



City of Bloomington  
Common Council

Legislative Packet

Regular Session

04 October 2006

Office of the Common Council  
P.O. Box 100  
401 North Morton Street  
Bloomington, Indiana 47402

812.349.3409

[council@bloomington.in.gov](mailto:council@bloomington.in.gov)  
[www.bloomington.in.gov/council](http://www.bloomington.in.gov/council)



## Packet Related Material

**Memo  
Agenda  
Calendar**

**Notices and Agendas:**

**Common Council Sidewalk Committee** at noon on Tuesday, October 3, 2006 in the McCloskey Room

**Legislation for Final Action:**

**Ord 06-17** To Amend the Preliminary Plan for the Kingston Planned Unit Development to Allow Office and Retail Land Uses - Re: 123 S. Kingston Dr (Bryan Rental, Petitioner)

*(Please see the 20 September 2006 Council Legislative Packet for the Summary, Legislation and Background Material.)*

Contact: Eric Greulich at 349-3526 or [greulice@bloomington.in.gov](mailto:greulice@bloomington.in.gov)

**Ord 06-22** To Vacate A Public Parcel - Re: An Alley Running East/West Between 320 and 326 South Dunn which is Approximately 10 Feet Wide and 178 Feet Long (John S., Myra, John P., Mark, and Christopher S. Burnham, Petitioners)

*(Please see the 20 September 2006 Council Legislative Packet for the Summary, Legislation and Background Material.)*

Contact: Lynne Darland at 349-3529 or [darlandl@bloomington.in.gov](mailto:darlandl@bloomington.in.gov)

**Legislation and Background Material for First Reading:**

**Ord 06-19** To Amend the Bloomington Zoning Maps from Residential Estate (RE2.5) and Planned Unit Development (PUD) to PUD and to Adopt the Preliminary Plan for the Meadowood/ Jill's House PUD - Re: 2520 North Dunn Street (Meadowood Retirement Community/Jill's House, Petitioner)

- Certification (10 – 0); Map and Aerial Photo of the Surrounding Area;  
Memo from Pat Shay, Development Review Manager;

Contact: Pat Shay at 349-3524 or [shayp@bloomington.in.gov](mailto:shayp@bloomington.in.gov)

**Ord 06-20** To Amend the Bloomington Zoning Maps from Q to PUD and to Adopt the Preliminary Plan for the Southern Indiana Health Sciences Park Planned Unit Development - Re: 2401 West Tapp Road (Southern Indiana Medical Park II, LLC, Petitioner)

- Certification (10-0); Map and Aerial Photo of the Surrounding Area; Memo from James Roach, Senior Zoning Planner; **Petitioners Statements Including:** Letter on August 28, 2006; Memo from Earth Tech on Quarry Reclamation; Letter on July 31, 2006 (Supplemental Submission #1); Letter on June 13, 2006; Outline Plan Statement; Preliminary Plan Map; Preservation Plan Map; Proportion of Preserved Areas; **Staff Reports for:** September 11, 2006 with Memos from the Environmental Commission, the Bicycle and Pedestrian Safety Commission and the Fire Department; July 10, 2006; and May 8, 2006

Contact: James Roach at 349-3527

**Minutes from Regular Session:**

None

**Memo**

**Wednesday, October 4<sup>th</sup> - New Council Member will be Sworn-In at Noon in the Chambers and Join Us Later for Their First Regular Session**

**Two Ordinances Ready for Final Action and Two Ordinance Ready for First Reading Next Wednesday**

There are two ordinances ready for final action, which can be found in the 20 September 2006 Council Legislative Packet, and two ordinances to be introduced for the first legislative cycle in October, which can be found in this packet.

**First Readings**

**Item One – Ord 06-19 – Rezoning 10.6 Acres of Land at 2520 North Dunn Street from RE2.5 and PUD to PUD and Approving a Preliminary Plan for Nine Garden Homes, a Temporary Housing Facility (Jill’s House), and a Assisted Care Living Facility (Meadowood/Jill’s House, Petitioners)**

**Ord 06-19** would rezone 10.6 acres of land at 2520 North Dunn Street from RE2.5 and Planned Unit Development (PUD) to PUD and approve a Preliminary Plan for three specific uses at the request of Meadowood and Jill’s House. Those uses include nine garden homes, a temporary housing facility with no more than 20 beds (Jill’s House), and a 60-bed assisted care living facility. The following summary is derived

from the memo and background materials provided by Pat Shay, Development Review Manager.

**Site and Surrounding Uses.** The site is within the Griffy Lake Watershed and covers two long, narrow, wooded parcels along North Dunn. The northern parcel contains a house on North Dunn and two drainage ways to the east and is zoned RE2.5. The southern parcel is part of the Meadowood PUD and provides access to North Dunn via Tamarack Trail and includes an overhead power line. The site is surrounded by single family properties and the Griffy Nature Preserve on the north, Meadowood on the east, and single family properties on the south and west.

**Summary of Proposal** Jill's House wants to construct a temporary housing facility across both parcels that will offer low or no cost housing for families visiting patients being treated at the Midwest Proton Radiotherapy Institute (MPRI) which is located next to Meadowood on the SR 45/46 Bypass. Meadowood wants to build nine garden homes east of Jill's House. It also wants to build a new assisted care living facility across the road on the southern parcel.

**Growth Policies Plan (GPP)** The GPP designates the southern parcel as Public/Semi-Public Institutional which, among other things, calls for burying utilities and constructing new development which respects and complements existing development. The GPP designates the northern parcel as Conservation Residential in order to assure that development protects the Griffy Lake watershed by, in part, offering low-density, clustered development that avoids damaging the environment and does not require more invasive infrastructure.

**Environmental Considerations** In its September memo to the Plan Commission, the Environmental Commission states that is not generally in favor of additional development in the Lake Griffy watershed unless the new land use will protect the lake at the same or higher level than the existing use. The memo acknowledges the good communication with the petitioners and the incorporation of many of its recommendations, but had reservations regarding the rate, quantity and quality of runoff, one potential karst feature, and, the placement of detention pond within a regulated water way (e.g. waters of the state). The following is a summary of steps the petitioners will make to protect the watershed:

Drainage – The petitioners will:

- direct water through a pond and rain gardens that will be seeded with native vegetation in order to slow and filter it before leaving the site;

- avoid concentrating the runoff by not using curbs and gutters around the garden homes;
- use redundant erosion control measures during construction; and
- keep development and detention areas out of natural drain ways.

Slopes – The petitioners will not develop on moderate slopes by keeping buildings to a small footprint by putting parking on the first floor or by using walkout basements. Please note that the only slopes in excess of 18% were next to and created during construction of the roadway.

Karst - The petitioner provided a karst assessment which identified three areas of potential karst features. In that regard, they:

- agreed to leave two of these areas undisturbed;
- were required as a condition of approval to survey one area on the first final plan in order to ensure that the outlet to the pond does not lie within 25 feet of it; and
- will refill one non-karst area on the south in order to stop erosion there.

Tree Preservation – This is a heavily wooded area with a few large “specimen” and many medium mature trees in the range of 50 to 60 years of age. In this regard, the petitioner will:

- clear away many invasive understory plants; and
- replace them with native species found on a list developed in concert with the Environmental Commission.

Facility Maintenance Plan – The petitioners have provided a facility maintenance plan covering erosion-causing activity before, during, and after construction. In brief, this plan calls for:

- preconstruction meetings with contractors responsible for outside work on the site that will detail their obligations to protect the watershed;
- daily inspection of the erosion control measures and weekly reports by the contractor as well as monitoring by Meadowood and the City of Bloomington; and
- monthly inspections of the stormwater facilities with necessary corrections once the project is done.

Best Management Practices (BMP) and Leadership in Environmental Energy and Design (LEED) Practices – The petitioner has agreed to employ many green practices in order to protect the environment. These practices are noted in the staff memo.

**Access and Traffic.** Access to the project will be from Tamarack Trail, which is a private road serving the Meadowood complex via a three-way stop on North Dunn. The staff report indicates that the project will increase traffic on North Dunn by 16% and increase the traffic on East Tamarack Trail by 64%, which will still keep the volume on those streets within “acceptable levels.” Please note that memo suggests the volumes will probably be lower, given the conservative approach they took to interpreting the Trip Generation Manual. Please also note that the petitioner has agreed that construction traffic will enter and leave the site via Sampson Lane on the SR 45/46 Bypass.

**Pedestrian Ways.** The petitioners agreed to implement two of the three recommendations made in the memo from the Bicycle and Pedestrian Safety Commission. The first recommendation called for a sidepath with a five-foot grass plot to be constructed on Tamarack Trail all the way from North Dunn to the sidewalks within the Meadowood complex. Staff also recommended that the path “meander” closer to the road where the adjacent grade becomes steep. The second recommendation called for the petitioner to construct a sidepath along the North Dunn frontage. One condition of approval (COA # 8) requires that this be done with the submittal of the first final plan for the project. The unimplemented recommendation dealt with shortcut to the MPRI that would require use of land owned by IU.

**Utilities.** The project will be served by a combination of private and public water mains and will include new fire hydrants near the structures. The sanitary sewer system will start with “grinder” pumps under each building that will direct the waste through a low-pressure force system to a private sanitary sewer line on the east side of the Meadowood complex. The overhead electric lines will be relocated and buried along Tamarack Trail.

**Architecture, Setbacks, and Parking.** The surface of the buildings will be made of stone and cementitious siding. The setback for all three components will follow those of the institutional districts. Jill’s House will be a two-story residential facility with around 20 parking spaces under it (which amounts to one space per bedroom). The Assisted Care Living Facility will be four stories tall, complement other structures within Meadowood, and have about 50 parking spaces on the first floor and a few spaces by Tamarack Trail for visitors and emergencies (which amount to about 0.5 spaces per unit). The garden homes will either be attached or detached structures with walk-out basements and two parking spaces per unit. Please note that the subdividing of these parcels will create an undersized

lot for the existing house two parcels north of Tamarack Trail and the setback for that property will follow those for RE2.5 districts.

**Neighborhood Issues.** The petitioners met with neighbors in Browncliff, North Dunn, Matlock Heights, and Blue Ridge on separate occasions. Although most residents supported the project, some raised concerns that are noted below:

- the construction would occur in the watershed (when, in some cases, residents had been prevented from doing projects of their own in the area);
- steps should be taken to minimize the effect of the development on neighbors due to lighting, dumpsters, and the height and mass of the buildings - *which were addressed by the petitioner and in the conditions of approval*); and
- the sidepath on North Dunn might aggravate the drainage problem for one resident – *which the petitioner was required to address with a small pond or other method.*

**Final Plan Review.** Staff will review the final plans for Jill’s House and the Plan Commission will review the final plans for the other two uses.

**Recommendation.** After hearings on August 14<sup>th</sup> and September 11<sup>th</sup>, the Plan Commission voted unanimously to forward the proposal to the Council with a positive recommendation. At that time, it agreed that staff would review the final plan for Jill’s House and that the Commission would review the final plans for the other two uses. It also imposed the following conditions of approval (COA) which require the petitioner to:

#### Protecting the Watershed

- obtain all necessary approvals before commencing any construction activities (COA #3);
- arrange for contractor doing exterior work meet with the Plan staff prior to commencing work (COA #1);
- comply with their Facilities Maintenance Plan (COA #2);
- incorporate redundant erosion control measures during all phases of the project (COA #9);
- use only those plants on the submitted list on all future planting and landscaping plans (COA #6);
- submit plans for the biofiltration ponds and any possible karst areas with the first final plan (COA #14);

- survey and identify the karst feature on the north side of the road in the final plan; give the Environmental Commission a reasonable time to review this information before the approval of the final plan; and commit not to disturb the area with 25' of it (COA #4) *(amended at the hearing)*;
- not use sand in connection with snow removal (COA #13) *(added at the final hearing)*;

#### Minimizing Impact on Neighbors

- direct all construction traffic in and out of the site via Sampson Lane on the SR 45/46 Bypass (COA #7);
- install an opaque fence at least 6' high and a continuous row of evergreens along the western boundary to buffer Jill's House from the residences along North Dunn (COA #12);
- place lighting and dumpsters on the final plans in order to minimize visual impact on surrounding neighbors as (COA #10);

#### Providing Setbacks, Sidepaths and Dedications of Right-of-Way

- comply with the I setbacks for all three components and comply with RE2.5 setbacks for the property with the house along North Dunn (COA #11);
- construct an 8' sidepath along North Dunn as part of the first final plan and dedicate 27.5' from the centerline of North Dunn with any of the final plans (COA #8);

### **Item Two – Ord 06-20 - Rezoning 101 Acres of Land at 2401 West Tapp Road from Q to PUD as Well as Approving a Preliminary Plan and a List of Uses (Southern Indiana Medical Park II, LLC, Petitioner)**

**Introduction.** Ord 06-20 rezones approximately 101 acres of land next to the Southern Indiana Medical Park on Tapp Road from Quarry to Planned Unit Development and approves a Preliminary Plan for the development of a mix of medical, health science, industrial, and site-related commercial uses on 54 of those acres. The petitioners - Southern Indiana Medical Park II, LLC (Dr. Kamal Tiwari and Dr. Daniel Grossman) - presented a proposal to the Plan Commission in May for this site and the adjacent 90 acres owned by Bill Brown that extends to Fullerton Pike. Then, in July, they submitted a smaller proposal for the northern



portion, which the Plan Commission considered over two meetings before forwarding to the Council in September with a positive recommendation by a vote of 10 - 0. The following summary was derived from the memo and materials provided by James Roach, Senior Zoning Planner.

**Site and Surroundings.** The site should be familiar to most of the Council, because it was the subject of the proposed private hospital you considered in 2003 and 2004, before that project found a home in the County at Fullerton Pike just west of SR 37. It is on the south side of Tapp Road and wraps around the east and south side of the Southern Indiana Medical Park, which marks the boundary of a TIF district. The topography of the property can be conveniently divided into the northern 37 acres of cleared land along Tapp Road and the southern 65 acres of wooded ravines that also include a stream, wetland, sinkholes, and abandoned quarries.

It is surrounded by the vacant and wooded, industrially zoned PIC property to the north; a single-family historic residence on quarry-zoned land to the east; more vacant and wooded industrially-zoned land to the south; and SR 37 with a single-family neighborhood on the other side on the west.

**Guidance from the Growth Policies Plan (GPP).** The staff memo to the Council highlights portions of the GPP that provide guidance on the development of this site which can be presented in the following themes:

**Limitation on Uses**

- The proximity to SR 37 makes this a prime location for large-scale employment opportunities for the region; and
- Commercial uses should be limited in kind and size in order not draw additional business to the area and should be developed after the other uses.
- \* *Please see the paragraphs below on the project uses for the decisions in this regard.*

**Frontage Road and the General Treatment of Environmentally-Sensitive Areas**

- A frontage road should connect Tapp Road to Fullerton Pike but “not negatively impact or intrude upon high quality and environmentally sensitive areas on this property;” and
- The heavy woodlands, steep slopes and karst features should be conserved.

- \* *Please see the paragraphs below on the frontage road and preservation of land for the decisions in this regard.*

### **Appearance of Project from SR 37**

- o Given the visibility of the buildings from SR 37 there should be a 100' woodland buffer between the road and any buildings and the buildings themselves should be designed with same level of architectural detail on all sides (e.g. 360 degree architecture).
- \* *Please note that the project provides for both recommendations.*

**Proposed Land Use – Intensity of the Commercial Space.** The petitioners propose that about 50 acres be set aside for a mix of professional and medical offices and light industrial uses and that about 3.9 acres along Tapp Road be set aside for 20,000 s.f. of a limited group of commercial uses. While the Plan Commission had little difficulty approving the employment component of the project, it was concerned that the commercial component might be contrary to the GPP recommendations by bringing additional business to the area. Eventually, however, they found that size and type of commercial uses made them site-serving in nature and, therefore, consistent with the GPP.

**Preservation Areas.** The proposal would preserve almost 47 of the 101 acres of property or about 46% of the land, which is less than the 59% proposed a few years ago. Staff concluded that the reduction in preserved land was warranted by the added responsibility of building the frontage road. Approximately 28 acres protect wetlands, steep slopes and karst features required by the BMC and the remaining 19 acres protect woodlands, which is not mandated by the BMC. These conservation areas may either be dedicated to a preservation organization or designated as common areas to be owned by owners of the lots.

**Environmental Commission Reports** The Environmental Commission Report found so many environmentally-sensitive areas on the site that it recommended denial of the project. But, in the event the project moved forward, it eventually set forth seven recommendations for minimizing the impact of development on those areas. The staff report agreed with four and disagreed with three of those recommendations. The points of disagreement dealt with the route of the frontage road, the need for extra setbacks from conservation areas, and need for a bridge rather than culvert over the creek.

## **Site Design**

**Extension of Weimer Road (Phasing) / Sidepaths.** The proposal would extend Weimer Road from the planned roundabout at Tapp Road diagonally to the southwest boundary of the property. This would route the road away from the historic property and out of the Clear Creek floodplain which are both on the eastside of the site. The first phase of the construction would end at a cul-de-sac about 400' north of the creek that runs in an east/west direction through the site. The second phase would take the road over the creek and to the property-line and must be completed with the build-out of the property south of the creek. Please note that this proposal does not tie the construction of the road to the expansion and use of the nearby TIF district. Please also note that there will be a sidepath along Tapp Road as well as along Weimer Road.

**Utilities.** The proposal will extend a 20" water line south from Tapp Road and replace an under-sized sewer line which runs parallel to the creek and flows northeast to the intersection of Tapp and Weimer Roads.

**Stormwater.** Water flows in an easterly direction through the middle of the site and would be detained by one facility on the north side and several smaller ones on the south. The petitioner also commits to study the water detention facility at the Southern Indiana Medical Park next door and modify that facility in order to help resolve the stormwater problems Mr. Campbell experiences along his driveway on the east. (See Condition of Approval (COA) #2).

**Redevelopment of Quarry Area.** This proposal would fill and reclaim about 3.3 acres of quarry land on the east side of the property in accordance with a study prepared by a consulting firm. The study indicates that the finished reclamation area would: 1) amount to 0.5% of the watershed, 2) provide a runoff pattern similar to what occurred prior to the quarrying, and 3) prevent runoff from entering the ground water (as it currently does). It also recommends that earth, rock, and concrete be laid down as fill in a controlled and compacted manner.

**Recommendation.** After hearings in May, July, and September, the Plan Commission forwarded this proposal to the Council with the following Conditions of Approval (COA) which require the petitioner to:

- dedicate 1.5 acres for a fire station at the time of the first final plan. The station must be located in Phase 1 and have direct access to the frontage road (COA #1);

- study and evaluate the stormwater detention facility in the neighboring Southern Indiana Medical Park at the time of the first final plan and modify it to meet current detention standards (COA #2);
- avoid access onto Tapp Road from adjacent lots (COA #3);
- dedicate 50' of right-of-way from the center of Tapp Road and set aside enough area to accommodate the roundabout at Weimer and Tapp Roads (COA #4);
- arrange for lots to access South Deborah Drive until the roundabout is constructed (COA #5);
- plant native species in lots which are part of Phase 2 (COA #6);
- use redundant erosion control measures in areas next to steep slopes (COA #7); and
- observe a 15' setback in areas with slopes greater than 18%, (but with no requirement to observe greater setbacks along other conservation areas (COA #8).

**NOTICE AND AGENDA  
BLOOMINGTON COMMON COUNCIL REGULAR SESSION  
7:30 P.M., WEDNESDAY, OCTOBER 4, 2006  
COUNCIL CHAMBERS  
SHOWERS BUILDING, 401 N. MORTON ST.**

**I. ROLL CALL**

**II. AGENDA SUMMATION**

**III. APPROVAL OF MINUTES FOR:** None

**IV. REPORTS FROM:**

- 1. Councilmembers**
- 2. The Mayor and City Offices**
- 3. Council Committees**
- 4. Public**

**V. APPOINTMENTS TO BOARDS AND COMMISSIONS**

**VI. LEGISLATION FOR SECOND READING AND RESOLUTIONS**

1. Ordinance 06-17 To Amend the Preliminary Plan for the Kingston Planned Unit Development to Allow Office and Retail Land Uses – Re: 123 S. Kingston Dr (Bryan Rental, Petitioner)

Committee Recommendation: Do Pass 5– 0 –3

2. Ordinance 06-22 To Vacate a Public Parcel - Re: An Alley Running East/West Between 320 and 326 South Dunn which is Approximately 10 Feet Wide and 178 Feet Long (John S., Myra, John P., Mark, and Christopher S. Burnham, Petitioners)

Committee Recommendation: Do Pass 8 – 0 –0

**VII. LEGISLATION FOR FIRST READING**

1. Ordinance 06-19 To Amend the Bloomington Zoning Maps from Residential Estate (RE 2.5) and Planned Unit Development (PUD) to PUD and to Adopt the Preliminary Plan for the Meadowood/Jill’s House PUD - Re: 2520 North Dunn Street (Meadowood Retirement Community/Jill’s House, Petitioner)

2. Ordinance 06-20 To Amend the Bloomington Zoning Maps from Q to PUD and to Adopt the Preliminary Plan for the Southern Indiana Health Sciences Park Planned Unit Development - Re: 2401 West Tapp Road (Southern Indiana Medical Park II, LLC, Petitioner)

**VIII. PRIVILEGE OF THE FLOOR** (This section of the agenda will be limited to 25 minutes maximum, with each speaker limited to 5 minutes)

**IX. ADJOURNMENT**

City of  
Bloomington  
Indiana

City Hall  
401 N. Morton St.  
Post Office Box 100  
Bloomington, Indiana 47402



**Office of the Common Council**  
(812) 349-3409  
Fax: (812) 349-3570  
[council@bloomington.in.gov](mailto:council@bloomington.in.gov)  
[www.bloomington.in.gov/council](http://www.bloomington.in.gov/council)

To: Council Members  
From: Council Office  
Re: Calendar for the Week of October 2-7, 2006  
Date: September 29, 2006

**Monday, October 2, 2006**

5:00 pm Utilities Service Board, IU Research Park, 501 N. Morton, Room 100B  
5:30 pm Bicycle and Pedestrian Safety Commission, Work Session, Hooker Room  
5:30 pm Unified Development Ordinance (UDO) Public Hearing, Council Chambers

**Tuesday, October 3, 2006**

12:00 pm Council Sidewalk Committee, McCloskey  
1:30 pm Development Review Committee, McCloskey  
5:30 pm Bloomington Public Transportation Corporation, Transit Center, 130 W. Grimes Lane  
5:30 pm Board of Public Works, Council Chambers  
6:00 pm Neighborhood Improvement Grant Meeting, McCloskey  
7:30 pm Telecommunications Council, Council Chambers

**Wednesday, October 4, 2006**

12:00 pm Swearing-In of Councilmember - District II, Council Chambers  
12:00 pm Bloomington Urban Enterprise Association, McCloskey  
5:00 pm Redevelopment Commission, Hooker Room  
7:30 pm Common Council Regular Session, Council Chambers

**Thursday, October 5, 2006**

5:30 pm Black History Month Steering Committee, Dunlap  
5:30 pm Commission on the Status of Women, McCloskey  
5:30 pm Unified Development Ordinance (UDO) Public Hearing, Council Chambers

**Friday, October 6, 2006**

*No meetings are scheduled for this day*

**Saturday, October 7, 2006**

8:30 am Farmers' Market, Showers Common



City of Bloomington  
Office of the Common Council

# MEETING NOTICE

## Common Council Sidewalk Committee

The Common Council Sidewalk Committee will meet at 12:00 p.m. on Monday, October 3, 2006. The meeting will be held in the McCloskey Room at City Hall (401 N. Morton Street). The purpose of the meeting is to discuss sidewalk projects and procedures for 2006. Because a quorum of the Council may be present, this meeting would constitute a meeting of the Council as well as of this committee under the Indiana Open Door Law. For that reason, this statement is providing notice that this meeting will occur and is open for the public to attend, observe, and record what transpires.

Posted: Tuesday, September 26, 2006

**ORDINANCE 06-19**

**TO AMEND THE BLOOMINGTON ZONING MAPS FROM RESIDENTIAL ESTATE  
(RE2.5) AND PLANNED UNIT DEVELOPMENT (PUD) TO PUD  
AND TO ADOPT THE PRELIMINARY PLAN FOR  
THE MEADOWOOD/JILL'S HOUSE PUD  
- RE: 2520 North Dunn Street  
(Meadowood Retirement Community/Jill's House, Petitioner)**

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

WHEREAS, the Plan Commission has considered this case, PUD-16-06, and recommended that the petitioners, Meadowood Retirement Community/Jill's House, be granted a rezone of the property located at 2520 N. Dunn Street from Residential Estates (RE2.5) and Planned Unit Development (PUD) to Planned Unit Development (PUD) and approve a preliminary plan for the Meadowood/Jill's House PUD. The Plan Commission thereby requests that the Common Council consider this petition;

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

SECTION I. Through the authority of IC 36-7-4 and pursuant to Chapter 20.05.09 of the Bloomington Municipal Code the property located at 2520 North Dunn be rezoned from RE2.5 and PUD to PUD and the Preliminary Plan be approved. The property is further described as follows:

Lot 2 and a part of Lot 3 of North Dunn Addition, recorded August 8, 1945, in Plat Cabinet B, Envelope 51 (formerly Plat Book 3, Page 83A), office of the Recorder, Monroe County, Indiana, more particularly described as follows:

Beginning at the northeast corner of said Lot 2; Thence on the east lines of said Lot 2 and Lot 3 South 00 degrees 16 minutes 33 seconds West (assumed basis of bearings) 396.00 feet to the southeast corner of said Lot 3; Thence leaving said east line and on the south line of said Lot 3 North 87 degrees 53 minutes 28 seconds West 1314.00 feet to the southwest corner of said Lot 3 and the centerline of North Dunn Street; Thence leaving said south line and on said centerline North 00 degrees 16 minutes 33 seconds East 50.00 feet; Thence leaving said centerline South 87 degrees 52 minutes 48 seconds East 389.65 feet; Thence North 02 degrees 12 minutes 43 seconds East 148.00 feet to the south line of said Lot 2; Thence on said south line North 87 degrees 53 minutes 28 seconds West 394.65 feet to the southwest corner of said Lot 2 and the centerline of North Dunn Street; Thence leaving said south line and on said centerline North 00 degrees 16 minutes 33 seconds East 198.00 feet to the northwest corner of said Lot 2; Thence leaving said centerline and on the north line of said Lot 2 South 87 degrees 53 minutes 28 seconds East 1314.00 feet to the Point of Beginning, containing **10.61 ACRES**, more or less.

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

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

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_\_ day of \_\_\_\_\_, 2006.



\_\_\_\_\_  
CHRIS STURBAUM, President  
Bloomington Common Council

ATTEST:

\_\_\_\_\_  
REGINA MOORE, Clerk  
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
REGINA MOORE, Clerk  
City of Bloomington

SIGNED and APPROVED by me upon this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
MARK KRUZAN, Mayor  
City of Bloomington

#### SYNOPSIS

This ordinance rezones approximately 10.6 acres on North Dunn Street from Residential Estate (RE2.5) and Planned Unit Development (PUD) to PUD and approves a preliminary plan for a 60-bed assisted care living facility, 9 garden homes, and a temporary housing facility (Jill's House).


\*\*\*\*ORDINANCE CERTIFICATION\*\*\*\*

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 06-19 is a true and complete copy of Plan Commission Case Number PUD-16-06 which was given a recommendation of approval by a vote of 10 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on September 11, 2006.

Date: September 21, 2006

  
 \_\_\_\_\_  
 Thomas B. Micuda, Secretary  
 Plan Commission

Received by the Common Council Office this 21<sup>st</sup> day of September, 2006.

  
 \_\_\_\_\_  
 Regina Moore, City Clerk

Appropriation Ordinance # _____	Fiscal Impact Statement Ordinance # _____	Resolution # _____
---------------------------------	---	--------------------

Type of Legislation:

- |  |   |   |
|--|---|---|
| Appropriation<br>Budget Transfer<br>Salary Change<br>Zoning Change<br>New Fees | End of Program<br>New Program<br>Bonding<br>Investments<br>Annexation | Penal Ordinance<br>Grant Approval<br>Administrative Change<br>Short-Term Borrowing<br>Other |
|--|---|---|

If the legislation directly affects City funds, the following must be completed by the City Controller:

Cause of Request:

Planned Expenditure _____	Emergency _____
Unforeseen Need _____	Other _____

Funds Affected by Request:

Fund(s) Affected	_____	_____
Fund Balance as of January 1	\$ _____	\$ _____
Revenue to Date	\$ _____	\$ _____
Revenue Expected for Rest of year	\$ _____	\$ _____
Appropriations to Date	\$ _____	\$ _____
Unappropriated Balance	\$ _____	\$ _____
Effect of Proposed Legislation (+/-)	\$ _____	\$ _____
Projected Balance	\$ _____	\$ _____

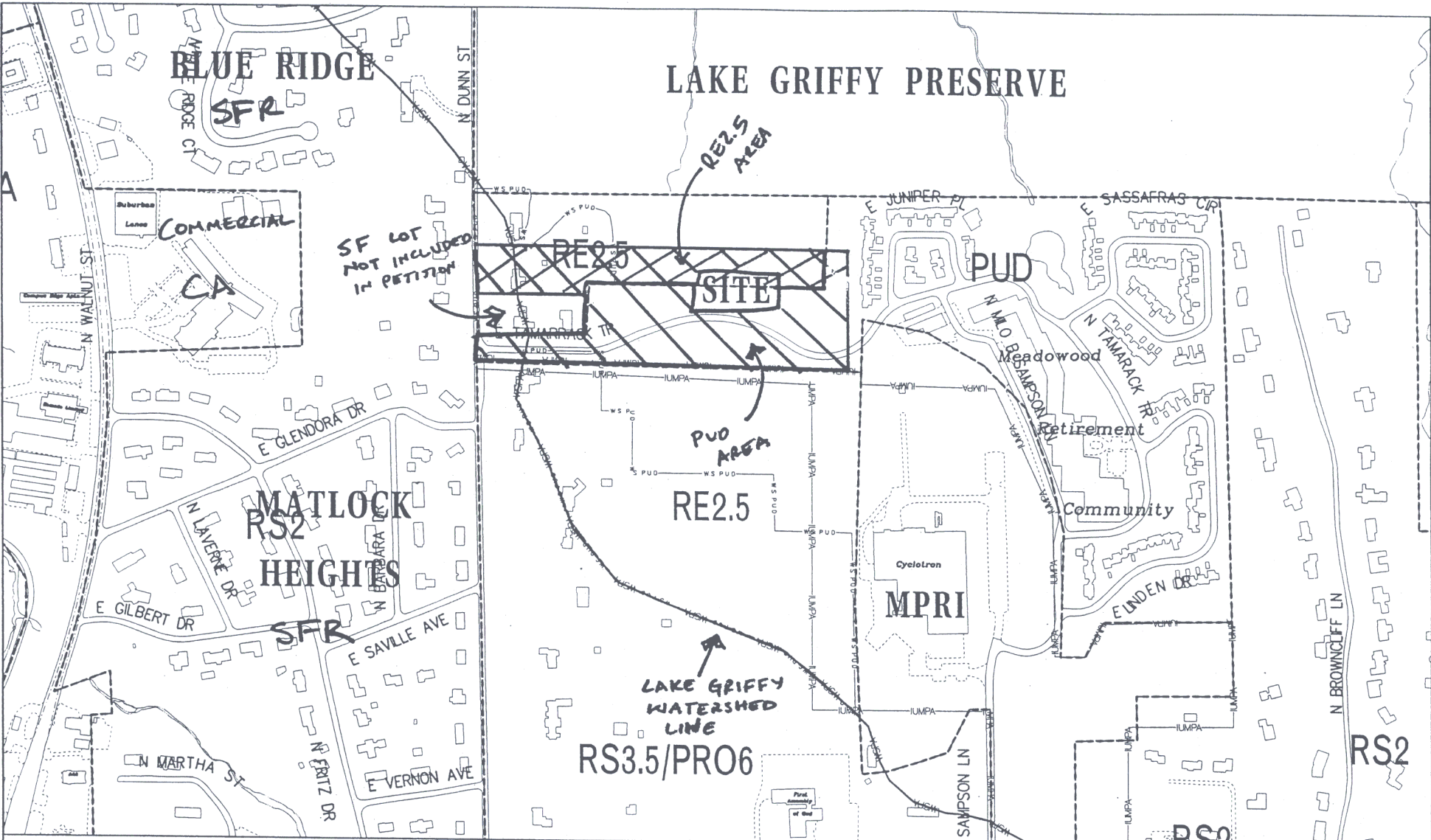
Signature of Controller

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

Yes \_\_\_\_\_ No \_\_\_\_\_

If the legislation will not have a major fiscal impact, explain briefly the reason for your conclusion.

