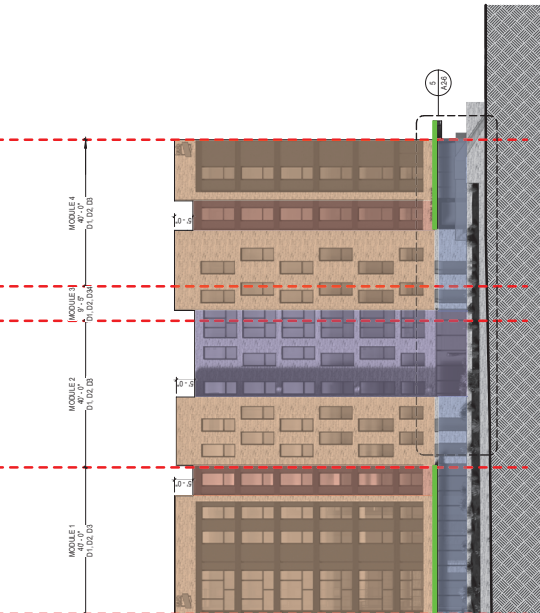


1. OVERALL BUILDING ELEVATION - EAST
SCALE: 1/8" = 1'-0"



4. OVERALL FLOOR PLAN - SOUTH - TYP RESI LEVEL
SCALE: 1/8" = 1'-0"

LEVEL 07	9'-0" (834'-0")
LEVEL 06	85'-0" (822'-0")
LEVEL 05	74'-6" (811'-6")
LEVEL 04	64'-0" (801'-0")
LEVEL 03	53'-6" (790'-6")
LEVEL 02	43'-0" (780'-0")
LEVEL 01	32'-0" (769'-0")
LL01	22'-0" (759'-0")
LL02	12'-0" (749'-0")
LL03	0'-0" (737'-0")



2. OVERALL BUILDING ELEVATION - WEST
SCALE: 1/8" = 1'-0"

D. EXTERIOR FACADES
All facades of a primary building visible from any roadway shall contain the following design elements and be of a high quality finish:

- D1. **Color and Finish**: Facades shall be finished with a high quality, long-lasting finish.
- D2. **Change in Building Facade Height**: Minimum of 5' difference in height between adjacent facades.
- D3. **Material and Finish**: Facades shall be finished with a high quality, long-lasting finish.
- D4. **Material and Finish**: Facades shall be finished with a high quality, long-lasting finish.

H. PRIMARY FACADE TRAVEL ENTRY

- H1. **Primary Facade Travel Entry**: One primary facade travel entry shall be provided for every facade.
- H2. **Primary Facade Travel Entry**: One primary facade travel entry shall be provided for every facade.
- H3. **Primary Facade Travel Entry**: One primary facade travel entry shall be provided for every facade.

I. WINDOWS ON PRIMARY FACADES

- I1. **Window Placement**: Windows shall be placed on the primary facade.
- I2. **Window Placement**: Windows shall be placed on the primary facade.
- I3. **Window Placement**: Windows shall be placed on the primary facade.

J. WINDOW GUIDELINES

- J1. **Window Placement**: Windows shall be placed on the primary facade.
- J2. **Window Placement**: Windows shall be placed on the primary facade.
- J3. **Window Placement**: Windows shall be placed on the primary facade.

K. STREET ADDRESSES

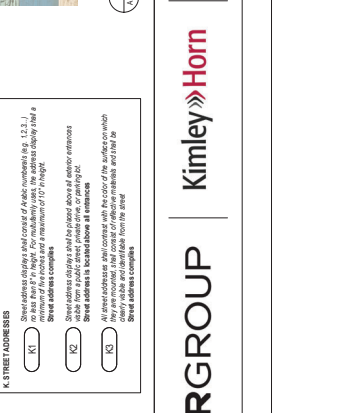
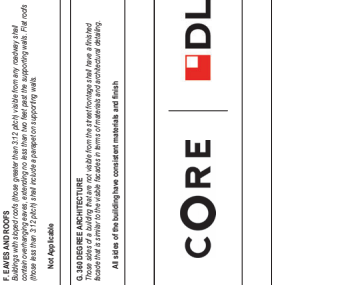
- K1. **Street Address**: Street addresses shall be placed on the primary facade.
- K2. **Street Address**: Street addresses shall be placed on the primary facade.
- K3. **Street Address**: Street addresses shall be placed on the primary facade.

