CITY OF BLOOMINGTON

PLAN COMMISSION

April 17, 2017 @ 5:30 p.m.
COUNCIL CHAMBERS #115
CITY HALL

CITY OF BLOOMINGTON
PLAN COMMISSION
April 17, 2017 @ 5:30 p.m. ❖ **City Council Chambers - Room #115**

ROLL CALL

MINUTES TO BE APPROVED: None at this time.

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

- RS-13-17—Resolution appointing Terri Porter Director of Planning and Transportation
- **Special meetings for Comprehensive Master Plan (CMP)**
  - 4/20/17 – City of Bloomington Utilities – Board Room, 5:30 PM
  - 4/24/17 – Council Chambers – City Hall, 5:30 PM
  - 4/25/17 – Council Chambers – City Hall, 6:00 PM
  - 5/1/17 – Nat U Hill Meeting Room (3rd Floor) – Monroe Co. Courthouse, 5:30 PM
  - 5/4/17 **(ADOPTION HEARING)** – Nat U Hill Meeting Room (3rd Floor) – Monroe Co. Courthouse, 5:30 PM
  - 5/8/17 (Regular Plan Commission Meeting) - Council Chambers – City Hall, 5:30 PM
    ****Only if needed for continued adoption discussion.**

PETITIONS CONTINUED TO: 5/8/17

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

PUD-08-17 **Mecca Companies (Kyle Bach)**
1100 N. Crescent Dr.
Rezone 8 acres from Residential Single-family (RS) to Planned Unit Development (PUD) and to approve a PUD District Ordinance. Also requested is preliminary plan approval to allow a new affordable housing multi-family apartment complex.
Case Manager: Eric Greulich

PETITIONS:

MP-12-17 **City of Bloomington**
2040 Comprehensive Master Plan
Case Manager: Scott Robinson

SP/UV-05-17 **Lewis Development Company (2nd Hearing)**
200 S. Washington St., 114 E. 4th St., 121 E. 3rd St.
Site plan approval for two, 4-story mixed-use buildings and use variance recommendation for the use “drive through” in the Commercial Downtown (CD) zoning district.
Case Manager: Jackie Scanlan

SP/UV-41-16 **Naples, LLC (Doug Duncan)**
1610 N. Kinser Pike
Site plan approval for a 3-story, 39-unit multifamily building. Also requested is a use variance to allow first floor residential use.
Case Manager: Amelia Lewis

ZO-09-17 **City of Bloomington**
UDO Amendment (Accessory Dwelling Units)
Amendments to the City's Unified Development Ordinance to permit limited numbers of Accessory Dwelling Units (ADUs) within single-family zoning districts.
Case Manager: James Roach

ZO-11-17 **City of Bloomington**
UDO Amendment (Pocket Neighborhoods)
Amendments to the City's Unified Development Ordinance to permit Pocket Neighborhoods as conditional uses within the Residential Core (RC) and Single-family Residential (RS) zoning districts.
Case Manager: James Roach

CITY OF BLOOMINGTON
PLAN COMMISSION
RS-13-17

WHEREAS, the Common Council of the City of Bloomington, Indiana, has established a Planning & Transportation Department under Bloomington Municipal Code § 2.14.000; and,

WHEREAS, on March 27, 2017, Mayor John Hamilton appointed Terri Porter as Director of the Planning & Transportation Department of the City of Bloomington, Indiana; and,

WHEREAS, Indiana Code § 36-4-9-2(a)(4) states that appointment of the head of the Planning & Transportation Department is subject to the approval of the City's Plan Commission; and,

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY OF BLOOMINGTON PLAN COMMISSION, MONROE COUNTY, INDIANA, THAT:

1. The City of Bloomington Plan Commission hereby confirms Mayor John Hamilton's appointment of Terri Porter as Director of the Planning & Transportation Department of the City of Bloomington, Indiana.

2. This Resolution shall be effective upon its adoption.

PASSED AND ADOPTED by the City of Bloomington Plan Commission, Monroe County, Indiana, upon this 17th day of April, 2017.

_____

Joe Hoffman, President
Bloomington Plan Commission

BLOOMINGTON PLAN COMMISSION **CASE #: MP-12-17**
STAFF REPORT **DATE: April 17, 2017**

PETITIONER: City of Bloomington

REQUEST: The City is requesting approval of a new Comprehensive Plan for the City of Bloomington. The proposed Comprehensive Plan would replace the Growth Policies Plan that was adopted in 2002. A series of five additional special hearings on the proposed Comprehensive Plan have been scheduled, with the final adoption vote to occur on May 4th, 2017. A copy of the plan, along with pertinent information, is posted on the Comprehensive Plan website: https://bloomington.in.gov/cmp.

BACKGROUND: The update of the 2002 Growth Policies Plan (GPP) was initiated in May 2011 with a Plan Commission workshop. The purpose of the workshop was to provide direction to staff on the process to update the plan. A similar workshop was held with City Council members in June 2011. The consensus from these workshops was to begin with a visioning process, coined ImagineBloomington, to develop a vision for the year 2040. Once a vision was established, development of a new comprehensive plan would follow.

A steering committee was established to further guide staff through public outreach efforts, vetting of input received, and direction on the overall scope of the plan. ImagineBloomington included neighborhood workshops, on-line forums and surveys, town hall meetings, and the use of social media to garner public interest and input. The result of this effort was the creation of a Vision Statement. The Common Council adopted the Vision Statement (Resolution #13-01) in January 2013.

ImagineBloomington continued, using the adopted Vision Statement as a framework to develop community goals. By the end of 2013 staff had collected enough information from the community and direction from the Steering Committee to begin drafting a new comprehensive plan. RATIO Architects was retained in March of 2016 to compile and review information collected by staff and to produce a draft document for public review, which was conducted throughout the remainder of 2016. Staff presented to numerous Boards and Commissions as well as other interested groups to again garner public interest and to receive feedback on the draft Plan. A detailed list of feedback received is posted on the website listed above.

In addition to considering this additional feedback, staff also held a series of Plan Commission Work Sessions from November 2016 through February 2017. Plan Commission members worked through the draft Plan chapter by chapter to provide final guidance to staff. This process shaped the final draft Comprehensive Plan that is now being presented for consideration.

This staff report does not include a summary of the April 2017 draft. Staff will provide a more detailed presentation of the Plan at the April 20th meeting. Plan Commissioners and the public are encouraged to review the draft and submit proposed amendments by the April 20th deadline. Staff will compile a list of minor edits for spelling errors or other minor corrections as a staff level amendment.

REVIEW & ADOPTION PROCESS: The schedule of Plan Commission adoption hearings for the proposed Comprehensive Plan is detailed below. Proposals for amendments to the draft Plan will be considered by the Plan Commission. Anyone may propose and submit an amendment. A form is included on the website and must be submitted by Friday, April 21st by 4:00 PM to the Planning and Transportation Department. This will allow time to organize and prepare amendment proposals for the Plan Commissioners to review and choose to bring forward for consideration prior to the April 24th hearing. All proposed amendments will be posted on-line and an agenda listing which amendments are being considered will also be posted prior to subsequent meetings. The May 4th meeting will consider final adoption of the plan, as amended at previous hearings. No further changes will be considered at this meeting.

- **Monday, April 17** (5:30 PM, Council Chambers, City Hall) - Introduction of the plan review process (not a full hearing or presentation - no public comment taken at this meeting)
- **Thursday, April 20** (5:30 PM, Utilities Board Room, 600 E. Miller Dr.) - Full presentation of the Draft Plan, including opportunity for Plan Commissioners and the public to ask questions of staff
- **Monday, April 24** (5:30 PM, Council Chambers, City Hall) - Plan Commission consideration of (and action on) proposed amendments to the Draft Plan, including opportunity for the public to comment on proposed amendments
- **Tuesday, April 25** (6:00 PM, Council Chambers, City Hall) - Plan Commission consideration of (and action on) proposed amendments to the Draft Plan, including opportunity for the public to comment on proposed amendments
- **Monday, May 1** (5:30 PM, Nat U Hill Room, County Courthouse) - Plan Commission consideration of (and action on) any further changes to the Draft Plan, including opportunity for the public to suggest/comment on any final changes
- **Thursday, May 4** (5:30 PM, Nat U Hill Room, County Courthouse) - Plan Commission adoption of the Draft Plan, as amended at previous hearings - no further changes will be considered at this hearing, only an up or down vote on the Draft Plan as a whole, including opportunity for public to comment on adoption of the Draft Plan as amended

RECOMMENDATION: Staff recommends a thorough vetting of the proposed Comprehensive Plan and its eventual adoption (as amended) on May 4, 2017. If adopted by the Plan Commission, the Comprehensive Plan will subsequently be considered by the Common Council, on a schedule to be determined later.

BLOOMINGTON PLAN COMMISSION **CASE #: SP/UV-05-17**
STAFF REPORT **DATE: April 17, 2017**
Location: 200 S. Washington Street
114 E. 4th Street
121 E. 3rd Street

PETITIONER: Lewis Development Company
601 N. College Suite 1A, Bloomington

CONSULTANTS: Studio 3 Design Inc.
8604 Allisonville Road, Indianapolis

Smith Brehob and Associates, Inc.
453 S. Clarizz Boulevard, Bloomington

REQUEST: The petitioner is requesting site plan approval for two four-story mixed use buildings. The petitioner is requesting a use variance approval to allow a 'drive-through' use within a Commercial Downtown (CD) zoning district. The use variance request requires Plan Commission review of compliance with the Growth Policies Plan.

BACKGROUND:

Area:	0.8 acres
Current Zoning:	CD – Downtown Core Overlay
GPP Designation:	Downtown
Existing Land Use:	Bank/Credit Union / Surface Parking
Proposed Land Use:	Bank/Credit Union / Commercial / Dwelling, Multi-Family
Surrounding Uses:	North – Parking Lot
	West – Commercial / Office / Parking Lot
	East – Parking Lot
	South – Commercial /Dwelling, Multi-Family

CHANGES SINCE MARCH: The petition was heard at the March 2017 Plan Commission hearing, and the petitioner has made numerous changes to the site plan since that time. Items that deviated from UDO requirements or about which staff had questions were addressed and include: non-residential uses on the first floor; height; bicycle parking location; secondary architectural materials; and building façade modulation. The petition now meets all of these standards.

The only Downtown Core Overlay design requirement that is not met is the Building Height Step Back requirement.

A design standards variance is required for the vehicular access to Building One on 3rd Street. A use variance is still required for the drive-through to remain.

REPORT: The property is located on the west side of Washington Street between 3rd and 4th Streets and is zoned Commercial Downtown (CD), in the Downtown Core Overlay. The property is bisected by an alley that runs east/west in the middle of the petition site. Surrounding land uses include an office building with parking lot and Firestone Tire to the west, parking lots to the north and east, and a mixed-use building across 3rd Street to the

south. The Downtown Transit Center and First United Methodist Church are also in the immediate area. The property currently contains a Fifth/Third Bank branch with a drive-through on the northern lots and a parking lot on the southern lots. The adjacent property to the west, which faces Walnut Street, contains a contributing surveyed historic structure.

The petitioner proposes to develop this property by building a new building on the southern lots, and maintaining the existing bank building and adding to it on the northern lots. Building One, which is located on the southern lots and is at the corner of Washington and 3rd Streets, contains roughly 4,900 square feet on the first floor for commercial space. The first floor also contains 19 parking spaces that are accessed from 3rd Street. Lobby space for the commercial and residential uses, an ATM, a trash and recycling room, and a bike room are also located on the first floor. The second through fourth floors contain 36 studio units, 3 one-bedroom units, 4 three-bedroom units, 3 four-bedroom units, and 2 five-bedroom units for a total of 48 units and 73 beds. The second floor also contains an interior courtyard that is open above. The basement level contains 28 parking spaces that are accessed from Washington Street.

Building Two, which is located on the northern lots, is at the southwest corner of 4th and Washington Streets. It will maintain the existing bank building and an addition will be added to the top of the building and to the west of the building. The proposal contains 11 parking spaces and the bank drive-through, along with the Fifth/Third branch, an exercise room, and two entryways on the first floor. The parking and drive-through area is accessed from an entrance on 4th Street and exits to the alley that bisects this project. The second through fourth floors contain 2 studio units, 1 two-bedroom unit, 4 three-bedroom units, 3 four-bedroom units, and 6 four-bedroom townhomes for a total of 16 units and 52 beds. The second floor also contains an interior courtyard that is open above.

The Unified Development Ordinance does not allow the use ‘drive-through’ in the CD district. The petitioner is requesting to incorporate the existing drive-through into the proposed design. The petitioners must receive a use variance from the Board of Zoning Appeals (BZA) for the drive-through.

The alley between the buildings will remain open and will be a minimum of 16 feet wide, opening to 20 feet on the west end.

Plan Commission Site Plan Review: One aspect of this project requires that the petition be reviewed by the Plan Commission, per BMC 20.03.090. This aspect is as follows:

The Plan Commission shall review:

- Any proposal that does not comply with all of the Standards of *Section 20.03.120: Downtown Core Overlay; Development Standards* and *Section 20.03.130: Downtown Core Overlay; Architectural Standards*.
    - The proposal does not comply with 20.03.130(c)(3).

SITE PLAN ISSUES:

Residential Density: The maximum residential density in the Downtown Core Overlay is 60 units per acre. The petition site is .8 acres. The petitioner is proposing a density of 48.76 units per acre, meeting the density requirements.

Building One: Dwelling Unit Equivalent Breakdown

Type of Unit	Number of Units	Number of Beds	DUEs
Studio	36	36	7.2
1-bedroom	3	3	0.75
3-bedroom	4	12	4
4-bedroom	3	12	4.5
5-bedroom	2	10	4
	48 Units	73 Bedrooms	20.45 DUEs

Building Two: Dwelling Unit Equivalent Breakdown

Type of Unit	Number of Units	Number of Beds	DUEs
Studio	2	2	0.4
2-bedroom	1	2	0.66
3-bedroom	4	12	4
4-bedroom	3	12	4.5
4-bedroom townhouse	6	24	9
	16 Units	52 Bedrooms	18.56 DUEs

Non-Residential Uses on the First Floor: The petitioner has adjusted the use of the first floor space and has allotted at least 50% to non-residential uses in both buildings. Building One contains 7,022 square feet that contains retail space and space to serve both the commercial and residential units above including a bike room and a trash and recycle room. Building Two contains 10,319 square feet dedicated to the bank, drive-through for the bank, a work-out facility, and a shared lobby. The proposal meets the requirement.