If the legislation will have a major fiscal impact, explain briefly what the effect on City costs and revenues will be and include factors which could lead to significant additional expenditures in the future. Be as specific as possible. (Continue on second sheet if necessary.)



PUD-16-06 MEADOWOOD/JILL'S HOUSE  
 LOCATION/ZONING/LAND USE MAP  
 PLAN COMMISSION

By: shayp  
 8 Aug 06



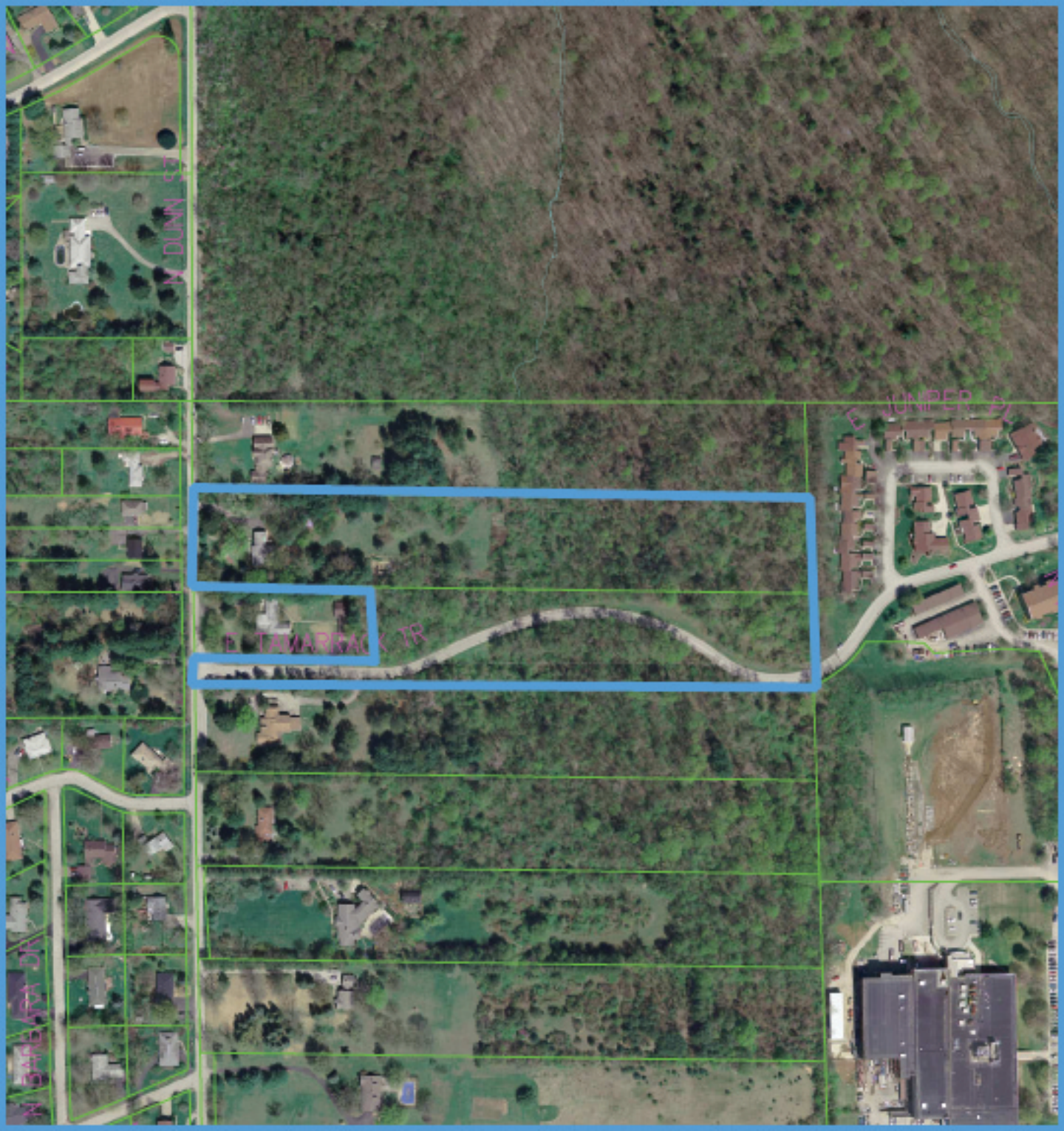
For reference only; map information NOT warranted.

City of Bloomington  
 Planning



Scale: 1" = 500'

77



M. DUNN ST

JUNPER AVE

E. LAWARBACK TR

M. DUNN ST

M. DUNN ST

## Interdepartmental Memo

**To: Members of the Common Council**  
**From: Patrick Shay, AICP, Development Review Manager**  
**Subject: Case # PUD-16-06**  
**Date: September 25, 2006**

Attached are the staff report, petitioners' statements, maps, and exhibits which pertain to Plan Commission Case # PUD-16-06. The Plan Commission heard this petition at its September 11, 2006 meeting and voted 10-0 to send this petition to the Common Council with a favorable recommendation.

---

**REQUEST:** The petitioners are requesting a rezoning of approximately 10.6 acres from Residential Estate (RE2.5) and Planned Unit Development (PUD) to PUD and preliminary plan approval for a 60-bed assisted care living facility, 9 garden homes, and a temporary housing facility (Jill's House).

---

### SITE INFO:

**Area:** 10.56 Acres  
**Current Zoning:** RE2.5 and PUD  
**GPP Designation:** Public/Semi-Public/Institutional and Conservation Residential  
**Existing Land Use:** Vacant, one single family home  
**Proposed Land Use:** Assisted care living facility, garden homes and a temporary housing facility (Jill's House)  
**Surrounding Uses:**  
**North** – Single family and the Griffy Nature Preserve  
**West** – Single family  
**East** – Existing Meadowood Retirement Community  
**South** – Single Family

---

**EXECUTIVE SUMMARY:** This site includes two existing parcels of land that total just over 10 ½ acres. The northern parcel is a long, narrow tract of land that houses a single family residence along its N. Dunn Street frontage. It has several acres of vacant land to the east with varying amounts of trees and vegetation as well as two natural drainage ways that bisect the property. This property is currently zoned Residential Estate (RE2.5) due to the bulk of the property being located within the Lake Griffy Watershed.

The second (southern) parcel has been owned by Meadowood Retirement Community for several years and although vacant, provides the existing retirement community with an alternative point of ingress/egress known as Tamarack Trail. The property is zoned Planned Unit Development (PUD) as it was included within the original Meadowood petition area. This wooded property is located on both sides of Tamarack Trail and has a large overhead electric line that runs east/west parallel to the southern property line.

Jill's House, a non-profit entity, desires to create a temporary residential housing structure for the families of patients undergoing proton therapy treatments at the nearby Midwest Proton Radiotherapy Institute (MPRI). This facility is one of three in the country that currently offer such treatments. These treatments often last between 6 and 8 weeks. This is financially and socially burdensome on the patients and their families. The proposed facility would create a home-like place for them to stay throughout the treatment. Facilities would include bedrooms (20), kitchens (4), laundry facilities, a library, play area, chapel, and other comforts for their stay. The facility has been designed to reduce the overall stress of guests, ultimately promoting healing. Guests of this facility will stay at little or no cost.

Jill's House had originally intended to locate on property owned by Indiana University, but the two entities were unable to reach an agreement. Due to the need for the facility to be located in close proximity to MPRI, there are a limited number of development options for the petitioners.

Meadowood has contacted the City many times over the last several years to discuss the potential for expansion of their existing site to provide additional garden homes as well as an on-site assisted care living facility (ACLF) similar to other retirement communities in the Bloomington. They find this addition desirable and necessary for their future viability. The existing retirement community has only a few areas left that are available to meet future expansion needs.

With the similar goals of the two petitioners, they have coordinated efforts to request a zoning change that would create a new Planned Unit Development (PUD). This PUD would allow for the creation of three areas of new development in addition to the existing single family home. The first area of development would occur on the western portion of the property and would contain Jill's House. The next area would be located east of Jill's House on a ridge top between the drainage areas. This area is proposed as 9 attached or detached condos for elderly housing. Lastly, Meadowood would construct a 60-bed assisted care facility south of Tamarack Trail.

---

**GROWTH POLICIES PLAN ANALYSIS:** The Growth Policies Plan (GPP) has designated the southern half of the property as Public/Semi-Public/Institutional and the northern half as Conservation Residential. The intent of the Public/Semi-Public/Institutional area is *"to provide adequate land to support compatible government, non-profit and social service land use activities."* The Public/Semi-Public/Institutional designation encompasses properties controlled by public and private institutions and developed for: 1) schools (including Indiana University), 2) **non-profit facilities**, 3) government facilities, and 4) hospitals, medical parks, and **assisted care facilities**.

The GPP also gives guidance for any future Public/Semi-Public/Institutional uses to have adequate public services on site to support the use. This site is currently

served by public utilities that also serve the existing Meadowood Retirement Community. Other guidance for development in this area includes new utilities to be placed underground and new development to be constructed in a manner to “*respect and compliment the existing character of the surrounding land uses.*” Utilities for the proposal will be underground and a large overhead power line will be relocated underground with this proposal.

The Conservation Residential intent states that “*This category identifies areas possessing special natural environmental characteristics that require careful attention with regard to development proposals*” and that “*Any development in Conservation Residential areas should be low in density and clustered in a manner that protects environmentally sensitive lands and preserves infrastructure capacities.*”

Although the proposal does exceed the recommended 2.5 acre lot sizes, the recommended lot areas of the GPP anticipated single family development. The proposed site plan does seek to cluster development in the least sensitive areas and preserve the more sensitive areas thus fulfilling the site design guidance stating “*dwellings and structures shall be sited so not to hinder any environmentally sensitive areas or conditions.*” With this petition, approximately 50% of the site would remain undisturbed while nearly 75% of the site will be greenspace. The GPP also notes that “*access to property located within these areas should be from existing streets and roads. The development and construction of new public roadways within these areas should be discouraged.*” This development would gain access from the existing private roadway, Tamarack Trail.

The petitioners have also attempted to address other goals of the GPP through the inclusion of design elements such as many of the Leadership in Energy and Environmental Design (LEED) requirements for construction (partial use of green roofs, natural materials, passive energy, and solar energy). Additionally, native plantings, redundant water quality measures and Best Management Practices (BMP's) for water quality improvement will also be utilized.

---

#### **PUD REVIEW ISSUES:**

**LAND USE:** The petitioners have proposed a very specific list of approved uses for the property. Only three uses would be permitted, an assisted care living facility (maximum 60-beds), attached/detached condominium units (maximum 9), and a non-profit temporary housing facility (maximum 20-beds). No other uses would be permitted under the proposed PUD.

**Environmental:** This site has multiple environmental constraints that must be addressed with any petition. Individual environmental concerns are more specifically noted as follows:

*Watershed/Drainage* - This site is located within the sensitive Lake Griffy Watershed. Extreme care should be taken with development in this area. The petitioners have worked with the Environmental Commission (EC) to create a proposal that includes the best known methods of ensuring that the quality of water leaving this development has been adequately filtered and addressed. The petitioner is proposing to create three bio-filtration areas to filter stormwater runoff. One large bio-detention pond will handle the bulk of the stormwater quality mitigation while two smaller "rain garden" detention areas will be installed to the rear of the condo units. All of these areas will be seeded with specific native seed mixtures and substrates that facilitate drainage and filtration. During construction, the petitioner shall be required to install redundant erosion control measures in all areas of construction. At the request of the EC, the petitioners also removed the curbing in the area of the garden homes to allow more natural drainage and filtration that will run through one of two "rain garden" bio-detention areas.

*Waters of the State* – It was determined that a portion of the site is encumbered by a "Water of the State". This is an area conveying drainage into Griffy Lake and flowing under Tamarack Trail via an existing culvert. Although there is a definable channel, there is no distinguishable bank or bed to this drainage way. While, most of the development would not have been located within this area, the largest of three bio-detention ponds was initially shown within its boundaries. The ACLF was also initially located in close proximity to the culvert. Both the pond and ACLF have been revised on the preliminary plan to be located outside of this area.

*Slopes* - Although the site has no natural slopes of greater than 18%, a few small areas of slopes exceeding 18% are found along Tamarack Trail that were created with the road construction. Moderately sloped areas have been avoided to the extent possible, with development being concentrated on the western portion of the site and along a natural ridge top found between two existing drainage ways. Walkout basements will be utilized on the 9 garden homes to minimize land disturbance in these areas.

*Karst* - The petitioners submitted a karst assessment for the three areas identified as potential karst features. Two of these areas are located north of Tamarack Trail and one south of Tamarack Trail. Although the two depressions north of Tamarack Trail have not been determined to be karst features, they are not located within the disturbance areas and will not be directly impacted by any construction. One outlet structure is located near one of these areas. The Plan Commission placed a proposed condition of approval that would require the location of the depression to be surveyed and identified on the first final plan to ensure that the outlet of the detention pond is not located within 25 feet of the feature. They also required that the Environmental Commission be included in the final plan review of that area.



The feature south of Tamarack Trail was analyzed by the petitioners' consultant and determined to be a result of inadequate fill associated with past road construction. No evidence of this feature being karst was found. This area has eroded in the past and contains bare roots and soil. With this development, the petitioners plan on "fixing" this area through re-compaction and stabilization to eliminate the bare soil and erosion problem.

*Tree Preservation* - The site is largely wooded with the heaviest concentrations of trees found on the eastern portion of the site. Historical aerial photographs show that this wooded area started development between 1949 and 1961 and became systematically thicker through the years. There are few large specimen trees but many medium sized mature trees consisting mostly of Black Locust, Black Cherry, Tuliptree, Sassafras, Virginia Pine, and American Elm. There is also a high level of invasive understory plants that could be removed and replaced with native plants for habitat enhancement. The petitioner has worked closely with the Environmental Commission to create an appropriate species list for the site. A specific condition of approval has been proposed to require all future plantings to be from that list.

*Construction Responsibility* – To address the necessity of sensitive construction practices during development of this site, the petitioner agreed to pre-construction meetings between the City and contractors prior to any construction. This is similar to a condition of approval for the Renwick Planned Unit Development. The Plan Commission required that all contractors and subcontractors doing exterior work meet with planning staff prior to any work being conducted.

Furthermore, the petitioner has agreed that there will be a staff member from Meadowood on-site on a daily basis to ensure areas to remain undisturbed are retained and not disturbed. In addition, planning staff will conduct regular inspections of the construction and erosion control measures to ensure compliance with the approved site plan. The petitioner has developed and submitted a facility maintenance plan to outline construction and maintenance responsibilities during and after initial construction. Staff finds that the maintenance plan has adequately addressed maintenance and inspections of these areas.

*LEED Qualities of Proposal* - Although this project is not a LEED project, the petitioners have tried to include multiple aspects of "green building" design into their proposal. Some of the elements they propose to include in their project include:

- Maximized open space of approximately 75%
- Maximized areas to be left undisturbed of approximately 50%
- Partial green roof of approximately 2500 square feet on the ACLF
- Energy efficient appliances (energy star)

- Partial passive solar lighting and heating
- LEED friendly building materials
- 70% of building materials manufactured, grown and/or produced locally (within 150 miles)
- Redundant erosion control and water quality measures
- Private bus service and golf cart transportation
- Replanting with native species
- Reduced “lawn” area
- Vertical construction to reduce building footprints

**Traffic:** Traffic counts taken in late August of 2005 show the existing traffic levels for both Dunn Street and Tamarack Trail. If the proposed PUD is fully constructed, the chart below estimates that the amount of Average Daily Trips (ADT) on Dunn Street during the week would increase approximately 16.4 percent, from 1751 ADT to 2039 ADT. This is an acceptable level, as typical secondary collectors carry up to 3000 ADT. Tamarack Trail, a private street, would increase from 450 ADT to 738 ADT or a 64 percent increase. Staff finds this to be an acceptable level of vehicular trips for a private street.

Street	Existing ADT	Addition ADT	Total ADT	% Increase
N. Dunn Street	1751	288	2039	16.4
E. Tamarack Trail	450	288	738	64.0

It should be noted that actual traffic impacts may be lower due to the lack of an exact match for the proposed uses in the Institute of Traffic Engineers (ITE) Trip Generation Manual. The petitioners utilized an apartment generation number for the Jill’s House facility, even though occupancy will not always be 100% and staff would anticipate fewer trips from a family being treated than a regular residential unit. Trips for the garden homes may also have a lower actual impact. Although the ITE Manual recognizes retirement communities including condo and detached housing, there is very little real data. The peak hour trips for retirement communities are typically one half of those for Residential Condo/Townhouse as used by the petitioners.

To address concerns raised by a few area residents regarding construction traffic using Tamarack Trail to access Dunn Street, the petitioners have agreed to funnel construction traffic through the existing Meadowood site to access the 45/46 Bypass.

**Pedestrian Facilities:** Although Tamarack Trail is a private street, the petitioners have agreed to place an 8-foot sidepath along the south side of the street per recommendation of the Bicycle and Pedestrian Safety Commission. The path will extend from the existing pedestrian facility for Meadowood west to Dunn Street where it will tie into a possible future sidepath along Dunn Street. Wherever possible, the sidepath would include a five-foot separation from the street. Staff

recommends that the location of the path be field verified at final plan stage to maximize its separation from Tamarack Trail. Staff would further recommend that the pathway be able to meander to create maximum separation while working with the existing grades and specimen trees in the area. Street trees may not be feasible in these grass plots due to the potential utility relocation.

The petitioners have agreed to dedicate 27.5 feet of right-of-way from the centerline of Dunn Street along Tamarack Trail and along the front of the existing single family home along Dunn Street. The petitioners will also be responsible for the construction of a sidepath within the dedicated area along the single family home frontage. This sidepath has been shown on the submitted plan.

**Utilities:** Water service is being proposed to connect to existing public and private water mains located adjacent to the site. New fire hydrants will be installed along a new main to provide direct fire protection to the proposed structures.

Sanitary sewer service is proposed to be provided to each building via a low-pressure force system. This system will connect to an existing private sanitary sewer line located just east of the existing Meadowood site. Grinder pumps would be installed within each building and connect to the proposed low-pressure system.

In addition to the public utilities, the site is encumbered by an existing overhead power line that runs parallel to the south property line and in the same location as the proposed ACLF structure. This line must be relocated further south along the property line or north along Tamarack Trail. The petitioners have agreed to place the line underground and move it to the north to avoid additional tree loss along the south property line. Loss of trees in this area would have reduced the existing natural buffer against the properties to the south.

**Architecture:** The petitioners have agreed to utilize a mixture of stone and cementitious siding for the proposed structures. Jill's House has been designed as a two-story residential structure with parking located underneath the main portion of the structure to minimize impervious surface coverage.

The petitioner submitted sample architecture for the proposed condo and ACLF structures. The ACLF will be designed to compliment the structures within the existing portion of Meadowood. This structure has been proposed with a partially exposed first level containing approximately 50 parking spaces, a second level with assisted care living units and common area, and a third and fourth level of assisted care units. There would be a total of 60 assisted care units and up to 7000 square feet of common area.

The proposal would allow the petitioner to have flexibility to construct the patio homes in an attached or detached manner. Since attached units are more

efficient in spacing needs, the Plan Commission was comfortable allowing either attached or detached condos.

**Parking:** Jill's House will be developed with the majority of its parking underneath the proposed building. The petitioners have proposed that this structure provide a minimum of 20 parking spaces. The ACLF portion has been proposed with 0.5 spaces per assisted care unit, but will likely have more. The bulk of the parking will be housed in the lower level of the building with the exception of an approximate 4-6 space parking area along Tamarack Trail that will be utilized for drop-offs, temporary visitor parking, and emergency vehicle access as requested at the Development Review Committee meeting.

**Neighborhood Issues:** The petitioners held four meetings with neighboring residents. Meetings were held with the residents of the South Griffy Lake Association (Browncliff), Blue Ridge, Matlock Heights, and N. Dunn Street. Although most people were supportive of the proposed uses, some raised concerns over the proposed development.

Most issues raised by neighboring property owners centered on allowing construction within the Lake Griffy Watershed. Several raised the issue that they had been denied their own construction in the watershed. If the construction is allowed on this property, additional concerns were raised about the proximity of the structures to surrounding residences, location and intensity of lighting, location of dumpsters, and location and amount of landscaping in an attempt to reduce the visual impacts of the development.

An additional question was raised by a resident on the west side of Dunn St. This resident has had a longstanding drainage issue resulting from the drainage that comes from a culvert that runs under Dunn St. They would prefer the sidepath along Dunn St. to not be constructed as it would slightly increase the rate of runoff from the property. However, the Plan Commission did require the path to be constructed with future development. Although most of this site drains to the east, the additional sidepath would create a very small increase in the runoff rate to Dunn St. The petitioner will be required to mitigate this increase with a small pond or alternate method.

In response to some of these additional issues, the petitioners have reduced the amount of lighting on the south side of ACLF to include only single 60-watt lanterns spaced 40 feet apart and 9 feet above grade or on ground bollards. A specific lighting plan shall be reviewed at final plan stage. Staff will also review the location of dumpsters to limit the visibility from adjacent residences.

**Setbacks:** The Plan Commission approved setback requirements of the Institutional (I) zoning district be used for future development of Jill's House and Meadowood uses, while the single family home would use RE2.5 zoning district setback standards.

---

**FINAL PLANS:** The Plan Commission recommended that the final plan for Jill's house be delegated to staff level, with final plan for the ACLF and the patio homes being reviewed by the Plan Commission.

---

**CONCLUSION:** The Plan Commission found that, with the associated environmentally conscious design elements, the proposed uses are warranted and are a desirable addition to the community at large. The addition of Jill's House in close proximity to MPRI and the continued success of Meadowood balance the new impact to the Lake Griffy Watershed. Only with sensitive development can any rezoning in this area be justified.

---

**RECOMMENDATION:** The Plan Commission voted 10:0 to forward this petition to the Common Council with a positive recommendation including the following conditions:

1. All contractors and subcontractors doing exterior work are required to meet with planning staff prior to any work being conducted.
2. The petitioner must conduct all inspection and functions as stated in the submitted "Facility Maintenance Plan".
3. All necessary federal, state and local permits be obtained prior to any construction activities.
4. *(As amended at Hearing)* At final plan stage, the karst area north of Tamarrack Trail must be located by survey and placed on the submitted final plan. No disturbance shall be allowed within 25 feet of the feature. The Environmental Commission will be given a reasonable opportunity to review this additional information and to comment on it prior to final plan approval.
5. Final architecture shall be reviewed with future final plans.
6. All future landscaping and replanting plans shall utilize only plant species from the submitted plant list.
7. All construction traffic must enter and exit from the existing Meadowood campus. No construction traffic may utilize N. Dunn Street.
8. 27.5 feet of right-of-way must be dedicated from the centerline of N. Dunn Street with the final plan for any of the proposed structures. An 8-foot sidepath must also be constructed on the N. Dunn Street frontage with the first final plan.
9. The petitioner must incorporate redundant erosion control measures with all phases of this project.
10. With the final plan for these uses, lighting and dumpsters must be placed to minimize the visual impact to surrounding neighbors.
11. Setbacks for the single family home will be dictated by the Residential Estate (RE2.5) zoning standards and the other uses shall be dictated by the Institutional (I) zoning district standards.
12. The petitioner must place an opaque fence a minimum of 6 feet in height and a continuous row of evergreen trees along the western property line

between the existing single family home at 2510 N. Dunn Street and Jill's House.

13. *(As added at Hearing)* Sand may not be utilized in connection with snow removal.
14. *(As added at Hearing)* Final plan review for Jill's House will be delegated to staff but final plan review for the condo units and the assisted care living facility will be handled by the Plan Commission. Plans for the proposed biofiltration ponds and any possible nearby karst areas will be included in whichever portion of the final plan is brought forward first.

# Petitioner's Statements

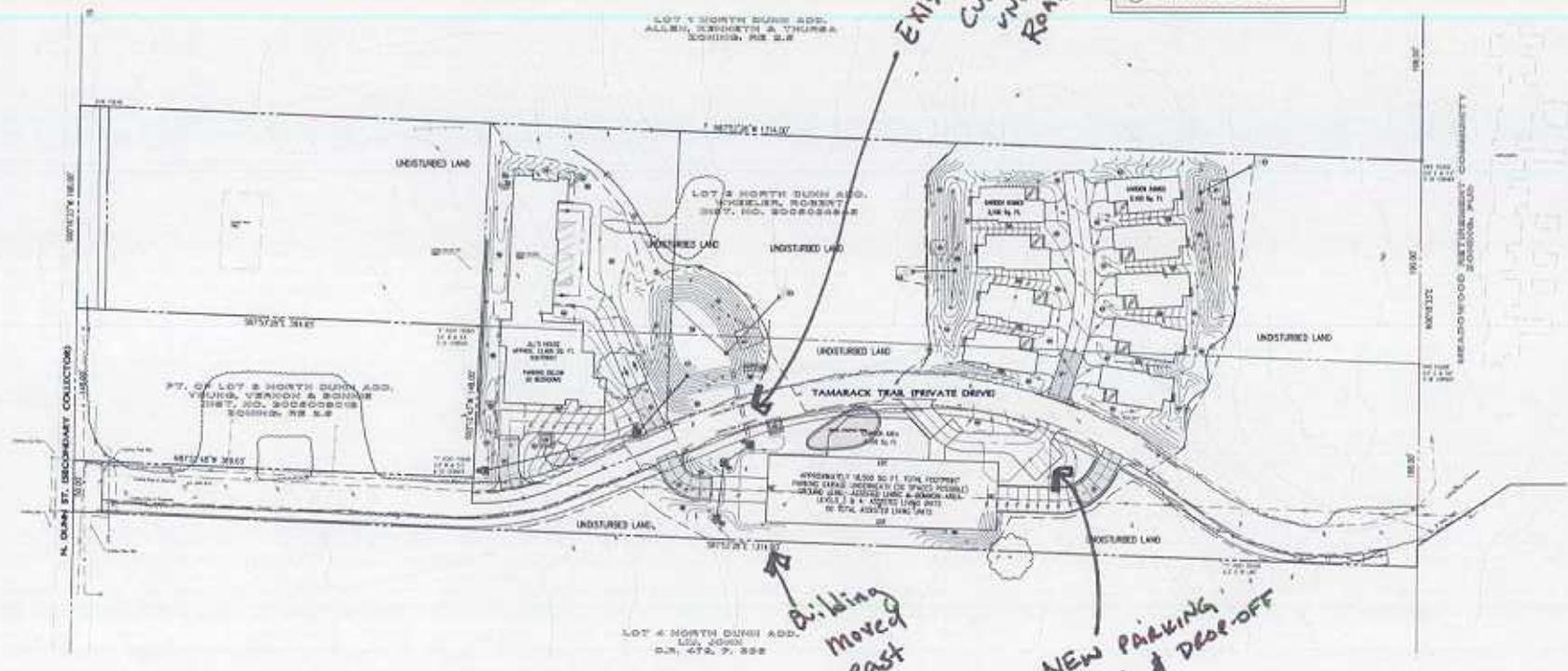
# MEADOWOOD RETIREMENT COMMUNITY & JILL'S HOUSE PUD

## GRADING & EROSION CONTROL OUTLINE PLAN

PUD-16-06  
GRADING PLAN  
PRELIMINARY PLAN

**EROSION CONTROL LEGEND**

- ① SLASH PILE (TEMPORARY)
- ② LOG CHECK DAM (TEMPORARY)
- ③ SLOTTED BERM - SEE SPECIFICATIONS (TEMPORARY)
- ④ 4" X 6" X 16" PAL, 4' HIGH TO KEEP FROM MOVING AND BY THE CURBLINE
- ⑤ CONCRETE BENTONITE WALL (TEMPORARY)
- ⑥ SLOTTED BENTONITE DAM
- ⑦ STRAIN WALL CURBLINE
- ⑧ 18" X 18" CIP IN ALL TYPICAL PLACES
- ⑨ SLOTTED BENTONITE DAM
- ⑩ SLOTTED BENTONITE DAM
- ⑪ 18" X 18" CIP
- ⑫ 18" X 18" CIP
- ⑬ 18" X 18" CIP
- ⑭ 18" X 18" CIP
- ⑮ 18" X 18" CIP
- ⑯ 18" X 18" CIP
- ⑰ 18" X 18" CIP
- ⑱ 18" X 18" CIP
- ⑲ 18" X 18" CIP
- ⑳ 18" X 18" CIP
- ㉑ 18" X 18" CIP
- ㉒ 18" X 18" CIP
- ㉓ 18" X 18" CIP
- ㉔ 18" X 18" CIP
- ㉕ 18" X 18" CIP
- ㉖ 18" X 18" CIP
- ㉗ 18" X 18" CIP
- ㉘ 18" X 18" CIP
- ㉙ 18" X 18" CIP
- ㉚ 18" X 18" CIP
- ㉛ 18" X 18" CIP
- ㉜ 18" X 18" CIP
- ㉝ 18" X 18" CIP
- ㉞ 18" X 18" CIP
- ㉟ 18" X 18" CIP
- ㊱ 18" X 18" CIP
- ㊲ 18" X 18" CIP
- ㊳ 18" X 18" CIP
- ㊴ 18" X 18" CIP
- ㊵ 18" X 18" CIP
- ㊶ 18" X 18" CIP
- ㊷ 18" X 18" CIP
- ㊸ 18" X 18" CIP
- ㊹ 18" X 18" CIP
- ㊺ 18" X 18" CIP
- ㊻ 18" X 18" CIP
- ㊼ 18" X 18" CIP
- ㊽ 18" X 18" CIP
- ㊾ 18" X 18" CIP
- ㊿ 18" X 18" CIP



<p>ARCHITECTURE CIVIL, ELECTRICAL PLUMBING</p> <p><b>BEE</b> BYNUM FANYO &amp; ASSOCIATES, INC. 1228 North Walnut Street Bloomington, Indiana (812) 332-8000</p>	<p>Proposed: <b>MEADOWOOD &amp; JILL'S HOUSE</b> Bloomington, Indiana</p>
<p>Scale: 1" = 50 ft</p>	<p>Use: OUTLINE PLAN</p>
<p>Designed by: AMB Drawn by: JMB Sheet No: 2 OF 3 Project No: 440001</p>	<p>DATE: 02/28/06</p>

G:\Ery\pud\meadowood\pud-16-06\16-06-06\16-06-06-02 AM, robinson, Bynum Fanyo & Associates, Bynum Fanyo & Associates

NOTE: CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPT'S AND NOTIFY ENGINEER OF ANY ENCOUNTERS BY LOCATION OR DEPTH OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO CONTRACTOR SHALL BE HELD RESPONSIBLE FOR UTILITY DESTRUCTION OR INTERFERENCE CAUSED BY NEGLIGENCE IN COMPLETING EXCAVATIONS.





BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE  
CIVIL ENGINEERING  
PLANNING

August 8, 2006

Patrick Shay  
City of Bloomington Planning Department  
401 North Morton Street, Suite 160  
Bloomington, IN 47404

Re: Jill's House and Meadowood Retirement Community PUD  
BFA #400591

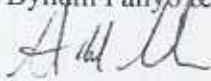
Mr. Shay,

In response your e-mail review dated August 3, 2006 we would like to submit the accompanying revised PUD Outline Plan for your review and approval. With regards to the individual concerns outlined in the above stated letter we offer the following:

1. A 27.5' right of way has been from the centerline of North Dunn Street along the frontage of the proposed single-family lot and at the Tamarack Trail intersection.
2. An eight-foot (8') side path has been added along the frontage of the single-family lot.
3. Meadowood's architect is working on a revised perspective drawing from North Dunn Street that will be submitted under separate cover.
4. We have spoken with Meadowood and they are willing to work on the architecture for the garden homes to eliminate the "snout house" look. Revised renderings of the buildings will be submitted under separate cover.
5. An additional nature trail has been added to the outline plan east of the proposed garden homes stubbing to the proposed on street multi use path. At this point the plan is to utilize shredded mulch as the material to construct the nature trails in order to minimize the disturbance to the area.
6. The separation between Tamarack trail and the proposed multi use path is five feet (5') at this point no street trees are being proposed along Tamarack Trail.
7. Meadowood is involved in ongoing discussions with Duke energy regarding the relocation of the existing overhead utility line. At this point the plan is to reroute the line underground along Tamarack Trail rather than along the south property line. This decision was made in order to save most of the vegetation along the south property line.

The accompanying materials and above information addresses all of your concerns. If you should have any additional questions or concerns please contact us by phone at (812) 332-8030 or by e-mail at [ascales@bynumfanyo.com](mailto:ascales@bynumfanyo.com).

Respectfully,  
Bynum Fanyo & Associates



Andrew M. Scales, P.E.  
Project Engineer

*Copy: BFA File # 400591*

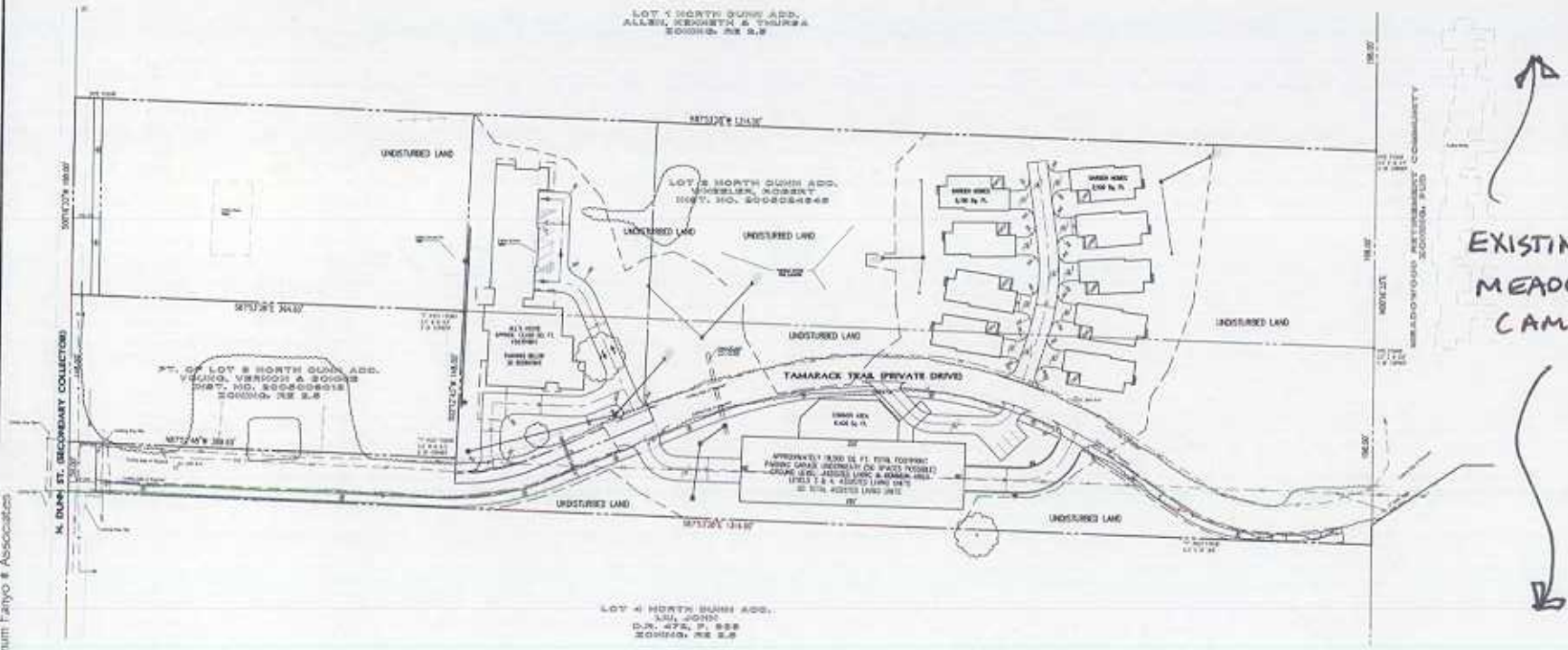
# MEADOWOOD RETIREMENT COMMUNITY & JILL'S HOUSE PUD

## SITE OUTLINE PLAN

PUD-16-06  
SITE PLAN (PRELIMINARY PLAN)



SITE LEGEND	
	PROPOSED BARRELS PARK
	PROPOSED CONCRETE PAVING
	PROPOSED MULTI-USE PATH
	PROPOSED RETAINING WALL
	PROPOSED HATCHED PARKING SPACE FOR LOT



EXISTING  
MEADOWOOD  
CAMPUS

Proposed:  
**MEADOWOOD & JILL'S HOUSE**  
Bloomington Indiana

THE OUTLINE PLAN

NOTE: CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPT'S AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR DEPTH OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO INFRINGEMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO COMPLETING BLANKETS.

designed by: APB  
drawn by: JH  
sheet no: 1 OF 2  
project no: 40000

G:\Engineering\Jobs\2005\40000\16-06\16-06.dwg, 9/1/2006 10:35:44 AM, jrobison, Bynum Fanyo & Associates, Bynum Fanyo & Associates

PUD-16-06  
JILL'S HOUSE  
ELEVATION  
(CONCEPT) 39



TABOR/  
BRUCE/  
PUZZELLO  
ARCHITECTS



BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE  
CIVIL ENGINEERING  
PLANNING

July 31, 2006

Patrick Shay  
City of Bloomington Planning Department  
401 N. Morton Street  
Bloomington, Indiana 47404

Re: Jill's House & Meadowood Retirement Community PUD  
Petition Amendments

Mr. Shay,

Please find attached final revisions for amendment to the Jill's House & Meadowood Retirement Community PUD filed with your office on July 18, 2006. The attached revised drawings and report detail the following:

1. The proposed grading plan has been revised showing revised contouring behind the eastern garden homes. This has been done to ensure that all runoff from that area is routed through the proposed bioretention pond.
2. The petitioner's statement has been revised to state "Many of the LEED requirements for construction will be implemented in the construction of the proposed structures. These shall include the partial use of green roofs, the use of natural materials, utilization of passive energy, incorporation of solar energy, etc."
3. The outline plan details in the petitioner's statement have been revised to reflect the addition of a single-family lot created by default from the creation of the lot for Jill's House. This lot is less than the 2.5-acre minimum required by the RE2.5 zoning in the area.
4. The outline plan details in the petitioner's statement have been revised to reflect minor changes in the total acreages for the Jill's House and Meadowood Lots to account for the single-family residential lot.
5. The proposed site plan has been revised to show the lot lines for the proposed Jill's House lot.
6. A fifty-foot (50') ingress/egress easement has been added to access the proposed Jill's house lot.
7. An eight-foot (8') multi-use path has been added to the site plan along the south side of Tamarack Trail. As stated in the petitioner's statement this path will be utilized by the Jill's House guests to move to and from appointments at MPRI.
8. A nature trail alignment has been added through the conservation area. This trail will be constructed of natural materials. The alignment is subject to change upon field inspection of the area.

PVD-16-06 ORIGINAL  
PETITIONER'S STATEMENT

64

528 NORTH WALNUT STREET

812-332-8030

BLOOMINGTON, INDIANA 47404

FAX 812-339-2990

In addition to the above mentioned revisions we would also like to address the concerns regarding karst features in the area. We have had our staff environmental scientist, Sarah May of Bynum Fanyo Environmental, walk the site and review past aerial photography to investigate possible karst features. During her investigation she has found no evidence of karst features onsite.

The above and accompanying information finalizes our submittal for the proposed Jill's House and Meadowood Retirement Community PUD. If you have any questions or comments regarding this information please let us know. We look forward to receiving your positive recommendation at the August 14<sup>th</sup> Planning Commission meeting.

Respectfully,  
Bynum Fanyo & Associates



Andrew M. Scales, P.E.  
Project Engineer

C/o Gary Scott,  
Meadowood Retirement Community

Copy: BFA File #400591



BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE  
CIVIL ENGINEERING  
PLANNING

July 31, 2006

City of Bloomington Planning Department  
And Plan Commission Members  
401 N. Morton Street  
Bloomington, Indiana 47404

Re: Jill's House &  
Meadowood Retirement Community PUD

Dear Patrick:

On behalf of Jill's House and Meadowood Retirement Community, Bynum Fanyo and Associates, Inc. is pleased to bring forth the proposal for the Jill's House & Meadowood Retirement Community Planned Unit Development (PUD) Outline Plan of approximately 10.56 acres of land, located at 2520 North Dunn Street, adjacent and west of the existing Meadowood Retirement community along Tamarack Trail. The requested PUD is similar in scope to the existing Meadowood PUD. This requested PUD will allow for the development of a new building for Jill's House to be constructed in close proximity to MPRI, a new assisted living building and nine (9) additional single retirement units for the Meadowood Retirement Community.

**Existing Conditions:**

The subject property consists of a combination of moderate slopes and overgrown brushy areas with some larger more mature vegetation scatter throughout the site. The 10.56-acre site is currently bisected east to west by Tamarack Trail, an existing private road accessing Meadowood Retirement Community. The property has immediate access to private sanitary sewer and private water service through existing mains located on the Meadowood site just east of the east property line of the PUD. All necessary private utilities are available onsite; an overhead electric line and underground telephone line bisect the site along Tamarack Trail and a gas main runs along the Dunn Street frontage of the property. The property does lie within the Lake Griffy Watershed, but does not contain any environmentally sensitive areas such as sinkholes, natural springs or caves.

**Purpose:**

There are three main objectives that must be met in bringing forth this PUD. The first and most important is to provide an economical and logical location for Jill's House. Jill's House will provide a temporary, home like residence for patients undergoing outpatient therapy at the Midwest Proton Radiotherapy institute in Bloomington. MPRI is treating children and adults with certain brain tumors and tumors adjacent to vital organs incapable of successful treatments by conventional methods. The therapy is provided on an outpatient basis over a period of six to eight weeks. Due to the frequency of the therapy (once daily) and the length of the treatment (six to eight weeks) Jill's House must be located near the MPRI facility. Jill's House will serve as a home away from home for these cancer patients and their caregivers. The facility is being modeled after a lodge rather than a typical institutional looking medical facility. Guests will stay in one of twenty (20) bedrooms each with its private restroom facilities. The facility will also include four kitchens, laundry facilities, library, chapel, large great room, indoor and outdoor children's play areas, as well as office space for guest to utilize during their stay. These amenities are being employed in order to create a feeling of home, which in turn reduces stress on the patients that ultimately promotes healing.

The second objective for this PUD is to provide for further expansion of the Meadowood campus. Meadowood Retirement Community has been in operation since 1980 and have been owned and operated by Bob and Don Wheeler since 1990. Meadowood provided three (3) kinds of living accommodations for the first seventeen (17) years of operation, independent living, assisted living and skilled nursing care. When the assisted living boom hit Bloomington in the mid 1990's, Meadowood's assisted living units were not successful in the new market due to the limited square footage of the units. These units were relicensed through the Indiana State Department of Health as private comprehensive nursing units. For the past ten (10) years Meadowood has not offered assisted living on their current campus. Since 1997, Meadowood has been following an "aging in place" concept that initially seemed like a good idea. Over the past ten (10) years they have found that their independent living units and community areas are too large and too expansive for their "assisted living" residents to manage with satisfaction. The new sixty (60) bed assisted living facility proposed with this PUD will allow Meadowood to relocate their existing "assisted living" residents to a facility that is more manageable in their condition. As with Jill's House the location of the new assisted living facility is very important. The new facility must be located in close proximity to the existing Meadowood complex so that the existing facilitates and personnel can be utilized. Additionally the nine (9) proposed single retirement units will allow Meadowood to increase their capacity to serve the community.

The third objective of this PUD is to achieve the goals of Jill's House and Meadowood with minimal disturbance to the natural features of the site. Due to the proximity of the development to Lake Griffy it is a goal of all involved to leave in tact and utilize as much of the natural beauty of the existing site as possible.



## Proposal:

With this PUD Outline Plan proposal we are bringing forth three (3) separate "pods" of development. These three (3) pods will be developed using the existing Meadowood west entrance from Dunn. The first pod of development will be the development of roughly two (2) acres of ground along the west property line for Jill's House. Jill's House has been designed such that parking requirements will be accommodated under the proposed building. This parking area will be excavated into the existing hillside in order to take advantage of the site topography. A single twenty-four foot (24') drive will access the lower parking level with access off of Tamarack Trail. A second drive cut will be made to the west in order to provide a drop-off point and drive-thru to the parking lane. The covered parking and reduced footprint are being proposed to reduce impervious surface and minimize disturbed area.

The second pod of development will be the construction of a sixty (60) bed assisted care facility for Meadowood. The first floor of the proposed facility will be utilized for parking and will be partially constructed below grade. Two (2) twenty-four foot (24') entrance drives will be constructed on Tamarack Trail and access the proposed parking facility. The covered parking is being proposed to reduce surface parking and minimize disturbance of the area. A small surface parking area will be utilized at the east end of the facility as a drop off point and temporary parking for visitors as well as a fire lane and emergency vehicle access point.

The third and final pod of development is the development of nine (9) single retirement units (2,100 ft<sup>2</sup> footprint each) northeast of the proposed assisted living facility. These nine (9) units will utilize a single twenty-foot (20') access drive from Tamarack Trail. Walkout basements will be utilized for these units to accommodate the existing site topography.

Through numerous meetings with the Planning Staff as well as the Environmental Commission and adjacent neighbors goals for the overall design of the PUD were outlined. These goals were requested due to the location of the subject property in the Lake Griffy Watershed Area. In response to these requests the proposed PUD incorporates the following design principals:

- The two (2) existing ravines onsite have been preserved with no disturbance proposed in either area.
- A total of 50% of the site, nearly 5.28 acres, will be preserved as undisturbed area.
- A total of 75% of the site, nearly 7.92 acres, will be preserved as open space.
- Improvements to the existing drainage system will be incorporated into the proposed storm drainage design. Extended bioretention ponds will be located downstream of the existing Tamarack Trail capturing not only the runoff from the proposed development but also much of the runoff from the existing entry road, to improve the water quality discharging offsite from the existing condition.
- Redundant water quality measures and erosion control best management practices (BMP's) will be employed in all development plans, above and beyond that required by IDEM's Rule 5 program, in order to promote preservation of the Lake Griffy Environmental Area.

- o The addition natural walking paths throughout the undisturbed preservation area have met with favorable review. These walking paths will be constructed of natural materials and utilize minimal grading.

#### Contributing Design Concepts:

There are many design concepts that have been implemented in this PUD to address the environmental sensitivity of the site. The first of these concepts was to utilize the existing Tamarack Trail Entry. By utilizing the existing private road the impacts to the existing site due to new road construction are minimized. The second concept employed is the minimization of surface parking. By utilizing parking under the proposed buildings impervious surface is reduced therefore minimizing the increase in storm water runoff. The third design concept employed is the minimization of the building footprints. Instead of the typical one-story slab on grade construction that spreads out across large amounts of land, multi-story buildings with compact footprints are proposed. This reduction of the building footprints limits disturbance and the addition of impervious surfaces, therefore minimizing the increase of storm water runoff. The fourth design concept implemented is the placement of the proposed buildings. Each building has been placed such that it is on high ground out of the ravine areas limiting the need for large amounts of mass grading to be required. The fifth design concept employed in this PUD is the reforestation with native plantings and specimen trees. As part of the individual development plans for each site a landscaping plan will be generated in accordance with the City of Bloomington Municipal Code for review by the City of Bloomington Planning Staff these plans will include the exclusive use of native species. The sixth design concept proposed is the use of "green" building practices. Many of the LEED requirements for construction will be implemented in the construction of the proposed structures. These shall include the partial use of green roofs, the use of natural materials, utilization of passive energy, incorporation of solar energy, etc.

#### Infrastructure:

The proposed development will utilize the existing Meadowood Community west entrance along the Tamarack Trail private drive, which is proposed to remain a private drive. This option is preferred due to the reduction in disturbance that will be associated with construction verses constructing new roadways through existing undisturbed areas. It was discovered during investigation of the intersection of Tamarack Trail and Dunn Street that a three (3) way stopping condition existing at the intersection of Tamarack Trail and Dunn Street. No additional improvements to the intersection are necessary, again limiting the amount of land disturbance. There are two (2) reasons that we have come to this conclusion. The first is that the existing stop sign are adequate to handle the traffic patterns in this area. Secondly a left turn lane is not proposed from the north due to the fact that most traffic into this development is expected from the south.

The proposed layout will include sidewalks and/or side paths along the existing Tamarack Trail alignment to allow transportation within the new development, to the existing Meadowood campus as well as to the MPRI Cyclotron facility located to the southeast. These paths will be used by Jill's House to move patients back and forth between treatments at MPRI. The plan is to

utilize electric powered golf carts driving along this multi-use path to chauffeur patients to their appointments. By employing the use of golf carts on the side path traffic on Tamarack Trail from Jill's House to MPRI will be minimized. In addition to the multiuse path nature paths will be constructed throughout the undisturbed wooded area. The final layout of these paths will be determined onsite to cause as little disturbance to the surrounding area as possible. These paths will be accessible to the public through recorded pedestrian easements.

Potable water service will be provided via existing public and private water mains located immediately adjacent to the site. Fire hydrants will be provided along the new run of main to provide fire protection to the proposed buildings.

Sanitary sewer service will be provided to each building via a low-pressure force main system. This system will connect to an existing private sanitary sewer line located just east of the property on the Meadowood campus. Single or duplex grinder pumps will be installed at each building and connect to the proposed low pressure system. This type of system was chosen do to the fact that it causes much less disturbance during installation than a typical gravity system.

Electric, gas, and telephone utilities are all directly adjacent to the site and available for use. An existing overhead electric line currently runs approximately 45' north and parallel to the south property line. Meadowood has been in contact with Duke Energy regarding relocation of the existing line to an underground service either along the south property line or along Tamarack Trail. An existing underground telephone line runs along Tamarack Trail and is available for extension to the proposed buildings. An existing gas main runs north south along Dunn Street across the property frontage and is available for extension to the proposed development.

#### Drainage:

In order to maintain and/or increasing the water quality of the runoff from this site to Lake Griffy, three (3) extended bioretention facilities are proposed to collect and filter runoff generated by this development. These facilities have been designed to retain and treat the first 1/2" of runoff from all proposed impervious surfaces. The outlet control structures for these ponds have been designed such that 1/2" of runoff from all impervious surfaces will be retained in the pond and discharged through perforated under drain filters installed in the bottoms of each pond. This extended detention time will allow suspended solids to settle out of the runoff before being discharged offsite. In addition native plantings will be installed in each pond that will help to filter and break down pollutants. A typical cross-section of these facilities has been included with this report. In addition to providing water quality mitigation the proposed bioretention facilities will provide water quantity mitigation. The outlet structures for the proposed ponds have been designed such that the post-development site peak runoff rate is less than or equal to the "natural" peak runoff rate. Three (3) ponds were placed throughout the site in order to maintain the existing flow in the same subwatershed as requested by the environmental commission. A design that included multiple smaller ponds was not utilized for the fact that more ponds would cause more disturbed area, which is trying to be minimized.

### Erosion Control:

Because the site is located in the Lake Griffy watershed, erosion control planning becomes very important. As with all developments of one (1) acre or greater the development plans will be required to obtain a Rule 5 permit. In order to do so minimum erosion control standards must be employed such as the use of silt fencing, stone entrance pads, temporary & permanent seeding, concrete washout areas, inlet protection, temporary sediment basins, storm sewer outlet protection, and post construction water quality treatment. In addition to the minimum requirements for erosion control redundancy will be built into the erosion control plan in compliance with the watershed overlay district requirements.

### Focus on the Environment:

Due to the fact that this PUD is located in the Lake Griffy Watershed much consideration was given to minimizing environmental impacts. There are many different ways in which this is addressed.

The first practice that will be employed to minimize environmental impacts involves conservation. The main way in which this conservation will be achieved is through minimal disturbance to the site. As shown on the accompanying plans the site layout has been arranged such that 50% of the site area will be left undisturbed, in addition 75% of the site will be left as open space. Two ravines crossing the site will be left undisturbed and are included in the 50% undisturbed area calculations. One of the main ideas applied to the site design to accomplish the reduction in disturbed area was the use of parking under the proposed buildings and minimization surface parking. Development on steeper slopes will be also limited. A study was conducted to locate slope areas over 18% on the property. With the exception of manmade features none exist. The manmade features are Tamarack Trail and the construction of a previous walkout basement onsite. Walkout basements will be employed for the single retirement units as a way to further minimize land disturbance. The use of walkout basements utilizes existing topography reducing the need for massive grading work to be completed.

The second practice that will be utilized to minimize environmental impacts involves the use of water quality Best Management Practices (BMP's). All runoff from the proposed buildings, and parking lots as well as most of the existing roadways will be captured and routed through three (3) different bioretention ponds located a different locations across the site. These bioretention ponds will be used to filter runoff from 100% of the proposed impervious surfaces. In the single retirement unit area curbing has been omitted in order to allow runoff to naturally drain in the same manner as it does currently per the Environmental Commissions request.

### Architecture:

The proposed architecture for this project will reflect the architecture of the adjacent Meadowood retirement community. It will employ a mix of architectural detail and materials on each new building. Building materials to be utilized will be a mix of natural stone and cementitious siding. For more information please find attached multiple examples of the proposed architecture for the proposed buildings within the development. Perspective renderings

of the site have also been included showing a view from Dunn Street and a view of the backyards of the neighbors along Dunn Street.

**Outline Plan Details:**

We propose an Outline Plan that would include the characteristics below:

	<b>Outline Plan (3 Lots)</b>
<b>Total Acreage</b>	10.56
Jill's House	1.48
Meadowood	7.27
Lot Remainder	1.81
<b>Permitted Density</b>	<b>9 Units/Acre</b>

<b><i>Jill's House</i></b>	
Uses	Temporary Lodging (20 rooms)
Building Coverage	40%
Parking	1 per Bedroom
Undisturbed	35%
Open Space	50%
Building Setbacks	8' + 4' for each add. story
Parking Setbacks	6'

<b><i>Meadowood</i></b>	
<b>Uses:</b>	
Common Recreational Area	Approx. 7,000 sq. ft.
Residential	69 units
<b>Units</b>	
Garden Homes (2100 Sq. Ft.)	15% (10 units)
Apartments	85% (60 units)
<b>Parking</b>	
Single family Residential	2 per unit
Assisted Living Residential	.5 per unit
<b>Surface Areas</b>	
Building Coverage	40%
Undisturbed	50%
Open Space	70%

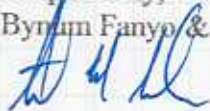
<b>Setbacks</b>	
Buildings	20'
Parking	6'

<b>Lot Remainder</b>	
Use	Single Family Residential

In summation the proposed layout will include sidewalks and/or side paths along the existing Tamarack Trail, a concentration on building up & reducing footprints, water quality ponds, a large buffer from Griffy Lake Watershed, emphasis on erosion control, a nature trail, significant landscaping, and a mix of architectural detail.

We believe the efforts put forth thus far on this exciting new project will flourish into a successful project that will offer a community exemplifying Bloomington. We look forward to your input and working closely with you and your staff during the development process. Due to the great need of the patients at MPRI, from throughout the Midwest, for the Jill's House facility we are respectfully requesting a waiver from a second hearing and that the Planning Staff be given authority for final development plan review and approval.

Respectfully,  
 Bynum Fanyo & Associates



Andrew M. Scales, P.E.  
 Project Engineer

C/o Gary Scott,  
 Meadowood Retirement Community

Copy: BFA File #400591

## APPENDIX A

# **MEADOWOOD/JILL'S HOUSE PUD FACILITY MAINTENANCE PLAN**

BFA #400691  
AUGUST 29, 2006

**Prepared by:**

**Bynum Fanyo & Associates, Inc.  
528 N. Walnut Street  
Bloomington, Indiana 47404**



### Pre-Construction:

Prior to commencement of construction activities a pre-construction meeting will be held with the contractor (operators & laborers), owner, engineer, architect, and City Inspectors to go over the construction plans, erosion control plan, any necessary City Planning conditions and the expectations for the project in accordance with 327 IAC 15-5-7 (9).

*“(9) The project site owner shall inform all general contractors, construction management firms, grading or excavating contractors, utility contractors, and the contractors that have primary oversight on individual building lots of the terms and conditions of this rule and the conditions and standards of the storm water pollution prevention plan and the schedule for proposed implementation.”*

### During Construction:

Prior to commencing mass grading activities the contractor will be required to install all erosion control practices as outlined on the erosion control plan. These practices will then be inspected and approved by the City of Bloomington before mass grading activities commence.

During construction the contractor will be required to inspect and perform necessary maintenance of all erosion control structures daily with weekly reports and upon completion of every “major” rainfall event per 327 IAC 15-5-7 (18 A-C). Please see the below information taken from the Indiana Code regarding Rule 5 maintenance and responsibilities.

- “(18) A self-monitoring program that includes the following must be implemented:*
- (A) A trained individual shall perform a written evaluation of the project site:*
    - (i) by the end of the next business day following each measurable storm event;*
    - and*
    - (ii) at a minimum of one (1) time per week.*
  - (B) The evaluation must:*
    - (i) address the maintenance of existing storm water quality measures to ensure they are functioning properly; and*
    - (ii) identify additional measures necessary to remain in compliance with all applicable statutes and rules.*
  - (C) Written evaluation reports must include:*
    - (i) the name of the individual performing the evaluation;*
    - (ii) the date of the evaluation;*
    - (iii) problems identified at the project site; and*
    - (iv) details of corrective actions recommended and completed.*
  - (D) All evaluation reports for the project site must be made available to the inspecting authority within forty-eight (48) hours of a request.”*

The contractor shall be responsible for maintaining each erosion control device in accordance with the erosion control plan prepared by Bynum Fanyo & Associates, Inc. and the latest edition of the Indiana Handbook for Erosion Control in Developing Areas.

In addition to the Contractors requirements for self-monitoring Gary Scott from Meadowood will be onsite every day overseeing the construction activities of the Assisted Living Complex and the Garden Homes. The City of Bloomington will also be inspecting the site on a regular basis.

In order to prevent erosion of soil offsite temporary seeding will be required in areas that are left inactive for fifteen (15) days or more in accordance with 327 IAC 15-5-7 (16). Specific seeding types will be dependant on the weather. During times of the year when soil temperatures are less than 50°F a Dormant and Frost Seeding mix shall be employed as detailed in the Indiana Handbook for Erosion Control in Developing Areas. This mix will include Winter Wheat, Rye or Spring Oats. When soil temperatures are above 50°F a Temporary Seeding Mix shall be employed as specified in the Indiana Handbook for Erosion Control in Developing Areas. This mix will include Wheat, Annual Rye, German Millet or Sudangrass. These areas are not to be fertilized.

*"(16) Unvegetated areas that are scheduled or likely to be left inactive for fifteen (15) days or more must be temporarily or permanently stabilized with measures appropriate for the season to minimize erosion potential. Alternative measures to site stabilization are acceptable if the project site owner or their representative can demonstrate they have implemented erosion and sediment control measures adequate to prevent sediment discharge. Vegetated areas with a density of less than seventy percent (70%) shall be restabilized using appropriate methods to minimize the erosion potential."*

### **Post-Construction:**

At the completion of construction it will be the responsibility of the owner (Meadowood) to inspect and maintain all water quality mitigation practices. Monthly inspections of the outlet structures, under drains, earthen dams and sediment levels will be completed. If any damages to the outlet structures, under drains, or earthen dams are discovered the Meadowood Maintenance staff will repair or replace the damage immediately. If excess sedimentation is discovered the said sediment shall be removed and properly disposed of by the Meadowood Maintenance staff. Plantings/landscaping installed in the water quality basins will be inspected to make sure that they remain healthy. Any plant material that dies, turns brown, or defoliates will be promptly removed and replaced with the same species quantity and size by the Meadowood Maintenance staff. These structures are designed such that they are very low maintenance, the plantings installed in the ponds will be chosen so that they filter and breakdown chemicals that may be suspended in the storm water runoff.

Once the site has been established all landscape maintenance will be provided by the Meadowood staff. Meadowood currently employs two (2) fulltime maintenance personnel that will be responsible for landscaping the entire campus. The use of fertilizers and pesticides will be used sparingly on the site. Landscape areas will be aerated and top dressing with compost twice per year. Naturally occurring fertilizers will be utilized in the care of this area.

Due to the fact that Tamarack Trail is a private road that will remain under the ownership of Meadowood Retirement Community it is the responsibility of Meadowood for snow removal. Meadowood currently utilizes 4800 pounds of calcium chloride on their existing roadways and sidewalks each winter. This total is required to maintain the roadways and sidewalks in a manner suitable for a retirement community.

## APPENDIX B



BYNUM FANYO ENVIRONMENTAL, INC.



ENVIRONMENTAL SERVICES

August 28, 2006

**RE: Karst Assessment and Waters of the State Assessment  
Proposed Jill's House and Meadowood Expansion  
Tamarack Trail  
Bloomington, Indiana**

### Karst Assessment

Bynum Fanyo Environmental, Inc. has conducted an assessment of suspect karst features located at the proposed location of Jill's House and an expansion of Meadowood retirement community. Three areas of concern were identified by the Bloomington Environmental Commission. Two areas are located on the north side of Tamarack Trail and the third area is located on the south side of Tamarack Trail, adjacent to the road.

The two areas located on the north side of Tamarack Trail are located in an area that will be left undisturbed. The two depressions were each approximately 2 to 3 feet wide. Depression number one contained what appeared to be limestone scrap/fill material and what was possibly an infiltration hole. Limestone scrap/fill was observed in other areas near depression number one. Depression number two contained leaf litter, exposed roots, and no apparent infiltration point. Depression number one was less than one foot deep at its deepest point and depression number 2 was less than 6 inches deep. Since this area is not going to be disturbed, there will be no impact to these depressions.

A third suspect karst feature was identified on the south side of the road. The area contains bare roots and bare soil adjacent to the road. Bynum Fanyo Environmental, Inc. examined the site. The site appears to be the result of inadequate fill to support the road, which has led to erosion. There were no observable signs of a karst feature (no exposed rock, no running water, no distinct holes where water has infiltrated). The

proposed construction plans will impact this area. The area will be recompacted to proper standards and stabilized during construction.

No karst features are noted on the project site on the USGS Topographic Map, Bloomington Quadrangle.

#### Waters of the State

The area of the project site on the north side of Tamarack Trail contains drainage areas that would be considered "Waters of the State." The drainage channel that flows from the west down to the culvert that runs under the road has a defined channel. Other parts of the drainage way do not have a defined channel, but do have a defined vegetation/no vegetation demarcation, which would classify the drainage way as a jurisdictional waterway. The majority of this area is located within the portion of the site that will not be disturbed. The area of impact is estimated to be approximately 75 linear feet of jurisdictional waters. The Indiana Department of Environmental Management (IDEM) allows an applicant that will be impacting *less than 300 linear feet* of waters of the state to apply for a permit utilizing the Section 401 Water Quality Certification Regional General Permit. The Regional General Permit is essentially a notification to IDEM of the activity. Mitigation is not required when the impact does not exceed 300 linear feet.