L. GLASS AREA PER MODULE - WEST ELEVATION

Module	1	2	3	4
Total Wall Area (SF)	400	400	400	400
Total Glass Area (SF)	307.28	284.07	217.50	217.50
Percentage of Glass	77%	86%	54%	54%

M. GLASS AREA PER MODULE - EAST ELEVATION

Module	1	2	3	4
Total Wall Area (SF)	400	400	400	400
Total Glass Area (SF)	230.38	234.83	75.95	320.02
Percentage of Glass	58%	59%	19%	80%





PERSPECTIVE VIEW | NORTHWEST CORNER

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PERSPECTIVE
HUB AT BLOOMINGTON
09-2022-1-02

A3-1
DRC SUBMISSION
03/27/2023

landscape
as an
urban design
site

Kimley»Horn

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CORE



PERSPECTIVE VIEW | NORTHEAST CORNER

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PERSPECTIVE

03-2022-1-02

HUB AT BLOOMINGTON

A3-2

DRC SUBMISSION
03/27/2022

landscape
and
urban design



Kimley»Horn

DLRGROUP

CORE

Case # ZO-12-23 Memo

To: Bloomington Plan Commission

From: Jackie Scanlan, AICP Development Services Manager

Date: April 10, 2023

Re: Text Amendments to Unified Development Ordinance: Parking Maximum and Chicken Flock

The Planning and Transportation Department proposes an addendum to its annual update and amendment to the Unified Development Ordinance (UDO), Title 20 of the Bloomington Municipal Code.

At its March 2023 hearing, the Plan Commission discussed the annual UDO text amendment update. The Department proposed parking maximums for just under 70 uses that currently have no maximum in Table 04-10. A member of the public appeared at the hearing with concerns about adding maximums, and the Plan Commission voted to remove the parking maximum proposal. More information about that proposal is included below. The Common Council is working on an update to regulations related to chicken flocks, and a Title 20 update needed to be done to align with the proposed changes. No changes to proposed uses or zoning districts are included in this update.

Those petition is as follows:

1. ZO-12-23 | UDO Chapter 3, Use Regulations; UDO Chapter 4, Development Standards & Incentives

ZO-12-23 UDO Chapter 3, Use Regulations; UDO Chapter 4, Development Standards & Incentives

There is one amendment proposed for Chapter 3 related to the accessory use, ‘chicken flock’ that is a technical amendment to align Title 20 with Title 7 changes that are being brought forward by the Common Council. The Council is proposing to allow more than one flock per parcel, so the Title 20 amendment changes the reference in the Use-Specific standards from ‘one flock’ to ‘flocks.’

The amendments in Chapter 4 are related to Table 04-10, which addresses the Maximum Parking Standards for uses in the UDO. When the UDO was repealed and replaced after the 2019-2020 Update process, a number of uses were left with ‘no limit’ as their parking maximum. The Department is proposing to add maximums to those uses that do not currently have maximums in order to align the code with the Comprehensive Plan, provide that all uses have maximums for consistency of regulation, and still allow for the uses to be developed with necessary associated

parking. The limits in Table 04-10 are for surface parking on a site. If a ‘parking garage’ use is also allowed in the developing zoning district, structured parking can be built. In the Downtown, the Comprehensive Plan prefers structured parking. The Land Development Policy Guidance for the Downtown says on page 86: “Land dedicated to parking should be minimized by building, preferring multi-story parking garages to surface parking lots, and by encouraging active transportation (bicycling and walking).” Additionally, in the Urban Corridor Site Design portion on page 90, the Comprehensive Plan states that “Strategies for parking will become more important in order to avoid large open areas of asphalt.”

