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The Plan Commission met on July 10, 2017 in the Council Chambers at 401 N. Morton St. at 5:30 p.m. The members present: Andrew Cibor, Carol Stewart Gulyas, Heather Maritano, Les Coyne (for Joe Hoffmann), Darryl Neher, Brad Wisler, and Trohn Enright-Randolph. Nick Kappas was late.

APPROVAL OF MINUTES:

****Cibor moved for approval all minutes. Maritano seconded. Voice vote was called. The motion passed 6:0.**

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

James Roach, Development Service Manager, thanked Les Coyne for filling in for Hoffmann. Coyne is a member of the Parks Board.

Roach also welcomed Enright-Randolph as a new Plan Commission (PC) member. He is the County Surveyor and County PC member. He is an ex-officio member appointed by the County PC to serve on the City PC. He has all rights and responsibilities as other PC members, but cannot vote. Enright-Randolph will be present to give his expertise as the County Surveyor and give his perspective from the County government.

Roach said PC and Board of Zoning Appeals (BZA) members were welcome to attend an upcoming lecture on August 3rd at 7 pm at the Buskirk-Chumley Theater. The lecture is being given by a gentleman named Charles Marohn. Marohn runs a national non-profit called Strong Towns. Marohn is a professional engineer and speaks about urban issues, transportation planning, and community development from the perspective of an engineer. He is giving a lecture called "How Can Bloomington Stay a Strong Town". More importantly, Marohn is inviting the PC and BZA members to a special event, called a curb-side chat walking West Kirkwood Avenue with him the afternoon of the 3rd from 2 to 4 pm. He will look at transportation and urban issues as well as where transportation planning and land use planning come together. Roach recommended Marohn's website for anyone who was not currently familiar with it.

PETITIONS CONTINUED TO: August 14, 2017

SP-06-17 **Mara Jade Holdings, LLC**
318 E. 3rd St.
Site plan approval for a 4-story mixed-use building.
Case Manager: Eric Greulich

SP-07-17 **Annex Student Living (Kyle Bach)**
313, 317, 325, 403 & 409 E 3rd St., and 213 S. Grant St.
Site plan approval for a 4-story mixed-use building and a 5-story mixed-use building.
Case Manager: Amelia Lewis

Roach said that the petition for SP-06-17 was a site plan request filed many months ago. The PC rules and procedures state that a petition cannot be continued more than 3 consecutive meetings without receiving a vote to continue it on to another meeting. The vote for the petition should have taken place in the previous meeting, the June meeting. Staff had failed to count the months

correctly. The Mara Jade Holdings, LLC project is at the corner of Third and Grant Streets. The petitioner has been working to refine their project and make it more palatable. The project was originally slightly too dense and slightly too tall. They are trying to find a way to make a project that the city can get behind and the PC can approve even though it does not meet site planning requirements. The petitioner is not yet ready, but should be ready by the August PC meeting. If the continuance is not approved, it is considered withdrawn.

****Wisler moved to continue SP-06-17 to the August 14, 2017 PC meeting. Coyne seconded. The motion passed 6:1 with Maritano dissenting.**

Wisler stated that his motion was only for one petition to be continued. He asked if a motion was needed for the other petition to be continued.

Roach stated that the other petition had not been continued 3 consecutive times, so it did not require a vote. He also said that he did not remember if a vote to continue had to be unanimous, but would find out and let the PC know before the meeting was over.

PETITIONS:

- **PUD-19-17** **Sentinel Indiana LLC**
3809 S. Sare Rd.
PUD Final Plan for one multi-family building.
Case Manager: Jackie Scanlan

STAFF PRESENTATION:

James Roach said Jackie Scanlan is the case manager on the project, but she is on vacation, so Roach would fill in. He said it is a property located on the southeast part of town, along south Sare Rd. The property is a part of the Canada Farm PUD, which was approved in 1996 and has slowly been building out since. There is office space to the immediate north, a large medical building to the north, assisted living facility to the northeast, and Steeplechase Apartments and assisted living to the north and northwest. There are also some single-family neighborhoods and some multi-family developments along south Sare. It is one of the last remaining parcels in the Canada Farm PUD. There are two office and retail lots immediately to the north. There is a 10-15 acre attached single family lot to the southeast to the other side of Jackson Creek. Other than the undeveloped single family lot and the office/retail lots, the petitioner's 4.7 acres is the last undeveloped parcel. The parcel is zoned Planned Unit Development and is vacant. There is a swath of the Jackson Creek floodplain running along the south part of the property. When the PUD was originally laid out, the parcel was approved for multi-family developments. The PC has seen two approvals for the parcel, which is Parcel H of the Canada Farm PUD. 13 years ago, the PC saw a request for a duplex development, but prior to that, there was a request for an assisted living facility. Both were approved, but never built. The present owner proposes to bring in a multi-family development. The development would be a single, 3-story building with 57 units, which would be 83 bedrooms and 61 parking spaces. A large swath of preserved area, including the floodplain and just less than 1.5 acres of trees, is located on the south and southwest side of the parcel. The access to the site would be off of Sare Road as well as the dead-end section of Canada Drive. Part of the parcel would be a trail that would connect with the Jackson Creek trail system, which is being built in bits and pieces with some existing gaps. The trail's construction began in 1996. He showed a site map illustrating the locations of the office buildings, assisted living center, apartments, and preserved area that were previously discussed. He then showed different elevations of the proposed building. The building is broken up into different designs to alleviate concerns regarding the long facade of the building. There would be a parking garage,