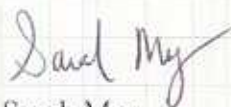
#### Soil Types

The Monroe County Soil survey depicts the soils onsite as Crider silt loam, 2 to 6 percent slopes (CrB) and Crider silt loam, 6 to 12 percent slopes (CrC). Crider soils are defined as deep, well drained soil on broad and convex ridgetops of the uplands.

Should you require additional information or have any questions, please contact me at your convenience.

Respectfully,

**Bynum Fanyo Environmental, Inc.**



Sarah May

Project Manager



Depression number 1.



Depression number 2.



Depression number 3.



Limestone scrap/fill near depression number 1.

## APPENDIX D



**JILL'S HOUSE & MEADOWOOD RETIREMENT COMMUNITY PUD**  
**LANDSCAPE PLAN**

BFA #400591  
 AUGUST 29, 2006

A combination of native perennials, wildflowers and grasses, as well as compatible woody plants, will be utilized as vegetative cover at Jill's House and Meadowood Community PUD. When properly established, these plant materials will allow the site lower physical and chemical green space maintenance and storm water runoff while providing soil retention and seasonal interest.

Several of the following understory and canopy species will be typical plantings used to naturalize the site. The following tables show specific attributes or habits for each species:

**Trees:**

<i>Suggested Canopy/Understory Species:</i>	<i>Seasonal interest and color:</i>	<i>Drought and poor soil tolerance:</i>	<i>General disease resistance:</i>	<i>Notes or Limitations:</i>
Kentucky coffeetree		X	X	
Crabapple varieties	X	X		
Grey dogwood	X		X	
Flowering dogwood	X			avoid windy areas
Pagoda dogwood	X			
Black or Sour gum	X		X	slow growth
Sweet gum	X	X	X	
Hackberry		X	X	
Washington hawthorn	X	X	X	situate carefully
Ironwood or American hophornbeam	X	X	X	slow growth
Red maple	X	X	X	tolerates wet soil
Sugar maple	X		X	
Red oak	X	somewhat	X	
Scarlet oak	X	somewhat	X	
Pin oak	X		X	needs soil iron
Tulip poplar	X		X	
Eastern redbud	X	X	X	
Shadblow	X	X	X	

serviceberry				
--------------	--	--	--	--

**Shrubs:**

<i>Suggested Shrub Species:</i>	<i>Seasonal interest and color:</i>	<i>Drought and poor soil tolerance:</i>	<i>General disease resistance:</i>	<i>Notes or Limitations:</i>
Bayberry	somewhat	X	X	for larger screens
Red-osier dogwood	X		X	best in shaded areas, use for soil stabilization, erosion control
Fragrant sumac	somewhat	X	X	use for soil stabilization, erosion control
Arrowwood viburnum	X	somewhat	X	
Blackhaw viburnum	X		X	for larger screens
Nannyberry viburnum	X		X	for larger screens
Winterberry	X		X	
Vernal witchhazel	X	X	X	best in moist, shaded areas

**Perennials:**

Several suitable commercially prepared seed mixtures of perennial grasses, forbs and wildflowers are available and will be utilized, as well as container and plugs of drought-tolerant grasses. As this site would provides a small 'edge' habitat by the remaining woods, these blends will include species able to tolerate some range of shade in mesic to dry, upland soils. Since a spectrum of species with varying attributes will be included, overall seasonal interest and drought/disease resistance would be achieved. Therefore, no table for specific characteristics is shown.

Low maintenance and disease-resistant herbaceous species may include:

Big bluestem ( <i>taller growth</i> )	Side-Oats grama	Canada wild rye
Virginia wild rye	Little bluestem	Indian grass
Wild senna	Purple coneflower	Rattlesnake master
False sunflower ( <i>taller growth</i> )	Bergamot	Yellow coneflower

Black-eyed susan    Rosinweed    Stiff goldenrod    Coreopsis

Perennial flowers, such as salvia, may be utilized for masses of lower groundcover in sunny areas, or stonecrop for more shaded edge areas. Installation of canopy or understory trees will be avoided where shade requirements of native grasses are limited.

# Staff Reports

**BLOOMINGTON PLAN COMMISSION  
STAFF REPORT  
LOCATION: 2520 N. Dunn Street**

**CASE NO: PUD-16-06  
DATE: September 11, 2006**

---

**PETITIONER:** Meadowood Retirement Community/Jill's House  
2455 Tamarrack Trail, Bloomington

**COUNSEL:** Bynum Fanyo and Associates, Inc.  
528 N. Walnut St., Bloomington

---

**REQUEST:** The petitioners are requesting a rezoning of approximately 10.56 acres from Residential Estate (RE2.5) and Planned Unit Development (PUD) to PUD and preliminary plan approval for a 60-bed assisted care living facility, 9 garden homes, and Jill's House, a temporary housing facility. A waiver of second hearing has also been requested.

---

**BACKGROUND:**

**Area:** 10.56 Acres  
**Current Zoning:** RE2.5 and PUD  
**GPP Designation:** Public/Semi-Public/Institutional and Conservation Residential  
**Existing Land Use:** Vacant, one single family home  
**Proposed Land Use:** Assisted care living facility, garden homes and a temporary housing facility (Jill's House)  
**Surrounding Uses:**  
**North** – Single family and the Griffy Nature Preserve  
**West** – Single family  
**East** – Existing Meadowood Retirement Community  
**South** – Single Family

---

**REQUEST SUMMARY:** Jill's House, a non-profit entity, desires to create a temporary residential housing structure for the families of patients undergoing proton therapy treatments at the nearby Midwest Proton Radiotherapy Institute (MPRI). This facility is one of three in the country that currently offer such treatments. These treatments often last between 6 and 8 weeks. Facilities would include bedrooms (20), kitchens (4), laundry facilities, a library, play area, chapel, and other comforts for residents. The facility has been designed to reduce the overall stress of guests, ultimately promoting healing. Guests of this facility will stay at little or no cost. Due to the need for the facility to be located in close proximity to MPRI, there are a limited number of development options for the petitioners.

Meadowood has contacted the City many times over the last several years to discuss the potential for expansion of their existing site to provide additional garden homes as well as an on-site assisted care living facility (ACLF) similar to other retirement communities in Bloomington. They find this addition desirable and necessary for their future viability. The existing retirement community has very few areas left that are available to expand.

With the similar goals of the two petitioners, they have coordinated efforts to request a zoning change that would create a new Planned Unit Development (PUD). This PUD would allow for the creation of three areas of new development in addition to the existing single family home. The first area of development would occur on the western portion of the property and would contain Jill's House. The next area would be located east of Jill's House on a ridge top between two drainage areas. This area is proposed as 9 condos for elderly housing. Lastly, Meadowood would construct a 60-bed ACLF south of Tamarack Trail.

---

**FIRST HEARING SUMMARY:** The petitioners' request was heard at the August 14<sup>th</sup> Plan Commission Meeting. At that meeting, the Plan Commission voted 9:0 to forward this request to a second hearing. After that hearing, it was discovered that an adjacent property owner had not received proper notification. Due to the lack of proper notice and the amount of discussion and guidance given by the Plan Commission at the August meeting, staff recommends that this hearing be treated as a first hearing with support of a waiver of second hearing.

At the first hearing, the majority of the Plan Commission stated their support of the general concept and use of the property as proposed. Furthermore, the Plan Commission stated that any approval should not be taken as a change in policy for the Lake Griffy watershed area. Potential support of this development is only due to the unique location and community needs associated with Jill's House and Meadowood. Although generally supportive of the overall use as proposed, the Plan Commission expressed a desire for more detail regarding several site planning issues.

---

**REPORT:** The Plan Commission guided the petitioners and staff to provide additional information regarding individual aspects of the proposal. These issues have been addressed as follows:

***Water Quality Mitigation:*** As has been stated, the petitioner is proposing to create three bio-filtration areas to filter stormwater run-off. One large bio-detention pond will handle the bulk of the stormwater quality mitigation while two smaller "rain garden" detention areas will be installed to the rear of the condo units. All of these areas will be seeded with specific native seed mixtures and substrates that facilitate drainage and filtration. During construction, the petitioner shall be required to install redundant erosion control measures in all areas of construction.

***Construction Responsibility:*** Similar to the approval of the Renwick PUD, the petitioner is willing to agree to pre-construction meetings between the City and contractors prior to any construction. Staff recommends that all contractors and subcontractors doing exterior work be required to meet with planning staff prior to any work being conducted.

Furthermore, the petitioner has agreed that there will be a staff member (Meadowood) on-site on a daily basis to ensure areas to remain undisturbed are retained and not

disturbed. In addition, planning staff will conduct regular inspections of the construction and erosion control measures to ensure compliance with the approved site plan. The petitioner has developed and submitted a facility maintenance plan (exhibit #1) to outline construction and maintenance responsibilities during and after initial construction. Staff finds that the maintenance plan has adequately addressed maintenance and inspections of these areas.

**LEED Qualities of Proposal:** Although this project is not a LEED project, the petitioners have tried to include multiple aspects of “green building” design into their proposal. Some of the elements they propose to include in their project include:

- Maximized Open space of approximately 75%
- Maximized areas to be left undisturbed of approximately 50%
- Partial green roof of approximately 2500 square feet on the ACLF
- Energy efficient appliances (energy star)
- Partial passive solar lighting and heating
- LEED friendly building materials
- 70% of building materials manufactured, grown and/or produced locally (within 150 miles)
- Redundant erosion control and water quality measures
- Private bus service and golf cart transportation
- Replanting with native species
- Reduced “lawn” area
- Vertical construction to reduce building footprints

**Nature Trail:** After discussions with staff and Parks and Recreation staff, the petitioners are no longer proposing a trail through the undisturbed area of the site. The Parks and Recreation Department is working with the petitioner to create a connection to the Griffy Preserve through the existing Meadowood campus. Staff is in agreement with the removal of a formal path.

**Site Visit:** The Plan Commission requested an additional site visit to include Plan Commission members and representatives of the Environmental Commission. This visit was conducted with several representatives of Jill’s House and Meadowood, two Plan Commissioners, three Environmental Commission members, one neighbor, and three City staff members. The visit focused mainly on impacts to the adjacent property owners, potential karst features, drainage and tree preservation. Three areas of karst interest were identified by the group and will be discussed later in this report.

An additional question was raised as to whether the existing drainage area that flows under Tamarrack Trail would likely be characterized as a “Water of the State”. It is unclear as to when a determination from IDEM will be made and what requirements they may have. If IDEM will not allow the bio-detention pond in this area, the pond could be extended north to avoid any obstruction of the drainage area. Furthermore, staff recommends that an additional condition of approval be placed on any approval which states that all necessary federal, state and local permits be obtained prior to any

construction activities. The petitioner has also altered the ACLF structure to move it further to the east away from the existing culvert that conveys stormwater under Tamarrack Trail per recommendation of the EC.

**Karst.** The petitioner has submitted a karst assessment (Exhibit #2) for the three areas identified at the site visit. Two of these areas are located north of Tamarrack Trail and one south of Tamarrack Trail. Although the two depressions north of Tamarrack Trail have not been determined to be karst features, they are not located within the disturbance areas and will not be directly impacted by any construction. One outlet structure is located near one of these areas. Staff recommends that with final plan approval, that the location of the depression be surveyed and identified on the final plan to ensure that the outlet of the detention pond is not located within 25 feet of the feature.

The feature south of Tamarrack Trail was analyzed by the petitioners' consultant and determined to be a result of inadequate fill associated with past road construction. No evidence of this feature being karst was found. This area has eroded in the past and contains bare roots and soil. With this development, the petitioners plan on "fixing" this area through re-compaction and stabilization to eliminate the bare soil and erosion problem.

**Tamarrack Trail:** After discussions with the Public Works Department, staff recommends that Tamarrack Trail remain a private street.

**Bloomington Transit.** The Plan Commission wanted to know if bus service could be extended to this area with this development. Bloomington Transit (BT) had altered their routes in the past to include the single family homes on the west side of N. Dunn. This route did not produce adequate trips to warrant service. Therefore, this area was removed from the service area. BT would not plan to serve this area if the proposed project were to be approved. Although BT service is not anticipated, Meadowood currently utilizes private bus transportation for their existing residents to shopping, the YMCA, local events and occasional regional trips. This service would be expanded to new residents as well.

**Water Supply.** At the first hearing, the Plan Commission inquired if Lake Griffy had been used within the last 10 years as a water source. Lake Griffy was decommissioned as a potable water source in 1996 and has not since been utilized as a water supply. Facilities are no longer in place to utilize this area as a potable water source.

**Architecture:** At the first hearing, the petitioner submitted sample architecture for the proposed structures. The petitioner has committed to specific building materials including a mixture of stone and cementitious siding. They have also committed to redesigning the patio homes so that they are not constructed as "snout houses". The petitioner would like the flexibility to construct these patio homes in an attached or detached manner. Since attached units are more efficient in spacing needs, staff is comfortable with either attached or detached condos.



The ACLF has been moved slightly to the east and the common building area for the structure has been more centrally located. The addition of a drop-off point has been added to the common area creating a new drive cut onto Tamarrack Trail. This has also reduced the surface parking lot from 6 spaces to 4. Final design should be reviewed with future final plan approvals.

**Replanting:** The petitioners have worked with the Environmental Commission (EC) to develop an appropriate list of plant species for the site. A more specific landscape plan must be developed with the final plan. This plan shall incorporate only plants on this list.

**Setbacks:** Staff recommends that the setback requirements of the Institutional (I) zoning district be used for future development of Jill's House and Meadowood uses, while the single family home use the RE2.5 setback standards.

**Neighborhood Issues:** Most issues raised by neighboring property owners centered on allowing construction within the Lake Griffy Watershed. Several raised the issue that they had been denied their own construction in the watershed. If the construction is allowed on this property, additional concerns were raised about the proximity of the structures to surrounding residences, location and intensity of lighting, location of dumpsters, and location and amount of landscaping in an attempt to reduce the visual impacts of the development.

An additional question was raised by a resident on the west side of Dunn St. This resident has had a longstanding drainage issue resulting from the drainage that comes from a culvert that runs under Dunn St. They would prefer the sidepath along N. Dunn to not be constructed as it would slightly increase the rate of runoff from the property.

In response to some of these issues, the petitioners have reduced the amount of lighting on the south side of ACLF to include only single 60-watt lanterns spaced 40 feet apart and 9 feet above grade or on ground bollards. A specific lighting plan shall be reviewed at final plan stage. Staff will also review the location of dumpsters to limit the visibility from adjacent residences.

---

**GROWTH POLICIES PLAN ANALYSIS:** The Growth Policies Plan (GPP) has designated the southern half of the property as Public/Semi-Public/Institutional and the northern half as Conservation Residential. The intent of the Public/Semi-Public/Institutional area is *"to provide adequate land to support compatible government, non-profit and social service land use activities."* The Public/Semi-Public/Institutional designation encompasses properties controlled by public and private institutions and developed for: 1) schools (including Indiana University), 2) **non-profit facilities**, 3) government facilities, and 4) hospitals, medical parks, and **assisted care facilities**.

The GPP also gives guidance for any future Public/Semi-Public/Institutional uses to have adequate public services on site to support the use. This site is currently served by public utilities that also serve the existing Meadowood Retirement Community. Other guidance for development in this area include new utilities to be placed underground

and new development to be constructed in a manner to “*respect and compliment the existing character of the surrounding land uses.*” Utilities for the proposal will be underground and a large overhead power line will be relocated underground with this proposal.

The Conservation Residential intent states that “*This category identifies areas possessing special natural environmental characteristics that require careful attention with regard to development proposals*” and that “*Any development in Conservation Residential areas should be low in density and clustered in a manner that protects environmentally sensitive lands and preserves infrastructure capacities.*”

Although the proposal does exceed the recommended 2.5 acre lot sizes, the recommended lot areas of the GPP anticipated single family development. The proposed site plan does seek to cluster development in the least sensitive areas and preserve the more sensitive areas thus fulfilling the site design guidance stating “*dwelling and structures shall be sited so not to hinder any environmentally sensitive areas or conditions.*” With this petition, approximately 50% of the site would remain undisturbed while nearly 75% of the site will be greenspace. The GPP also notes that “*access to property located within these areas should be from existing streets and roads. The development and construction of new public roadways within these areas should be discouraged.*” This development would gain access from the existing private roadway, Tamarack Trail.

The petitioners have also attempted to address other goals of the GPP through the inclusion of design elements such as many of the Leadership in Energy and Environmental Design (LEED) requirements for construction (partial use of green roofs, natural materials, passive energy, and solar energy). Additionally, native plantings, redundant water quality measures and Best Management Practices (BMP’s) for water quality improvement will also be utilized.

---

**FINAL PLANS:** The petitioners have requested that final plans be delegated for staff level approval. Staff recommends that the final plan for Jill’s house be delegated to staff level with final plan for the ACLF and the patio homes be reviewed by the Plan Commission.

---

**CONCLUSION:** Staff finds that, with the associated environmentally conscience design elements, the proposed uses are warranted and are a desirable addition to the community at large. The addition of Jill’s House in close proximity to MPRI and the continued success of Meadowood balance the new impact to the Lake Griffy Watershed. Only with sensitive development can any new development in this area be justified.

---

---

**RECOMMENDATION:** Staff recommends forwarding this petition to the Common Council with a positive recommendation with the following conditions:

1. All contractors and subcontractors doing exterior work are required to meet with planning staff prior to any work being conducted.
2. The petitioner must conduct all inspection and functions as stated in the submitted "Facility Maintenance Plan".
3. All necessary federal, state and local permits be obtained prior to any construction activities.
4. At final plan stage, the karst area north of Tamarrack Trail must be located by survey and placed on the submitted final plan. No disturbance shall be allowed within 25 feet of the feature.
5. Final architecture shall be reviewed with future final plans.
6. All future landscaping and replanting plans shall utilize only plant species from the submitted plant list.
7. All construction traffic must enter and exit from the existing Meadowood campus. No construction traffic may utilize N. Dunn Street.
8. 27.5 feet of right-of-way must be dedicated from the centerline of N. Dunn Street with the final plan for any of the proposed structures. An 8-foot sidepath must also be constructed on the N. Dunn Street frontage with the first final plan.
9. The petitioner must incorporate redundant erosion control measures with all phases of this project.
10. With the final plan for these uses, lighting and dumpsters must be placed to minimize the visual impact to surrounding neighbors.
11. Setbacks for the single family home will be dictated by the Residential Estate (RE2.5) zoning standards and the other uses shall be dictated by the Institutional (I) zoning district standards.
12. The petitioner must place an opaque fence a minimum of 6 feet in height and a continuous row of evergreen trees along the western property line between the existing single family home at 2510 N. Dunn Street and Jill's House.

# MEMORANDUM

**Date:** September 6, 2006  
**To:** Bloomington Plan Commission  
**From:** Bloomington Environmental Commission  
**Through:** Linda Thompson, Senior Environmental Planner  
**Subject:** PUD-16-06 Meadowood & Jill's House

---

This memorandum contains the Environmental Commission's (EC) input and recommendations regarding PUD-16-06, a request to change zoning from residential estate (RE 2.5) and PUD, to a new PUD. Also requested is a preliminary plan approval for a 60-bed assisted care facility, 9 garden homes, and Jill's House, a temporary housing facility. The Environmental Commission has reviewed the petition and has the following comments for your consideration.

1. The EC is not, in general, in favor of any additional development in the Lake Griffy Watershed, and we are opposed to rezoning in the Griffy watershed unless the rezoning will result in a land use that is equal or more protective of the lake resource than the existing land use. Past development has contributed greatly to the deterioration of Lake Griffy, and additional development could have further detrimental effects.

The most important impacts of this rezone and development request on the lake are: loss of tree canopy, pollutant loading from parking lot and lawn runoff, increases in runoff quantity, runoff rate, and potential erosion of downstream areas. There has not been a professional analysis of these impacts comparing existing conditions vs. development conditions; therefore, the EC is left guessing if the proposed land use will result in greater impacts than current. We believe to make a recommendation for approval we would need this information, therefore we are not recommending either approval or denial.

2. We find the document titled Karst Assessment and Waters of the State Assessment to be vague, lacking in detail, and lacking scientific data and evaluation. Therefore, the EC finds it not useful in evaluating the geology or hydrology of the site and believes the issue has not been addressed adequately. The sinkhole area we questioned the most could be impacted by the biofiltration basin; therefore we request additional information about those sinkholes and the configuration of the basin and its outlet prior to final site approval.

3. We request clarification of the rules pertaining to Waters of the State regarding water quality certification. It is our understanding that the 300 foot rule applies to bank stabilization and not construction in the stream. It was brought to the attention of the EC too late to fully investigate if the biofiltration basin and the assisted living building were encroaching into the stream. If

encroachment exists, then the EC believes the biofiltration basin should be re-configured to avoid encroachment into the stream and provide the proper buffer, and the assisted living building should be moved to avoid the stream and provide the proper buffer.

4. We appreciate the open communication of the developers with the EC regarding relevant environmental issues, and we recognize that most of the EC recommendations have already been incorporated into a revised plan.

5. We are in favor of removing the recreation trail from the plan.

6. We view the inclusion of many LEED-recommended building practices in the developer's revised petition as a positive step and commend the petitioners for incorporating these practices.

7. We request the site plan go before the EC for review before final site approval.

**BLOOMINGTON PLAN COMMISSION  
FIRST HEARING STAFF REPORT  
LOCATION: 2520 N. Dunn Street**

**CASE NO: PUD-16-06  
DATE: August 14, 2006**

---

**PETITIONER:** Meadowood Retirement Community/Jill's House  
2455 Tamarack Trail, Bloomington

**COUNSEL:** Bynum Fanyo and Associates, Inc.  
528 N. Walnut St., Bloomington

---

**REQUEST:** The petitioners are requesting a rezoning of approximately 10.56 acres from Residential Estate (RE2.5) and Planned Unit Development (PUD) to PUD and preliminary plan approval for a 60-bed assisted living facility, 9 garden homes, and Jill's House, a temporary housing facility.

---

**BACKGROUND:**

**Area:** 10.56 Acres  
**Current Zoning:** RE2.5 and PUD  
**GPP Designation:** Public/Semi-Public/Institutional and Conservation Residential  
**Existing Land Use:** Vacant, one single family home  
**Proposed Land Use:** Assisted care living facility, garden homes and a temporary housing facility (Jill's House)  
**Surrounding Uses:**  
**North** – Single family and the Griffy Nature Preserve  
**West** – Single family  
**East** – Existing Meadowood Retirement Community  
**South** – Single Family

---

**REPORT SUMMARY:** This site includes two existing parcels of land that total just over 10 ½ acres. The northern parcel is a long, narrow tract of land that houses a single family residence along its frontage with N. Dunn Street. It has several acres of vacant land to the east with varying amounts of trees and vegetation as well as two natural drainage ways that bisect the property. This property is currently zoned Residential Estate (RE2.5) due to the bulk of the property being located within the Lake Griffy Watershed.

The second (southern) parcel has been owned by Meadowood Retirement Community for several years and although vacant, provides the existing retirement community with an alternative point of ingress/egress know as Tamarack Trail. The property is zoned Planned Unit Development (PUD) as it was included within the original Meadowood petition area. This wooded property is located on both sides of Tamarack Trail and has a large overhead electric line that runs east/west parallel to the southern property line.

Jill's House, a non-profit entity, desires to create a temporary residential housing structure for the families of patients undergoing proton therapy treatments at the nearby Midwest Proton Radiotherapy Institute (MPRI). This facility is one of three in the country that currently offer such treatments. These treatments often last between 6 and 8 weeks. This is financially and socially burdensome on the patients and their families. The proposed facility would create a home-like place for them to stay throughout the treatment. Facilities would include bedrooms (20), kitchens (4), laundry facilities, a library, play area, chapel, and other comforts for their stay. The facility has been designed to reduce the overall stress of guests, ultimately promoting healing. Guests of this facility will stay at little or no cost.

Jill's House had originally intended to locate on property owned by Indiana University, but the two entities were unable to reach an agreement. Due to the need for the facility to be located in close proximity to MPRI, there are a limited number of development options for the petitioners.

Meadowood has contacted the City many times over the last several years to discuss the potential for expansion of their existing site to provide additional garden homes as well as an on-site assisted care living facility (ACLF) similar to other retirement communities in the Bloomington. They find this addition desirable and necessary for their future viability. The existing retirement community has only a few areas left that are available to meet future expansion needs.

With the similar goals of the two petitioners, they have coordinated efforts to request a zoning change that would create a new Planned Unit Development (PUD). This PUD would allow for the creation of three areas of new development in addition to the existing single family home. The first area of development would occur on the western portion of the property and would contain Jill's House. The next area would be located east of Jill's House on a ridge top between the drainage areas. This area is proposed as 9 detached single family condos for elderly housing. Lastly, Meadowood would construct a 60-bed assisted care facility south of Tamarack Trail.

---

**GROWTH POLICIES PLAN ANALYSIS:** The Growth Policies Plan (GPP) has designated the southern half of the property as Public/Semi-Public/Institutional and the northern half as Conservation Residential. The intent of the Public/Semi-Public/Institutional area is *"to provide adequate land to support compatible government, non-profit and social service land use activities."* This designation specifically anticipates uses such as Jill's House and an ACLF as demonstrated in the Land Use guidance that reads as follows:

The Public/Semi-Public/Institutional designation encompasses properties controlled by public and private institutions and developed for: 1) schools (including Indiana University), 2) **non-profit facilities**, 3) government facilities, and 4) hospitals, medical parks, and **assisted care facilities**.

The GPP also gives guidance for any future Public/Semi-Public/Institutional uses to have adequate public services on site to support the use. This site is currently served by public utilities that also serve the existing Meadowood Retirement Community. Other guidance for development in this area include new utilities to be placed underground and new development to be constructed in a manner to “*respect and compliment the existing character of the surrounding land uses.*” Utilities for the proposal will be underground and a large overhead power line will be relocated underground with this proposal.

The Conservation Residential intent states that “*This category identifies areas possessing special natural environmental characteristics that require careful attention with regard to development proposals*” and that “*Any development in Conservation Residential areas should be low in density and clustered in a manner that protects environmentally sensitive lands and preserves infrastructure capacities.*”

Although the proposal does exceed the recommended 2.5 acre lot sizes, these lot areas anticipated single family development. The proposed site plan does seek to cluster development in the least sensitive areas and preserve the more sensitive areas thus fulfilling the site design guidance stating “*dwelling and structures shall be sited so not to hinder any environmentally sensitive areas or conditions.*” With this petition, approximately 50% of the site would remain undisturbed while nearly 75% of the site will be greenspace. The GPP also notes that “*access to property located within these areas should be from existing streets and roads. The development and construction of new public roadways within these areas should be discouraged.*” This development would gain access from the existing private roadway, Tamarack Trail.

The petitioners have also attempted to address other goals of the GPP through the inclusion of design elements such as many of the Leadership in Energy and Environmental Design (LEED) requirements for construction (partial use of green roofs, natural materials, passive energy, and solar energy). Additionally, interior trails, native plantings, redundant water quality measures and Best Management Practices (BMP's) for water quality improvement will also be utilized.

---

## **PUD REVIEW ISSUES:**

**Environmental:** This site has multiple environmental sensitivities that must be addressed with any petition. Individual environmental concerns are more specifically noted as follows:

*Watershed/Drainage* - This site is located within the sensitive Lake Griffy Watershed. Extreme care should be taken with development in this area. The petitioners have worked with the Environmental Commission (EC) to create a proposal that includes the best known methods in ensuring that the quality of water leaving this development has been adequately filtered and addressed. All areas of impervious surface will be routed to one of three bioretention ponds that will be planted with a mix of native species. At the request of the EC, the petitioners have also removed the curbing in the area of the



garden homes to allow more natural drainage and filtration that will run through one of two “rain garden” bioretention areas.

*Slopes* - Although the site has no natural slopes of greater than 18%, a few small areas of slopes exceeding 18% are found along Tamarack Trail that were created with the road construction. Moderately sloped areas have been avoided to the extent possible, with development being concentrated on the western portion of the site and along a natural ridge top found between two existing drainage ways. Walkout basements will be utilized on the 9 garden homes to minimize land disturbance in these areas.

*Karst* - While visiting the site, staff did observe some subsurface drainage occurring. The petitioners’ environmental review plan has not yet addressed these areas. Although the potential karst features are most likely outside of the proposed development area, staff will visit the site with the petitioners’ environmental consultant prior to a second hearing to identify and locate these features.

*Tree Preservation* - The site is largely wooded with the heaviest concentrations of trees found on the eastern portion of the site. Historical aerial photographs show that this wooded area started development between 1949 and 1961 and became systematically thicker through the years. There are few large specimen trees but many medium sized mature trees consisting mostly of Black Locust, Black Cherry, Tuliptree, Sassafras, Virginia Pine, and American Elm. There is also a high level of invasive understory plants that could be removed and replaced with native plants for habitat enhancement. Prior to a second hearing, the petitioners will work with the EC to develop an appropriate replanting plan.

*EC Report Summary* – Ultimately, the Environmental Commission (EC) would prefer to see this area left undeveloped due to its location within the watershed. However, the EC has worked closely with the petitioners to create a more creative site plan that incorporates several mitigation measures, green building initiatives, best management practices, and redundant stormwater quality methods into the proposed development.

**Traffic:** Traffic counts taken in late August of 2005 show the existing traffic levels for both N. Dunn Street and E. Tamarack Trail. If the proposed PUD is fully constructed, the chart below estimates that the amount of Average Daily Trips (ADT) on N. Dunn Street during the week would increase approximately 16.4 percent, from 1751 ADT to 2039 ADT. This is an acceptable level, as typical secondary collectors carry up to 3000 ADT. Tamarack Trail, a private street, would increase from 450 ADT to 738 ADT or a 64 percent increase. Staff finds this to be an acceptable level of vehicular trips for a private street.

<b>Street</b>	<b>Existing ADT</b>	<b>Addition ADT</b>	<b>Total ADT</b>	<b>% Increase</b>
<b>N. Dunn Street</b>	<b>1751</b>	<b>288</b>	<b>2039</b>	<b>16.4</b>
<b>E. Tamarack Trail</b>	<b>450</b>	<b>288</b>	<b>738</b>	<b>64.0</b>

It should be noted that actual traffic impacts may be lower due to the lack of an exact match for the proposed uses in the Institution of Traffic Engineers (ITE) Trip Generation Manual. The petitioners utilized an apartment generation number for the Jill's House facility, even though occupancy will not always be 100% and staff would anticipate fewer trips from a family being treated than a regular residential unit. Trips for the garden homes may also have a lower actual impact. Although the ITE Manual recognizes retirement communities including condo and detached housing, there is very little real data. The peak hour trips for retirement communities are typically one half of those for Residential Condo/Townhouse as used by the petitioners.

To address concerns raised by a few area residents regarding construction traffic using Tamarack Trail to access N. Dunn Street, the petitioners have agreed to funnel construction traffic through the existing Meadowood site to access the 45/46 Bypass.

**Pedestrian Facilities:** Although Tamarack Trail is a private street, the petitioners have agreed to place an 8-foot sidepath along the south side of the street per recommendation of the Bicycle and Pedestrian Safety Committee. The path will extend from the existing pedestrian facility for Meadowood west to N. Dunn Street where it will tie into the planned sidepath along N. Dunn Street. Wherever possible, the sidepath would include a five foot separation from the street. Due to the lack of property extending to N. Dunn Street, a five-foot separation for both the western 400 feet of roadway and the extreme eastern portion of the roadway may not be possible. The existing street is very close to the property line and may not have adequate room to create the desired separation. Staff recommends that staff field verify the location of the path at final plan stage to maximize the separation from Tamarack Trail. Staff would further recommend that the pathway be able to meander to create the maximum separation while working with the existing grades and specimen trees in the area. Street trees may not be feasible in these grass plots due to the potential utility relocation.