The Department used a number of resources to arrive at the maximums presented, including the Report described below, as well as researching similar uses in other locations, and looking internally at similar uses. Since March, the Department has re-visited the proposed maximums and altered a few.

The Department utilized American Planning Association’s Planning Advisory Service (PAS) Report 510-511, Parking Standards, to compare uses to standards being used by other communities across the country. The Report is from 2002, so general guidance and thinking related to surface parking has shifted in the last two decades, but the numbers are a good guide to determine whether or not the proposed numbers are in the ballpark, and was also useful to suggest items to incorporate. For example, a cemetery regulation is often based on the buildings on the property and their size, not the acreage of the property, so we adjusted our recommendation accordingly.

Jail: The Department was able to find information about 3 of the jails that were identified in Monroe County's RFQ for a New Criminal Justice Center. While the Indianapolis facility houses more than the jail, including the majority of the court system and offices, the other facilities are smaller scale. Under the proposed provision, both Allen County and Lawrence County would be able to build the number of desired vehicular parking spaces.



Location	Square footage	Allowed under proposed maximum	Allowed under previous maximum*	Actual number of spaces
Allen County, IN	242,000	484	413 (1100 bed 275 employees)	326 (proposed)
Lawrence County, SD	64,200	128	45 (120 beds 30 employees)	84 (proposed)
Indianapolis-Marion County Community Justice Center	750,000 (Detention Center only)	1500	1,125 (3,000 beds 750 employees)	2067 (entire site)

*assuming “largest shift” meets BJS inmate-to-correctional officer ratio of 4 to 1

Stadium: The Department looked at 4 stadiums in Indiana to determine how many spaces would be allowable for facilities of comparable size under the proposed regulations. The stadiums listed offer shared parking options with nearby structured parking. However, the proposed maximums allow plenty of opportunity for on-site parking. Indiana University facilities built on State-owned land are not subject to the parking maximums in Title 20. For stadium, we confirmed in the PAS Report that one space per four seats is a standard regulation used.

Location	Number of seats	Allowed under proposed maximum	Actual number of spaces on-site
Victory Field - Indianapolis	12,230	3,057	286
Loeb Stadium - Lafayette	7,500	875	0
Kokomo Municipal Stadium - Kokomo	4,000	100	63
Parkview Field - Fort Wayne	8,100	2,025	51

General Uses: For many of the general uses that did not have maximums, we applied our larger typical maximum of 3.3 spaces for every 1,000 square feet of GFA, as the vehicular uses of those sites are similar, such as kennel or pet grooming. This is the maximum that we currently use successfully for office, and our larger retail uses. We propose to utilize the number for some of our manufacturing uses, as they are often larger sites with commuting workers, and the average square footage per employee for manufacturing is very similar to office. For sites that may be uses that are less commute-heavy, we applied the 2.5 spaces for every 1,000 square feet of GFA maximum, such as for an amenity center that would be accessory to a primary use by definition. We utilized a smaller maximum of 1.25 spaces per either 0.5 acres or 1 acre for uses that primarily take place outside of a supportive building, such as quarry or transportation terminal.

Based on the definition of ‘parking space’, the space for larger vehicles required by some uses, such as semi-trucks are not counted as part of the parking maximum total. So, manufacturing and other uses do not provide for extra space for those vehicles. However, we propose extra allowance for uses that utilize fleets of small vehicles, such as a contractor’s yard or police, fire, or rescue station.

The Department believes that adding maximums to the allowable amount of surface parking for all uses is in line with City goals that work to encourage green space and less automobile dependence, while still allowing room for necessary on-site parking for new and redeveloping uses.

Table 03-1: Allowed Use Table

P = permitted use, C = conditional use permit, A = accessory use, T = temporary use, Uses with an *= use-specific standards apply
Additional uses may be permitted, prohibited, or require conditional use approval in Downtown Character Overlays pursuant to Section 20.03.010(e).