Height: The maximum height in the DCO is 50 feet. The petitioner has altered the design to meet the height requirement for both buildings. This was done through altering the construction design, removing the architectural feature at the corner of 3rd and Washington Streets, decreasing floor heights, removing proposed grade work, and removing the fourth floor from a portion of Building Two. The proposal meets the height requirement.

Parking and Surrounding Roads: The DCO does not require parking spaces for residential developments south of 4th Street, and does not require parking for non-residential uses. The petitioner is proposing a total of 68 parking spaces: 11 spaces in the northern building adjacent to the bank; 19 spaces on the first floor of the southern building; and 28 spaces in the basement of the southern building. In addition, there will be 10 street parking spaces adjacent to the development. The parking spaces on Washington Street will be rebuilt but will remain parallel spaces. The proposal meets parking requirements.

Access: There are two vehicular accesses to the parking spaces in Building One because the basement and first floor parking are not internally connected. Access to the first floor parking is located on 3rd Street, and access to the basement parking is located on Washington Street. Per 20.05.035(g), nonresidential uses on corner lots will derive

access from the street assigned the lower classification in the Thoroughfare Plan. Washington Street is a lower classified road than 3rd Street. The 3rd Street entrance does not comply. As a result, the petitioner has requested a development standards variance from 20.05.035(g). The petitioners propose to install a median on 3rd Street, which will make the 3rd Street vehicular entrance into the building right-in/right-out only. Washington Street is one-way south which could pose vehicular access issues for a business with frontage on 3rd Street.

Vehicular access to Building Two is located on 4th Street with an exit onto the east/west alley that bisects this project. Those using the bank drive-through, which would now be located inside of Building Two, would use this route, as well. Pedestrian access to the buildings is provided on all three street frontages.

Bicycle Parking: 25 bicycle parking spaces are required. The petitioner has amended the site plan to include all of the required locations, including short-term parking on the streets and long-term parking in each building, and is providing a total of 36 bicycle parking spaces. The proposal meets bicycle parking requirements.

Architecture/Materials: The two buildings are designed to visually read as three separate buildings. Building One's primary material is brick veneer in two colors. There are areas of fiber cement panel planned at the southeast corner, on the western façade, and in the recessed balcony areas. The building also utilizes cast stone banding to accent the material separations, and metal accents to highlight the corner. There will also be a green wall feature on Building One.

Building Two will reuse the existing bank building and add a third floor, as well as a four-story addition to the west. The western part of this building will appear as a separate building. This new addition and the bank portion of the building will be connected by a two-story addition. The entirely new western part of Building Two uses brick as a primary material with a cast stone masonry base on the first floor. Metal paneling and rough cast stone banding are shown as accents.

The proposal meets the material and window requirements.

Streetscape: Street trees and pedestrian-scaled lighting are required along 3rd, 4th, and Washington Streets. The petition meets these requirements.

Impervious Surface Coverage: The Downtown Core Overlay allows for 100% impervious surface coverage.

Pedestrian Facilities/Alternative Transportation: Sidewalk exists along 3rd, 4th, and Washington Streets. The petition will meet UDO requirements to maintain or enhance those facilities with street trees and lighting. The sidewalks along 4th Street will be about 12 feet wide. The sidewalks on Washington Street will vary from about 8 feet wide to near 20 feet wide. The sidewalk along 3rd Street will be about 9 feet wide. More sidewalk space is included at the corners on Washington Street. There is one driveway cut on each street.

No additional Bloomington Transit facilities are required with the development, and the Downtown Transit Center is almost immediately adjacent to the development site.

Building Façade Modulation: BMC 20.03.130(c)(1)(A) requires a maximum façade width for each module of 65 feet for those sides of the buildings with street frontage. This regulation only applies to new buildings and additions. The petition has been altered to meet this requirement.

Building Height Step Down: BMC 20.03.130(c)(2) requires that buildings located to the side of a surveyed historic structure not be more than one story taller, or 14 feet taller, than the surveyed structure. The high-roofed two-story building to the west of Building Two is listed as contributing in the City of Bloomington Survey of Historic Sites and Structures. That building faces Walnut Street. The UDO and the Downtown Vision and Infill Strategy Plan are concerned with the view from the right-of-way of new structures adjacent to historic structures, which is not the case here. However, Building Two does meet the step down requirement.

Building Height Step Back: BMC 20.03.130(c)(3) requires that building facades over 45 feet in height shall step back the horizontal façade/wall plane a minimum of 15 feet from the horizontal façade/wall plane below 45 feet in height above 45 feet in height. The current design does not meet this requirement, as both buildings exceed 45 feet in height and do not incorporate a step back. The Plan Commission is being asked to approve a site plan that does not meet all of the standards of 20.03.130, per the review procedure outlined in 20.03.100.

Void-to-Solid Percentage: The DCO sets a minimum first floor void-to-solid requirement of 60%, consisting of transparent glass or façade openings, for facades facing a street. Again, this standard only applies to the new building and addition to Building Two. Upper stories are required to have a minimum of 20% void area. The proposal meets these requirements.

USE VARIANCE: The petition site currently contains a drive-through in a surface parking lot. The proposed site plan would keep the drive-through in the same general location related to the bank, but because of the addition to the structure, the drive-through would now be inside of proposed Building Two. The general exclusion of drives-through as a permitted use in the CD district is not exclusive to banks, but includes all drives-through, such as fast food restaurants. Numerous banks are located in the Bloomington downtown business area and provide a distinct and essential service to the community. The existing building is designed to accommodate a drive-through, and incorporating that connection in the interior of the proposed building is a visual improvement for pedestrians in the area. The Plan Commission must make a recommendation to the Board of Zoning Appeals about whether or not the drive-through use proposal substantially interferes with the Growth Policies Plan.

The GPP states the following:

- New surface parking areas and drive-through uses should be limited, if not forbidden, within the Downtown area;
- The Downtown area should be targeted for increased residential density (100 units per acre) and for intensified usage of vacant and under-utilized buildings;
- Economic development, including retention and expansion of existing businesses, is and should be a major objective to pursue.

This particular bank drive-through is already located on the site and the proposal will conceal inside a building what is now in a surface parking lot. The proposal redevelops an under-utilized lot while preserving the existing building and the existing business. The current location of the drive-through is a peculiarity of this developed lot, and the proposal will improve its aesthetic effect while allowing the business to continue to function in its current capacity.

CRITERIA AND FINDINGS FOR SITE PLANS

20.09.120 (e)(9) The staff or plan commission, whichever is reviewing the site plan, shall make written findings concerning each decision to approve or disapprove a site plan.

(A) **Findings of Fact.** A site plan shall be approved by the staff or plan commission only upon making written findings that the site plan:

(i) Is consistent with the growth policies plan;

Findings:

- The site is in the Downtown area of the Growth Policies Plan (GPP).
- A mix of office, commercial, civic, high-density residential and cultural uses are recommended for the downtown. (GPP, 28)
- New surface parking areas and drive-through uses should be limited, if not forbidden, within the Downtown area. (GPP, 28) The petitioner proposes to leave an existing drive-through on site.
- According to the Downtown Vision and Infill Strategy Plan (DVISP): “Diverse housing options in downtown should be available in a range of product types ...” (p. 5-7)
- Multiple housing product types should be promoted in the downtown area, including high amenity and mid range market rate units, affordable units, artist “loft” housing, and senior housing. (DVISP, 5-7)
- Projects that combine housing product types are recommended. (DVISP, 5-7)
- In particular, there is a need for housing development that is not directly oriented toward the student market. (DVISP 5-9)

(ii) Satisfies the requirements of Chapter 20.02, Zoning Districts;

The UDO includes an intent for the CD district and guidance for the Plan Commission in 20.02.370. The following items address those intent and guidance statements.

Findings:

- The project does serve to protect and enhance the central business district by reusing an existing structure and respecting an adjacent historic structure.
- The project does provide high density development of mixed uses with storefront retail, professional office, and residential dwelling uses.

- It is at best unclear whether or not the project promotes a diversity of residential housing for all income groups and ages because future renters are unknown.
- The project does incorporate some pedestrian-oriented design through first-floor window design and massing and does accommodate alternative means of transportation by providing ample bicycle parking.
- The project does intensify the use of vacant and under-utilized properties, by developing the vacant southern lots and reusing the existing bank building on the northern lots.
- The project does provide commercial on the ground floor of both buildings with residential uses above.
- The project does not meet the use requirements because of the request for a drive-through. The petitioner has requested a use variance from the Board of Zoning Appeals.

(iii) Satisfies the requirements of Chapter 20.05, Development Standards;

Findings:

- The project meets all applicable development requirements of Chapter 5 except 20.05.035(g), Entrances and Drives. The petitioner has requested a development standards variance from the Board of Zoning Appeals.

(iv) Satisfies the requirements of Chapter 20.07, Design Standards; and

Findings:

- No subdivision is involved, so this is not applicable.

(v) Satisfies any other applicable provisions of the Unified Development Ordinance.

The UDO includes an intent for the DCO district and guidance for the Plan Commission in 20.03.100. The following items address those intent and guidance statements

Findings:

- The project is compatible in mass and scale with historic structures in the Downtown Core Character Area because it is under the maximum height allowance and is less than ten feet taller than the adjacent historic building.
- The project does draw upon the design traditions of historic commercial buildings by providing individual, detailed storefront modules that are visually interesting to pedestrians through the use of large windows, pedestrian entrances, and building modulation.
- The project is infill and redevelopment using densities and heights that are higher in comparison to other Character Areas within the Downtown**.**

Per 20.03.100, the Plan Commission shall approve a site plan that meets all of the standards of 20.03.120, 20.03.130, and 20.09.120. This petition does not meet all of the standards. The Plan Commission ***may*** (emphasis added) approve any project that does not comply with all the standards of *Section 20.03.120; Downtown Core Overlay; Development Standards* and *Section 20.03.130: Downtown Core Overlay; Architectural Standards* if the Commission finds that the project:

Complies with all review standards of *Section 20.09.120: Site Plan Review*, and

Findings:

- The proposal complies with all review standards of Section 20.09.120

Satisfies the design guidelines set forth in *Section 20.03.140: Downtown Core Overlay; Design Guidelines*.

Findings:

- The proposal satisfies the Guidelines concerning Site Plan, Architectural Character, Exterior Building Materials, Upper Story Windows, Entries, Pedestrian Interest, Mechanical Equipment and Service Utilities, and Lighting.
- The proposal satisfies Guidelines 3.5, 3.6, 3.7, 3.8, and 3.9. The new construction maintains the alignment of horizontal elements with the remaining bank building, which is the only immediately adjacent point of reference. Floor-to-ceiling heights of the new construction appear to be similar to those seen traditionally. Façade modulation is shown in the building 'separation' on 4th Street, and through the use of inset areas along Washington and 3rd Streets. The building meets the step down requirement for the adjacent historic structure, and the building remains within the recommended building scale of two to four stories in height.
- The proposal does not completely satisfy Guideline 3.24, because while the parking structures are designed to largely appear as part of a traditional building, the Guideline suggests that vehicular access ramps should be located to the rear of buildings, preferably on alleys. The proposal has a vehicular access on each street frontage.
- The proposal does not completely satisfy Guideline 3.25 because while the parking structures are designed to largely appear as part of a traditional building, they do have curb cuts on each street frontage.

The Plan Commission is encouraged to consider building designs which may deviate in character from the architectural standards of this section but add innovation and unique design to the building environment of this overlay area.

Findings:

- The proposal does not add substantial innovation or unique design to the downtown.

The Plan Commission is encouraged to consider the degree to which the site plan incorporates sustainable development design features such as vegetated roofs, energy efficiency, and resource conservation measures.

Findings:

- The proposal does not utilize substantial sustainable development design features.

CONCLUSION: This petition meets all DCO Development Standards except Height Step Back over 45 feet. It also includes various positive aspects related to larger City goals including preserving an existing structure, compact urban form, the addition of housing stock of various sizes, and additional commercial space in the downtown. It does not, however, adequately address other goals, such as innovative and unique building design and significant sustainable development design. It also does not further goals of the Downtown Plan concerning broadening the mix of housing types downtown. Based on this, as well as non-compliance with the Step Back Standard, the Planning and Transportation Department recommends denial of the site plan. Based on the existing nature of the bank and drive-through and the design which incorporates the drive-through in the building, the Planning and Transportation Department recommends forwarding a positive recommendation to the Board of Zoning Appeals for the Use Variance.

RECOMMENDATION: The Planning and Transportation Department recommends that the Plan Commission deny the site plan based on the written findings.

The Planning and Transportation Department recommends that the Plan Commission forward a positive recommendation to the Board of Zoning Appeals on the use variance to permit a drive-through in the CD district.

MEMORANDUM

Date: March 1, 2017

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: SP/UV-05-17, Cityside
Lewis Development
200 S. Washington St., 114 E. 4th St., 121 E. 3rd St.

The purpose of this memo is to convey the environmental concerns and recommendations of the Environmental Commission (EC) with the hope that action will be taken to enhance the environmental integrity of this proposed plan. The EC has no objections to a drive through Use Variance at this site.

ISSUES OF SOUND ENVIRONMENTAL DESIGN

1.) GREEN BUILDING
The EC is pleased that the Petitioner has committed to some minor green building practices such as providing space for recyclable materials, extra bicycle parking, and reflective roof membrane. However, most of the practices that are listed in the Petitioner's Statement are common in the building industry and not innovative in terms of green building. Specifically, cement siding/panels, concrete blocks, and cast concrete are not environmentally "green" at all. Concrete has a large environmental footprint and should not be listed among green practices. Windows with low-E glazing and Energy Star appliances fall into this "greenwashing" category as well, given they are common practice.

Some project-specific green building practices for mitigating the effects of dwindling resources, and water and air pollution include the following.

Façade materials The existing bank building (building number 2) incorporates limestone in its facade. Limestone is not only beautiful, but is locally quarried, sawn, and transported, which supports our local economic vitality and our sense of place. The addition of buildings number 1 and 3 should also use local limestone rather than concrete simulated to vaguely look like limestone, because "architectural cast stone", which is concrete, carries a large environmental footprint.