The petitioners have also proposed the placement of a nature trail through the undisturbed portion of the site. These trails are proposed to be constructed with mulch. Portions of this area will take significant amounts of drainage and may not work well with soft surfaces such as mulch that are easily washed downstream. Pervious pavers or another alternate surface may be appropriate in the lower portions of this trail system. It should also be discussed if the petitioners should add an additional pedestrian easement or path on the existing Meadowood site and this site to connect development to the Griffy Preserve. All paths in their entirety should be placed within a pedestrian easement to allow for public use.

Jill's House residents will utilize the path system to access the MRPI site via golf carts to avoid additional vehicular trips. The petitioners hold an easement from the southeast portion of the site to the MPRI site to facilitate this transportation. At the final plan stage, the petitioners will also be required to place sidewalk connections from the street to both Jill's House and the ACLF.

The petitioners have agreed to dedicate 27.5 feet of right-of-way from the centerline of N. Dunn Street along Tamarack Trail and along the front of the existing single family home along N. Dunn Street. The petitioners will also be responsible for the construction of a sidepath within the dedicated area along the single family home frontage. This sidepath has been shown on the submitted plan.

*BBPSC Report Summary* – The Bloomington Bicycle and Pedestrian Safety Committee (BBPSC) has reviewed this petition and had three recommendations. The petitioners have agreed to address the three recommendations in the report.

**Utilities:** Water service is being proposed to connect to existing public and private water mains located adjacent to the site. New fire hydrants will be installed along a new main to provide direct fire protection to the proposed structures.

Sanitary sewer service is proposed to be provided to each building via a low-pressure force system. This system will connect to an existing private sanitary sewer line located just east of the existing Meadowood site. Grinder pumps would be installed within each building and connect to the proposed low-pressure system.

In addition to the public utilities, the site is encumbered by an existing overhead power line that runs parallel to the south property line and in the same location as the proposed ACLF structure. This line must be relocated further south along the property line or north along Tamarack Trail. The petitioners have agreed to place the line underground and move it to the north to avoid additional tree loss along the south property line. Loss of trees in this area would reduce the existing natural buffer to the properties to the south.

**Architecture:** The petitioners have agreed to utilize a mixture of stone and cementitious siding for the proposed structures. Jill's House has been designed as a two-story residential structure with parking located underneath the main portion of the structure to minimize impervious surface coverage. The ACLF has been designed to compliment the structures within the existing portion of Meadowood. This structure has been proposed with a partially exposed first level with approximately 50 parking spaces, a second level with assisted care living units and common area, and a third and fourth level of assisted care units. There would be a total of 60 assisted care units and up to 7000 square feet of common area.

There would also be 9 detached housing units north of Tamarack Trail. Staff has raised some concerns with the conceptual architecture of the individual units. The petitioners have agreed to redesign the units. Staff would recommend that the units incorporate a reduced front yard setback of approximately 15 feet with recessed garages and covered porches.

The petitioners have provided staff with sample elevations of the proposed structures. These elevations have been placed in your packet. Staff has also requested a contextual rendering of the ACLF building from the south/southwest to show the scale/mass of the proposed structure from adjacent residential lots.

**Parking:** Jill's House will be developed with the majority of its parking underneath the proposed building. The petitioners have proposed that this structure provide a minimum of 20 parking spaces for this portion of the development. The ACLF portion has been proposed with 0.5 spaces per assisted care unit, but will likely have more. The bulk of the parking will be housed in the lower level of the building with the exception of an approximate 6-space parking area along Tamarack Trail that will be utilized for drop-offs, temporary visitor parking, and an emergency vehicle access as requested at the Development Review Committee meeting.

**Other Development Standards:** The petitioners have outlined several other development standards within their statement. For the second hearing, staff would like additional clarification on the proposed setbacks. There should be separate setback requirements for the front, side and rear for both parking and building setbacks. Furthermore, staff recommends that the setbacks for the single family home along N. Dunn Street be those of the RE2.5 zoning district.

**Neighborhood Issues:** The petitioners held four meetings with neighboring residents. Meetings were held with the residents of the South Griffy Lake Association (Browncliff), Blue Ridge, Matlock Heights, and N. Dunn Street. Although most people were supportive of the proposed uses, concerns were raised regarding construction in the watershed, construction traffic, additional vehicular trips, drainage, and location of buildings in proximity to existing residential uses.

**Final Plans:** The petitioners have requested that final plans be delegated for staff level approval. The Plan Commission should determine if they are comfortable with the final plans being reviewed at staff level.

---

**DEVELOPER TRACK RECORD:** Jill's House has no previous construction activity and would not anticipate any future construction activities past this request. Meadowood has progressively developed the existing retirement community over the last 20-plus years. Staff finds that the development of this site has carefully taken environmental factors into account and has respected the environmentally sensitive areas found at this location. The site has many pockets of tree preservation, well maintained landscaping, and a well established, functioning retention pond.

---

**ISSUES FOR SECOND HEARING:**

1. Do the unique locational needs of the proposed land uses warrant deviation from the RE2.5 zoning designation and creation of the PUD?
2. Has enough water quality mitigation been incorporated into the design of this project to warrant development within the Lake Griffy watershed?
3. Identification and location of subsurface drainage features.

4. What are the appropriate surfaces for the nature trails?

---

**RECOMMENDATION:** Staff recommends forwarding this petition to a second hearing at the September 11<sup>th</sup> Plan Commission meeting.

# MEMORANDUM

**Date:** August 7, 2006  
**To:** Bloomington Plan Commission  
**From:** Bloomington Environmental Commission  
**Through:** Linda Thompson, Senior Environmental Planner  
**Subject:** PUD-16-06 Meadowood & Jill's House

---

This memorandum contains the Environmental Commission's (EC) input and recommendations regarding PUD-16-06, a request to change zoning from residential estate (RE 2.5) and PUD, to a new PUD. Also requested is a preliminary plan approval for a 60-bed assisted care facility, 9 garden homes, and Jill's House, a temporary housing facility. The Environmental Commission has reviewed the petition and has the following comments for your consideration.

The EC is not, in general, in favor of any additional development in the Lake Griffy Watershed. Past development has contributed greatly to the deterioration of Lake Griffy. However, the plan for this development follows the Bloomington Municipal Code. In addition, because the petitioner has exhibited excellent communication and cooperation with the EC prior to this meeting, they have already incorporated the EC's recommendations into the plan. The EC continues to encourage more "green" features in the buildings, specifically those of Leadership in Energy and Environmental Design (LEED), for their Green Building Rating System.



To: Plan Commission Members

From: Raymond Hess, Transportation Planner  
*Staff support to the Bloomington Bicycle and Pedestrian Safety Committee*

Date: August 2, 2006

Re: Meadowood/Jill's House (case #PUD-16-06)

---

The Bloomington Bicycle and Pedestrian Safety Committee (BBPSC) reviewed the Meadowood/Jill's House site plan at their regularly scheduled meeting held on July 17, 2006 and made the following comments and recommendations:

#### **Tamarack Trail Sidepath**

The BBPSC recommends addition of a sidepath along Tamarack Trail. This sidepath would connect to the sidepath the City of Bloomington will construct on the east side of Dunn from the 45/46 Bypass to Tamarack Trail. The sidepath should be separated from the road by a tree plot or a separation strip.

#### **Dunn Street Sidepath**

The BBPSC recommends construction of a sidepath along the Dunn Street frontage of this property. This would be in line with the City's Alternative Transportation and Greenways System Plan and efforts currently underway to construct a sidepath south of Tamarack Trail.

#### **Connection to Cyclotron**

The BBPSC recommends construction of alternative transportation connections to the Indiana University Cyclotron Facility to the southeast. The developers of Meadowood/Jill's House would have to coordinate with the University to ensure that the connection is completed through University-owned property to the Cyclotron.

#### **RECOMMENDATIONS**

- A sidepath with separation from the road should be constructed along Tamarack Trail.
- A sidepath should be constructed along Dunn Street.
- Connections to the Cyclotron Facility should be constructed on the property's southeastern side.

**ORDINANCE 06-20**

**TO AMEND THE BLOOMINGTON ZONING MAPS FROM Q TO PUD  
AND TO ADOPT THE PRELIMINARY PLAN FOR  
THE SOUTHERN INDIANA HEALTH SCIENCES PARK  
PLANNED UNIT DEVELOPMENT  
- RE: 2401 West Tapp Road  
(Southern Indiana Medical Park II, LLC, Petitioner)**

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

WHEREAS, the Plan Commission has considered this case, PUD-06-06, and recommended that the petitioners, Southern Indiana Medical Park II, LLC, be granted a rezone of the property located at 2401 West Tapp Road from Quarry (Q) to Planned Unit Development (PUD) and approve a preliminary plan for the Southern Indiana Health Sciences Park PUD. The Plan Commission thereby requests that the Common Council consider this petition;

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

SECTION I. Through the authority of IC 36-7-4 and pursuant to Chapter 20.05.09 of the Bloomington Municipal Code, the property located at 2401 West Tapp Road be rezoned from Q to PUD and the preliminary plan and the list of permitted uses be approved. The property is further described as follows:

The following described real estate in Monroe County, State of Indiana, to-wit: The Northwest quarter of Section 18, Township 8 North, Range 1 West, also the West half of the Northwest quarter of the Northeast quarter of Section 18, Township 8 North, Range 1 West, except the following described part thereof, to-wit: Beginning at the Northeast corner of said tract of land, running thence South 40 rods; thence West 36 feet; thence northeast to a point on the North line of said described real estate one rod West of the place of beginning; thence east one rod to the place of beginning.

ALSO, the West half of the Southwest quarter of the Northeast quarter of said Section 18, Township 8 North Range 1 West.

ALSO, a part of the East half of the Northwest quarter of the Northeast quarter of Section 18, Township 8 North, Range 1 West, described as follows, to-wit: Beginning at the Southwest corner of said tract of land; thence running North 40 rods; thence East 36 feet; thence Southwest to a point on the South line of said tract of land, 1 rod East of the place of beginning; thence West 1 rod to the place of beginning.

EXCEPTING THEREFROM: a part of the Northwest quarter of Section 18, Township 8 North, Range 1 West, Monroe County, Indiana, described as follows: Beginning at the Southwest corner of said quarter section; thence North 00 degrees 18 minutes 31 seconds West 2640.94 feet along the west line of said quarter section to a Southern boundary of Tapp Road; thence Northeasterly 32.93 feet along said Southern boundary to the North line of said quarter section; thence South 89 degrees 52 minutes 00 seconds East 267.53 feet along said North line to a South boundary of Tapp Road; thence Easterly 134.93 feet along said South boundary to a Southern boundary of Tapp Road; thence Southeasterly 99.33 feet along said Southern boundary to a South boundary of Tapp Road; thence Easterly 75.24 feet along said South boundary; thence South 77 degrees 38 minutes 45 seconds West 238.18 feet; thence South 50 degrees 23 minutes 08 seconds West 124.40 feet; thence South 00 degrees 12 minutes 00 seconds East 250 feet; thence South 07 degrees 47 minutes 41 seconds East 151.33 feet; thence South 00 degrees 12 minutes 00 seconds East 1150 feet; thence South 05 degrees 54 minutes 38 seconds East 251.25 feet; thence South 04 degrees 33 minutes 49 seconds West 301.04 feet; thence South 00 degrees 12 minutes 00 seconds East 406.69 feet to the South line of said quarter section; thence North 89 degrees 16 minutes 00 seconds West 295.02 feet along said South line to the point of beginning.



ALSO EXCEPTING THEREFROM: Lot Number One of 2300 Tapp Road Subdivision, being a part of Section 18, Township 8 North, Range 1 West, in Monroe County, Indiana, as shown by the plat thereof recorded in Plat Cabinet "B", Envelope 325, in the office of the Recorder of Monroe County, Indiana.

ALSO EXCEPTING THEREFROM: A part of the Northwest quarter of Section 18, Township 8 North, Range 1 West, Monroe County, Indiana described as follows: Beginning at a point that is 609.61 feet South 88 degrees 38 minutes 01 second East of the Northwest corner of said Northwest quarter, said point being on the North line of said Northwest quarter and in Tapp Road; thence South 88 degrees 38 minutes 01 second East over and along said North line for a distance of 1136.44 feet; thence South 01 degree 49 minutes 58 seconds East for a distance of 1108.71 feet; thence North 88 degrees 38 minutes 01 second West for a distance of 1177.49 feet to the East right of way of Indiana State Road #37; thence Northerly over and along said right of way by the following courses and distances: North 00 degrees 12 minutes 00 seconds West 571.61 feet; thence North 07 degrees 47 minutes 41 seconds West; 151.33 feet; thence North 00 degrees 12 minutes 00 seconds West 250.00 feet; thence North 50 degrees 23 minutes 08 seconds East 124.40 feet; thence North 78 degrees 05 minutes 33 seconds East 238.18 feet to the point of beginning.

ALSO EXCEPTING THEREFROM: A part of the southwest quarter of the Northwest quarter and a part of the West half of the Southwest quarter of the Northeast quarter of Section 18, Township 8 North, Range 1 West, Monroe County, Indiana described as follows: Beginning at a point on the East line of said West half of the Southwest quarter of the Northeast quarter of said Section 18, said point being 583.86 feet South 01 degree 07 minutes 12 seconds East of the Northeast corner of said half quarter quarter; thence South 01 degree 07 minutes 12 seconds East for a distance of 723.29 feet to the Southeast corner of said half quarter quarter; thence North 89 degrees 04 minutes 15 seconds West over and along the East-West half section line of said Section 18 for a distance of 1713.54 feet; thence North 00 degree 55 minutes 45 seconds East for a distance of 728.23 feet; thence North 89 degrees 32 minutes 56 seconds East for a distance of 762.29 feet; thence North for a distance of 401.89 feet; thence East for a distance of 259.31 feet; thence South 00 degrees 26 minutes 13 seconds East for a distance of 494.67 feet; thence East for a distance of 661.15 feet to the point of beginning. Containing after all exceptions 100.94 acres more or less.

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

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

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
CHRIS STURBAUM, President  
Bloomington Common Council

ATTEST:

\_\_\_\_\_  
REGINA MOORE, Clerk  
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
REGINA MOORE, Clerk  
City of Bloomington

SIGNED and APPROVED by me upon this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

---

MARK KRUZAN, Mayor  
City of Bloomington

#### SYNOPSIS

This ordinance rezones approximately 101 acres on W. Tapp Road from Quarry to Planned Unit Development and approves a preliminary plan for the Southern Indiana Health Sciences Park. This PUD allows for a mix of office and industrial uses, as well as accessory commercial uses and preserves 46.8 acres of forested land.

\*\*\*\*ORDINANCE CERTIFICATION\*\*\*\*

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 06-20 is a true and complete copy of Plan Commission Case Number PUD-06-06 which was given a recommendation of approval by a vote of 10 Ayes, 0 Nays, and 0 Abstention by the Bloomington City Plan Commission at a public hearing held on September 11, 2006.

Date: September 18, 2006

  
 \_\_\_\_\_  
 Thomas B. Micuda, Secretary  
 Plan Commission

Received by the Common Council Office this 18<sup>th</sup> day of SEPTEMBER, 2006.

  
 \_\_\_\_\_  
 Regina Moore, City Clerk

Appropriation Ordinance # _____	Fiscal Impact Statement Ordinance # _____	Resolution # _____
---------------------------------	---	--------------------

Type of Legislation:

Appropriation Budget Transfer Salary Change Zoning Change New Fees	End of Program New Program Bonding Investments Annexation	Penal Ordinance Grant Approval Administrative Change Short-Term Borrowing Other
--	---	---

If the legislation directly affects City funds, the following must be completed by the City Controller:

Cause of Request:

Planned Expenditure _____	Emergency _____
Unforeseen Need _____	Other _____

Funds Affected by Request:

Fund(s) Affected _____	_____	_____
Fund Balance as of January 1	\$ _____	\$ _____
Revenue to Date	\$ _____	\$ _____
Revenue Expected for Rest of year	\$ _____	\$ _____
Appropriations to Date	\$ _____	\$ _____
Unappropriated Balance	\$ _____	\$ _____
Effect of Proposed Legislation (+/-)	\$ _____	\$ _____
Projected Balance	\$ _____	\$ _____

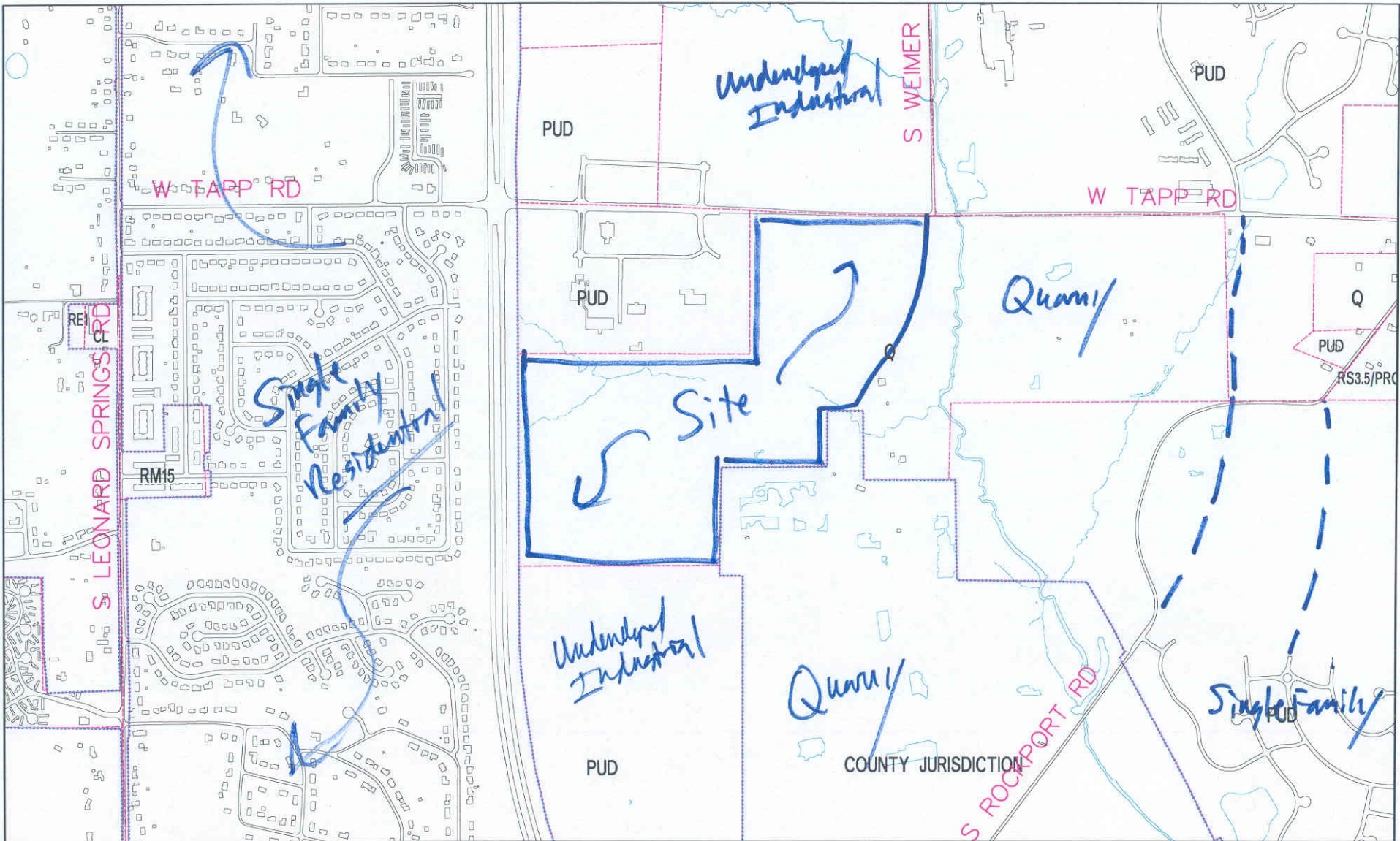
Signature of Controller

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

Yes \_\_\_\_\_ No \_\_\_\_\_

If the legislation will not have a major fiscal impact, explain briefly the reason for your conclusion.

If the legislation will have a major fiscal impact, explain briefly what the effect on City costs and revenues will be and include factors which could lead to significant additional expenditures in the future. Be as specific as possible. (Continue on second sheet if necessary.)



Location Map  
 PUD 06-06

By: roachja  
 6 Jul 06



For reference only; map information NOT warranted.

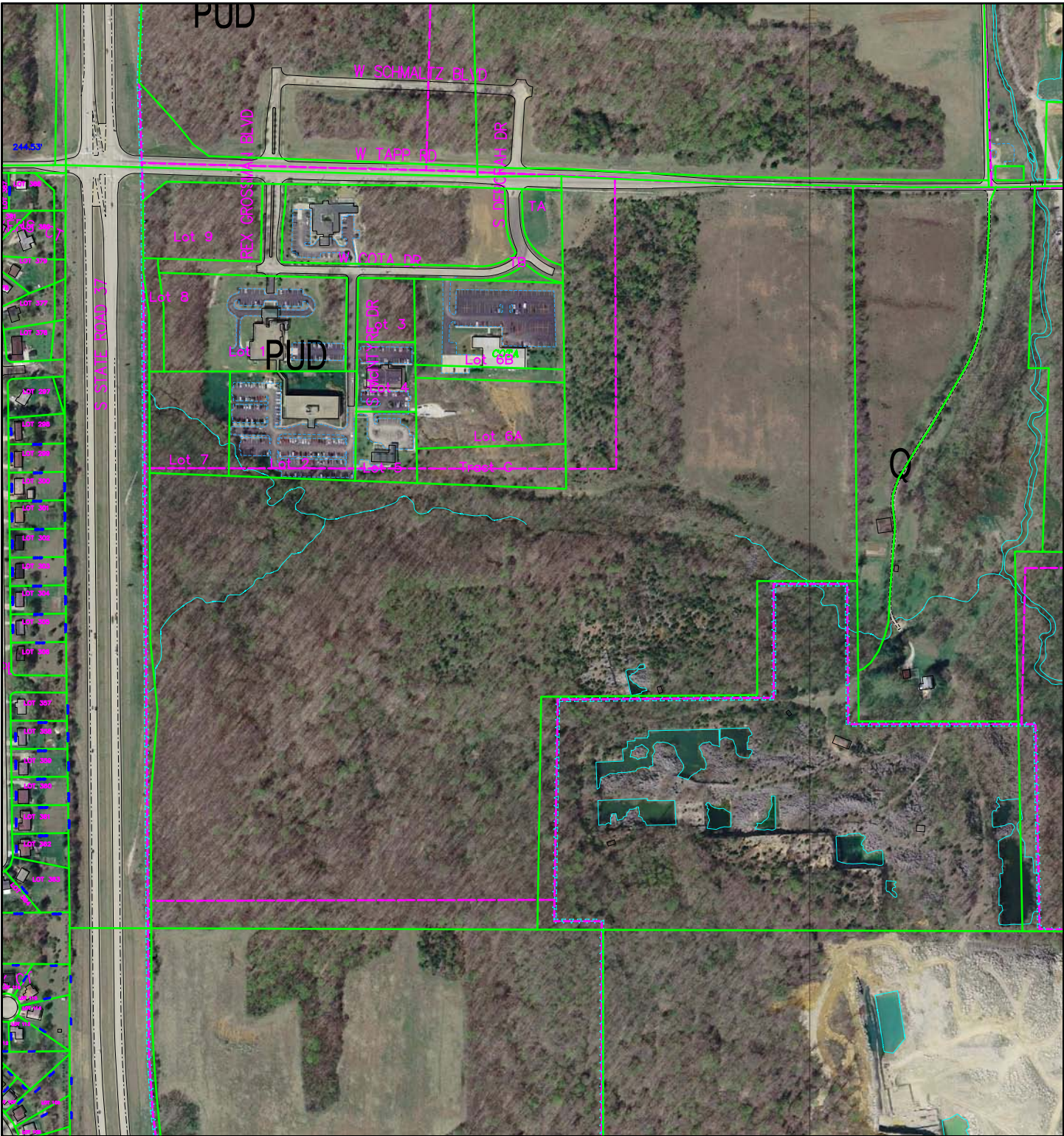


City of Bloomington  
 Planning

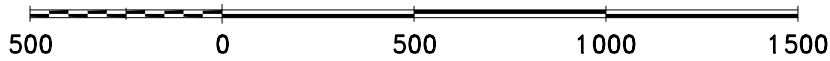


Scale: 1" = 1000'

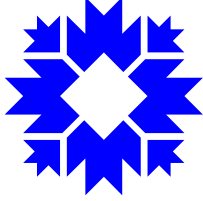
11



By: roachja  
29 Sep 06



City of Bloomington  
Planning



Scale: 1" = 500'

For reference only; map information NOT warranted.

## Interdepartmental Memo

**To: Members of the Common Council**  
**From: James Roach, AICP, Senior Zoning Planner**  
**Subject: Case # PUD-06-06**  
**Date: September 25, 2006**

Attached are the staff reports, petitioner's statements, maps, and exhibits which pertain to Plan Commission Case # PUD-06-06. The Plan Commission voted 10-0 to send this petition to the Common Council with a favorable recommendation.

---

**REQUEST:** The petitioner is requesting a rezoning of approximately 101 acres from Quarry (Q) to Planned Unit Development (PUD) and preliminary plan approval for medical office, health science, commercial and industrial uses, to be known as the Southern Indiana Health Science Park.

---

### **SITE INFORMATION:**

**Area:** 101 acres  
**Current Zoning:** Q  
**GPP Designation:** Employment Center & State Road 37/Tapp Road Subarea  
**Existing Land Use:** Vacant, mostly wooded, abandoned quarries  
**Proposed Land Use:** Medical offices, professional offices, light industrial, commercial and 46.84 acres of preserved land  
**Surrounding Uses:**  
**North:** vacant, mostly wooded, industrial land  
**West:** Single family residential (Across SR 37)  
**East:** Single family residence, Clear Creek Trail, active quarry  
**Northwest:** Medical offices (Southern Indiana Medical Park)  
**South:** vacant industrially zoned land (Bill Brown PUD)

---

**EXECUTIVE SUMMARY:** The Plan Commission reviewed petitions for this 101 acre property, currently zoned Quarry (Q), in the fall of 2003 and the spring of 2004. These petitions were for a similar style development. The first petition received a positive recommendation from the Plan Commission, but was withdrawn before action by the Common Council. The second petition was forwarded to the Common Council with no recommendation and was subsequently denied by the Council due to concerns about a proposed inpatient medical clinic use.

With this petition, the petitioner proposes to rezone the property from Q to PUD and is requesting approval of a preliminary plan. This PUD would include a mix of

professional and medical offices, clinics, industrial and commercial uses. It also includes construction of a southern extension of S. Weimer Road from Tapp Rd. to the southern property line and preservation of 46.84 acres of environmentally sensitive land, or approximately 46% of the property.

The property can be broken down into two main areas; 37 acres of cleared land along Tapp Rd. and 65 acres of wooded land south of the creek. The 65 acre area also contains steeply wooded ravines, a stream with a wooded riparian corridor, a wetland area, abandoned quarries (some partially filled) and several scattered sinkholes.

---

**GROWTH POLICIES PLAN ANALYSIS:** The GPP designates this 101 acre site as an “Employment Center.” This designation was placed on the property because of its location adjacent to the Southern Indiana Medical Park and its access to State Road 37. Specifically, staff notes the following passages (page 37 of the GPP):

- The Employment Center district should contain a mix of office and industrial uses providing large-scale employment opportunities for the Bloomington community and surrounding region.
- Employment Center land uses should focus on corporate headquarters and industrial uses, which will provide a stable employment base for the greater Bloomington community.
- The commercial uses integrated within an employment center must be at a scale that serves the employment center but does not generate significant additional business from the community at large.
- Development phasing must emphasize the creation of the office and industrial base before the commercial areas are developed to serve them.
- Locations with easy access to State Road 37 should be emphasized in efforts to recruit Employment Center site users. Development of employment center sites shall be consistent with the policies outlined in the State Road 37 Corridor Plan, which is referenced in this document.

In addition to these general policies toward employment areas, the *State Road 37/Tapp Road Subarea* provides specific policy guidance for the development of this property. The subarea includes recommendations concerning land use, urban services and site design. Specifically, staff notes the following passages (page 48 of the GPP):

- Medical and corporate office land uses are recommended with light manufacturing and site-serving retail also being permitted. Medical offices are particularly desired east of the Southern Indiana Medical Park, while corporate offices should be considered along the State Road 37 frontage near Fullerton Pike.
- The Master Thoroughfare Plan designates a new north-south Secondary Collector through this Subarea to form a realigned four-way intersection at

Weimer Rd. This roadway should not negatively impact or intrude on high quality and environmentally sensitive areas on this property.

- If State Road 37 is designated a limited access highway, then further planning should consider the closure of the Tapp Rd. intersection with State Road 37, along with a full interchange developing at the Fullerton Pike intersection.
- For property fronting State Road 37, site planning controls should be emphasized, including a 360 degree building profile along the highway. The presence of parking lots should be limited along SR 37.
- Maintenance of the existing woodland buffer along sections of State Road 37 is critical. The preferred width of this buffer should be at least 100 feet.
- Pedestrian connections should be emphasized between developments bordering either side of the Clear Creek floodplain. Additional integration of pedestrian connections with the Clear Creek Trail is a required site design element.
- Site design should take into account and reflect the sensitive nature of the Subarea, especially areas with heavy woodland, steep slopes, and karst. Conservation of these areas as greenspace is a required feature, and can significantly enhance the attractiveness of business park development.

---

#### **PUD REVIEW ISSUES:**

**LAND USE AREAS:** The Plan Commission approved a range of uses for the PUD, which can be broken down as follows:

*Area A:* This area includes the majority of the developable land in the PUD. Proposed uses include a mix of professional and medical offices and clinics and light industrial uses.

*Area B:* This area includes 3.9 acres for commercial development. The petitioner proposes that there be a maximum of 20,000 square feet of commercial space in this area. Proposed land uses are as follows:

- Drug store
- Convenience store
- Coffee shop
- Retail services in enclosed buildings
- Financial Institutions (with drive through)
- Dwelling units on the second floor

**Offices:** Medical and professional offices are expected to be the primary land use in this development. The GPP recommends that employment centers contain a mix of office and industrial uses that would provide employment opportunities for the community and the region. The GPP specifically notes that “Medical offices are particularly desired east of the Southern Indiana Medical Park.”



**Commercial Uses:** The plan Commission approved a commercial component to this development that would include up to 3.9 acres and 20,000 square feet of commercial space along Tapp Road. The GPP states that the primary land use for this area should be “a mix of office and industrial uses providing large-scale employment opportunities” and should “focus on corporate headquarters and industrial uses.” The GPP goes on to say that any commercial uses in this area should be integrated into the employment center, “must be at a scale that serves the employment center but does not generate significant additional business from the community at large” and that “supporting commercial and residential components only [be] as dictated by the primary employment use.”

The Plan Commission found that the proposed 20,000 square feet and limited uses were enough to ensure that this commercial space is “site serving.” Below is a list of several retail centers and their comparative square footages. The Plan commission determined that the proposed 20,000 square feet of commercial space would ensure that the uses are in keeping with the “site serving” policies of the GPP.

- The Shoppes (College Mall Road): 37,000 s.f.
- Crosstown Shopping Center (E. 10<sup>th</sup> Street): 35,000
- Renwick Commercial: 22,000 total
- Whitehall Park (b-shops) (W. 3<sup>rd</sup> St.): 20,000 each
- South Dunn Street PUD: 15,000 total
- Colstone Square (3<sup>rd</sup> St. and Dunn): 12,000
- McDoel Grocery (Thomson Area PUD): 5,500

**Fire Station:** The petitioner has agreed to dedicate 1.5 acres of land for a new City fire station. In consultation with the City’s Fire Chief, this land is desirable for a fire station because it is surrounded by other land inside of the City Limits, it has convenient access to SR 37 and neighborhoods to the west of SR 37, and it would be centrally located within this employment center. The Plan Commission required that fire station land dedication take place with the first final plan/plat for this development. The parcel to be dedicated must have direct access to the Weimer Road extension and be located north of the creek.