Use	Residential							Mixed-Use								Non-Residential		Use-Specific Standards
	R1	R2	R3	R4	RM	RH	RMH	MS	MN	MM	MC	ME	MI	MD	MH	EM	PO	
Utility substation and transmission facility	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		20.03.030(f)(3)
Wind energy system, large												P*				P*		20.03.030(f)(4)
Wind energy system, small	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	P*	P*	20.03.030(f)(5)
ACCESSORY USES																	20.03.030(g)(1)	
Chicken flock	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*		P*	20.03.030(g)(2)
Detached garage	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*								20.03.030(g)(3)
Drive-through										A*	A							20.03.030(g)(4)
Dwelling, accessory unit	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*		A*	A*			20.03.030(g)(5)
Electric vehicle charging facility	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Greenhouse, noncommercial	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Home occupation	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*			20.03.030(g)(6)
Outdoor retail and display									T*	T*	T*			T*		A*		20.03.030(g)(7)
Outdoor trash and recyclables receptacles					A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*		20.03.030(g)(8)
Recycling drop-off, self-serve					A	A		A	A	A	A	A	A	A	A	A		
Swimming pool	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	20.03.030(g)(9)
TEMPORARY USES																	20.03.030(h)(1)	
Book buyback								T*	T*	T*	T*		T*	T*				20.03.030(h)(2)
Construction support activities	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	20.03.030(h)(3)
Farm produce sales	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*			20.03.030(h)(4)
Real estate sales or model home	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*		20.03.030(h)(5)
Seasonal sales								T*	T*	T*	T*	T*	T*	T*				20.03.030(h)(6)
Special event	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*			T*	23.03.030(h)(7)

20.03.030 Use-Specific Standards

(a) Generally

- The Use-Specific Standards listed in this Section 20.03.030 apply to those uses listed on the same line of Table 3-1, regardless of whether those uses are shown as Permitted, Conditional, Conditional Accessory, Accessory, or Temporary uses. These Use-Specific standards cannot be modified through the Conditional Use approval process in Section 20.06.050(b) (Conditional Use Permit), but relief may be granted through the Variance process in Section 20.06.080(b) (Variance).

(2) Chicken Flocks

~~One~~ Chicken flocks as defined in the Bloomington Municipal Code Section 7.01.010, may be kept as an accessory use to a permitted principal use, provided that such use is permitted by and complies with all regulations of Title 7 (Animals) of the Bloomington Municipal Code, as amended. The regulations of Title 7 (Animals) of the Bloomington Municipal Code are expressly incorporated into this UDO by reference.

(3) Detached Garage Design

- (A) For detached garages accessory to residential uses, exposed or corrugated metal facades are not permitted. The exterior finish building materials used for a detached garage shall comply with the standards in Section 20.04.070(d)(3)(B) (Materials).
- (B) Detached garages and carports shall be located a minimum of 10 feet behind the primary structure's front facade and five feet from side and rear property lines, except for exceptions listed in Section 20.04.020(e)(3) (Exceptions to Setback Requirements).

(4) Drive-Through

- (A) In the MM district, all uses, except for financial institutions shall be limited to one drive-through bay. Financial institutions shall be allowed up to three drive-through bays.
- (B) In the MC district, all uses, except for financial institutions shall be limited to two drive-through bays. Financial institutions shall be allowed up to three drive-through bays.

(5) Dwelling, Accessory Unit**(A) Purpose**

These accessory dwelling unit ("ADU") standards are intended to permit the creation of legal ADUs that are compatible with residential neighborhoods while also adding housing options for the City's workforce, seniors, families with changing needs, and others for whom ADUs present an affordable housing option.