Electric vehicle charging stations The parking areas for the residential units should have some

electric vehicle charging stations.

Solar energy generation Install solar photovoltaic cells to reduce the use of greenhouse-gas emitting pollutants. Solar power is now competitive with coal, especially considering the full-cost accounting price.

Reduce Heat Island Effect The roof material should have a minimum initial Solar Reflective Index (SRI) of 0.65, and an aged index of 0.55. (*SRI* is a value that incorporates both solar reflectance and emittance in a single value to represent a material's temperature in the sun. SRI quantifies how hot a surface would get relative to standard black and standard white surfaces. It is calculated using equations based on previously measured values of solar reflectance and emittance as laid out in the American Society for Testing and Materials Standard E 1980. It is expressed as a fraction (0.0 to 1.0) or percentage (0% to 100%)). If a roof membrane is used, it should be overlaid with a reflective coating or covered with a white, granulated cap sheet.

Green building and environmental stewardship are of utmost importance to the people of Bloomington and sustainable features are consistent with the spirit of the Unified Development Ordinance (UDO). Additionally, they are supported by Bloomington's overall commitment to sustainability and its green building initiative (http://Bloomington.in.gov/greenbuild). Sustainable building practices are explicitly called for by the Mayors' Climate Protection Agreement signed by former Mayor Kruzan; by City Council Resolution 06-05 supporting the Kyoto Protocol and reduction of our community's greenhouse gas emissions; by City Council Resolution 06-07, which recognizes and calls for planning for peak oil; and by a report from the Bloomington Peak Oil Task Force, *Redefining Prosperity: Energy Descent and Community Resilience Report*.

2.) LANDSCAPE PLAN
The EC realizes that this site is allowed to be covered with 100% impervious materials. However, the UDO 20.05.055 Landscaping Standards; Commercial Downtown states that any area of a site not covered by a structure, parking lot, or required buffer yard shall planted with trees and shrubs. The Petitioner has not yet submitted a landscape plan for the vegetated areas that they are generously providing. The EC believes that a landscape plan should be submitted to ensure acceptable plants are being installed.

EC RECOMMENDATIONS

1.) The Petitioner should apply green building and site design practices, including using local products, to create a high performance, low-carbon footprint structure.

2.) The Petitioner shall submit a landscape plan for review.

SPUV-05-17
Petitioner's Statement

STUDIO THREE DESIGN

April 3rd, 2017

City of Bloomington Planning Department
P.O. Box 100
Bloomington, IN 47402

Attn: Mrs. Jackie Scanlan

RE: Cityside

PETITIONERS STATEMENT

Dear Mrs. Scanlan,

Studio 3 Design is pleased to submit the attached apartment development, "Cityside", for Plan Commission consideration. The following document outlines the project scope and addresses comments received to date regarding the project. Please take time to review and contact us with any questions that you may have.

Project Location

The project is located along Washington St. between 3rd St. and 4th St. in the Downtown Core Overlay. The site currently houses the existing Fifth Third retail bank branch on the north half and a surface parking lot on the south half. A majority of the existing bank building will be preserved and added on to on the north property. The surrounding land use includes a commercial office building and auto care business to the West, the Bloomington Transit Center and apartment/office buildings to the South, a surface parking lot to the East, and surface parking and retail to the North.

Project scope:

The project consist of 3 buildings. Two on the north Lot and 1 on the south lot.
Building designation for the purpose of this filing will be noted as follows:

Building 1 Located on the South lot with frontage on both 3rd street and Washington Street.
Basement level will be a parking garage for public and residents
Street Level will be a Retail box and retail parking
Levels 2, 3 and 4 will be apartments.

Building 2 Existing bank building. Located at NE corner of the north lot,
Building 2 fronts Washington St and 4th street.
Level 1 will remain 5th third bank with zone on the south end for a work out facility.
Level 2 will be converted to apartments
A new level 3 will be constructed over the existing building.

Building 3 Located on the NW corner of the north lot.
Building 3 fronts 4th street and will connect to the existing building at level 2.
Street level will be a garage containing parking for bank customers and a drive thru with a teller line and an ATM line.
Levels 2, 3 and 4 will be a row of 6 three story townhomes and 2 studio units all accessed from level 2.

Non-Residential space

Non-residential space is required in the Downtown Core Overlay district for 50% of the ground floor footprint. At the North parcel, Building 2 (existing bank building) will re-use the first floor of the building for 5th third bank and a work-out facility. Building 3 (connected to building 2) contains the Bank parking and bank drive thru. Building 1 will contain a commercial space at the corner and parking for the commercial tenant.

North parcel: **Buildings 2 and 3** – Total footprint: 15,794 gsf**.** Dedicated **Non-residential 10,319 gsf, (65%)** includes area dedicated to bank drive thru function.

South Parcel: Building 1 Total footprint: 14,014 gsf. Dedicated **Non-residential 7,022 gsf (50%)**.

Apartment Types (Total Project)	Count	Beds
Studio	38 Units	38 Beds
1 Bedroom Flat	3 Units	3 Beds
2 Bedroom Flat	1 Unit	2 Beds
3 Bedroom Flat	8 Units	24 Beds
4 Bedroom Flat	6 Units	24 Beds
4 Bedroom Townhouse	6 Units	24 Beds
5 Bedroom Flat	2 Units	10 Beds
	64 Units	**125 Beds**

Property density:

North Property
Site: 132' x 132' = **.4 acres**
60 apartments/ acre = **24 DUE's allowed**

Studio units	.20 DUE x 2=	.40 DUE's
2 Bedroom Flat	.66 DUE x 1 =	.66 DUE's
3 Bedroom Flat	1.0 DUE x 4 =	4.00 DUE's
4 Bedroom Flat	1.5 DUE x 3 =	4.50 DUE's
4 Bedroom Townhouse	1.5 DUE x 6 =	9,00 DUE's

18.56 DUEs provided (24 DUE's allowed)

South Property
Site: 132' x 132' = **.4 acres**
60 apartments/ acre = **24 DUE's allowed**

Studio	.20 DUE x 36 =	7.20 DUEs
1 Bedroom Flat	.25 DUE x 3 =	.75 DUEs
3 Bedroom Flat	1.0 DUE x 4 =	4.00 DUEs
4 Bedroom Flat	1.5 DUE x 3 =	4.50 DUEs
5 Bedroom Flat	2.0 DUE x 2 =	4.00 DUEs

20.45 DUEs provided (24 DUE's allowed)

Parking Counts

The Downtown Core Overlay does **not require any parking** for non-residential space or for residential developments south of 4th street. Parking will be provided in both buildings. In addition, street parking is being proposed on both 4th Street and Washington Street.

North Building	
Required parking for Retail/Residential	0 spaces
Level 1 Garage	11 spaces
South Building	
Required parking for Retail/Residential	0 spaces
Sub-grade Garage	28 spaces
Level 1 Garage	19 spaces
Total Enclosed Spaces	**58 spaces provided, zero spaces required**
Street parking	
4th Street	3 spaces (parallel parking)
Washington Street	7 spaces (parallel parking)
Total Street parking	**10 spaces**
Total Available parking	**68 spaces**

Build to Line

Per the requirements in the Downtown Core Overlay, the buildings area all built to the "build-to" line on all required street frontages.

Building Height

The Site has approximately 11' of fall from high to low between 4th street and 3rd street. The City UDO measures buildings from the lowest point on grade to highest point on building. As a result, the allowable building height of 50' is adversely impacted by the change in grade on the site. Additionally, the owner's choice to reuse the existing bank building is impacted by the existing high floor to floor volume of the bank building. As such we have elected to not include a 4th floor on the existing bank building in order to maintain a building height under 50'.

Building 1 measures **50'-0"** above the lowest point of grade on site, which meets the UDO height requirement. We lowered the floor to floor heights, removed the corner tower and modified our structural system to bring the overall height of building 1 to under 50'

Building 2 Due to re-use of the existing building on the north property the tallest portion of Building 2 measures **48'-3"** above the lowest grade level on site. The 4th floor addition was removed to bring this building down to under 50' in height

Building 3 measures **48'-10"** at its greatest low to high height. We lowered floor to floor as well as modified our structural system to bring this building in under 50' in height.

Building 2 and 3 – if viewed as a single structure for purposes of height measures **49'-8" ft** from the lowest point on site to the highest point on building. Maintaining the overall building at under the 50' requirement. This was achieved by no longer revising all the grades to create back in angled parking. We have elected to maintain the existing set up of parallel parking and a bike lane on the street.

Parking Garage

An underground parking garage is located beneath Building 1 on the south lot only, accessed via ramp off of Washington Street. Level 1 parking garage spaces in the south building are accessed off of 3rd Street. Level 1 parking garage spaces in the North building are accessed via 4th Street as well as the alley between the buildings.

The 3rd street parking garage will be a right-in and right out only garage entrance providing for better traffic flow out onto 3rd street with no one trying to make a left turn. The Development standards suggest that when there is a building at a corner lot, that drives should access the building from a secondary street. In our case, Washington is considered secondary to 3rd street. As such, we will be requesting a development standards variance to have a right-in, right-out entrance from our commercial garage. The parking off of 3rd street is provided for the retail tenant at the corner of 3rd and Washington. Hiding the parking off of a back alley will only serve to harm the viability of the business.

Building Entrances

Building entrances are provided on all primary streets- 3rd street, 4th street and Washington Street.

Building 1 provides 3 entrance points to the building. The primary resident entrance is located near the northeast corner of the building on Washington Street, and provides access to the elevator lobby. The main commercial space entrance is located mid-site on the east façade off of Washington Street. A secondary entrance that can serve both the retail and the residential space is provided on the south façade (3rd street) at the stair tower location.

Building 2, Existing building, provides a primary entrance for the bank and the residential off of Washington Street and a secondary entrance for both uses at the south end of the building off of the alley.

Building 3, connected to building 2, provides a primary pedestrian entrance off of 4th street into the public parking garage,

Vehicular entrances are provided to public parking off of 3rd street into building 3, and off of 4th street into building 1. Residential parking is provided in the sub-grade parking garage under

building 1 and accessed off of Washington Street. Parking also has access opportunity from the central east-west alley.

Streetscape

Street trees and pedestrian scale street lighting are provided in a regular rhythm along 3rd Street, Washington Street and 4th Street. All trees and lighting meet the requirements of the UDO, with trees being planted in 5' x 5' ornamental tree grates. The wide right of way on 3rd, 4th and Washington streets allow for sidewalks, lighting, trees and in many areas additional green space along the street front.

Void to Solid Percentages

The UDO asks for a building in this overlay district to have a 60% void to solid ratio on the ground floor and 20% void to solid ratio on the upper floors. The existing building is exempt from this requirement, but the new portions of the building are as follows:

Building 1:
South façade – Level 1 64.7%
South façade - Upper floors 28.0%

East façade – Level 1 64.7%
East façade – Upper floors 31.3%

Building 2: (existing)
East façade – Level 1 NA (exempt)
East façade – upper levels 51.2%

North façade – Level 1 NA (exempt)
North façade – upper levels 42.4%

Building 3:
North façade – Level 1 65.8%
North façade - upper levels 41.4%

Window detailing

Upper story windows have been ganged together where possible to obtain the best natural lighting possible for the interior of apartment living spaces. The issue of providing the UDO requested proportions of the windows has been addressed through the incorporation of a vertical 6" mullion between each window unit allowing for the rectangular units to be grouped together to create the best possible natural interior lighting. Windows at the corner of 4th and Washington Streets are storefront units running from floor to ceiling. The windows – while large to create the exterior expression as well as great views and natural lighting for the corner apartments, still meet the intended proportions as described in the Downtown Core Overlay. Where possible, windows incorporate visually distinct sills and lintels in complementary materials.

Building Materials

The three structures have been detailed to provide the look and feel of three separate buildings along the street. Building 1 is fully separated from buildings 2 and 3. Buildings two and three, while connected, are detailed differently and are divided by a two story building element that is unique as well in color and architectural expression.

Architectural cast stone, two colors of brick and a fiber cement panel system form the majority of the palette for Building 1 (south building). A strong stone base will be provided around the perimeter of Level 1. Additionally, glass storefront windows wrap a majority of the ground floor level and carry to upper stories at the southeast corner. A strong roof element will cap off the corner and be trimmed out in metal fascia. Inset balcony areas will be primarily clad in fiber cement reveal panel with a steel guardrail system at the front. Fiber cement products and other secondary materials will be kept to a minimum of 20% on primary facades.

Building 2 (existing) will maintain existing materials such as limestone and glass, and build off of that with complementary materials on the new level 3. The building addition above the existing building will use a complementary color brick to continue the rhythm of vertical pilasters on the facade of the building with brick infill panels. A strong horizontal band will replace the old building cornice and provide a base for the transition to the new portions of the structure.

Building 3 will be a mix of cast stone and brick on primary facades and have a mix of brick and hardy siding on interior courtyard elevations. The 4 story elements of building 2 and 3 will be divided by a 2 story structure, slightly recessed and detailed in a different brick with metal panel canopies and copings to accent the façade. The courtyard elevations will be primarily cementious siding.

Building Façade modules

North building (building 2 & 3) provide the façade modulation along 4th street. A break in the façade between Building 2 and 3 is also provided, and breaks the 4th street elevation both in height and setback. Along Washington Street a façade module has been incorporated into the east façade of the building's 3rd floor addition to meet the requirements of the UDO.

The south building (building 1) provides the required step back at the residential entrance at the northeast corner of the site as well as at the main commercial space entrance on Washington Street and mid-block on the south façade. At each location the step back is carried up the full height of the building.

Building Step Back

The Downtown Core Overlay requires that any building over 45' step back at the 45' mark a minimum of 15' from the build-to line. The intent of this requirement was for structures exceeding 4 stories in height so that additional floors would be set back leaving the perceived street elevation at no more than 4 stories. The UDO allows a 50 ' structure in this district, setting the top 5 feet of the building back makes little sense in this development. A waiver will be pursued for a building step back.