accessed from the parking lots, which would be built into the side of the hill. The parking garage would face east. He showed site renderings of the building when viewed from the corner of Canada Drive and Sare Road. The project is fairly clean. The project is a PUD final plan, so it is reviewed like a site plan. When reviewing PUD final plans, there are two things staff looks at. First staff looks at the terms and conditions, the commitments, of the original PUD from 1996. Second, staff looks at the current requirements of Unified Development Ordinance (UDO). The project meets all UDO requirements and contains a lot of positive items. Some of the positive aspects include a partial green roof above the garage, continuation of the trail system, multi-family housing along a transit line, and compliance with the intent and requirements of the original Canada Farm PUD. Staff recommended to approve the PUD based on the findings in the report with four conditions. The first condition was to work out construction and connection of the trail between the developer and the Parks Department. The second condition included some hanging issues with the design: detail needed on bicycle parking, tweaks needed for landscape plan, and the tree canopy preservation percentage needed to be slightly higher. The third condition was that the petitioner must obtain permits from the state before working in the floodplain area. The fourth condition was that the petitioner must put the flood plain and tree areas into conservation easements. He reiterated staff's recommendation to approve the PUD final plan.

Tim Henke, Renaissance Rentals and Sentinel LLC, said the neighborhood and corridor is important to him and his company. He said he was proud of how the project could work with the land. He thought that the project and the design of it will complement the environment far better than either of the two earlier approvals. He said the project would preserve the environment as well as let it be appreciated in the future by residents. There has been a suggestion for an electric car charging station, which will be taken into consideration. The petitioner was trying to get approval of the current stage of the project, then move onto detail design. At the detail design phase, the petitioner will consider more innovative and exciting items, such as electric car charging stations. The petitioner is also considering solar on the roof if it can be worked out. He expressed his excitement about the way the development would look on the corner lot and integrate with the trail and the creek. The petitioners were very careful to make sure they were in compliance with the code as well as the PUD.

Maritano asked staff about the road that leads to nowhere. She asked if the petitioner could work with the Parks Department to extend the road to meet the path. This extension could create a gateway into an interesting nature corridor.

Roach said that the idea was interesting. Staff decided that it is important to work towards the goal, but it was not fair to make it the responsibility of the petitioner. The trail system runs along the edge of the creek, then cut across a right-of-way and continues to the northeast. The petitioner would build the portion of the trail that is on their property, but that will leave some gaps in other areas. Canada Drive was laid out in 1996 to continue to the southeast, cross Jackson Creek, and access about 10 acres on top of the hill for 10 homes. The extension of Canada Drive has never been built. It is a very expensive and environmentally challenging road connection for very little benefit. When the east side of the creek is developed and additional access points are needed, the extension might be built. Staff did not believe that the petitioner held any responsibility to build the road. There could be an opportunity to connect the road to the trail, but the connection would not be the petitioner's responsibility. When the trail is finished, there is an opportunity for the city to extend or widen the sidewalk system. The petitioner is building some parallel parking spaces along Canada Drive for visitors to the development, but the spaces could also serve potential future trail users.

Coyne asked if there are plans to make connections from the development to the trail.

Roach said that there is an opportunity to make connections from the development to the trail. The best opportunity to make the connection would be in the location Commissioner Maritano had just mentioned. In other areas of the parcel, there would have to be cutting across the floodplain or land owned by another party, which would not make those connections easy. The

best opportunity to get to the trail would be through the Canada Drive right of way or the Sare Road right of way. Running the trail connection across the parcel would run into both environmental and ownership issues. For that reason, staff did not recommend that route.

Coyne said that over the years, there have been struggles to get internal connections to the trails because developers have not cooperated. He agreed that staff's recommendation for trail connection was the right approach, but he wanted to hear alternatives.

Cibor said he wanted to build on the topic of trail connectivity and the future. The right of way that was planned to be a road was probably still, officially, a part of the PUD plan. If the connection to the trail or the road would be built, he wondered whose responsibility it would be.