(B) Generally

- i. This use shall be accessory to a single-family or duplex dwelling that is the principal use on the same lot or parcel.
- ii. Not more than one ADU may be located on one lot.
- iii. ADUs shall not contain more than two bedrooms.
- iv. No more than one family, as defined in Chapter 20.07: (Definitions), shall reside in one accessory dwelling unit; provided, however, that units lawfully in existence prior to the effective date of the ordinance from which this section derives where the number of residents located in one accessory dwelling unit lawfully exceed that provided by the definition of family in Chapter 20.07: (Definitions), may continue to be occupied by the same number of persons as occupied the accessory dwelling unit on that effective date. For purposes of this section, attached ADUs with internal access that were approved under this ordinance shall be considered one dwelling unit.
- v. A request for an ADU shall be required to submit a separate site plan petition with the Planning and Transportation Department if no building permit is processed for the ADU.

(d) Minimum Vehicle Parking Requirement

(1) Applicability

(A) Generally

Each development or land use subject to this section pursuant to Section 20.04.060 shall provide at least the minimum number of vehicle parking spaces required for each land use listed in Table 04-9: Minimum Vehicle Parking Requirements.

(B) MD District

Minimum parking requirements do not apply to development in the Courthouse Square Character Area or the Downtown Core Character Area south of 4th Street.

Table 04-9: Minimum Vehicle Parking Requirements

DU = dwelling unit

	All Other Zoning Districts	MD Zoning District
Dwelling, single-family (detached)	No requirement	
Dwelling, single-family (attached)		
Dwelling, duplex [3]	0.5 spaces per DU [1]	No requirement
Dwelling, triplex [3]		
Dwelling, fourplex [3]		
Dwelling, multifamily [2]	Studio: 0.5 space per DU 1 bedroom: 1 space per DU 2 bedrooms: 1.5 spaces per DU 3 bedrooms: 2 spaces per DU	
Dwelling, live/work	No requirement	
Dwelling, cottage development	1 space per DU	
Dwelling, mobile home	1 space per DU	
Manufactured home park		
Noncommercial urban agriculture	2 spaces per lot	
Student housing or dormitory	0-10 bedrooms: no requirement 11 or more bedrooms: 0.5 spaces per bedroom	

NOTES:

[1] See Section 20.04.110 (Incentives) for alternative standards.

[2] Minimums shall only apply to multifamily development within or adjacent to the R3 zoning district and all multifamily development in the MD zoning district.

[3] Minimum parking for duplexes, triplexes, and fourplexes only applies in the R1, R2, R3, and R4 districts.

(e) Maximum Vehicle Parking Allowance

In no case shall any land use or development subject to this Section 20.04.060 provide more than the maximum number of vehicle parking spaces allowed for each land use listed in Table 04-10: Maximum Vehicle Parking Allowance.

Table 04-10: Maximum Vehicle Parking Allowance

DU = dwelling unit sq. ft. = square feet

Use	Maximum Vehicle Parking Allowance
RESIDENTIAL USES	
Household Living	
Dwelling, single-family (detached)	No limit
Dwelling, single-family (attached)	
Dwelling, duplex	2 spaces per DU
Dwelling, triplex	
Dwelling, fourplex	
Dwelling, multifamily	125 percent of the potential required minimum, or 1.25 spaces per bedroom, whichever is less. <u>When there is no required minimum number of spaces, the number of spaces listed per DU in Table 04-9 shall be used in the 125% calculation.</u>
Dwelling, live/work	1 space per DU
Dwelling, cottage development	2 spaces per DU
Dwelling, mobile home	2 spaces per DU
Manufactured home park	2 spaces per DU, plus 1 visitor space per 2 DUs
Group Living	
Assisted living facility	1 space per 6 infirmary or nursing home beds;
Continuing care retirement facility	plus 1 space per 3 rooming units; plus 1 space per 3 DUs
Fraternity or sorority house	0.8 spaces per bed
Group care home, FHAA small	<u>2.5 spaces per 1,000 square feet GFA</u> 1 space per 4 persons design capacity
Group care facility, FHAA large	
Nursing or convalescent home	<u>1 space per 6 infirmary or nursing home beds; plus 1 space per 3 rooming units</u>
Opioid rehabilitation home, small	<u>2.5 spaces per 1,000 square feet GFA</u>
Opioid rehabilitation home, large	
Residential rooming house	2 spaces; plus 1 space per guest room
Student housing or dormitory	0.75 spaces per bedroom
Supportive housing, small	No limit <u>2.5 spaces per 1,000 sq. ft. GFA</u>
Supportive housing, large	
PUBLIC, INSTITUTIONAL, AND CIVIC USES	
Community and Cultural Facilities	
Art gallery, museum, or library	2 spaces per 1,000 sq. ft. GFA
Cemetery or mausoleum	<u>1 space per 4 seats in chapel or assembly area</u> No limit
Club or lodge	1 space per 4 seats in main assembly area, or 5 spaces per 1,000 sq. ft. GFA, whichever is greater
Community center	<u>3.3 spaces per 1,000 sq. ft. GFA</u> No limit
Conference or convention center	2 spaces per 1,000 sq. ft. GFA for surface parking <u>No limit for structured parking</u>