Building Height Step Down

The property at 205 S. Walnut Street is identified on the City of Bloomington Survey of Historic Sites and Structures. Although this structure does not share any adjacent street frontage with Building 3, the properties back up to each other across the north south alley. As such, consideration has been taken with regard to overall building height. Building 3 on the North property is within 14'-0" in height of the existing building, meeting the requirement in the UDO. The existing buildings highest roof is +40 feet above grade
Building 3 is at 799.64 to parapet height. The historic building is at 790.25 to top of roof. Putting our building approximately **9' taller** than the historic structure and within the allowable 14' height variation.

Bike Storage/ Parking

A total of **25** bike parking spaces are **required** for the development as a whole. This includes (4) spaces provided for the non-residential space and 21 spaces provided for the 125 total bedrooms on site. ¼ of the required spaces will be provided as long term, class 1 spaces and ½ of the spaces will be provided as covered, short term class 2 spaces.

A total of **36** spaces have been **provided**. 10 in a secured bike room in building 1 and 8 in a secured bike room in building 3.
(4) Located on 4th street, (12) located along Washington street and (2) located along 3rd street
All of which exceed the required amounts by 11 bike spaces or **44% increase.**

Environmental Considerations

The developer is interested in providing a building that is sensitive to the concerns of today's built environment. As such, we are incorporating the following into the project:

- Recycling provided on site for all three buildings.
- Salvage and adaptive reuse of existing building.
- Living wall – planting system provided on building 3 roof terrace.
- "Green friendly" building materials – This includes both materials with recycled content as well as building materials that have been harvested and manufactured within a 500 mile radius. Primary building materials include cementitious siding/panels, brick, CMU blocks, cast concrete and wood.
  Interior building materials include carpeting, low VOC paints
- LED lighting package
- Energy efficient "Energy Star" appliances.
- High efficiency furnaces
- Energy efficient windows with low-E glazing
- White reflective roofing membrane for energy conservation and reduced heat island effect.
- Use of larger window openings for natural day lighting of interior spaces to cut down on the use of artificial lighting.
- Covered and secured bike parking beyond requirements (55% over requirement)
- Creation of walkable sidewalks- plantings, trees and lighting

Benefits to the Community

- Use of local labor for construction
- Job creation and retention with new retail and maintaining 5th 3rd bank on site.
- Tax dollars for the city

- Salvage and adaptive reuse of existing building
- Converting open parking lots into active street frontage.
- Adding population that will support downtown business.
- Burying utilities in North-South alley from 3rd Street to 4th Street– this will make the alleys more traversable.
- Repaving alleys surrounding property as part of utility relocate.
- Widening East- West alley between our properties to allow for two cars to pass.
- Adding streetscape along 3rd, 4th and Washington streets – lighting and landscaping.
- Reducing the drive-thru lane pull in off of 3rd street making sidewalk more pedestrian friendly.
- Concealing drive-thru under building- creating a nicer streetscape.

Encroachments:

The project will require the following encroachments with the city:

- Street trees and street lights along all 3 primary facades along 3rd Street, Washington Street and 4th Street.
- Grease interceptor at the southeast corner of the property – Due to the presence of a full underground parking garage, this is being proposed in the Washington Street right-of-way.
- Building entrance canopies along the proposed level 1 commercial space as well as all building entry points.

Trash Removal

A central trash room will be provided in building 1 on the north end, across from building 2 & 3 entrance. The trash room is sized to include multiple recycle bins and 2 dumpsters. Trash will be concealed behind a rolling garage door in a secured room made available to trash and recycle collection companies.

Water Service & Meter Pit

The project will connect to the water main along 3rd Street and 4th Street. A master meter will be installed in the City right-of-way at the northwest corner of the site and will house the necessary meter. A city standard riser room will be located adjacent to the service entrance on both buildings.

Sewer Service

Both buildings will connect to the city sewer mains along Washington Street. A new section of sanitary sewer will be provided from the alley dividing the properties south to the intersection of 3rd Street. All connections will be lateral connections with standard patching of the street as required.

Private Utilities

Duke Energy and a cable/phone/internet provider to be determined will provide for the service needs of the development. We anticipate 2 electrical transformers for the project, both located on the west side of the property near the alley that divides the building.

Anticipated Waivers

We will be asking for 1 waiver for the development:

1. A waiver is being requested to allow the building to **not** step back at 45 feet above grade. The buildings on site do not exceed the allowable height of 50'.
   The step back rule has historically been viewed by staff to apply to buildings that exceeded 4 stories as a means to maintain the visual appearance of a 4 story building along the street by stepping the 5th story back 15' from the main building facade.

Variances:

We have identified two variance's that will need to be approved by the BZA, and are requesting support from both planning staff and the planning commission.

1. A use variance is required to provide a drive-thru in the downtown area. We are replacing an existing drive-thru on site that is currently out in the open with one that will be fully enclosed under roof and screened from public view. We feel that this is an improvement on the current situation on site and allows a long term commercial tenant to remain on site as well as allowing the adaptive reuse of the current structure as part of maintaining the bank at this location.

2. A development Standards Variance to allow for a right-in, right out entry drive off of 3rd street into a public parking garage.
   Development standards suggest that when a site is at the corner of streets, drives should be located off of the secondary street – in this case, 3rd street is considered the primary street and Washington Street is considered the secondary street. As such, staff has noted that a development standard variance is required to allow an entrance for public parking to occur off of 3rd Street.
   It is important to note a few items when considering this entrance location:
   - A drive entrance off of 3rd street into the 5th third parking lot exist at this location today as well as a drive entrance off of Washington Street.
   - The entrance / exit will be changed from two way to a right-in, right out only entry/ exit.
   - The parking serves the corner retail space and removing it from view will only serve to harm the viability of the retailer at this location.
   - Parking entrances have been allowed around the Downtown on corner lots onto the primary street.

Respectfully submitted,

STUDIO 3 DESIGN, INC

Timothy W. Cover

SPUV-05-17
Petitioner's Statement

PETITIONER'S SUPPLEMENTAL STATEMENT

The 2002 Growth Policies Plan, adopted December 19, 2002, is a many faceted document. It attempts to distill numerous voices, desires and intents into a manageable, but broadly written plan. The Plan contains numerous cautionary statements with regard to use of the Plan. A few of these cautionary statements are:

> "We must understand that the Growth Policies Plan (GPP) is a broad policy document. It provides a unified vision for how we should address growth and development issues in the City of Bloomington. We must not confuse this plan with the Zoning Ordinance, which is our
> primary tool for implementing a comprehensive plan. To maintain the momentum of the GPP, it is crucial for this implementation to begin quickly." 2002 GPP forward, page vii

> "The Plan is not a regulatory tool. Clearly, the policies establish a firm public resolve through
> which regulatory tools and implementation standards can evolve. The plan expresses a clear intention of what the zoning ordinance shall be." 2002 GPP forward, Part I: Policy Essence, page ii

> "It is not the intent of the Plan to have one principle take precedence over the other. Each principle is critical and contributes to the strength of the entire policy document. When evaluating the comprehensive plan compliance of a particular proposal, decision-makers should recognize that determining project compliance will often not be a black and white issue. Decisionmakers must determine which principles and underlying policies are most relevant to a given proposal. In many cases, certain proposals will comply with some principles, be unrelated to others, or even appear to be in conflict with a particular principle. In this case, it is incumbent upon the Planning staff to provide a detailed analysis and recommendation concerning the applicability of each principle and its underlying policies." 2002 GPP forward, Part I: Policy Essence, p. iv

Bloomington has adopted a zoning ordinance. Within the zoning ordinance are details on site plan components and development standards. The zoning ordinance is the embodiment of the implementation of the policies of the GPP, including balancing of policies. Some policies are mutually exclusive. This is recognized in the caution that not one principal should take precedent over another. But, to the extent that review of the policies of the Growth Policies Plan is relevant to consideration of Petitioner's Site Plan, the Plan supports and embraces numerous policies and objectives set forth in the GPP. Not as an exhaustive list, Petitioner submits that the proposed site plan and the development of the redevelopment of the Fifth Third Bank property supports the following:

SPUV-05-17
Petitioner's Statement

Compact Urban Form:

1. Provide a compact land use development that provides efficient delivery of services, to effectively manage existing infrastructure resources and limit Urban sprawl.
2. Provide increased residential Density for near downtown and near campus areas.
3. Provide commercial development to existing commercially zoned property
4. Provide mixed use- multi-story construction and structured parking

Environmental integrity:

1. The Petition incorporates the exhibit bank building into its plan. Essentially, Petitioner is salvaging and adapting through re-use the existing structure, which reduces construction debris and quantum materials that otherwise would end up in a landfill.
2. Provide the planting of a range of native vegetation and planting of trees
3. Provide utility replacement underground.

Leverage Public capital:

1. No public improvements are required. The project utilizes existing streets and alleys. The project utilizes prior public investments through relocation and burying of utilities. The City alley that bisects the property is not only maintained but improved.
2. We are maintaining jobs and creating new jobs with new retail/commercial uses.
3. The project is located in close proximity to the transit station and by its location encourages use of public transportation.
4. Eliminate large surface level parking lot with a parking garage incorporated into the mixed use building.

Mitigate Traffic

1. Improves an existing access drive from Third Street to the property through redesign and creation of right-in / right out only traffic flow.
2. We are providing high density multifamily and commercial project within walking distance to transit route (bus station across the street).
3. We enhance bicycle and pedestrian transportation facilities
4. We provide pedestrian and bicycle facilities that provide safety and convenience – ie wider sidewalks, pedestrian crosswalks, bicycle lanes, and bicycle racks.
5. Provide pedestrian corridors with street trees, lights and bike racks
6. Provide a safe environment for pedestrians by modification of existing crosswalks through the provision of bump outs to reduce crossing distance

Conserve Community Character:

1. Adaptive reuse of an existing structure
2. Maintaining long standing business -5/3rd in the downtown.
3. Improve Downtown Vitality through development and redevelopment of underutilized parcels and buildings.
4. Maintain Bloomington's character through the rehabilitation of existing structures in the downtown.

SPUV-05-17
Petitioner's Statement

Sustain Economic and Cultural Vibrancy:

1. The project provides and maintains quality employment opportunities for citizens through both new commercial development as well as maintaining existing jobs through the adaptive reuse of the 5/3rd bank building.
2. The construction of the facility will benefit many local trades and suppliers
3. The development will provide taxes to the City to support programs targeted to help local population.
4. Adds to diversity of non-residential uses in the downtown area. Additional restaurants or other retail outlets may be developed in the first floor non-residential space. However, the location of the project and the adjacent streets and pedestrian traffic patterns make it more likely that professional offices or other limited service uses will be developed in the first floor spaces. This adds to maintaining a diverse mix of retail/commercial/office uses, which is important to the overall economy of downtown.

Advance Communication and Coordination

1. We maintain consistent and productive communication with staff throughout the design review process, including meetings, phone calls and attendance at all meetings from DRC thru Plan Commission.

The Site Plan promotes several general policies and statements of intent in the GPP:

Part 2; Geography of the policies:
Land use- "A mix of office, commercial, civic, high density residential and cultural land uses are recommended for the downtown. New residential, retail and office growth must be redirected to the downtown if Bloomington is to slow the sprawl at the cities edges."

The downtown should be targeted for increased residential density and for intensified usage of vacant and under-utilized buildings.

Multi-story parking garages should be constructed in lieu of surface parking.

Urban Services:
In new developments, utilities should be placed underground

Site Design:

1. The downtown must continue to be developed at a human scale. With pedestrian amenities such as trees, sidewalks and lighting.
2. In order for higher residential densities to be developed downtown, increased building heights should be encouraged beyond the courthouse square.

Downtown Vision and infill strategy:

Chapter 3 – Design Guidelines: The Udo was based off of this chapter.

We meet all guiding principles with the exception of step-back. – however, 3.9 (maintain the perceived scale of two to four stories in height) – specifically shows examples of tall buildings adjacent to low buildings without providing a step-back.

Downtown Core:
"Increased densities are most appropriate here because they will help reinforce the vitality of the established urban core.

"downtown core character are can accommodate taller structures and should be encouraged when they are designed to reflect the traditional scale of buildings at street level and are articulated into modules that are compatible with the traditional design context (two to four stories)

"goal is to establish a pedestrian friendly street edge with buildings up against the property line"

Goal for area: "integrate on site surface and structured parking opportunities with buildings and site elements

Bicycle and pedestrian Improvements:

"Streetscape furnishings such as _bike racks"

"increased sidewalk widths beyond 5' minimum for locations with higher pedestrian volume- (3rd street)

"Intersection configuration that include "bump-outs" to decrease pedestrian walking distances within the public right of way and increase pedestrian visibility.

Residential development Strategy:

Diverse housing options in the downtown should be available in a range of product types and prices, Including Market Rate…. (apartments provided are a range of studios' to 5 bed units with varying price points.

"high amenity. Market rate units (new and renovated) should be promoted in the downtown area"

"Adaptive reuse for housing should be promoted in the downtown"

"Construction of new housing units should be promoted in the Downtown –

Parking strategy:
1. Improve the efficiency of existing on-street and off-street parking inventory – we are improving both.

2. "ensure safe and well –lit pedestrian access to public parking – providing street and building lighting as well as safe- well-lit public parking in garages.

Commercial Development Strategy:

"Chapter 1 indicates that a growing population combined with a stable student population could support expanded retail opportunities throughout the downtown.