Roach said that the right way to handle the trail connectivity would have been when the lots were laid out in the 1990s; the developer should have had the financial responsibility of building the whole road system. That puts the adjacent, current developers in the position of building sections of road adjacent to their property. The situation becomes such that whoever comes in first to develop a lot will be responsible for building the adjacent road. The situation is not where staff would like to be, but it is the situation they find themselves in due to mistakes made in the past. He said it would have been physically possible for the petitioner to build a road to the edge of their property, which could include building a half of a bridge, but it was not realistic. It would have been possible, legally, to ask for the petitioner to submit a bond for the section of road that might be built later. Staff did not recommend asking for such a bond from the petitioner because they did not see the utility of the connection. If other developments are built on the east side of the creek, and it is built in such a way that necessitates additional connections, the new developers would have to build the road. The road, at current time, has very little utility.

Cibor asked about the trail connectivity in the near term as the Jackson Creek trail is extended. His question was building off of the previous question regarding the City struggling to get connections from the development to the trails. He asked how the construction of the missing piece of the trail would play out over time.

Roach said there is a section that is owned by another party, and it is the same parcel as the one on the other side of the creek. When the final 10 houses to the east are built, the developer would have the responsibility to build the final portion of the trail connection. The connection has not yet been designed, so staff does not know where the connection would cross through the land or the right of way. There are a few lots in the commercial part of the PUD that have not yet built their section of trail, and staff needs to find out what kinds of commitments were made in conjunction with the commercial space. There is also a section in a 50-60 foot portion of right of way where it is difficult to determine which party would have the responsibility. Staff believed that the 50-60 foot portion would be a good City project, or the petitioner could be asked to build it. He did not think it made sense to ask the petitioner to build the section of trail because the 50 foot section of trail may sit, unconnected, for a very long time. Also, the other portions of the trail have not been designed, so it would not be possible to ascertain appropriate grading for the right of way trail portion.

Neher asked Roach about the parking spaces. He asked whether there would be 60 or 61 parking spaces.

Henke said there would be 61 parking spaces, according to the engineer. He said that most people in the neighborhood use the trail on Sare Road. His team had met with staff and with the Parks Department with an open mind. After Parks weighed all of the options, the final result from Parks is what the petitioner has committed to do. He said he was not sure what all of the factors were that went into the decision. The petitioner remains flexible on how to satisfy the trail obligation. When putting in their section of trail, the petitioners do not want to take down too many trees. The Sare Road and Canada Drive trails are a trail in themselves that the petitioner will be putting in.

Neher asked if there would be a commercial component to the building.

Henke said there was not a commercial component.

No member of the public wished to comment.

Wisler said the PC sees projects all the time that claim to be designed to look like multiple buildings, but they really do not. The Sentinel project really achieves the look of multiple buildings. He wanted to commend the architect on the look achieved by the building. The modulation of the building is not just a simple in-and-out pattern, but the building has very different finishing materials on the different exterior section. The roofline looks like a cityscape. There are both flat and angled roofs, with crown on one section. When the PC looks for modulation, the petitioner's project is what modulation should look like. He said that other developers should take note of the petitioner's project, and that he would like to see more similar projects downtown.

Cibor echoed Wisler's comments regarding the way that the building looks. The building feels like separate buildings; the roofline is a major part of the separate building feel. He appreciated the petitioner for working with staff and the Parks Department on how best to provide multi-modal connections. He appreciated the open-mindedness displayed by the petitioner's team during meetings with various departments.

Kappas thanked the petitioner for their thoughtfulness and consideration to the environment. The Environmental Commission (EC) had recently come down hard on some other petitions, but the EC had applauded the current petitioner. He said that he would like to see a building like that of the petitioner's in the downtown area. He was excited to see the type of development the petitioner had shown, especially since the landscape had been taken into consideration to bring together the humanitarian and the environmental aspects. He said the project is exactly what Bloomington is looking for.

Maritano said that she thought the development was an attractive finish to the area in which it would be built. She hoped that the Planning & Transportation as well as Parks Departments would take full advantage of Canada Drive as a gateway for an important recreational/environmental lifestyle as opposed to a street.

Coyne had a lot of confidence in the sensitivity to the Jackson Creek Trail. He was confident that the developer supported the trail.

Neher said he appreciated seeing housing stock that could cater to single individuals or small families that are looking for places to live. There is a housing deficient in the community, and the petitioners could help reduce the deficient. He looked forward to seeing how the PC and the Council could have the conversation as to how to increase single-family housing stock.

****Maritano moved to approve PUD-19-17 with the four conditions provided by staff. Kappas seconded. The motion passed with a 7:0 vote.**

Meeting adjourned.