Table 04-10: Maximum Vehicle Parking Allowance

DU = dwelling unit sq. ft. = square feet

Use	Maximum Vehicle Parking Allowance
Crematory	3.3 spaces per 1,000 sq. ft. GFA
Day-care center, adult or child	3.3 spaces per 1,000 sq. ft. GFA
Government service facility	<u>3.3 spaces per 1,000 sq. ft. GFA</u> No limit
Jail or detention facility	<u>2 spaces per 1,000 sq. ft. GFA</u> No limit
Meeting, banquet, or event facility	4 spaces per 1,000 sq. ft. GFA
Mortuary	3.3 spaces per 1,000 sq. ft. GFA
Park	<u>5 spaces per 1 acre plus 2.5 spaces per 1,000 sq. ft. of site used for recreational equipment area</u> No limit
Place of worship	1 space per 4 seats in main assembly area, or 5 spaces per 1,000 sq. ft. GFA, whichever is greater
Police, fire, or rescue station	<u>4 spaces per 1,000 sq. ft. GFA plus 1 space per each vehicle used for police, fire, and rescue</u> No limit
Urban agriculture, noncommercial	<u>1.25 spaces per 1 acre</u> No limit
Educational Facilities	
School, college or university	<u>4 spaces per 1,000 sq. ft. GFA</u> No limit
School, public or private	<u>4 spaces per 1,000 sq. ft. GFA</u> No limit
School, trade or business	4 spaces per 1,000 sq. ft. GFA
Healthcare Facilities	
Hospital	1 space per patient bed design capacity
Medical clinic	5 spaces per 1,000 sq. ft. GFA
Methadone treatment facility	3.3 spaces per 1,000 sq. ft. GFA
Opioid rehabilitation facility	3.3 spaces per 1,000 sq. ft. GFA
COMMERCIAL USES	
Agricultural and Animal Uses	
Kennel	<u>3.3 spaces per 1,000 sq. ft. GFA</u> No limit
Orchard or tree farm, commercial	<u>1.25 spaces per 1 acre</u> No limit
Pet grooming	<u>3.3 spaces per 1,000 sq. ft. GFA</u> No limit
Plant nursery or greenhouse, commercial	3.3 spaces per 1,000 sq. ft. of GFA retail sales
Veterinarian clinic	3.3 spaces per 1,000 sq. ft. GFA
Entertainment and Recreation	
Amenity center	<u>2.5 spaces per 1,000 sq. ft. GFA</u> No limit
Country club	<u>2 spaces per golf hole plus 2.5 spaces per 1,000 sq. ft. GFA</u> No limit
Recreation, indoor	Bowling alley: 3 spaces per lane Theater: 1 space per 4 seats in assembly areas All other: 4 spaces per 1,000 sq. ft. GFA
Recreation, outdoor	Golf course: 2 spaces per golf hole Mini golf course: 1 space per golf hole Golf driving range: 1 space per tee box All other: 2.5 spaces per 1,000 sq. ft. of site area used for recreation
Sexually oriented business	5 spaces per 1,000 sq. ft. GFA