Streamline the Development procedures and appeals process:

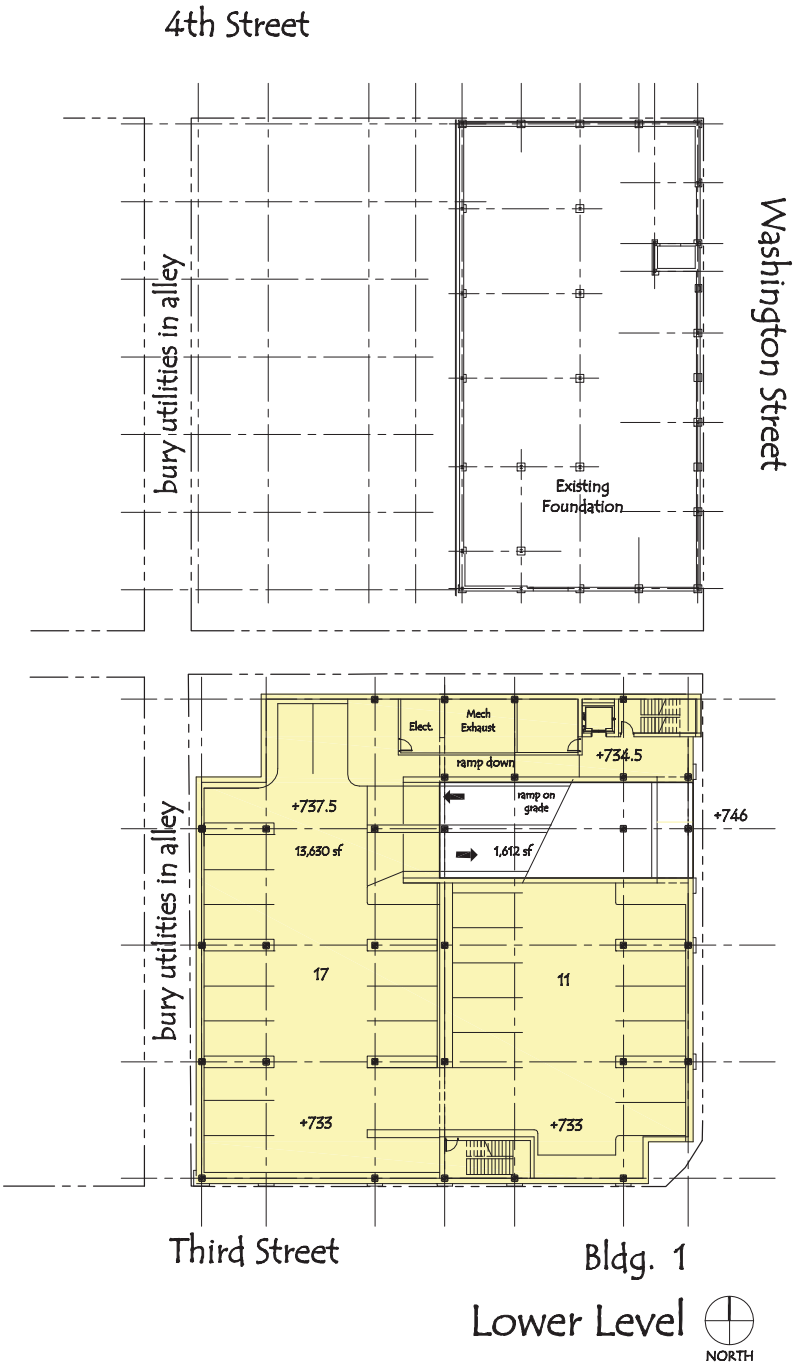
"part of attracting quality development consist of making development review process transparent, reasonable and reasonably expeditious.... Complicated review processes, where the process is akin to opening a series of doors without knowing what will be found, tend to dampen the enthusiasm of prospective developers and business hoping to locate in the city.

Respectfully submitted,

Michael L. Carmin,
Attorney for Petitioner

402779

SPUV-05-17
Petitioner's Site Plan



STUDIO THREE DESIGN architecture ▪▪ interior design www.studio3design.net 317 595.1000 main 317 572.1236 fax 8604 Allisonville Road, Suite 330 Indianapolis, IN 46250	Cityside 123 LLC CITYSIDE Bloomington, Indiana	PROJECT NO. 17009 DATE 4-3-2017	SHEET DESCRIPTION LOWER LEVEL FLOOR PLAN	SHEET NUMBER A0

SPUV-05-17
Petitioner's Site Plan

STUDIO THREE DESIGN architecture ▪▪ interior design www.studio3design.net 317 595.1000 main 317 572.1236 fax 8604 Allisonville Road, Suite 330 Indianapolis, IN 46250	Cityside 123 LLC CITYSIDE Bloomington, Indiana	PROJECT NO. 17009 DATE 4-3-2017	SHEET DESCRIPTION LEVEL 1 FLOOR PLAN	SHEET NUMBER A1

SPUV-05-17
Petitioner's Site Plan

level 2

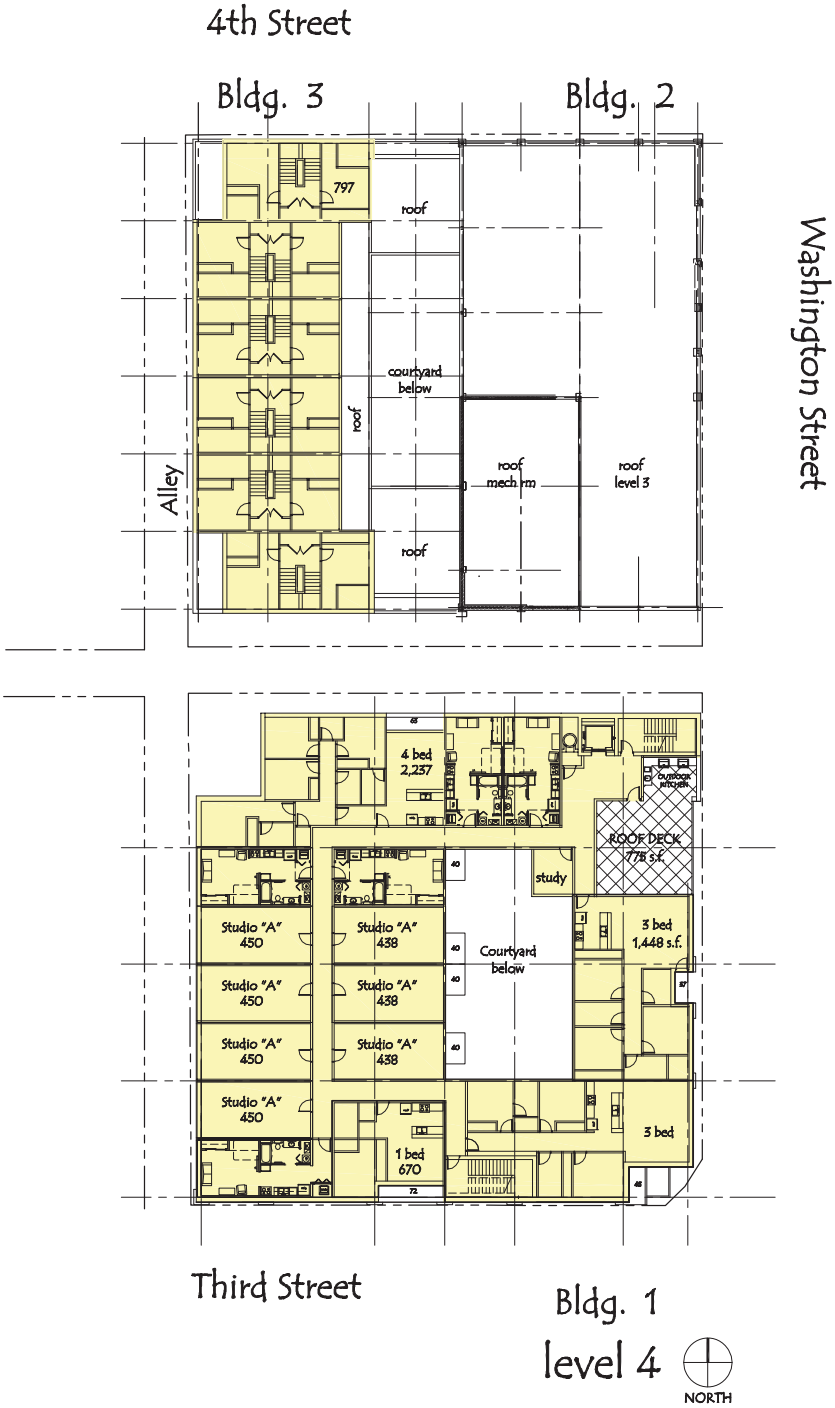
NORTH

STUDIO THREE DESIGN architecture ▪▪ interior design www.studio3design.net 317 595.1000 main 317 572.1236 fax 8604 Allisonville Road, Suite 330 Indianapolis, IN 46250	Cityside 123 LLC CITYSIDE Bloomington, Indiana	PROJECT NO. 17009 DATE 4-3-2017	SHEET DESCRIPTION LEVEL 2 FLOOR PLAN	SHEET NUMBER A2

SPUV-05-17
Petitioner's Site Plan

STUDIO THREE DESIGN architecture ▪▪ interior design www.studio3design.net 317 595.1000 main 317 572.1236 fax 8604 Allisonville Road, Suite 330 Indianapolis, IN 46250	Cityside 123 LLC CITYSIDE Bloomington, Indiana	PROJECT NO. 17009 DATE 4-3-2017	SHEET DESCRIPTION LEVEL 3 FLOOR PLAN	SHEET NUMBER A3

SPUV-05-17
Petitioner's Site Plan

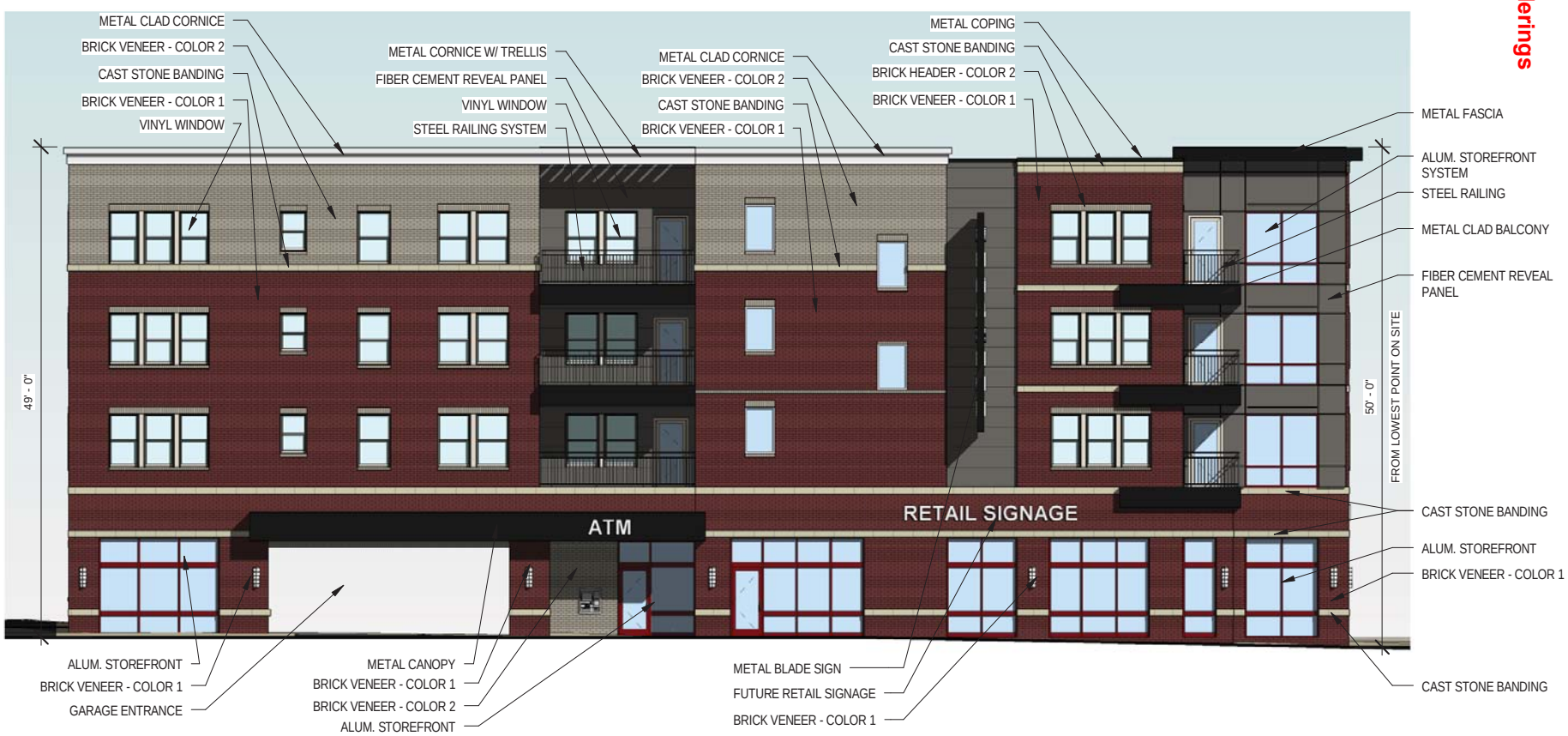


level 4

NORTH

STUDIO THREE DESIGN architecture ▪▪ interior design www.studio3design.net 317 595.1000 main 317 572.1236 fax 8604 Allisonville Road, Suite 330 Indianapolis, IN 46250	Cityside 123 LLC CITYSIDE Bloomington, Indiana	PROJECT NO. 17009 DATE 4-3-2017	SHEET DESCRIPTION LEVEL 4 FLOOR PLAN	SHEET NUMBER A4

SPUV-05-17
Petitioner's Renderings



1 / A5 BLDG 1 - SOUTH ELEVATION - 3RD ST.
3/32" = 1'-0"