**Preservation Areas:** The Plan Commission recommends a preliminary plan that would preserve 46.84 acres or approximately 46% of the property. This acreage include all slopes greater than 18%, several karst features, the bottom land and wetland around the stream, several wooded ravines and a 100 foot buffer along SR 37.

The land area to be preserved is smaller than the previous petition on this property, which would have preserved 59% of the property. The primary difference in the two petitions is the construction of the Weimer Rd. extension. While the previous petition preserved a larger percentage of the property, the PUD did not require that the developer build the Weimer Rd. extension. Instead,

construction was to be done by the public sector at some unspecified time in the future. This petition places responsibility of the construction of the Weimer Road extension on the petitioner. To partially offset the cost of this road construction, the Plan Commission approved utilization of a portion of the adjacent wooded ridge tops for development. The Plan Commission found that a commitment for private roadway construction outweighs the loss of 13% of the preservation percentage.

At the request of the Plan Commission, the petitioner analyzed the 46.84 acre preservation area to determine how much of this acreage would have to be preserved based strictly on Zoning Ordinance requirements. Of these 46.84 acres, 27.73 acres are required to be protected based on the presence of wetlands, steep slopes or karst features. This means that remaining acreage, 19.11 acres, are proposed for protection strictly due to the presence of tree cover. This additional preservation commitment accounts for 41% of the total preserved area and 19% of the property as a whole.

Like with the previous petitions on this property, the petitioner could gift the preserved areas to a "preservation organization." This is similar to preserved land in other recent developments, such as "Latimer Woods" and Lots 2 & 4 of the Canterbury Park subdivision, all of which were gifted to the Community Foundation of Bloomington. Possible preservation groups include the Bloomington Parks Foundation, the Community Foundation and the Sycamore Land Trust. The petitioner has left open the possibility of designating the preserved area as "common area," to be owned by the lot owners.

---

#### **SITE DESIGN:**

**Weimer Road Extension:** The GPP and the Thoroughfare Plan call for a primary collector "frontage road" to be constructed through this property from the future Weimer and Tapp Rd. intersection to Fullerton Pike. This road is needed to serve as property access for the parcels along SR 37 if it is upgraded to a controlled access highway. Weimer Rd. could then provide a direct connection from Fullerton Pike to W. 2nd Street.

With the previous petitions on this property, the Plan Commission indicated a strong preference for the Weimer Rd. extension in its proposed location. This location places the road as far as possible from a neighboring historic house and makes it possible to realign Weimer Rd. and move it out of the Clear Creek floodplain. Realignment of Weimer Rd. from its present location to the top of the hill on Tapp Rd. is included in the City's three year Transportation Improvement Program (TIP). Funding for this realignment will be from the Tapp Rd. Tax Increment Finance District (TIF) and is scheduled for construction in 2008.

The alignment shown on the preliminary plan map matches the realignment of Weimer Rd. as proposed by the Engineering Department. This alignment also places the road west (upstream) of the delineated wetland on the property.

**Phasing:** The petitioner's statements include comments about a portion of the Weimer Road extension being paid for with a new or expanded Tax Increment Finance (TIF) District. However, at the recommendation of several Plan Commission members, the petitioner developed a phasing plan that is not contingent on approval of TIF funds.

- Phase 1: This area includes all of the land north of the creek. The Weimer Road extension would be terminated with a temporary cul-de-sac.
- Phase 2: This area includes the remainder of the property including the creek crossing and all land south of the creek. The petitioner is aware that City financial assistance for the creek crossing is not assured. If TIF or another form of financing is not provided by the City, the petitioner has the option of building this crossing and road without assistance. In either case, the Weimer Road extension would need to be constructed and stubbed to the property line with the build out of Phase II.

**State Road 37 Buffer:** The petitioner has provided the 100 foot wide buffer adjacent to State Road 37 as recommended by GPP and the *State Road 37/Tapp Road Subarea*. This buffer is wooded and would remain wooded.

**Utilities:** A schematic utility plan has been submitted to CBU and found to be acceptable. Water service will be provided off of an existing 20" main in Tapp Rd and extended through to the south property line. An existing sanitary sewer main that crosses west to east, just north of the creek, is undersized. This line will be replaced with a new, oversized main. Sewage will flow to the northeast and connect to the Southwest Interceptor near the intersection of Tapp and Weimer Rd.

**Stormwater:** A schematic stormwater plan has been submitted to CBU and is under review. This plan includes stormwater detention just north of the creek channel and tree line and scattered detention ponds on the lots south of the creek.

With this petition, and with previous petitions for the property, there was concern raised by a downstream property owner. This property owner requested consideration for his flooding problems in development of the PUD proposal. In their letter dated August 28, 2006, the petitioner agreed to "Study/evaluate the storm water detention facility in the adjoining Southern Indiana Medical Park and modify that facility as needed and possible to meet current detention design standards." The Plan Commission made this commitment a condition of approval (Condition #2).

**Quarry Reclamation:** There was considerable discussion at the Plan Commission hearings about the environmental and stormwater impacts of filling and reclaiming the quarries on the property for development. The petitioner contracted with Earth Tech, who, along with Smith Neubecker and Associates have studied the existing quarries on the property in more detail. Copies of reports from both of these firms are included in the packet.

Much of the acreage proposed for development on the east side of the Weimer Road extension was been impacted by the former limestone quarrying activity. The quarries and their associated drainage basins are approximately 3.3 acres in size. This is just a tiny percentage of the overall drainage in the area that eventually flows into a tributary of the Clear Creek system. The area includes exposed rock and is nearly denuded. The quarries are also shallow, and only two parts extend below the water table. A drainage channel separates these quarries from the quarries to the south owned by the adjacent property owner.

If the quarries are filled as part of this PUD, surface water runoff will be similar to before the quarrying. Filling of the quarries will add 3.3 acres of surface runoff to the surrounding waterways. The petitioner proposes two small detention ponds on the top of the ridge to slow down the rate of stormwater leaving the area that is to be reclaimed.

The reports note that:

- Filling the quarries will eliminate the direct route of runoff to the ground water as is presently occurring on the property.
- Filling will be done with clean, compacted fill such as earth, rock, concrete, etc., as per standard engineering practices.
- Filling will be controlled and compacted in lifts and the compaction periodically tested.

---

**CONCLUSIONS:** The Plan Commission found that this proposal meets the goals and objectives of the GPP. The proposed medical and professional offices, light industrial and accessory commercial uses are consistent with the “employment” designation of the property. Furthermore, the proposed location of the frontage road and crossing of the creek is consistent with the Thoroughfare Plan and the GPP’s guidance that “this roadway should not negatively impact or intrude on high quality and environmentally sensitive areas on this property.” Finally, the proposed site planning restrictions and commitment to dedicating land for a future City fire station also provide positive benefits.

---

**RECOMMENDATION:** The Plan Commission voted 10-0 to send this petition to the Common Council with a favorable recommendation with the following conditions:

1. A minimum 1.5 acre dedication for a fire station must take place with the first final plan/plat for this development. This parcel shall be located in Phase 1 and must have direct access to the internal frontage road.
2. A study/evaluation of the storm water detention facility in the adjoining Southern Indiana Medical Park shall be conducted by the petitioner with the first final plan and the petitioner shall modify that facility as needed to meet current detention design standards, with compliance to be determined by staff.
3. No lot shall be permitted direct access to W. Tapp Road.
4. A right-of-way dedication of 50' from the centerline of W. Tapp Road is required per the Thoroughfare Plan. Sufficient right-of-way at the intersection of W. Tapp Road and the Weimer Road extension must be dedicated to accommodate roundabout proposed by the City of Bloomington.
5. Until the roundabout intersection is constructed by the City of Bloomington at Tapp and the Weimer Extension, lots within this development shall utilize S. Deborah Drive for access.
6. Lots in Phase 2 shall utilize only native plant species for their landscaping plans.
7. Redundant erosion control must be maintained in areas adjacent to steep slopes.
8. A fifteen (15) foot setback shall be observed from any 18%+ slope. No additional setback is required adjacent to other parts of conservation areas.

# Petitioner's Statements



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

August 28, 2006

City of Bloomington Plan Commission  
C/o James Roach, Senior Zoning Planner  
P. O. Box 100  
Bloomington, IN 47402

Re: Indiana Health Sciences Park - PUD Rezone Petition  
Supplemental Submission #2

Dear Jim and Plan Commissioners,

The Indiana Health Sciences Park petition was amended in June to include only the 103 acre parcel fronting on Tapp Road. The first hearing of the Plan Commission on the amended petition was held in July. Commissioners asked for more information/clarification on reclaiming the old quarry area and the extension of Weimer Road to the south property line. Supplemental Submission #1 on July 31, 2006 provided for two phases for the PUD and clarified the road plan. This supplemental submission provides additional information and commitment regarding reuse of the old quarry area.

The old quarry area is proposed to be reclaimed for development as a part of this PUD. Studies have been prepared by hydro geologist John Bassett and SNA Engineers and are being submitted with this letter. The recommendations of the studies will be followed in the reclaiming of this land. The recommendations include placing clean fill in compacted lifts and providing storm water quality/detention for surface water before it enters the nearby channels. The setback has been increased to 100' along the south property line to improve the buffer in that area. Filling of the quarry and storm water detention are the only activities proposed within the 100' setback.

The petitioner hereby also agrees to study/evaluate the storm water detention facility in the adjoining Southern Indiana Medical Park and modify that facility as necessary and possible to meet current detention design standards.

Very Truly Yours,

A handwritten signature in black ink that reads "Steve Smith". The signature is written in a cursive, flowing style.

Stephen L. Smith  
Smith Neubecker & Associates, Inc.

Cc file 4058  
Dan Grossman  
Kamal Tiwari

Encl; Quarry Study  
Revised Outline Plan Drawing

*Revised Petitioner's Statement*

# MEMO

**Date:** August 28, 2006  
**To:** Steve Smith  
Smith, Neubecker & Associates  
**From:** John Bassett  
**Subject:** Indiana Heath Sciences Park PUD

---

Per your request Earth Tech has reviewed the hydrologic setting of the above referenced project with respect to a proposal to reclaim a former dimension stone quarry area for development purposes. The area consists of an approximate 5.8 acre parcel along the nose of a ridge that contains a small abandoned quarry complex. The development plan involves backfill the quarry areas with compacted, clean earth, rock, and concrete fill containing no trash or vegetative material.

A site inspection was conducted on August 24. Figure 1 shows the parcel location on a two-foot interval City of Bloomington Utilities topographic contour map and 2005 aerial photo overlay. Specific site features referenced in the following text are annotated on the figure.

## Current Conditions

Most of the 5.8 acre parcel has been disturbed by dimension stone quarry activity resulting in the creation of denuded land and open quarry pit areas. In many areas Salem Limestone bedrock is exposed at the surface with the overlying soil materials having been removed by hydraulic sluicing in preparation for stone removal. Quarry activity ceased about 1973, and no reclamation of the area was conducted. Partial revegetation of the disturbed areas is now occurring from natural seeding by pioneering species, but considerable areas of bare soil still remain.

Most of the abandoned quarry pits on the property are relatively shallow and do not extend to the water table surface. Two areas of quarrying are deeper and extend to the water table (Figure 1, A and B).

An extensive system of abandoned quarries also exists off-site to the south of the parcel (Figure 1, C). These quarries are generally deeper and are largely water filled. The water levels at Points A and C are approximately equal and are about



A Tyco International Ltd. Company

L:\work\MARKETING\DOCUMENT\BASSETT\HealthPark\HealthPark082806.doc

*Quarry Memo 1*



700 to 705 foot msl elevation. The on-site quarry areas and areas draining into the open quarry pits encompass about 3.3 acres.

Surface drainage channels occur both north and south of the parcel. In Figure 1 these are labeled as the North Drainage Channel and the South Drainage Channel. These channels converge about 350 feet east of the parcel and are tributary to the West Fork and Clear Creek. The combined channel passes beneath a stone bridge at a private drive located 550 feet east of the site (Figure 1, Point D). The total drainage area upstream from Point D is approximately 597.1 acres excluding the 3.3 acre area that drains directly into the water filled quarry pits at Points A and B. It was apparent from field inspection that the small stone bridge at Point D is inadequate to handle the discharge from this watershed. During high flow periods, the bridge is bypassed on the right abutment resulting in severe scour of the driveway. The owner of the bridge, Mr. Duncan Campbell, reports that he has made several repairs to the bridge approaches in recent years due to erosion during storm flow periods.

Most of the drainage passing through Point D is derived from the North Drainage Channel because this is the largest drainage area and is partially urbanized. The South Drainage Channel is smaller and flows between the open water filled quarry pits at Points A and C. It was apparent from the field inspection that although quarrying was conducted both north and south of the South Drainage Channel, no quarrying was conducted within or immediately adjacent to the channel area. The South Drainage Channel was apparently left intact during the quarry operations to convey surface runoff from the west past the quarry areas to the north and south.

The surface elevation of the South Drainage Channel in the vicinity of Points A and C is approximately 720 feet msl. The channel bottom is therefore at least 15 feet higher than the water levels in the quarries. Though flowing in close proximity to the quarry pits there is no apparent hydraulic connection of the surface water to either quarry area.

The North Drainage Channel exists as a wide, shallow channel flowing east to the approximate vicinity of Point E. From Point E eastward, the south side of the valley wall consists of quarry rubble for a distance of approximately 700 feet. At Point E the drainage channel is against the south valley wall, and quarry rubble appears to have been pushed into the channel. Downstream of Point E multiple drainage channels exist in the valley and a small wetland has developed. Downstream of Point F a well-defined drainage channel again forms as a gully as the stream appears to be developing a new, deeper channel.



A Tyco International Ltd. Company

L:\work\MARKETING\DOCUMENT\BASSETT\HealthPark\HealthPark082806.doc

## Recommendations

The development plan will involve filling the abandoned quarry pits on the property. Surface runoff from 3.3 acres of the parcel currently enters the water filled pit areas at Points A and B. The water filled pits provide a direct connection between surface water and the groundwater. Backfilling of the on-site quarry pits is recommended to provide a buffer to prevent direct discharge of contaminants to the water table. After filling, the surface water flow pattern will be similar to the pre-quarry drainage pattern.

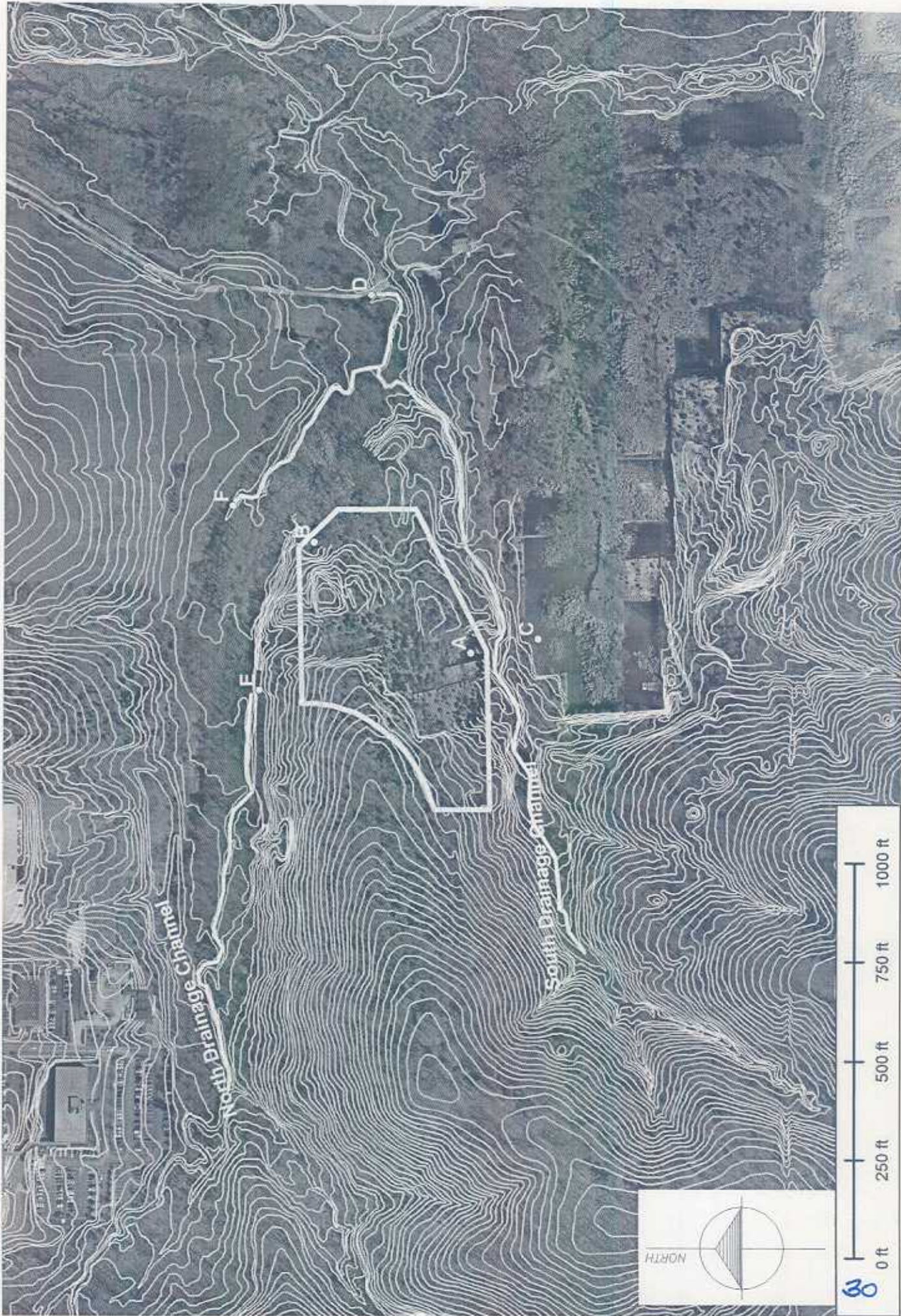
Filling of the quarry areas and the establishment of the pre-quarry drainage pattern will add approximately 3.3 acres of drainage to the 597.1 acre watershed discharging at Point D. Since flow from the South Drainage Channel does not enter the quarry pond filling of the quarries is not otherwise expected to increase the channel flow at Point D.

Because of the limited hydraulic capacity of the bridge at Point D, stormwater quality and storm water detention basins should be provided to intercept surface runoff from areas developed for buildings and parking. Construction of these basins may be incorporated into overall quarry reclamation plan. Basins may be located in the general area of the present quarry ponds by backfilling the ponds to a high enough level to allow positive surface drainage. One basin may be located near Point A to detain flow into the South Drainage Channel and the second basin may be located near point B to detain flow into the North Drainage Channel.

The filling of the site quarry pits is not expected to have a significant impact on the water quality of the off-site ponds at Point C. The field inspection indicates that the intervening area was not quarried. There are therefore no rubble filled quarries that could act as a permeable pathway between the filled quarry pits and the off-site ponds.



A Tyco International Ltd. Company



30



Indiana Health Sciences Park PUD  
Quarry Drainage Area Review  
August 28, 2005

This review of surface water runoff of the quarry area has been completed to address concerns about potential impacts resulting from filling of the old quarry on the site and downstream properties. The review included a study of the watershed area and drainage patterns, a detailed on site review and review by hydro geologist John Bassett. The key results of the review include;

- The filling of the site quarry pits is not expected to have a significant impact on the water quality of the off-site ponds. The field inspection indicates that the intervening area was not quarried. There are therefore no rubble filled quarries that could act as a permeable pathway between the filled quarry pits and the off-site ponds.
- The quarry area and area draining into the quarry comprises approximately 3.3 acres of the 600 acre watershed of which it is a part.
- The quarry area is on the end of a ridge that has creek channels on both the north and south sides that pick up surface water from the ridge (those areas that do not flow into the quarry).
- Filling the quarries will result in surface flow similar to the pre quarry condition.
- Filling the quarry will eliminate the current direct route surface water has to the quarry ponds and ground water.
- Surface runoff should be routed through water quality and detention facilities prior to entering the adjacent streams.
- Quarry fill should be clean fill; earth, rock, concrete etc. No trash or vegetative matter should be allowed in the fill. The fill should be controlled and compacted in lifts.
- There are two areas of the quarries that are below the ground water table and resultantly pond water. The remainder of the quarry excavation is above ground water elevation and is dry.
- There could be some sediment added to the ground water in the immediate area of the fill in the ponded areas of the quarry but there should not be any long term sediment impacts.

Background

The overall watershed area that the site lies within encompasses approximately 597.10 acres of area west of the site. The drainage area of the quarry is approximately 3.30 acres. Assuming that the quarry drains by some means to the adjacent streams, the total watershed area is approximately 600.40 acres. The attached exhibit shows the location of the IHSP property, the location of the existing quarry and the limits of the overall watershed and quarry drainage area.

*Quarry Memo 2*



Prior to development of the quarry, the area where the quarry is presently located appears to have been a ridge top area. The two main stream channels within the watershed area are located north and south of the quarry. Prior to development of the quarry, there would have been a "drainage break" down the center of the ridge with flow running off of the ridge to each stream channel. The overall watershed drainage area would have been the same, 600.40 acres.

#### Present Condition

Once the quarry was created along the ridge top, a small drainage area within the overall watershed was created. Approximately 3.30 acres of the watershed now drains directly to the quarry and directly to the ground water. The overall watershed was in essence reduced by 3.30 acres from 600.40 acres to 597.10 acres. This represents a reduction in area of approximately 0.54%.

The attached photographs illustrate the two quarry areas, the quarry on the property to the south, the north and south channels and the common channel and bridge on the adjoining Duncan Campbell property.

The rubble from the quarries (when the quarries were excavated) was pushed/placed in the north channel and has caused changes in that channel. New channels have been cut and are continuing to be cut at this time. Blockage of the channel caused the creation of the wetland that is now being protected by this development. The 600 acres (nearly one square mile) of drainage results in significant runoff in large storm events; runoff that has found it's way around and through the rubble. This condition will remain unchanged by this development.

#### Proposed Condition

The IHSP project proposes to fill the quarry area to create an additional area for development. Doing so would effectively add 3.30 acres of drainage area back into the overall watershed. Storm water quality and storm water detention basins will be provided to intercept surface runoff from areas developed for buildings and parking before it is allowed into the adjacent stream channels. One basin will be located near the south property line in a low area created by the quarry. The north basin will be placed in the low area created by the old quarry at the northeast corner of the development area.



AREA SUMMARY

OVERALL DRAINAGE AREA = 600.40 ACRES  
QUARRY DRAINAGE AREA = 3.30 ACRES  
% OVERALL DRAINAGE AREA = 0.55%





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

July 31, 2006

City of Bloomington Plan Commission  
C/o James Roach, Senior Zoning Planner  
P. O. Box 100  
Bloomington, IN 47402

RECEIVED  
AUG - 3 2006

BY: .....

Re: Indiana Health Sciences Park  
PUD Rezone Petition  
Supplemental Submission #1

Dear Jim and Plan Commissioners,

This supplemental submission is being made in response to input from the first hearing of the Plan Commission and subsequent communications with the Planning Staff.

We propose that the PUD be developed in two phases as follows;

- Phase I. Phase I includes the area north of the creek to include the 20.3 and 5.1 "A" areas and 3.4 acre "B" area. Weimer Road will be constructed from Tapp Road to a point 400' north of the creek with a temporary cul-de-sac to service Phase I. Right of way will be dedicated to the creek.
- Phase II. Phase II includes the area south of the creek including the 5.7, 9, 0.8 and 0.4 acre "A" areas. The Petitioner is responsible to construct Weimer Road from the terminus in Phase I to the south line of the PUD. Financial support may be provided by a City Tax Increment Finance District. The Petitioner has the option to proceed or not proceed with Phase II.

Quarry Area. The 5.7 acre "A" area in Phase II includes the old quarry area. The procedures to be followed for grading in this area and fill of the quarry shall be determined at final plan stage. A study/report shall be provided by the petitioner prepared by a hydrogeologist and engineer that recommends proper grading and fill design and procedure to insure minimal impact on surface and ground water. We have discussed the situation with John Bassett, hydrogeologist

*Revised Petitioner's Statement*



with Earthtech, and have asked him to meet with City Staff and the Plan Commission on our behalf to answer any preliminary questions they may have.

We look forward to discussing these issues with the Plan Commission at the August 14 hearing.

Very Truly Yours,

A handwritten signature in black ink that reads 'Steve Smith'. The signature is written in a cursive, slightly slanted style.

Stephen L. Smith  
Smith Neubecker & Associates, Inc.

Cc file 4058  
Dan Grossman  
Kamal Tiwari





June 13, 2006

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

City of Bloomington Plan Commission  
C/o James Roach, Senior Zoning Planner  
P. O. Box 100  
Bloomington, IN 47402

Re: Indiana Health Sciences Park  
PUD Rezone Petition  
Amended Statement and Plan

Dear Jim and Plan Commissioners,

We are amending the land area of the Indiana Health Sciences Park petition to include only the 103 acre site fronting on Tapp Road. The 90 acre parcel on Fullerton Pike is being eliminated from the Park and the petition. The uncertainty of the I-69 interchange and the City's unwillingness to support an adequate amount of commercial land has led to this decision. We request that the application fee for the 90 acre portion be returned.

The Outline Plan Drawing and Statement have been amended to reflect this and several other changes;

- Change the 1.2 acre "A" parcel to Preservation per the staff and Environmental Commission request.
- Addition of a 5.7 acre "A" parcel in the previously disturbed quarry area.
- Movement of the 20,000 sf of retail to area "B" at Tapp and Weimer Roads.
- Retain the .8 acre and .4 acre "A" areas for possible future development with the parcel to the south.
- Addition of a commitment of up to 1.5 acres for a fire station.

A memorandum is also being submitted responding to the Environmental Commission memo of May 3. We have made substantial efforts to meet as many of their concerns as possible. This plan protects about 27 acres of land beyond what the City Code requires for preservation.

Deletion of the south 90 acres eliminates many of the unresolved issues with the petition. We trust that we can be heard by the Plan Commission in July for our final hearing. Given the level of detail of this PUD outline plan, we also ask that final plans for this PUD be delegated to the Planning Staff

*Revised Petitioner's Statement II  
PUD-06-06*



Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Steve Smith', written over the typed name.

Stephen L. Smith  
Smith Neubecker & Associates, Inc.

Cc file 4058  
Dan Grossman  
Kamal Tiwari

Encl; Outline Plan Statement  
Outline Plan Drawing  
Memorandum on Environmental Issues  
Exhibit if preservation areas

***Indiana Health Sciences Park***  
***Planned Unit Development***  
***Outline Plan Statement***  
***June 13, 2006***

Prepared by:  
Smith Neubecker and Associates, Inc.  
Job # 4058

### Introduction

Bloomington and the State of Indiana are developing strategies and action plans to continue and enhance involvement in the Life Sciences. Companies like Cook, Lilly, Baxter and institutions Purdue University and Indiana University and initiatives like the Bloomington Life Sciences Partnership and the Central Indiana Life Sciences Initiative are major players in this effort. The direct provision of medical services to patients is also changing at a rapid rate with new technologies and processes. The Indiana Health Services Park is being designed to be a part of this effort that promises to transform the Hoosier economy.

The Indiana Health Science Park is a 103 acre development strategically located along SR 37, soon to be I-69, on the southwest side of Bloomington. The land lies between Southern Indiana Medical Park on Tapp Road and the new Monroe Medical Park on Fullerton Pike. The Park will provide area for and focus on life and health sciences research, manufacturing and application. The park will also have supporting commercial and business components and be carefully crafted to provide a campus like environment within the hills and woods of the 103 acre site. More than half of the land in the park will be set aside as green space.

Indiana Health Sciences Park will provide a major linkage in the area street connectivity. It will provide for the extension of Weimer Road from the proposed traffic circle at Tapp Road to the south edge of the site for future connection through the 90 acre site to the south. City TIF funding will be used for the 1000' section of the road that crosses through the bottom land and the steep sloped areas that are not developable. Current I-69 concepts call for an interchange at Fullerton Pike and possibly access at Tapp Road by way of collector/distributor lanes along the interstate. Monroe County is planning a TIF district around the Monroe Hospital to generate funds for road improvements south of the Park.

Indiana Health Sciences Park is being proposed following the City of Bloomington's Growth Policy Plan Subarea plan. "the intent of the Subarea plan should be to foster development of medical and corporate office land uses while insuring the preservation of environmentally valuable and sensitive lands." We have worked closely with City Officials to insure that these goals are being met.

Development Areas and Land Uses

Indiana Health Sciences Park is intended to provide sites for life and health sciences and related and supporting enterprises. The Park is comprised of two areas for land use planning purposes. Each of these areas has a unique package of allowable land uses.

**Area A.** This area represent the main areas of the park that are planned for life and health science and related land uses. Area A will allow the following land uses;

- Life sciences/Health sciences research, development and manufacturing
- Light Manufacturing
- Medical Offices and Clinics (outpatient only, no overnight accommodations)
- Corporate and Professional Offices
- Convalescent, nursing and rest homes
- Mental Health Facilities
- Rehabilitative Facilities
- Residential Care Homes
- Fire and Police Stations
- Research Laboratories
- Educational Facility
- Medical Supply/distribution

**Area B.** This area is intended to provide convenience retail at the north end of the Park and for the existing Southern Indiana Medical Park. Area B is strategically located at the proposed traffic circle intersecting Tapp Road and Weimer Road. Area B is 3.4 acres, will allow a maximum of 20,000 sf building footprint and allow the following land uses;

- Drug Store
- Convenience Store
- Coffee Shop
- Retail services in enclosed buildings
- Financial Institutions (with drive through)
- Dwelling units on the second floor\*

\* Dwelling units are not planned at this time, but we want to provide the opportunity to provide a small number of dwelling units in the PUD without using up Health Sciences land.

**Preservation Areas.** The large preservation areas shown on the PUD Outline Plan drawing are intended to be preserved in their natural condition. These areas may be common areas for the PUD and/or gifted to an acceptable preservation organization at the discretion of the developer. The smaller preservation areas and buffer setback areas

shown on the PUD may be included within lots in the PUD and/or gifted to an acceptable preservation organization at the discretion of the developer.

### Development Standards

#### Signs

A single project identification/monument sign will be allowed along Tapp Road at Weimer Road. This sign will display the name of the development and individual business names and will have a maximum height of 20' and a maximum total area of 200 sq. ft. or 100 sq. ft. per side of a double-sided sign.

Individual sites are allowed to have signage that meets the Scenic/Gateway Corridor regulations for individual nonresidential uses. Directional signage will be utilized to help customers and patients locate specific offices.

#### Site Lighting

Lighting shall be directional in nature and parking lot lighting shall have a 15' maximum pole height. Parking lot lighting shall be reduced to a reasonable level of security lighting only during non work hours.

#### Development Standards

Development standards in area A shall be consistent with the BP zone standards and development standards for area B shall be consistent with the CL standards except for the following;

- Front yard setbacks from the right of way for parking and building shall be 50% of that normally required in the BP and CL zones.
- Setbacks internal to the lots may be reduced or waived at development plan stage to yield a more compact design in the development.
- Open space and floor area ratio requirements are met with the overall PUD and do not need to be met on individual lots.
- No additional setback is required from land set aside for preservation.
- Maximum building height shall be 60'.