Table 04-10: Maximum Vehicle Parking Allowance

DU = dwelling unit sq. ft. = square feet

Use	Maximum Vehicle Parking Allowance
Stadium	1 space per 4 seats No limit
Food, Beverage, and Lodging	
Bar or Dance club	4 spaces per 1,000 sq. ft. GFA
Bed and breakfast	1 space per guest bedroom
Brewpub, distillery, or winery	Indoor tasting/seating area: 10 spaces per 1,000 sq. ft. GFA; Outdoor tasting/seating area: 5 spaces per 1,000 sq. ft. of
Hotel or motel	1 space per guest room
Restaurant	Indoor seating area: 15 10 spaces per 1,000 sq. ft. GFA; Outdoor seating area: 5 spaces per 1,000 sq. ft. of
Office, Business, and Professional Services	
Artist studio or workshop	1 space per 1,000 sq. ft. GFA
Check cashing	4 spaces per 1,000 sq. ft. GFA
Financial institution	4 spaces per 1,000 sq. ft. GFA
Fitness center, small	4.3 spaces per 1,000 sq. ft. GFA
Fitness center, large	4.5 spaces per 1,000 sq. ft. GFA
Office	3.3 spaces per 1,000 sq. ft. GFA
Personal service, small	3.3 spaces per 1,000 sq. ft. GFA
Personal service, large	3.3 spaces per 1,000 sq. ft. GFA
Tattoo or piercing parlor	3.3 spaces per 1,000 sq. ft. GFA
Retail Sales	
Building supply store	2 spaces per 1,000 sq. ft. GFA
Grocery or supermarket	5 spaces per 1,000 sq. ft. GFA
Liquor or tobacco sales	3.3 spaces per 1,000 sq. ft. GFA
Pawn shop	3.3 spaces per 1,000 sq. ft. GFA
Retail sales, small	4 spaces per 1,000 sq. ft. GFA
Retail sales, medium	4 spaces per 1,000 sq. ft. GFA
Retail sales, large	3.3 spaces per 1,000 sq. ft. GFA
Retail sales, big box	3.3 spaces per 1,000 sq. ft. GFA
Vehicles and Equipment	
Equipment sales or rental	2.85 spaces per 1,000 sq. ft. GFA of indoor sales/leasing/ office area; plus 1 space per service bay
Transportation terminal	1.25 spaces per 0.5 acres No limit
Vehicle fleet operations, small	1.25 spaces per 0.5 acres plus 3.3 spaces per 1,000 sq. ft. GFA No limit
Vehicle fleet operations, large	1.25 spaces per 0.5 acres plus 3.3 spaces per 1,000 sq. ft. GFA No limit
Vehicle fuel station	5 spaces per 1,000 sq. ft. GFA
Vehicle impound storage	1.25 spaces per 0.5 acres No limit
Vehicle parking garage	No limit
Vehicle repair, major	2.85 spaces per 1,000 sq. ft. of indoor sales/leasing/ office area;