SHEET NUMBER A5

SHEET DESCRIPTION BLDG 1 - SOUTH ELEVATION

PROJECT NO. 17009

DATE 3/28/2017

CITYSIDE 123, LLC.
CITYSIDE
BLOOMINGTON, IN

STUDIO THREE DESIGN
Architecture • Interior Design

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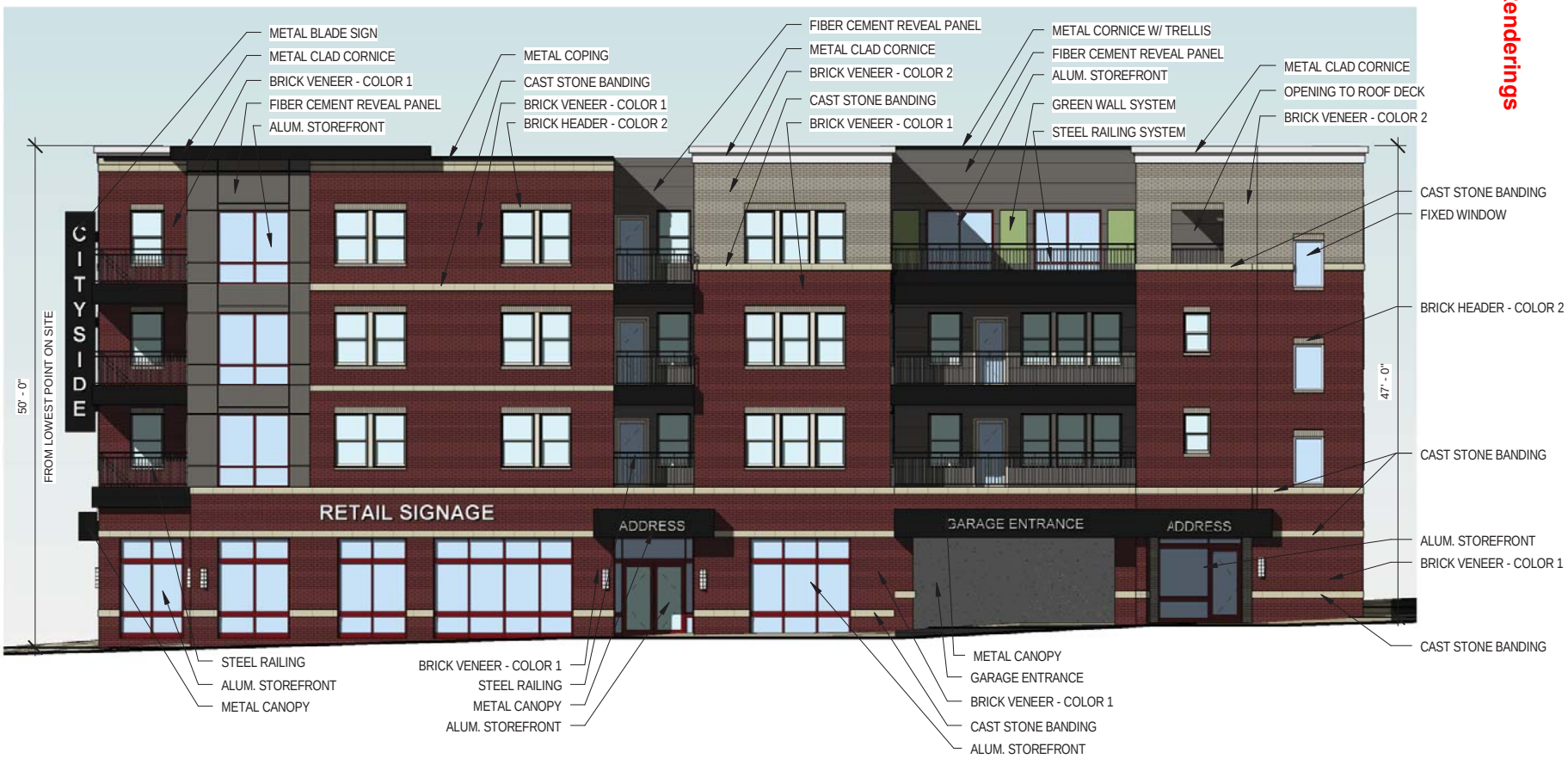
Petitioner's Renderings



1 / A6 BLDG 1 - EAST ELEVATION - WASHINGTON ST.
3/32" = 1'-0"

SHEET NUMBER
A6

SHEET DESCRIPTION
BLDG 1 - EAST ELEVATION

PROJECT NO.
17009

DATE
3/28/2017

CITYSIDE 123, LLC.
CITYSIDE
BLOOMINGTON, IN

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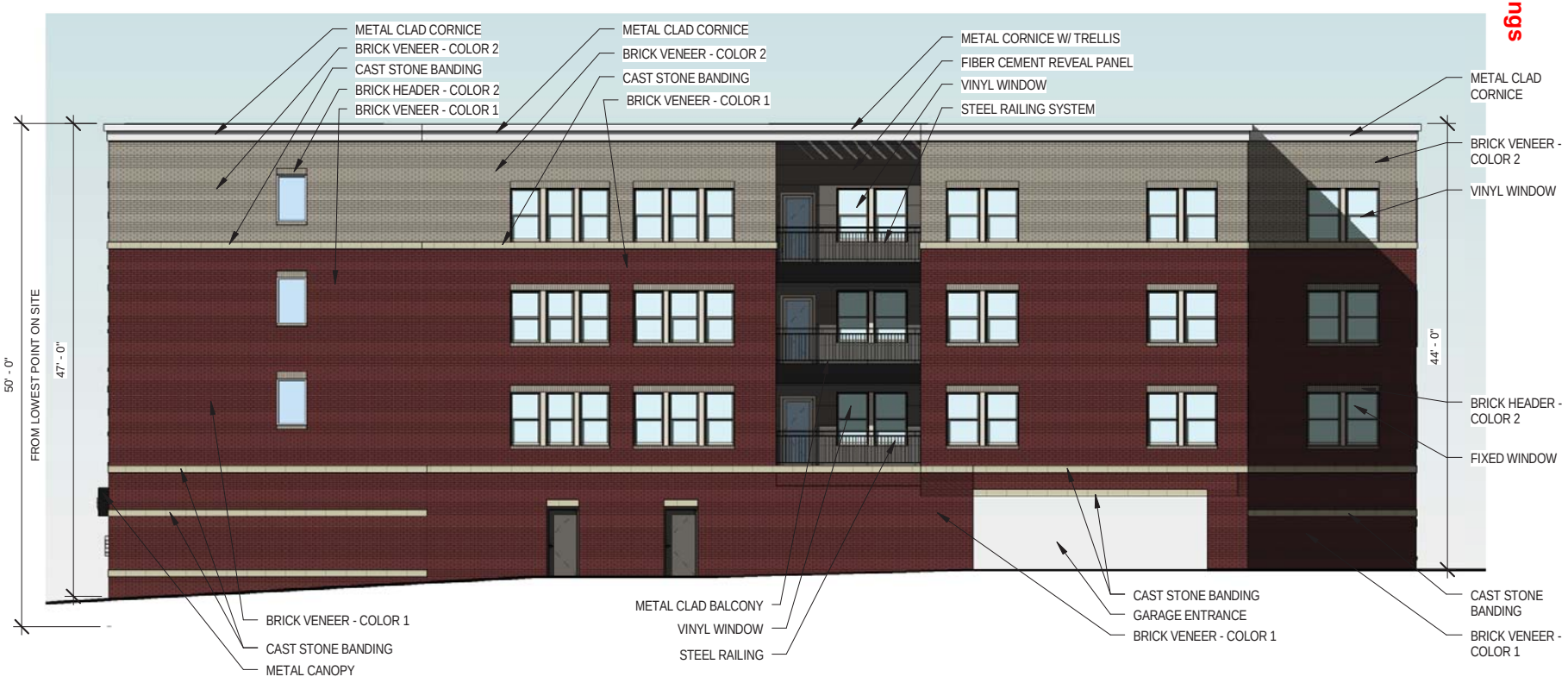
Petitioner's Renderings



2 / A7 BLDG 1 - NORTH ELEVATION
3/32" = 1'-0"

SHEET NUMBER
A7

SHEET DESCRIPTION
BLDG 1 - NORTH ELEVATION

PROJECT NO.
17009

DATE
3/28/2017

CITYSIDE 123, LLC.
CITYSIDE
BLOOMINGTON, IN

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Architecture • Interior Design

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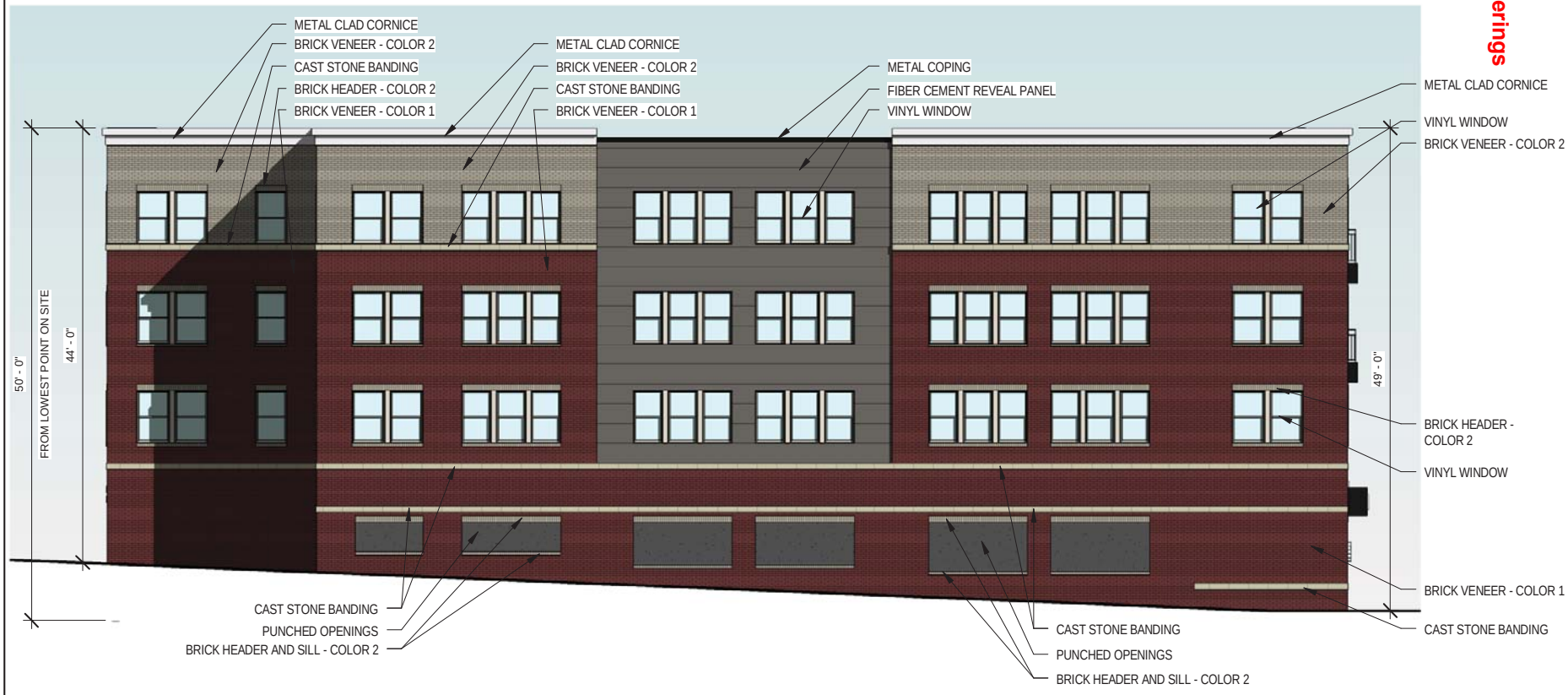
Petitioner's Renderings



1 / A8 BLDG 1 - WEST ELEVATION
3/32" = 1'-0"

SHEET NUMBER
A8

SHEET DESCRIPTION
BLDG 1 - WEST ELEVATION

PROJECT NO.
17009

DATE
3/28/2017

CITYSIDE 123, LLC.
CITYSIDE
BLOOMINGTON, IN

STUDIO THREE DESIGN
Architecture • Interior Design

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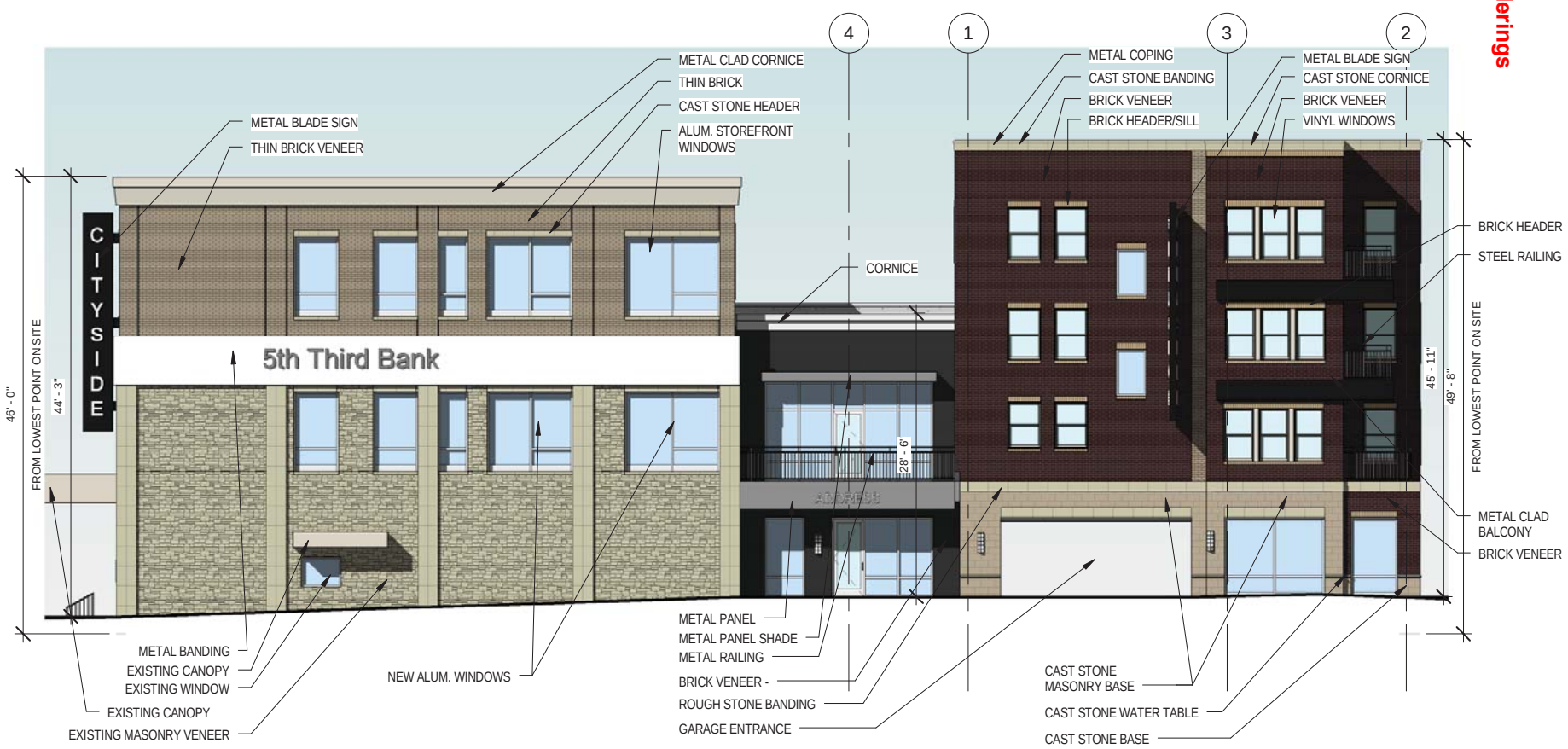
Petitioner's Renderings