## **Roadways, Traffic and Circulation**

### **Right of Way and Roadway Standards**

Weimer Road extension shall have two 12' lanes with 2' curb and gutter on both sides. An 8' path will be constructed on the west side and a 5' sidewalk on the east side. Sidewalk and path will be constructed the entire length of Weimer Road through the project. The right of way shall be 70' with 8' tree plot on the west and 6' tree plot on the east. Fill and cut slopes beyond the sidewalk and path in the preservation areas will be increased to 2:1 to reduce the impact of the construction.

There shall be no parking on Weimer Road.

Internal roads will be designed at development plan stage to meet their function i.e. through, local, parking etc.

The pavement section on Weimer Road shall be 110#/syd bituminous surface, on 440#/syd bituminous base, on 7" compacted aggregate.

An 8' path shall be constructed along the south side of Tapp Road from Weimer Road to the east property line of the project. A 5' sidewalk shall be constructed on the south side of Tapp Road from Weimer to the west property line of the project.

### **Traffic Study**

A traffic study has been completed that reviews existing traffic volumes and projects future volumes with development of this Park and surrounding committed developments. See the traffic study for details.

### **Tapp Road TIF**

Discussions are underway with City Officials to expand the Tapp Road TIF district to include Indiana Health Sciences Park thereby significantly increasing the income for the district over the remaining life of the TIF. The proposal also calls for TIF funds (not the petitioner) to construct 1000' of Weimer Road and utilities across the bottom land, across the creek and up the hill to the south. This section of road and utilities is being constructed primarily for community road continuity benefit and does not open any land for development.

## Utility Infrastructure

### Stormwater Management

The site is located in a large drainage basin with a tributary of Clear Creek bisecting the site from east to west. The majority of the drainage basin of this tributary is located west of the site and west of SR 37. There are two existing culverts that convey runoff under SR 37 and to the tributary that bisects the site. The southern portion of the site is a high relatively flat ridge that has storm water flows away in all directions.

This plan proposes construction of detention and water quality basin at the southeast corner of the northern portion of the Park. This basin will be constructed outside of the limits of the streambed and wetland area in the low-lying property on site. The basin will be sized to accommodate the storm water detention needs of the Park and will be oversized to accommodate any excess runoff from the adjoining Southern Indiana Medical Park that is not controlled with it's existing basins.

Storm drainage systems on site whenever feasible will discharge to grassed waterways leading to the detention / water quality basins.

### Sanitary Sewer

Sanitary Sewer from the project will connect to the existing City interceptor in the vicinity of where Weimer Road will cross the creek. A new sewer line will be constructed in cooperation with City of Bloomington Utilities from that point to the Southwest interceptor near Tapp and existing Weimer Road.

Sanitary sewer required along the 1000' of road funded by the TIF will be funded by the TIF.

### Water Mains

Water service for the site will utilize connections to the existing 20" City main along Tapp Road. As with sanitary sewer, it is anticipated that the water main system will generally follow the internal roadways. Water modeling of the distribution network will need to be done to determine the exact location and sizes of the mains necessary with input from CBU on long range planning. Both of these items can be completed at the development plan stage.

The 1000' of water main that may be required along the section of Weimer Road funded by the TIF will also be funded by the TIF.



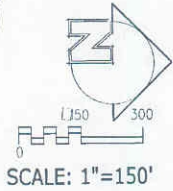
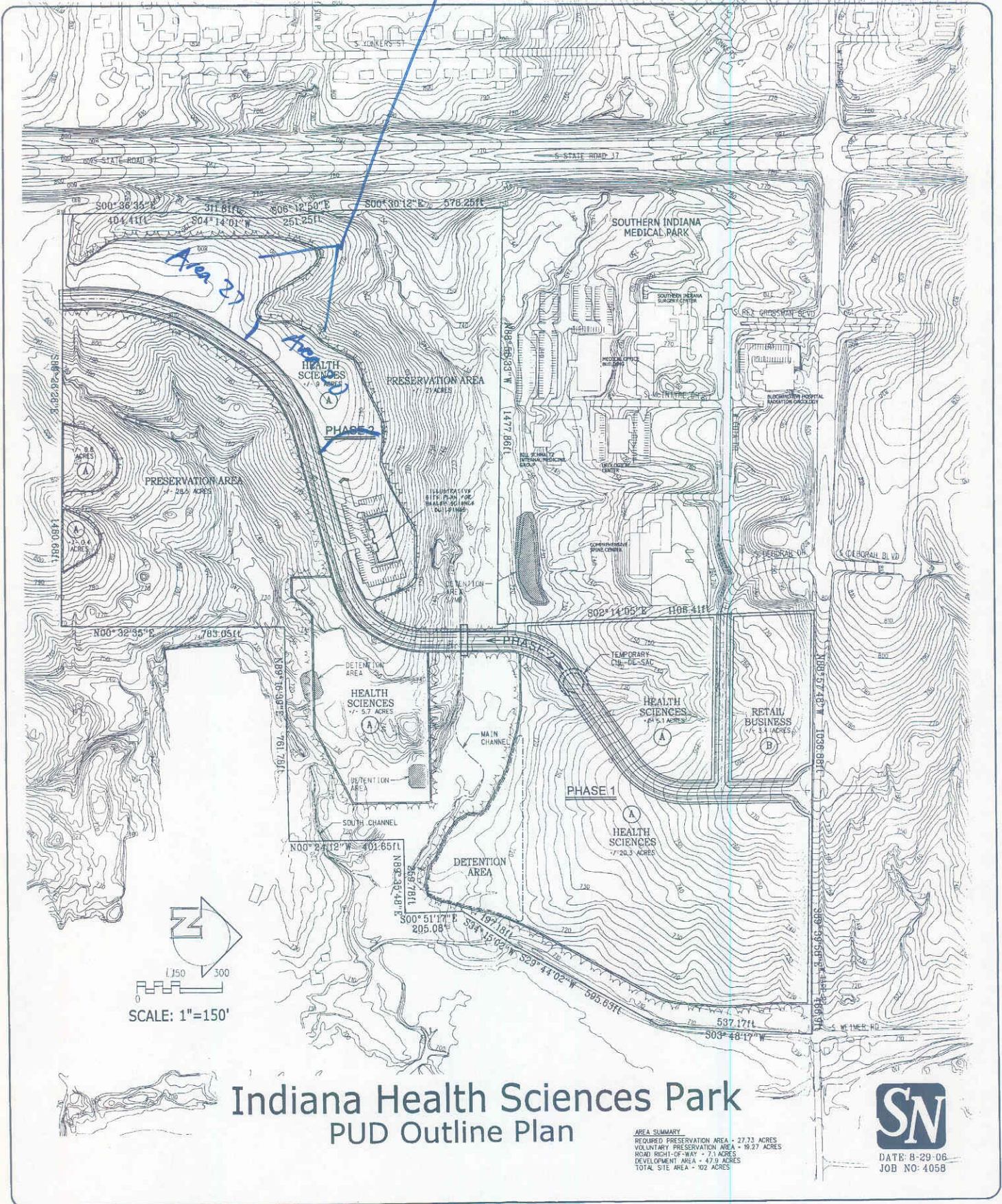
**Other Specific conditions**

1. A 15' wide pedestrian easement shall be provided between the east property line and the frontage road, to facilitate a future connection to the Clear Creek Trail. The exact location of this easement shall be determined at final plan stage.
2. All building facades that are visible from public streets shall have architecture of equal quality to, and be compatible with, the front façade of the building.
3. All final plans will include a lighting plan sufficient to demonstrate compliance with lighting commitments made in this petition.

**Project Phasing**

This project will be built in phases from north to south. The initial road connection will be at Deborah Drive until the City completes the traffic circle at Tapp and Weimer Roads. The southern portion crossing the valley and up the hill to the south will be dependent on TIF funding.

Area of EC Concern



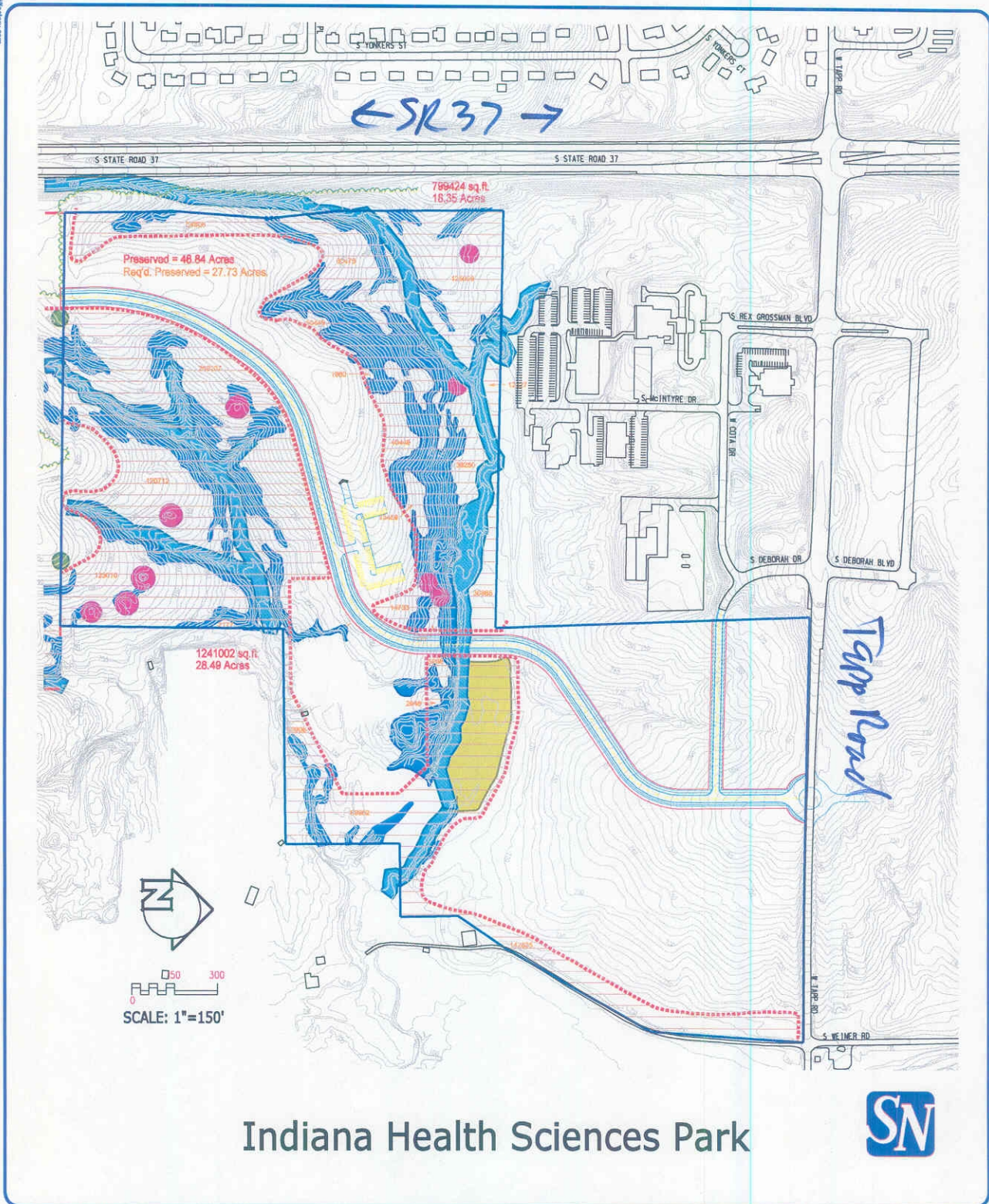
# Indiana Health Sciences Park PUD Outline Plan

AREA SUMMARY  
 REQUIRED PRESERVATION AREA - 27.73 ACRES  
 VOLUNTARY PRESERVATION AREA - 19.27 ACRES  
 ROAD RIGHT-OF-WAY - 7.1 ACRES  
 DEVELOPMENT AREA - 47.9 ACRES  
 TOTAL SITE AREA - 102 ACRES



DATE: 8-29-06  
 JOB NO: 4058

Preliminary Plan  
 PUD-06-0/6



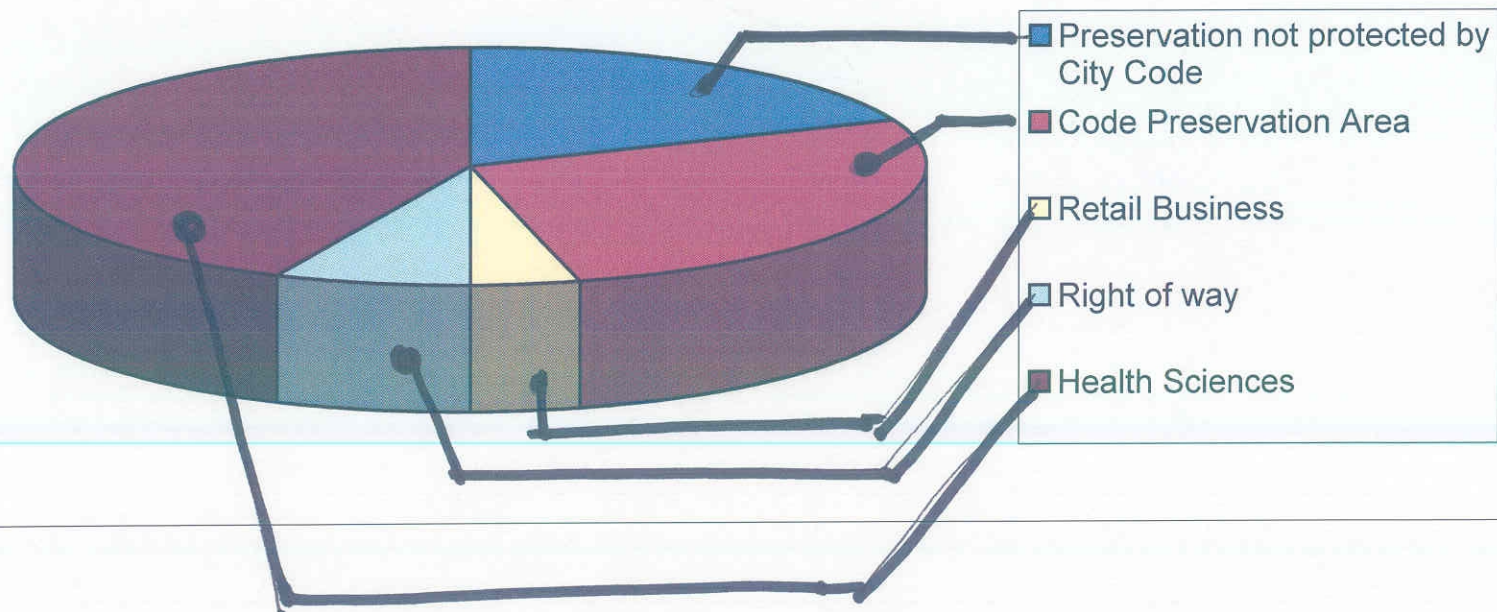
# Indiana Health Sciences Park



Preservation Plan  
PAD-06-06

<u>Land Use</u>	<u>Acreage</u>	<u>%</u>
Preservation not protected by City Code	19.27	18.9%
Code Preservation Area	27.73	27.2%
Total Preservation	47.00	46.1%
Retail Business	3.9	3.8%
Right of way	7.10	7.0%
Health Sciences	44	43.1%
	102.00	100.0%

**Land Use Areas; Indiana Health Sciences Park**



# Staff Reports

**BLOOMINGTON PLAN COMMISSION  
STAFF REPORT  
LOCATION: 2401 West Tapp Road**

**CASE #: PUD-06-06  
DATE: September 11, 2006**

---

**PETITIONER:** Southern Indiana Medical Park II, LLC  
2920 McIntyre Dr., Bloomington

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

---

**REQUEST:** The petitioners are requesting a rezoning of approximately 102 acres from Quarry (Q) to Planned Unit Development (PUD) and preliminary plan approval for medical office, health science, commercial and industrial uses, to be known as the Southern Indiana Health Science Park.

---

**BACKGROUND:**

**Area:** 102 acres  
**Current Zoning:** Q  
**GPP Designation:** Employment Center & State Road 37/Tapp Road Subarea  
**Existing Land Use:** Vacant, mostly wooded, abandoned quarries  
**Proposed Land Use:** Medical offices, professional offices, light industrial, commercial and 46.84 acres of preserved land  
**Surrounding Uses:** North – vacant, mostly wooded, industrial land  
West – Single family residential (Across SR 37)  
East – Single family residence, Clear Creek Trail, active quarry  
Northwest – Medical offices (Southern Indiana Medical Park)  
South – vacant industrially zoned land (Bill Brown PUD)

---

**REPORT SUMMARY:** This petition was last reviewed by the Plan Commission in July. At that hearing there was discussion about the impacts of filling the previously quarried land and need for more extensive recommendations by the Environmental Commission. Since the last hearing, the petitioner and a geo-technical consultant have further studied the quarries and a more complete memo from the Environmental Commission has been submitted.

The Plan Commission reviewed petitions for this 102 acre property, currently zoned Quarry (Q), in the fall of 2003 and the spring of 2004. These petitions were for a similar style development. The first petition received a positive recommendation from the Plan Commission, but was withdrawn before action by the Common Council. The second petition was forwarded to the Common Council with no recommendation and was subsequently denied by the Council.

The petitioners propose to rezone the property from Q to PUD and are requesting approval of a preliminary plan. This PUD would include a mix of professional and medical offices and clinics, industrial and commercial uses. It also includes construction of a southern extension of S. Weimer Road from Tapp Rd. to the southern property line and preservation of 46.84 acres of environmentally sensitive land, or approximately 46% of the property.

The property can be broken down into two main areas; 37 acres of cleared land along Tapp Rd. and 65 acres of wooded land south of the creek. The 65 acre area also contains steeply wooded ravines, a stream with a wooded riparian corridor, a wetland area, abandoned quarries (some partially filled) and several scattered sinkholes.

---

## **PRELIMINARY PLAN ISSUES**

**STORMWATER:** With previous petitions for the property, and at the last hearing, there has been concern raised by a downstream property owner. This property owner requested consideration for his flooding problems in development of this land. In their letter dated August 28, 2006, the petitioner has agreed to “Study/evaluate the storm water detention facility in the adjoining Southern Indiana Medical Park and modify that facility as needed and possible to meet current detention design standards.”

**QUARRY RECLAMATION:** There was considerable discussion at the last hearing of the environmental and stormwater impacts of filling and reclaiming the quarries on the property for development. Since the last hearing, the petitioner contracted with Earth Tech, who, along with Smith Neubecker and Associates have studied the existing quarries on the property in more detail. Copies of reports from both of these firms are included in the packet.

Nearly all of the 5.7 acres proposed for development on the east side of the Weimer Road extension was been impacted by the former limestone quarrying activity. The quarries and their associated drainage basins are approximately 3.3 acres in size. The area includes exposed rock and is nearly denuded. The quarries in this area are shallow and only two parts extend below the water table. A drainage channel separates these quarries from the quarries to the south owned by the adjacent property owner.

If the quarries are filled as part of this PUD, surface water runoff will be similar to before the quarrying. Filling of the quarries will add 3.3 acres of surface runoff to the surrounding waterways. The petitioner proposes two small detention ponds on the top of the ridge to slow down the rate of stormwater leaving the area that is to be reclaimed.

The reports note that:

- Filling the quarries will eliminate the direct route of runoff to the ground water as is presently occurring on the property.
- Filling will be done with clean, compacted fill such as earth, rock, concrete, etc., as per standard engineering practices.
- Filling will be controlled and compacted in lifts and the compaction periodically tested.

**PHASING:** At the recommendation of several Plan Commission members at the last hearing, the petitioner has developed a realistic phasing plan that is not contingent on approval of a new or expanded Tax Increment Finance (TIF) District.

- Phase 1: This area includes all of the land north of the creek. The Weimer Road extension would be terminated with a temporary cul-de-sac.
- Phase 2: This area includes the remainder of the property including the creek crossing and all land south of the creek. The petitioner is aware that City financial assistance for the creek crossing is not assured. If TIF or another form of financing is not provided by the City, the petitioner has the option of building this crossing and road without assistance. In either case, the Weimer Road extension would need to be constructed and stubbed to the property line with the build out of Phase II.

**INTENSITY OF COMMERCIAL USES:** At the first hearing concerning this petition, the Planning Department supported the concept of 20,000 square feet of commercial uses on the entire 192 acre PUD. While the current proposal drops the square footage from 100,000 to 20,000, it concentrates the commercial uses in the north end of the development. This commercial site is in the middle of 280+ acres of employment, medical and industrially zoned land.

The GPP states that the primary land use for this area should be “a mix of office and industrial uses providing large-scale employment opportunities” and should “focus on corporate headquarters and industrial uses.” The GPP goes on to say that any commercial uses in this area “should be integrated into the employment center,” “must be at a scale that serves the employment center but does not generate significant additional business from the community at large” and that “supporting commercial and residential components only [be] as dictated by the primary employment use.” Staff believes that the proposed 20,000 square foot commercial area is in keeping with the land use recommendations of the GPP.

**ENVIRONMENTAL COMMISSION RECOMMENDATIONS:** The Bloomington Environmental Commission (EC) has made seven (7) recommendations concerning this development. The proposed preliminary plan and staff’s recommendations have addressed these recommendations as follows:

1. Prior to issuance of any City permits including Utilities, obtain all



applicable federal, state, and local permits and provide proof of such to the Planning Department.

*Planning staff response:* This is standard practice and is required of all developments.

2. Plant only native vegetation for landscaping in order to maintain the natural habitats of the woodland that have been destroyed by development.

*Planning staff response:* Staff agrees that this is an important requirement for the land adjacent to the wooded areas to be preserved. This is included in condition of approval #6.

3. Development should not be allowed on slopes greater than 18%. The EC realizes the only 18% slope to be disturbed will be in the area of the bridge. This is the least desirable area to disturb steep slopes. Therefore, the EC recommends redundant erosion control for this area, and best management practices that are in excess of the typical ones employed.

*Planning staff response:* The petitioner has already agreed to preserve all 18%+ slopes. Staff agrees that redundant erosion control is important in areas near steep slopes. This is included as condition of approval #7.

4. Conservancy areas shall not be incorporated into any of the developable, sellable, development lots of the PUD.

*Planning staff response:* This has already been agreed to by the petitioner.

5. The EC does not support construction of the frontage road through the southwest part of the site (labeled 27, 20, 17 and 9) due to high environmental sensitivity. If the road is approved, the EC recommends preserving the high-quality areas labeled 27 and 20; therefore, only allowing development to the west of that in the lower quality areas labeled 17 and 18.

*Planning staff response:* Staff disagrees with this recommendation. By only allowing development in areas 17 and 18 the petitioner would lose an additional 6.25 acres of buildable land. The petitioner has already agreed to preserve 46.84 acres, or 46% of the property. Other than the presence of mature trees, approximately 19 acres to be preserved do not contain any sensitive environmental features, such as karst, wetland, floodplain, steep slopes, etc. Area 27 and 20 also do not contain any inherently environmentally sensitive features.

6. Observe a twenty-five (25) foot building setback from the Conservancy

area boundaries. It is impossible to construct a building adjacent to the Conservancy without encroaching into it. This will leave enough space during construction to side the buildings, install windows, etc., and after construction provide an open space for security, maintenance, and access around the building.

*Planning staff response:* As stated above, 19 acres to be preserved do not contain any inherently sensitive environmental features, such as karst, wetland, floodplain, steep slopes, etc. Staff recommends that a fifteen (15) foot setback be observed from any 18%+ slope, but not from the entirety of the conservation areas. This is included in condition of approval #8.

7. If the road is built across the stream by the developer, construct a bridge rather than a culvert at the stream crossing. The bridge should be long enough to maintain floodwater conveyance in the floodplain, where there is evidence of substantial flood flow volumes and velocities.

*Planning staff response:* Exact design of the creek crossing will come at final plan stage. The crossing has not been designed or engineered. It is impossible to determine if a bridge, culvert or series of culverts would be necessary to convey the flow and the flood flows.

---

**DEVELOPER TRACK RECORD:** The petitioner, Southern Indiana Medical Park II, LLC, has no development track record in Bloomington. This company was the petitioner in the previous PUD proposals for this property in 2003 and 2004. Two of the principals of Southern Indiana Medical Park II, LLC are Daniel Grossman and Kamal Tiwari. Dr. Grossman was a partner in the development of the Southern Indiana Medical Park. His medical office is located at 1101 W. 2<sup>nd</sup> Street. This facility has been expanded several times. There are no known zoning violations associated with either of these projects. Dr. Tiwari is the principal behind the Pain Management Center of Southern Indiana, located at 2920 S. McIntyre Drive in the Southern Indiana Medical Park. He has no development history in Bloomington. Both Dr. Tiwari and Dr. Grossman are involved in the development of the Monroe Hospital at the southwest corner of SR 37 and Fullerton Pike. This project is in the Monroe County planning jurisdiction.

---

**CONCLUSIONS:** Staff finds that this proposal meets the goals and objectives of the GPP. The proposed medical and professional offices, light industrial and accessory commercial uses are consistent with the “employment” designation of the property. Furthermore, the proposed location of the frontage road and crossing of the creek is consistent with the Thoroughfare Plan and the GPP’s guidance that “this roadway should not negatively impact or intrude on high quality and environmentally sensitive areas on this property.” Finally, the proposed site planning restrictions and commitment to dedicating land for a future City fire station also provide positive benefits.

---

**RECOMMENDATION:** Staff recommends that PUD-06-06 be forwarded to the Common Council with a positive recommendation with the following conditions:

1. A minimum 1.5 acre dedication for a fire station must take place with the first final plan/plat for this development. This parcel shall be located in Phase 1 and must have direct access to the internal frontage road.
2. A study/evaluation of the storm water detention facility in the adjoining Southern Indiana Medical Park shall be conducted with the first final plan and the petitioner shall modify that facility as needed and as is possible to meet current detention design standards.
3. No lot shall be permitted direct access to W. Tapp Road.
4. A right-of-way dedication of 50' from the centerline of W. Tapp Road is required per the Thoroughfare Plan. Sufficient right-of-way at the intersection of W. Tapp Road and the Weimer Road extension must be dedicated to accommodate round a bout proposed by the City of Bloomington.
5. Until the round a bout intersection is constructed by the City of Bloomington at Tapp and the Weimer Extension, lots within this development shall utilize S. Deborah Drive for access.
6. Lots in Phase 2 shall utilize only native plant species for their landscaping plans.
7. Redundant erosion control must be maintained in areas adjacent to steep slopes.
8. A fifteen (15) foot setback shall be observed from any 18%+ slope. No additional setback is required adjacent to other parts of conservation areas.

# MEMORANDUM

**Date:** September 6, 2006  
**To:** Bloomington Plan Commission  
**From:** Bloomington Environmental Commission  
**Through:** Linda Thompson, Senior Environmental Planner  
**Subject:** PUD-06-06 Indiana Health Sciences Park

---

This memorandum contains the Environmental Commission's (EC) input and recommendations regarding PUD-06-06. Much of the site is located within highly sensitive environmental areas, according to the City of Bloomington's Environmental Resource Inventory (COBERI), and the EC believes the intent and guiding principles of the Bloomington Growth Policies Plan cannot be achieved with this plan. The EC Planning Committee (ECPC) reviewed the petition in detail, inspected the site, and offers the following recommendations it believes should be included as conditions of approval *if* the Plan Commission decides to approve the proposal.

## RECOMMENDATIONS:

1. Prior to issuance of any City permits including Utilities, obtain all applicable federal, state, and local permits and provide proof of such to the Planning Department.
2. Plant only native vegetation for landscaping in order to maintain the natural habitats of the woodland that have been destroyed by development.
3. Development should not be allowed on slopes greater than 18%. The EC realizes the only 18% slope to be disturbed will be in the area of the bridge. This is the least desirable area to disturb steep slopes. Therefore, the EC recommends redundant erosion control for this area, and best management practices that are in excess of the typical ones employed.
4. Conservancy areas shall not be incorporated into any of the developable, sellable, development lots of the PUD.
5. The EC does not support construction of the frontage road through the southwest part of the site (labeled 27, 20, 17 and 9) due to high environmental sensitivity. If the road is approved, the EC recommends preserving the high-quality areas labeled 27 and 20; therefore, only allowing development to the west of that in the lower quality areas labeled 17 and 18.


6. Observe a twenty-five (25) foot building setback from the Conservancy area boundaries. It is impossible to construct a building adjacent to the Conservancy without encroaching into it. This will leave enough space during construction to side the buildings, install windows, etc., and after construction provide an open space for security, maintenance, and access around the building.

7. If the road is built across the stream by the developer, construct a bridge rather than a culvert at the stream crossing. The bridge should be long enough to maintain floodwater conveyance in the floodplain, where there is evidence of substantial flood flow volumes and velocities.

# MEMORANDUM



# CITY OF BLOOMINGTON

**To:** Plan Commission Members  
**From:** Raymond Hess, Transportation Planner   
*Staff support to the Bloomington Bicycle and Pedestrian Safety Committee*  
**Date:** 04/18/06  
**Re:** Southern Indiana Health Sciences Park (Case #PUD 06-06)

The Bloomington Bicycle and Pedestrian Safety Committee (BBPSC) reviewed the Southern Indiana Health Sciences Park site plan at their regularly scheduled meeting held on April 17, 2006 and made the following comments and recommendations:

### **Bicycle and Pedestrian Facilities**

Improvements to increase pedestrian safety when crossing the street should be included in the project. The BBPSC felt this was especially necessary where the sidewalk ends on the eastern side of Weimer and forces pedestrians to cross the street to the sidepath on the other side. This should also be considered for commercial areas such as retail out parcels and the proposed commercial village. Improvements could include flashing pedestrian crossing signs and raised pedestrian crosswalks.

The developer should also construct bicycle and pedestrian facilities along Fullerton Pike at the southern edge of the project boundary to facilitate connection to the Clear Creek Trail.

### **Connection to the Southern Indiana Medical Park**

The BBPSC would like the developer to explore a bicycle/pedestrian connection to Phase 2 of the Southern Indiana Medical Park between S. McIntyre Drive and the curve in the Weimer Road extension. This connection would facilitate use of this project's commercial/retail businesses by employees in the Southern Indiana Medical Park.

### **On-Street Parking**

The BBPSC generally supports on-street parking because of the effect it has on calming traffic. Therefore, the BBPSC suggests that more on-street parking be added as part of this project. This would allow for a reduction in off-street surface parking.

### **RECOMMENDATIONS**

- Pedestrian safety improvements (flashing signs/raised crosswalks) should be installed where pedestrians are forced to cross the road.
- Bicycle and pedestrian facilities should be constructed along Fullerton Pike.
- A direct connection to the Southern Indiana Medical Park should be explored.
- An increase in the amount of on-street parking should be explored.

*BBPSC Memo*



**City of Bloomington  
Fire Department**

**Jeff Barlow**  
*Fire Chief*

**Scott Smith**  
*Deputy Chief  
Administration*

**Roger Kerr**  
*Deputy Chief  
Operations*

**Rob Stumpf**  
*BC - Training*

**Mark Webb**  
*Battalion Chief*

**Chuck Welch**  
*Battalion Chief*

**Terry Williams**  
*Battalion Chief*

Members of the Plan Commission,

The Fire Department looks to protect the community both now and in the future. The Plan Commission has the ability to regulate community development and ensure that adequate infrastructure, including fire protection facilities, is in place as the community grows. To this end, the Fire Department requests the Plan Commission place a requirement on future development in the area of Tapp Road and Highway 37 to accommodate fire and emergency service provision to this developing area.

The Fire Department requests 1.5 – 2 acres be allocated in the area of Tapp Road, between Highway 37 and S. Adams Street for a future fire station. The timing of construction of a future station is unclear yet securing a piece of real estate is an essential first step. The ground would be used for a satellite station with the capability to provide an engine company, specialty service unit, and possibly a medical unit. The fire station would service primarily the Southwest to south central portion of the city with secondary services well into the heart of Bloomington. Ideally, the acreage will have easy access to and from Tapp Road, Highway 37, and allow rapid response on Adams Street to both the north and south of Tapp Road as development continues.