Table 04-10: Maximum Vehicle Parking Allowance

DU = dwelling unit sq. ft. = square feet

Use	Maximum Vehicle Parking Allowance
Vehicle repair, minor	plus 1 space per service bay
Vehicle sales or rental	
Vehicle wash	<u>2.5 spaces per 1,000 sq. ft. of indoor sales/office area plus 1 space per service bay</u> No limit
EMPLOYMENT USES	
Manufacturing and Processing	
Commercial Laundry	<u>3.3 spaces per 1,000 sq. ft. GFA</u> No limit
Food production or processing	<u>3.3 spaces per 1,000 sq. ft. GFA</u> No limit
Manufacturing, artisan	<u>2.5 spaces per 1,000 sq. ft. GFA</u> No limit
Manufacturing, light	<u>3.3 spaces per 1,000 sq. ft. GFA</u> No limit
Manufacturing, heavy	<u>3.3 spaces per 1,000 sq. ft. GFA</u> No limit
Salvage or scrap yard	<u>1.25 spaces per 0.5 acres plus 2.5 spaces per 1,000 sq. ft. GFA</u> No limit
Storage, Distribution, or Warehousing	
Bottled gas storage or distribution	<u>3.3 spaces per 1,000 sq. ft. GFA</u> No limit
Contractor's yard	<u>3.3 spaces per 1,000 sq. ft. GFA plus 1 space per each company vehicle up to a maximum of 30 company vehicles</u> 1 parking space per approved building occupancy
Distribution, warehouse, or wholesale facility	<u>3.3 spaces per 1,000 sq. ft. GFA</u> No limit
Storage, outdoor	<u>1.25 spaces per 1 acre</u> No limit
Storage, self-service	2.85 spaces per 1,000 GFA of indoor sales/leasing/office space
Resource and Extraction	
Gravel, cement, or sand production	<u>1.25 spaces per 1 acre</u> No limit
Quarry	<u>1.25 spaces per 1 acre</u> No limit
Stone processing	<u>1.25 spaces per 1 acre</u> No limit
UTILITIES AND COMMUNICATION	
Communication facility	<u>1.25 spaces per 1 acre</u> No limit
Solar collector, ground- or building-mounted	<u>1.25 spaces per 1 acre</u> No limit
Utility substation and transmission facility	<u>1.25 spaces per 1 acre</u> No limit
Wind energy system, large	<u>1.25 spaces per 1 acre</u> No limit
Wind energy system, small	<u>1.25 spaces per 1 acre</u> No limit
ACCESSORY USES	
Chicken flock	<u>No additional parking</u> No limit
Crops and pasturage	<u>No additional parking</u> No limit
Detached garage	<u>No additional parking</u> No limit
Drive-through	<u>No additional parking</u> No limit
Dwelling, accessory unit	<u>No additional parking</u> No limit
Electric vehicle charging facility	<u>No additional parking</u> No limit

Table 04-10: Maximum Vehicle Parking Allowance

DU = dwelling unit sq. ft. = square feet

Use	Maximum Vehicle Parking Allowance
Greenhouse, noncommercial	No additional parking No limit
Home occupation	No additional parking No limit
Outdoor retail and display	No additional parking No limit
Outdoor trash and recyclables receptacles	No additional parking No limit
Recycling drop-off, self-serve	No additional parking No limit
Swimming pool	No additional parking No limit
TEMPORARY USES	
Book buyback	No additional parking No limit
Construction support activities	No additional parking No limit
Farm produce sales	No additional parking No limit
Real estate sales or model home	No additional parking No limit
Seasonal sales	No additional parking No limit
Special event	No additional parking No limit

(f) Accessible Parking

- (1) Accessible spaces shall be provided and designed as required to meet the requirements of the Americans with Disabilities Act (ADA) and the Indiana Building Code (IBC).
- (2) Each accessible space shall be located adjacent to an access aisle and as close as reasonably practicable to the building entrance most accessible for persons with disabilities.
- (3) All accessible spaces shall be striped and have vertical signs identifying them as accessible spaces per the Indiana Manual on Uniform Traffic Control Devices.
- (4) Required accessible spaces shall count towards the number of maximum parking spaces permitted, unless the maximum allowed number of parking spaces is 25 spaces or less.

(g) Adjustments to Minimum Parking Requirements

The amount of vehicle parking required pursuant to Table 04-9: Minimum Vehicle Parking Requirements, may be adjusted by the factors listed in this Section 20.04.060(g). These adjustments may be applied as part of the calculation of parking requirements and do not require discretionary approval by the City.

(1) Shared Parking Facilities**(A) Generally**

- i. When reviewing a shared parking proposal, the City Planning and Transportation Department shall consider any additional reductions in minimum parking requirements that might otherwise apply pursuant to subsections (2) through (5) below, but such additional reductions shall not apply to further reduce the shared parking requirements approved by the City Planning and Transportation Department.