1 / A9 BLDGS 2 & 3 - NORTH ELEVATION - 4TH ST
3/32" = 1'-0"

SHEET NUMBER A9

SHEET DESCRIPTION BLDGS 2 & 3 - NORTH ELEVATION

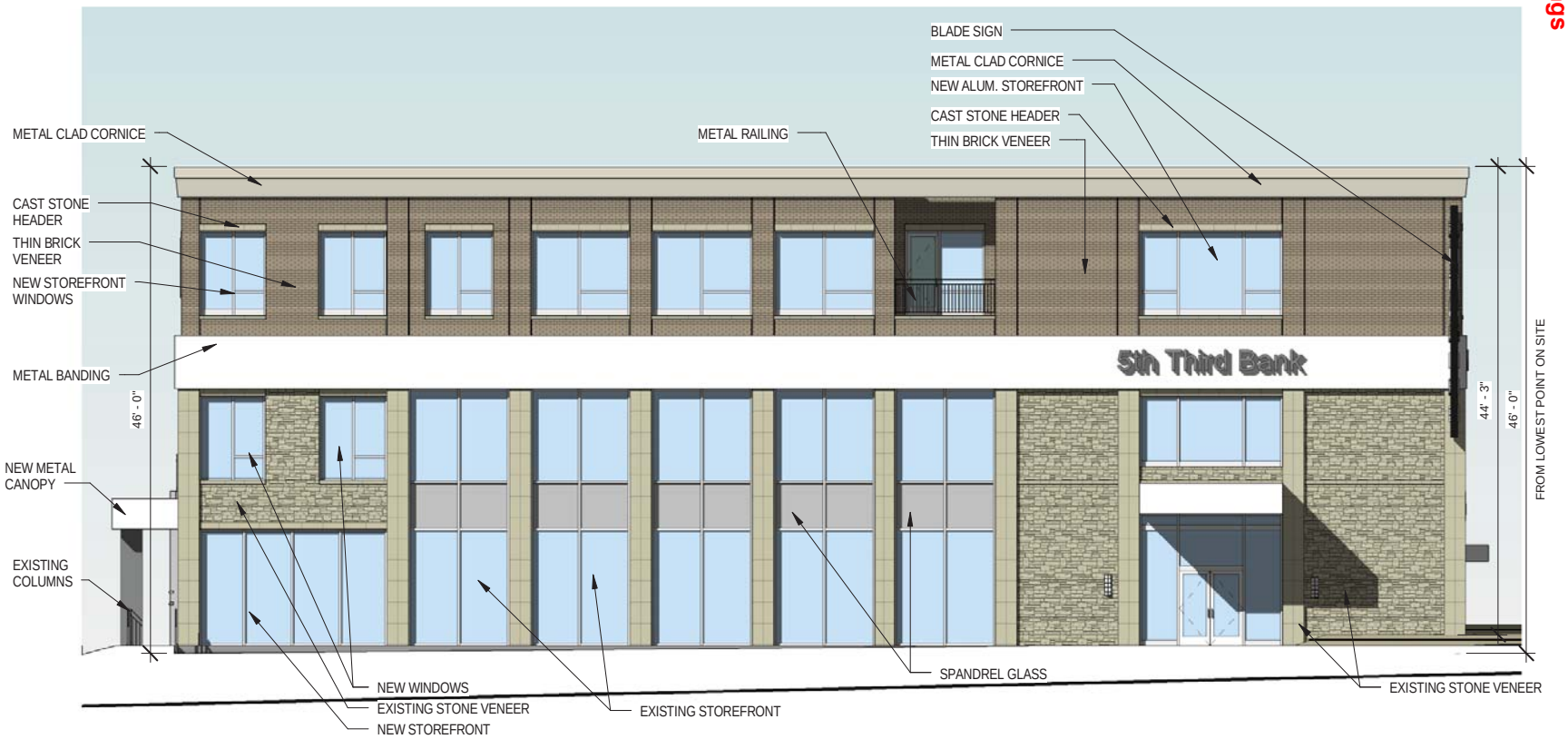
PROJECT NO. 17009

DATE 3/28/2017

CITYSIDE 123, LLC.
CITYSIDE
BLOOMINGTON, IN

STUDIO THREE DESIGN
Architecture • Interior Design

SPUV-05-17
Petitioner's Renderings



1 / A10 BLDG 2 - EAST ELEVATION - WASHINGTON ST.
3/32" = 1'-0"

SHEET NUMBER
A10

SHEET DESCRIPTION
BLDG 2 - EAST ELEVATION

PROJECT NO.
17009

DATE
3/28/2017

CITYSIDE 123, LLC.
CITYSIDE
BLOOMINGTON, IN

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Architecture • Interior Design

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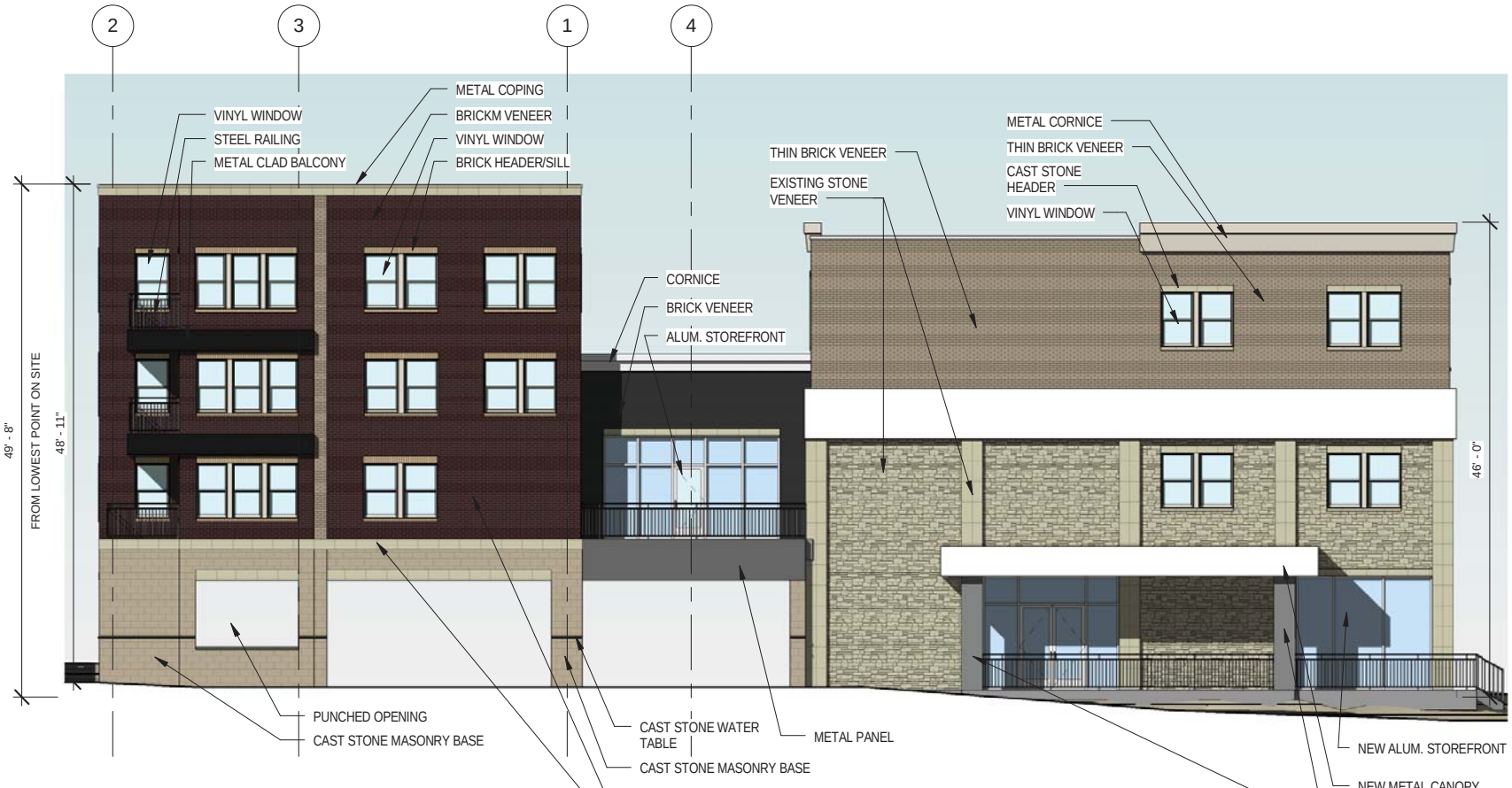
Petitioner's Renderings



3 / A11 BLDG 2 & 3- SOUTH ELEVATION
3/32" = 1'-0"

SHEET NUMBER A11

SHEET DESCRIPTION BLDGS 2 & 3 - SOUTH ELEVATION

PROJECT NO. 17009

DATE 3/28/2017

CITYSIDE 123, LLC.

CITYSIDE

BLOOMINGTON, IN

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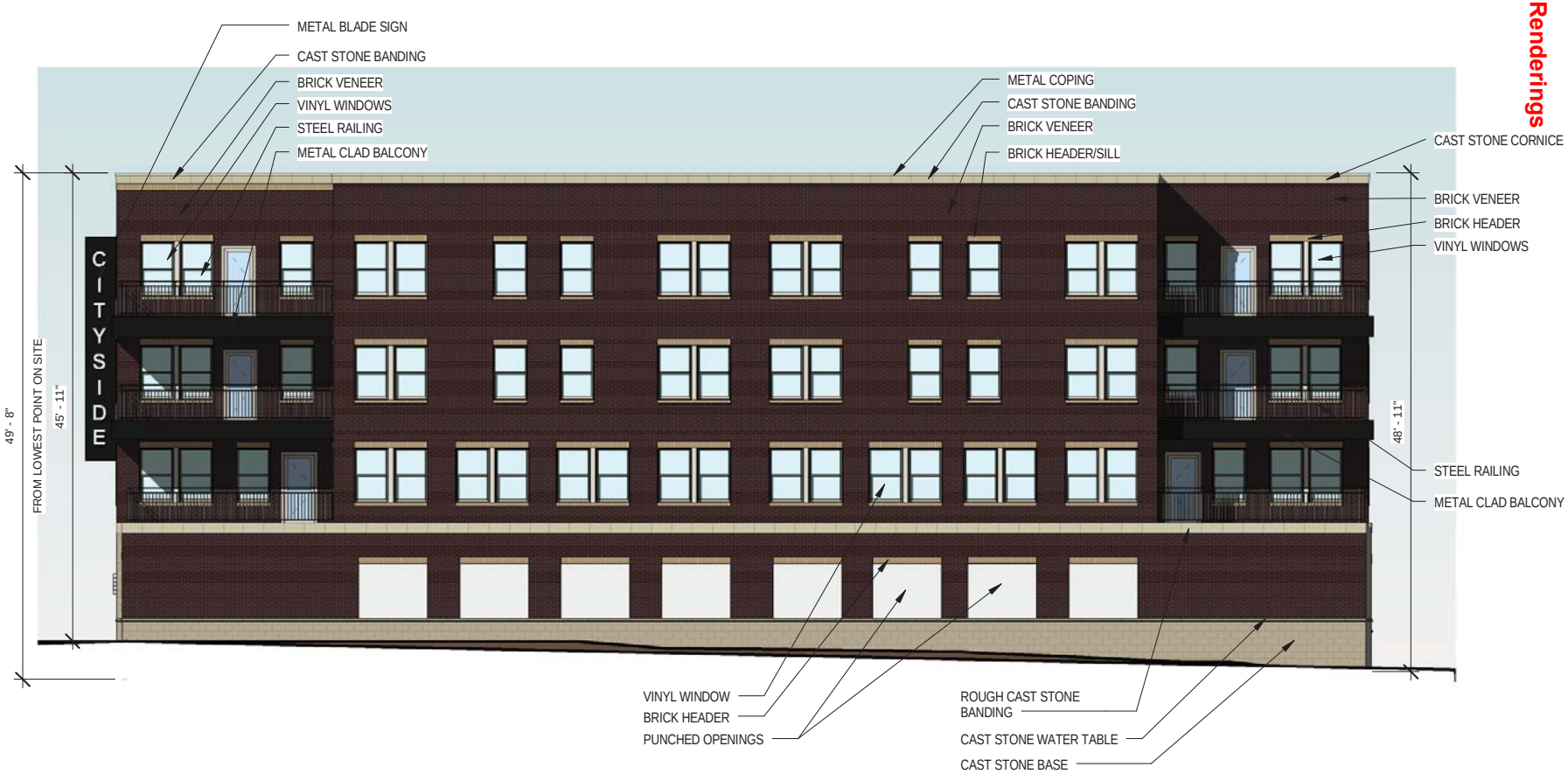

1 / A12 BLDG 3 - WEST ELEVATION - ALLEY
3/32" = 1'-0"