This area formerly was open fields and stone quarry with some sparse medical space. As both residential, commercial, and even institutional development continues, response times become more challenging and the need for timely emergency services increases.

We would respectfully request you place a condition on future development to allocate land for this purpose in proposals that come before the Plan Commission. If you have any questions please feel free to contact us.

Respectfully,

*Jeff Barlow*  
Jeff Barlow  
Fire Chief

*Jim Parrott*  
Jim Parrott  
President IAFF #586

10

**BLOOMINGTON PLAN COMMISSION  
STAFF REPORT  
LOCATION: 2401 West Tapp Road**

**CASE NO: PUD-06-06  
DATE: July 10, 2006**

---

**PETITIONER:** Southern Indiana Medical Park II, LLC  
2920 McIntyre Dr., Bloomington

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

---

**REQUEST:** The petitioners are requesting a rezoning of approximately 102 acres from Quarry (Q) to Planned Unit Development (PUD) and preliminary plan approval for medical office, health science, commercial and industrial uses.

---

**BACKGROUND:**

**Area:** 102 acres  
**Current Zoning:** Q  
**GPP Designation:** Employment Center & State Road 37/Tapp Road Subarea  
**Existing Land Use:** Vacant, mostly wooded, abandoned quarries  
**Proposed Land Use:** Medical offices, professional offices, light industrial, commercial and 46.84 acres of preserved land  
**Surrounding Uses:**  
North – vacant, mostly wooded, industrial land  
West – Single family residential (Across SR 37)  
East – Single family residence, Clear Creek Trail, active quarry  
Northwest – Medical offices (Southern Indiana Medical Park)  
South –vacant industrial zoned land (Bill Brown PUD)

---

**REPORT SUMMARY:** This petition was last reviewed by the Plan Commission in May. At that hearing there was discussion about the design of the Weimer Road Extension, impacts of the possible construction of I-69, dedication of land for a fire station, amount of environmentally sensitive land set aside for preservation, and the amount of commercial land proposed. Since the first hearing, there have been several changes to the proposal. The major changes are as follows:

1. The southern 90 acres, currently part of a never constructed PUD, have been removed from the petition. The current proposal contains only the northern 102 acres.
2. The petitioner has agreed to dedicate 1.5 acres to the City of Bloomington for use as a fire station.
3. The petitioner has agreed to preserve the 1.2 acre parcel on the east side of Weimer Rd. as recommended by the Planning Department in May.
4. The commercial/retail portion of the development on the 102 acre parcel has increased. Specifically, the allocated acreage has increased from 2 acres to 3.9



acres, and a maximum of 20,000 square feet is now being proposed instead of the original 10,000 square feet.

5. The petitioner has opted to include the previously quarried 6 acres as possible developable land.

The Plan Commission reviewed petitions for this 102 acre property, currently zoned Quarry (Q), in the fall of 2003 and the spring of 2004. These petitions were for a similar style development. The first petition received a positive recommendation from the Plan Commission, but was withdrawn before action by the Common Council. The second petition was forwarded to the Common Council with no recommendation and was subsequently denied by the Council.

The petitioners propose to rezone the property from Q to PUD and as well as approval of a preliminary plan. This PUD would include a mix of professional and medical offices and clinics, industrial and commercial uses. It also includes construction of a new Primary Collector roadway from Tapp Rd. to the southern property line and preservation of 46.84 acres of environmentally sensitive land, or approximately 46% of the property.

The property can be broken down into two main areas; 37 acres of cleared land along Tapp Rd. and 65 acres of wooded land south of the creek. The 65 acre area also contains steeply wooded ravines, a stream with a wooded riparian corridor, a wetland area, abandoned quarries (some partially filled) and several scattered sinkholes.

**GROWTH POLICIES PLAN ANALYSIS:** The GPP designates this 102 acre site as an "Employment Center." This designation was placed on the property because of its location adjacent to the Southern Indiana Medical Park and its access to State Road 37. The GPP states that the Employment Center should contain large-scale employment opportunities for the community and surrounding region. It also states that any commercial uses "must be at a scale that serves the employment center but does not generate significant additional business from the community at large." The GPP's *State Road 37/Tapp Road Subarea*, states that the Weimer Road extension "should not negatively impact or intrude on high quality and environmentally sensitive areas on this property." It also states that "Site design should take into account and reflect the sensitive nature of the Subarea, especially areas with heavy woodland, steep slopes, and karst. Conservation of these areas as greenspace is a required feature, and can significantly enhance the attractiveness of business park development."

---

## **PUD REVIEW ISSUES:**

**LAND USE:** The petitioner has proposed a range of uses for the PUD, many of which are in compliance with the Growth Policies plan. The proposed uses are broken down into two areas in the PUD:

Area A: This area includes the majority of the developable land in the PUD, 63.3 acres. Proposed uses include a mix of professional and medical offices and clinics and light industrial uses.

Area B. The new area B includes 3.9 acres for commercial development. The petitioners propose that there be a maximum of 20,000 square feet of commercial space in this area. Proposed land uses are as follows:

- Drug store
- Convenience store
- Coffee shop
- Retail services in enclosed buildings
- Financial Institutions (with drive through)
- Dwelling units on the second floor

**Offices:** Medical and professional offices are expected to be the primary land use in this development. The GPP recommends that employment centers contain a mix of office and industrial uses that would provide employment opportunities for the community and the region. The GPP specifically notes that “Medical offices are particularly desired east of the Southern Indiana Medical Park.”

**Commercial Uses:** Staff believes that most of the proposed commercial uses are appropriate considering no large scale grocery or department store is proposed. However, the appropriateness of the scale of commercial uses still must be determined. See review of intensity of commercial uses below.

**Fire and Police Stations:** Since the first hearing, the petitioner has agreed to dedicate 1.5 acres of land for a new City Fire Station. In consultation with the City’s Fire Chief, this land is desirable for a fire station because it is surrounded by other land inside of the City Limits, it has convenient access to SR 37 and neighborhoods to the west of SR 37, and it would be centrally located within this employment center. Staff recommends that a fire station dedication take place with the first final plan/plat for this development. The parcel to be dedicated must have direct access to the Weimer Road extension.

---

## **INTENSITY OF USES:**

**Intensity of commercial uses:** Since the first hearing, the petitioner has expanded the scope of commercial uses on this part of the previous petition site. While the previous proposal included 2 acres and 10,000 square feet of commercial along Tapp Road, this proposal contain 3.9 acres and 20,000 square feet along Tapp. The GPP states that the primary land use for this area should be “a mix of office and industrial uses providing large-scale employment opportunities” and should “focus on corporate headquarters and industrial uses.” The GPP goes on to say that any commercial uses in this area should be integrated into the employment center,” “must be at a scale that serves the employment center but does not generate significant additional business from the community at large” and that “supporting commercial and residential components only [be] as dictated by the primary employment use.”

At the first hearing, the Planning Department supported the concept of 20,000 square feet of commercial uses on the entire 192 acre PUD. While the current proposal drops

the square footage from 100,000 to 20,000, it concentrates the commercial uses in the north end of the development. This commercial area is very near an approved 10 acre, 100,000 square foot, commercial center in the Woolery PUD. The Plan Commission must consider whether the proposed 20,000 square feet and limited uses is enough to ensure that this commercial space is "site serving." In doing so, the Plan Commission should consider whether additional commercial space will eventually be allotted to the existing Bill Brown PUD that was removed from this petition. It is highly likely that Mr. Brown will bring forward a PUD amendment similar to the previous version of this petition, which would include several acres of commercial uses.

**Preservation Areas:** At the first hearing, the Plan Commission requested a break down of the land to be preserved based on required preservation from the zoning ordinance and land in addition to this minimum. The petitioner has provided a detailed map showing the preserved areas and the required preservation. Based on the petitioner's calculations, 46.84 acres of the property would be preserved, or 46% of the site. Of these 46.84 acres, 27.73 acres are proposed to be preserved that do not contain inherently sensitive land such as wetlands, steep slopes or karst. This accounts for 59% of the total preserved area and 27% of the property as a whole.

Previous proposals preserved 59% of the property, while this petition would preserve about 46%. The primary difference between this petition and previous ones is the construction of the Weimer Rd. extension. While the previous petition preserved a larger percentage of the property and all of the wooded area south of the creek, the PUD request did not include construction of the Weimer Rd. extension. Instead, construction was to be done completely by the public sector at some unspecified time in the future.

The revised proposal adds 1.2 acres to the preservation area. This area is located at the far southern end of the property, on the east side of the Weimer Road extension. Staff recommended in May that this area be preserved to further limit the fragmentation of the woods. Six additional acres of land that had been set aside to be preserved are now proposed for development. This land is immediately south of the creek and west of the Weimer Road extension. This land includes two quarry pits, very little soil and stacks of waste rock. The Environmental Commission's concern with development in this area is potential impacts to groundwater, especially considering flooding concerns expressed by the downstream neighbor.

The Plan Commission must determine if the petitioner has done an adequate job of preserving the environmentally sensitive features on the property and whether the formerly quarried land should be developed.

---

## **SITE DESIGN:**

**Weimer Road Extension:** With removal of the southern 90 acres from the petition, many of the design challenges associated with the Weimer Road extension have also

been removed. The road alignment raises new issues concerning the timing of the road construction. Several Plan Commissioners have stated to Planning staff that they are concerned that the northern 37 acres would be developed immediately and the southern 65 acres might never be developed. This could theoretically result in Weimer Road never being constructed to the southern property line. The petitioner has proposed that the public sector, through use of a new or expanded Tax Increment Finance (TIF) district, help fund construction of at least 1000 feet of the extension. While the petitioners' initial discussions with the City have been open toward the idea of a new or expanded TIF, there is no guarantee that this TIF will be created. If that is the case, there is little guarantee to a timely construction of the Weimer Road extension. Some Plan Commissioners have suggested that construction of the creek crossing or even the remainder of the Weimer Road extension be tied to a percentage build out of the northern 37 acres. Staff would like Plan Commission guidance on this issue at the hearing.

**State Road 37 Buffer:** The petitioner has provided the 100 foot wide buffer adjacent to State Road 37 as recommended by GPP and the *State Road 37/Tapp Road Subarea*. This buffer is wooded and would remain wooded.

**Utilities:** There have been no changes to the schematic utility plan since the first hearing.

**Stormwater:** A schematic stormwater plan has been submitted to CBU and is under review. This plan includes stormwater detention just north of the creek channel on the northern 37 acres and scattered detention ponds on the southern 65 acres.

Since the last hearing, staff has been in contact with a downstream property owner that has had past flooding issues. This property owner requested consideration for his flooding problems by incorporating previous conditions of approval for development on this property. One condition of approval required that "an analysis of the Southern Indiana Medical Park detention system shall be incorporated into the stormwater mitigation plan of future final plans." A subsequent condition required that "A pre/post-stormwater analysis of the Southern Indiana Medical Park shall be completed by the petitioner. Necessary upgrades and additions to ensure that the current development does not exceed the pre-development runoff conditions shall be made by the petitioner during development." With any approval, staff would recommend a similar condition.

---

**Developer Track Record:** The petitioner, Southern Indiana Medical Park II, LLC, has no development track record in Bloomington. This company was the petitioner in the previous PUD proposals in this property in 2003 and 2004. Two of the principles of Southern Indiana Medical Park II, LLC are Daniel Grossman and Kamal Tiwari. Dr. Grossman was a partner in the development of the Southern Indiana Medical Park. His medical office is located at 1101 W. 2<sup>nd</sup> Street. This facility has been expanded several times. There are no known zoning violations associated with either of these projects. Dr. Tiwari is the principle behind the Pain Management Center of Southern Indiana, located at 2920 S. McIntyre Drive in the Southern Indiana Medical Park. He has no

development history in Bloomington. Both Dr. Tiwari and Dr. Grossman are involved in the development of the Monroe Hospital at the southwest corner of SR 37 and Fullerton Pike. This project is in the Monroe County planning jurisdiction.

---

**CONCLUSIONS:** Staff finds that this petition satisfies many of the GPP goals concerning uses and environmental protection in this area. Some points for further Plan Commission discussion and guidance include:

- Should the formerly quarried areas be open for development? What kind of assurances are needed concerning downstream flooding issues associated with this area? Are the proposed preservation areas adequate to protect the sensitive areas of the site?
- Should full construction of the road be tied to a percentage build-out of the northern 37 acres? How does the Plan Commission feel about utilizing future TIF funds to pay for frontage road improvements within the proposed PUD?
- Is the proposed 20,000 square feet of commercial space appropriate at this location? Does this ensure that the commercial is site serving?

---

**RECOMMENDATION:** Staff recommends forwarding this petition to the required second hearing at the August 14th Plan Commission meeting.

**BLOOMINGTON PLAN COMMISSION  
STAFF REPORT  
LOCATION: 2401 West Tapp Road**

**CASE NO: PUD-06-06  
DATE: May 8, 2006**

---

**PETITIONER:** Southern Indiana Medical Park II, LLC  
2920 McIntyre Dr., Bloomington

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

---

**REQUEST:** The petitioners are requesting a rezoning of approximately 192 acres from Quarry (Q) and Planned Unit Development (PUD) to PUD and preliminary plan approval for medical office, health sciences, commercial and industrial uses.

---

**BACKGROUND:**

**Area:** 192 acres  
**Current Zoning:** Q and PUD  
**GPP Designation:** Employment Center & State Road 37/Tapp Road Subarea  
**Existing Land Use:** Vacant, mostly wooded, abandoned quarries  
**Proposed Land Use:** Medical offices, professional offices, light industrial, commercial and 96 acres of preserved land

**Surrounding Uses:**

- North – vacant, mostly wooded, industrial land
- West – Single family residential (Across SR 37)
- East – Single family residence, Clear Creek Trail, active quarry
- Northwest – Medical offices (Southern Indiana Medical Park)
- South – vacant commercially zoned land (County Jurisdiction)
- Southwest -Monroe Hospital (County Jurisdiction)

---

**REPORT SUMMARY:** The property in question is an approximately 192 acre parcel bounded by W. Tapp Road to the north, State Road 37 to the west, Fullerton Pike to the south, and a single family house, the Clear Creek floodplain and an active limestone quarry to the east. Parts of the property have been logged and quarried in the past. The northern 102 acres, which contains an abandoned limestone quarry is zoned Quarry (Q) while the southern 90 acres is part of a Planned Unit Development (PUD) first approved in 1988.

The Plan Commission last reviewed petitions for the northern 102 acres in the fall of 2003 and the spring of 2004. These petitions were for a similar style development. The first of these petitions was forwarded to the Common Council with no recommendation and was subsequently denied by the Council. The second petition received a positive recommendation from the Plan Commission, but was withdrawn before action by the Common Council.

The Plan Commission last reviewed a petition for the southern 90 acres in 1999. This property was rezoned from quarry and industrial zoning to PUD in 1988 and a preliminary plan was approved for industrial and medical uses. A final plan was approved for this PUD in 1997 to construct a 128-unit assisted living facility. A preliminary plan amendment was approved in 1999 to allow a nine-hole golf course as a permitted use; however, no final plan was approved for this use.

The petitioners propose to rezone the property from Q and PUD to PUD. They are also requesting approval of a new Preliminary Plan for the entire property. This PUD would include a mix of professional and medical offices and clinics, industrial and commercial uses and a hotel. It also includes construction of a new Primary Collector roadway from Tapp Rd. to Fullerton Pike and preservation of 96 acres of environmentally sensitive land, or approximately 50% of the property.

The property can be broken down into four main areas. The northern 102 acres contains approximately 37 acres of cleared land along Tapp Rd. South of this area is approximately 65 acres of wooded land. This area also contains steeply wooded ravines, a stream with a wooded riparian corridor, a wetland area, abandoned quarries (some partially filled) and several scattered sinkholes. The southern 90 acres contains approximately 59 acres of cleared land adjacent to SR 37. The eastern 31 acres is densely wooded and contains scattered sinkholes and a spring.

---

**GROWTH POLICIES PLAN ANALYSIS:** The GPP designates this 192 acre site as an “Employment Center.” This designation was placed on the property because of its location adjacent to the Southern Indiana Medical Park and its access to State Road 37. Specifically, staff notes the following passages (page 37 of the GPP):

- The Employment Center district should contain a mix of office and industrial uses providing large-scale employment opportunities for the Bloomington community and surrounding region.
- Employment Center land uses should focus on corporate headquarters and industrial uses, which will provide a stable employment base for the greater Bloomington community.
- The commercial uses integrated within an employment center must be at a scale that serves the employment center but does not generate significant additional business from the community at large.
- Development phasing must emphasize the creation of the office and industrial base before the commercial areas are developed to serve them.
- Locations with easy access to State Road 37 should be emphasized in efforts to recruit Employment Center site users. Development of employment center sites shall be consistent with the policies outlined in the State Road 37 Corridor Plan, which is referenced in this document.

In addition to these general policies toward employment areas, the GPP offers specific guidance for the development of this property. The *State Road 37/Tapp Road Subarea*,

included in your packet, provides specific policy guidance for the development of this property. The subarea includes recommendations concerning land use, urban services and site design. Specifically, staff notes the following passages (page 48 of the GPP):

- Medical and corporate office land uses are recommended with light manufacturing and site-serving retail also being permitted. Medical offices are particularly desired east of the Southern Indiana Medical Park, while corporate offices should be considered along the State Road 37 frontage near Fullerton Pike.
- The Master Thoroughfare Plan designates a new north-south Secondary Collector through this Subarea to form a realigned four-way intersection at Weimer Rd. This roadway should not negatively impact or intrude on high quality and environmentally sensitive areas on this property.
- If State Road 37 is designated a limited access highway, then further planning should consider the closure of the Tapp Rd. intersection with State Road 37, along with a full interchange developing at the Fullerton Pike intersection.
- For property fronting State Road 37, site planning controls should be emphasized, including a 360 degree building profile along the highway. The presence of parking lots should be limited along SR 37.
- Maintenance of the existing woodland buffer along sections of State Road 37 is critical. The preferred width of this buffer should be at least 100 feet.
- Pedestrian connections should be emphasized between developments bordering either side of the Clear Creek floodplain. Additional integration of pedestrian connections with the Clear Creek Trail is a required site design element.
- Site design should take into account and reflect the sensitive nature of the Subarea, especially areas with heavy woodland, steep slopes, and karst. Conservation of these areas as greenspace is a required feature, and can significantly enhance the attractiveness of business park development.

Finally, another subarea in the GPP provides guidance to the development of this property. The *State Road 37 Corridor* subarea was derived from a corridor plan created by the Bloomington Economic Development Corporation (BEDC) in the year 2000. Land use policies in this subarea include (page 44 of the GPP):

- The primary land use for developments along the corridor should be employment-based, with supporting commercial and residential components only as dictated by the primary employment use.
- Promote developments that encourage mixed uses, with particular emphasis on making any commercial uses properly scaled so that they serve only the major employment uses in the immediate vicinity.



---

## **PUD REVIEW ISSUES:**

**LAND USE:** The petitioner has proposed a range of uses for the PUD, many of which are in compliance with the Growth Policies plan. The proposed uses are broken down into four areas of the PUD and are as follows:

Area A: This area includes the majority of the developable land in the PUD, 63.3 acres. Proposed uses include:

- Life sciences/Health sciences research, development and manufacturing
- Light Manufacturing
- Medical Offices and Clinics (outpatient only, no overnight accommodations)
- Corporate and Professional Offices
- Convalescent, nursing and rest homes
- Mental Health Facilities
- Rehabilitative Facilities
- Residential Care Homes
- Fire and Police Stations
- Research Laboratories
- Educational Facility
- Medical Supply/distribution

Area B: This area is 4 acres. A hotel/motel use with a maximum of 200 rooms is the only proposed use.

Area C. This area is a commercial center, or “commercial village” as shown by the petitioners, and is 12.5 acres in size. The petitioners propose that there be a maximum of 90,000 square feet of commercial space in this area. Proposed land uses are as follows:

- Business services in enclosed buildings
- Personal services
- Beauty, barber, dry cleaning, florist, etc
- Day care Facility
- Fast food restaurant (with drive through, maximum of one)
- Coffee shop (with drive through)
- Restaurant
- Drug store
- Convenience store
- Gasoline sales (limited to a maximum of 8 gasoline pumps)
- Dwelling units on the second floor
- Financial institutions (with drive through)
- Retail sales (maximum 5,000 sf per user, except one user can be up to 10,000sf)
- Copy, office supply outlet, apparel, bakery, bookstore, gift shop, liquor store, etc.
- Offices

Area D. This area is a 2.0 acre parcel at the intersection of Tapp Rd. and the Weimer Rd. extension. The petitioners propose a maximum of 10,000 square feet of the following commercial uses:

- Drug store
- Convenience store
- Coffee shop
- Retail services in enclosed buildings
- Financial Institutions (with drive through)
- Dwelling units on the second floor

**Offices:** Medical and professional offices are expected to be the primary land use in this development. The GPP recommends that employment centers contain a mix of office and industrial uses that would provide employment opportunities for the community and the region. The GPP specifically notes that “Medical offices are particularly desired east of the Southern Indiana Medical Park.”

**Commercial Uses:** Staff believes that while the proposed commercial uses are appropriate and no large scale grocery or department store is proposed, the cumulative size and scope of the commercial uses are not in keeping with the GPP. See review of intensity of commercial uses below.

**Fire and Police Stations:** While fire and police stations are listed as a permitted use in Area A, no land has been set aside for this use. The previous petitions on the northern 92 acres included dedication of land for a future fire station. While this area of the city is served by fire protection with acceptable response times, an additional fire station facility is recommended to keep pace with continued build-out of the southwest quadrant. The need for such a facility has been identified in the GPP and verified by City Fire Department personnel. The biggest issue concerning the location of a future facility is whether it should be located near the Tapp Rd. or Fullerton Pike intersections with State Road 37. City and State decisions concerning long-term roadway access with State Road 37 will be a significant factor in making this location choice. If the Plan Commission supports the petition in general, staff would recommend requiring dedication of land with this petition for the construction of a future fire station. According to Fire Department staff, approximately 1 ½ to 2 acres would be needed for a station.

---

## **INTENSITY OF USES:**

**Intensity of commercial uses:** Staff finds that the scope and scale of the proposed commercial uses is not in compliance with the goals and recommendations of the GPP. The GPP states that the primary land use for this area should be “a mix of office and industrial uses providing large-scale employment opportunities” and should “focus on corporate headquarters and industrial uses.” The GPP goes on to say that any commercial uses in this area should be integrated into the employment center,” “must be at a scale that serves the employment center but does not generate significant additional business from the community at large” and that “supporting commercial and residential components only [be] as dictated by the primary employment use.”

The petitioners believe that their proposal for 90,000 square feet of commercial space on the southern 90 acres, and an additional 10,000 square feet on the northern 102 acres, meets these goals. They state that the uses, mostly arranged in a “village” or shopping plaza arrangement, would “provide convenience commercial for Indiana Health Sciences Park and closely surrounding development for the employees, visitors, patients and to a lesser extent those passing by.” The petitioner’s phasing plan indicates that the first phase would be the land at the far southern end of the property, along Fullerton Pike. This area includes 4.6 acres of commercial space that is likely to develop in a highway serving “outlot” fashion.

Staff believes that the proposed 100,000 square feet of commercial space, including highway outlots, is too large to be considered site serving. In addition to the proposed commercial acreage, there is existing, vacant commercial land in the area.

- Woolery PUD, 10 vacant acres of arterial commercial uses, potentially 100,000 square feet
- Woolery Stone Mill redevelopment, 35,500 square feet of commercial uses plus a hotel
- Southeast corner of Fullerton Pike and SR 37, approximately 8 acres zoned Limited Business in Monroe County, potentially 40,000 square feet
- Southwest corner of Fullerton Pike and SR 37, approximately 11 acres zoned General Business in Monroe County (adjacent to Monroe Hospital), while this land is more likely to develop with medial office type uses, approximately 100,000 square feet of retail uses are still permitted.
- Southeast corner of Rockport Road and Adams Street Extension, 4 vacant acres of commercial land in Golf Course Community PUD, potentially 40,000 square feet

These parcels together could potentially be developed with more than 200,000 square feet of commercial space in close proximity to the proposed PUD. The cumulative affect of these parcels and the proposed 100,000 square feet of commercial uses would create a community scale retail presence in this area. Staff believes this is not in keeping with the policies of the GPP.

Below is a list of several retail centers and their comparative square footages. Staff believes that 20,000 square feet of commercial space is more appropriate for this PUD and would ensure that the uses are in keeping with the “site serving” policies of the GPP.

- Jackson Creek (College Mall Road): 185,000
- Eastland Plaza (E. 3<sup>rd</sup> St.): 140,000
- Clear Creek Kroger center: 84,000
- Walnut Square (Walnut & Country Club): 82,000
- The Shoppes (College Mall Road): 37,000
- Crosstown Shopping Center (E. 10<sup>th</sup> Street): 35,000
- Renwick Commercial: 22,000 total

- Whitehall Park (b-shops) (W. 3<sup>rd</sup> St.): 20,000 each
- South Dunn Street PUD: 15,000 total
- Colstone Square: 12,000
- McDoel Grocery (Thomson Area PUD): 5,500

**Preservation Areas:** Approximately 120 acres of the 190 acre site are heavily wooded. The property also contains steeply wooded ravines, a stream with a wooded riparian corridor, a potential wetland area, and several scattered karst features. The petitioner proposes to preserve 96 acres, or 50% of the property. These 96 acres include all slopes greater than 18%, the bottom land around the stream, a 100 foot buffer along SR 37 and quarried areas.

While this preserved 96 acre area is larger than the 60 acres of preservation of the previous proposal, it is a smaller percentage of the property. The previous proposals preserved 59% of the property, while this petition would preserve about 50%. The primary difference in the two petitions is the construction of the Weimer Rd. extension. While the previous petition preserved a larger percentage of the property and all of the wooded area in the northern 102 acres, the PUD did not require that the developer build the Weimer Rd. extension. Instead, construction was to be done by the public sector at some unspecified time in the future. This petition allows for earlier construction of the road by the petitioner (with City consideration of a Tax Increment Finance (TIF) district to help fund this construction). To partially off-set the cost of this road construction, the petitioners would like to utilize a portion of the adjacent wooded ridge tops for development. The Planning Department believes that this commitment for roadway construction outweighs the loss of 9% of the preservation percentage, with one exception. Staff believes that a 1.2 acre area on the east side of the proposed road in the center of the property should also be preserved. This is the only area proposed for development on the east side of the road. Preservation of this area would further limit the fragmentation of these woods.

Like with previous petitions on this property, the petitioners could gift the preserved areas to a “preservation organization.” This is similar to preserved land in other recent developments, “Latimer Woods” and Lots 2 & 4 of the Canterbury Park subdivision, all of which were gifted to the Community Foundation of Bloomington. Possible preservation groups include the Bloomington Parks Foundation, the Community Foundation and the Sycamore Land Trust. The petitioners have left open the possibility of designating the preserved area as “common area,” to be owned by the lot owners. Staff recommends that the boundaries of the gifted area and its recipient be finalized with the first final plan and that title of the lot be transferred prior to release of any permits for the property.

---

## **SITE DESIGN:**

**Weimer Road Extension:** The GPP and the Thoroughfare Plan call for a primary collector “frontage road” to be constructed through this property from the Weimer and Tapp Rd. intersection to Fullerton Pike. This road is needed to serve as property

access for the parcels along SR 37 if it is upgraded to a controlled access highway. Weimer Rd. could then provide a direct connection from Fullerton Pike to W. 2nd Street.

With the previous petitions on the northern 102 acres, the Plan Commission indicated a strong preference for the Weimer Rd. extension in its proposed location. This location places the road as far as possible from a neighboring historic house and makes it possible to realign Weimer Rd. and move it out of the Clear Creek floodplain. Realignment of Weimer Rd. from its present location to the top of the hill on Tapp Rd. is included in the City's three year Transportation Improvement Program (TIP). Funding for this realignment will be from the Tapp Rd. Tax Increment Finance District (TIF) and is scheduled for construction in 2008.

The alignment shown on the preliminary plan map matches the realignment of Weimer Rd. as proposed by the Engineering Department. This alignment also places the road west (upstream) of the delineated wetland on the property. This was an issue of considerable debate in the first series of Plan Commission hearings and was previously opposed by the Environmental Commission.

At the southern end of the PUD, the Weimer Rd. extension connects with Fullerton Pike. There are severe grade changes on Fullerton Pike that hinder roadway construction. The petitioners propose that the initial intersection of the Weimer Rd. extension and Fullerton Pike be a temporary one. Future grade changes on Fullerton Pike because of the potential for a SR 37/I-69 interchange construction or road improvements by Monroe County further complicate placement of the intersection. With any changes to the vertical geometry of Fullerton Pike, the intersection should be moved further to the east to provide appropriate separation between the intersection and any on-ramps. The petitioners' preliminary plan depicts both the initial intersection location and the ideal intersection location after interchange construction.

**State Road 37 Buffer:** The petitioner has proposed a 100 foot wide buffer adjacent to State Road 37 in the northern 100 acres, which is wooded. This buffer would maintain existing trees and serve to maintain the scenic quality of the SR 37 corridor. The proposed 100 foot buffer is consistent with the recommendations of the GPP and the *State Road 37/Tapp Road Subarea*. The southern 90 acres contains few trees adjacent to SR 37, but those currently on the site would be preserved. Several trees were recently removed from the SR 37 right-of-way fence line. Staff would recommend that future final plans include replacement of these trees, in addition to required landscaping.

**Utilities:** A schematic utility plan has been submitted to CBU and found to be acceptable. Water service will be provided off of an existing 20" main in Tapp Rd and extended through the property to Fullerton Pike. An existing sanitary sewer main on the northern 102 acres is undersized. This line will be replaced with a new, oversized, main. Sewage will flow to the northeast and connect to the Southwest Interceptor near the intersection of Tapp and Weimer Rd. Sewage from the southern 90 acres will flow to the south to a recently constructed lift station in the southeast corner of this property. This lift station was built to serve Monroe Hospital at the southwest corner of Fullerton

Pike and SR 37. The lift station was sized to handle anticipated development in this area and is adequate for the proposed PUD.

**Stormwater:** A schematic stormwater plan has been submitted to CBU and is under review. This plan includes stormwater detention just north of the creek channel on the northern 100 acres and scattered detention ponds on the southern 90 acres.

---

**Developer Track Record:** The petitioner, Southern Indiana Medical Park II, LLC, has no development track record in Bloomington. This company was the petitioner in the previous PUD proposals in this property in 2003 and 2004. Two of the principles of Southern Indiana Medical Park II, LLC are Daniel Grossman and Kamal Tiwari. Dr. Grossman was a partner in the development of the Southern Indiana Medical Park. His medical office is located at 1101 W. 2<sup>nd</sup> Street. This facility has been expanded several times. There are no known zoning violations associated with either of these projects. Dr. Tiwari is the principle behind the Pain Management Center of Southern Indiana, located at 2920 S. McIntyre Drive in the Southern Indiana Medical Park. He has no development history in Bloomington. Both Dr. Tiwari and Dr. Grossman are involved in the development of the Monroe Hospital at the southwest corner of SR 37 and Fullerton Pike. This project is in the Monroe County planning jurisdiction.

---

**CONCLUSIONS:** Staff finds that this petition satisfies many of the GPP goals concerning uses and environmental protection in this area. This petition does however provide commercial uses at a scale much larger than staff's interpretation of "site serving" retail. Some points for further Plan Commission discussion and guidance include:

- Has the petitioner provided appropriate preservation of environmentally sensitive areas?
- Should land for a future fire station be dedicated with this rezoning?
- Are the proposed uses appropriate?
- What is an appropriate maximum square footage for commercial uses to ensure that the proposed PUD meets the "site serving" retail recommendations of the GPP? Staff recommends that retail square footage be limited to 20,000 square feet.

---

**RECOMMENDATION:** Staff recommends forwarding this petition to the required second hearing at the June 12<sup>th</sup> Plan Commission meeting.