SHEET NUMBER A12

SHEET DESCRIPTION BLDG 2 - WEST ELEVATION

PROJECT NO. 17009

DATE 3/28/2017

CITYSIDE 123, LLC.
CITYSIDE
BLOOMINGTON, IN

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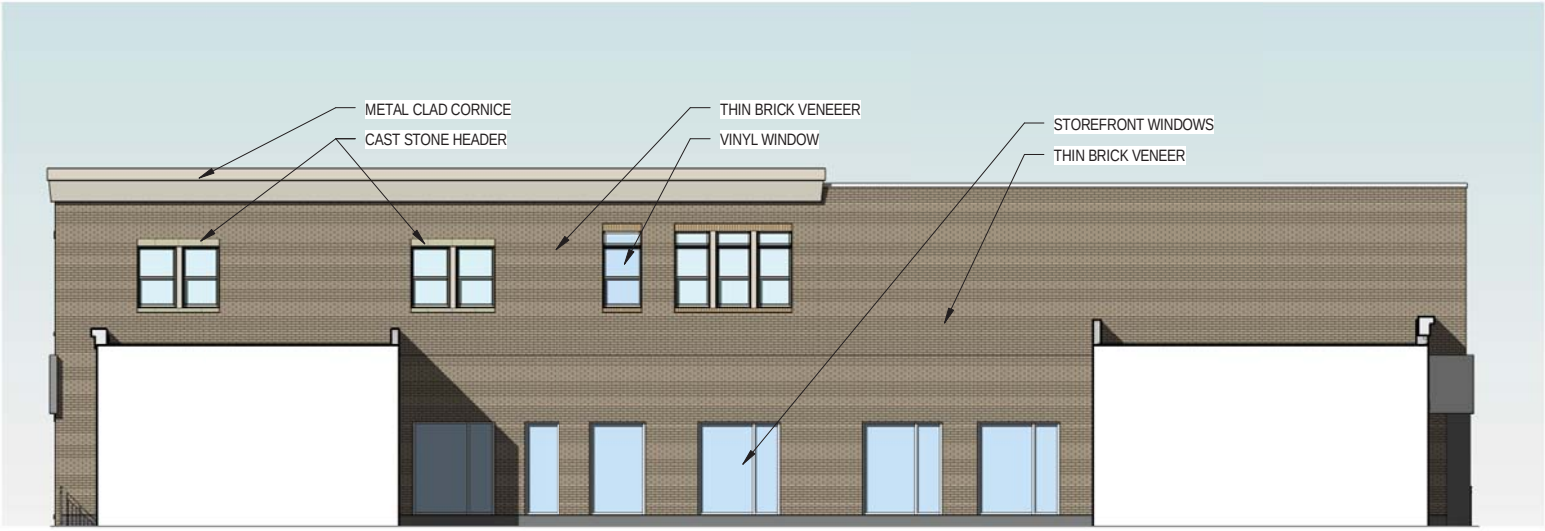
Architecture • Interior Design

SPUV-05-17
Petitioner's Renderings



1 / A13 BLDG 2 & 3 COURTYARD ELEVATION - WEST
3/32" = 1'-0"

2 / A13 BLDG 2 & 3 COURTYARD ELEVATION - EAST
3/32" = 1'-0"

SHEET NUMBER A13

SHEET DESCRIPTION BLDGS 2 & 3 COURTYARD ELEVATIONS

PROJECT NO. 17009

DATE 3/28/2017

CITYSIDE 123, LLC.

CITYSIDE

BLOOMINGTON, IN

STUDIO THREE DESIGN
Architecture • Interior Design

SPUV-05-17
Petitioner's Renderings

1 / A14 BLDG 1 - SOUTHEAST CORNER PERSPECTIVE

SHEET NUMBER	A14
SHEET DESCRIPTION	BLDG 1 - SOUTHEAST PERSPECTIVE
PROJECT NO.	17009
DATE	4/3/2017

CITYSIDE 123, LLC.
CITYSIDE
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STUDIO THREE DESIGN
Architecture • Interior Design

SPUV-05-17
Petitioner's Renderings

1 / A15 BLDG 1 - SOUTHWEST CORNER PERSPECTIVE

SHEET NUMBER	A15
SHEET DESCRIPTION	BLDG 1 - SOUTHWEST PERSPECTIVE
PROJECT NO.	17009
DATE	4/3/2017

CITYSIDE 123, LLC.
CITYSIDE
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STUDIO THREE DESIGN
Architecture • Interior Design

SPUV-05-17
Petitioner's Renderings

1
A16
BLDG 1 - NORTHEAST CORNER PERSPECTIVE

SHEET NUMBER
A16

SHEET DESCRIPTION
BLDG 1 - NORTHEAST PERSPECTIVE

PROJECT NO.
17009

DATE
4/3/2017

CITYSIDE 123, LLC.
CITYSIDE
BLOOMINGTON, IN

STUDIO THREE DESIGN
Architecture • Interior Design

SPUV-05-17
Petitioner's Renderings

1 / A17 BLDG 2 &3 NORTHWEST PERSPECTIVE

SHEET NUMBER	A17
SHEET DESCRIPTION	BLDGS 2 & 3 - NORTHWEST PERSPECTIVE
PROJECT NO.	17009
DATE	4/3/2017

CITYSIDE 123, LLC.
CITYSIDE
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Architecture • Interior Design

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Petitioner's Renderings

1
A18
BLDGS 2 & 3 - NORTHEAST CORNER PERSPECTIVE

SHEET NUMBER
A18

SHEET DESCRIPTION
BLDGS 2 & 3 - NORTHEAST PERSPECTIVE

PROJECT NO.
17009

DATE
4/3/2017

CITYSIDE 123, LLC.
CITYSIDE
BLOOMINGTON, IN

STUDIO THREE DESIGN
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1 A19 BUILDING 1 ROOF DECK

SPUV-05-17
Petitioner's Renderings

SHEET NUMBER	A19
SHEET DESCRIPTION	BUILDING 1 ROOF DECK
PROJECT NO.	17009
DATE	4/3/2017

CITYSIDE 123, LLC.
CITYSIDE
BLOOMINGTON, IN

STUDIO THREE DESIGN
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Petitioner's Renderings

1 / A20 VIEW FROM 3RD & WALNUT

SHEET NUMBER	A20
SHEET DESCRIPTION	VIEW FROM 3RD & WALNUT
PROJECT NO.	17009
DATE	4/3/2017

CITYSIDE 123, LLC.
CITYSIDE
BLOOMINGTON, IN

STUDIO THREE DESIGN
Architecture • Interior Design

1 A21 VIEW FROM NORTH ON WASHINGTON

SHEET NUMBER
A21

SHEET DESCRIPTION
VIEW FROM NORTH ON WASHINGTON

PROJECT NO.
17009

DATE
4/3/2017

CITYSIDE 123, LLC.
CITYSIDE
BLOOMINGTON, IN

STUDIO THREE DESIGN
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1
A22
VIEW FROM 4TH & WALNUT

STUDIO THREE DESIGN Architecture • Interior Design	CITYSIDE 123, LLC. CITYSIDE BLOOMINGTON, IN	PROJECT NO. 17009 DATE 4/3/2017	SHEET DESCRIPTION VIEW FROM 4TH & WALNUT	SHEET NUMBER A22

SPUV-05-17
Petitioner's Renderings

1 / A23 AERIAL PERSPECTIVE - NORTHEAST

SHEET NUMBER	A23
SHEET DESCRIPTION	AERIAL - NORTHEAST
PROJECT NO.	17009
DATE	4/3/2017

CITYSIDE 123, LLC.
CITYSIDE
BLOOMINGTON, IN

STUDIO THREE DESIGN
Architecture • Interior Design

SPUV-05-17
Petitioner's Renderings

1
A24
AERIAL - SOUTHEAST CORNER

SHEET NUMBER	A24
SHEET DESCRIPTION	AERIAL - SOUTHEAST
PROJECT NO.	17009
DATE	4/3/2017

CITYSIDE 123, LLC.
CITYSIDE
BLOOMINGTON, IN

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Architecture • Interior Design

SPUV-05-17
Petitioner's Future
Buildings Comparison

1
A25
SURROUNDING BUILDING HEIGHT COMPARISON

SHEET NUMBER
A25

SHEET DESCRIPTION
SURROUNDING BUILDING HEIGHT COMPARISION

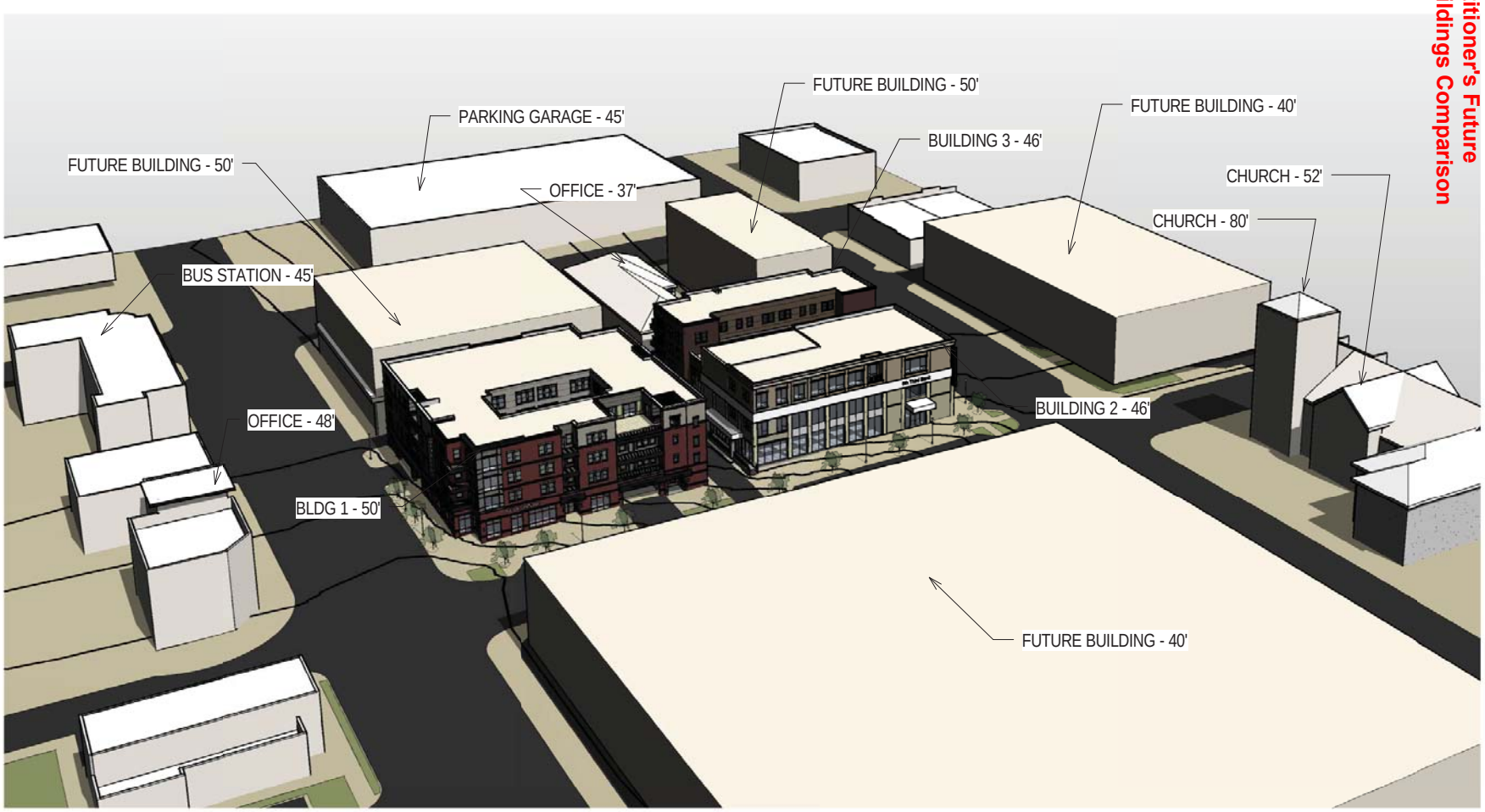
PROJECT NO.
17009

DATE
4/3/2017

CITYSIDE 123, LLC.
CITYSIDE
BLOOMINGTON, IN

STUDIO THREE DESIGN
Architecture • Interior Design

SPUV-05-17
Petitioner's Future Buildings Comparison



1 / A26 FUTURE BUILDING HEIGHT COMPARISON

SHEET NUMBER A26

SHEET DESCRIPTION FUTURE BUILDING HEIGHT COMPARISION

PROJECT NO. 17009

DATE 4/3/2017

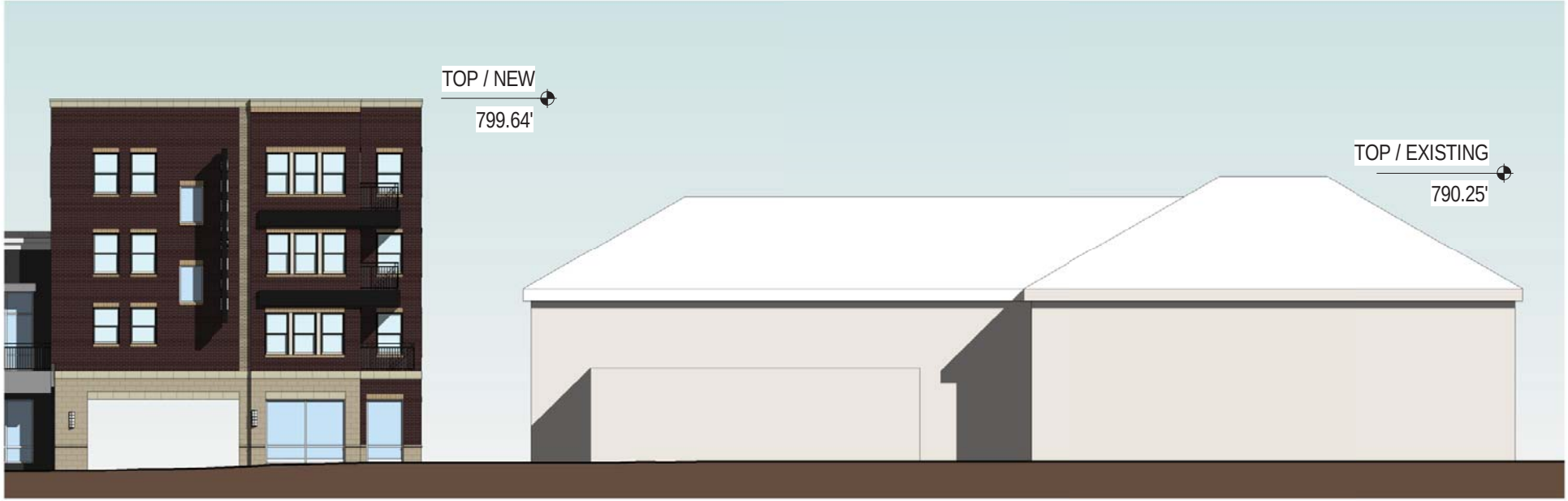
CITYSIDE 123, LLC.

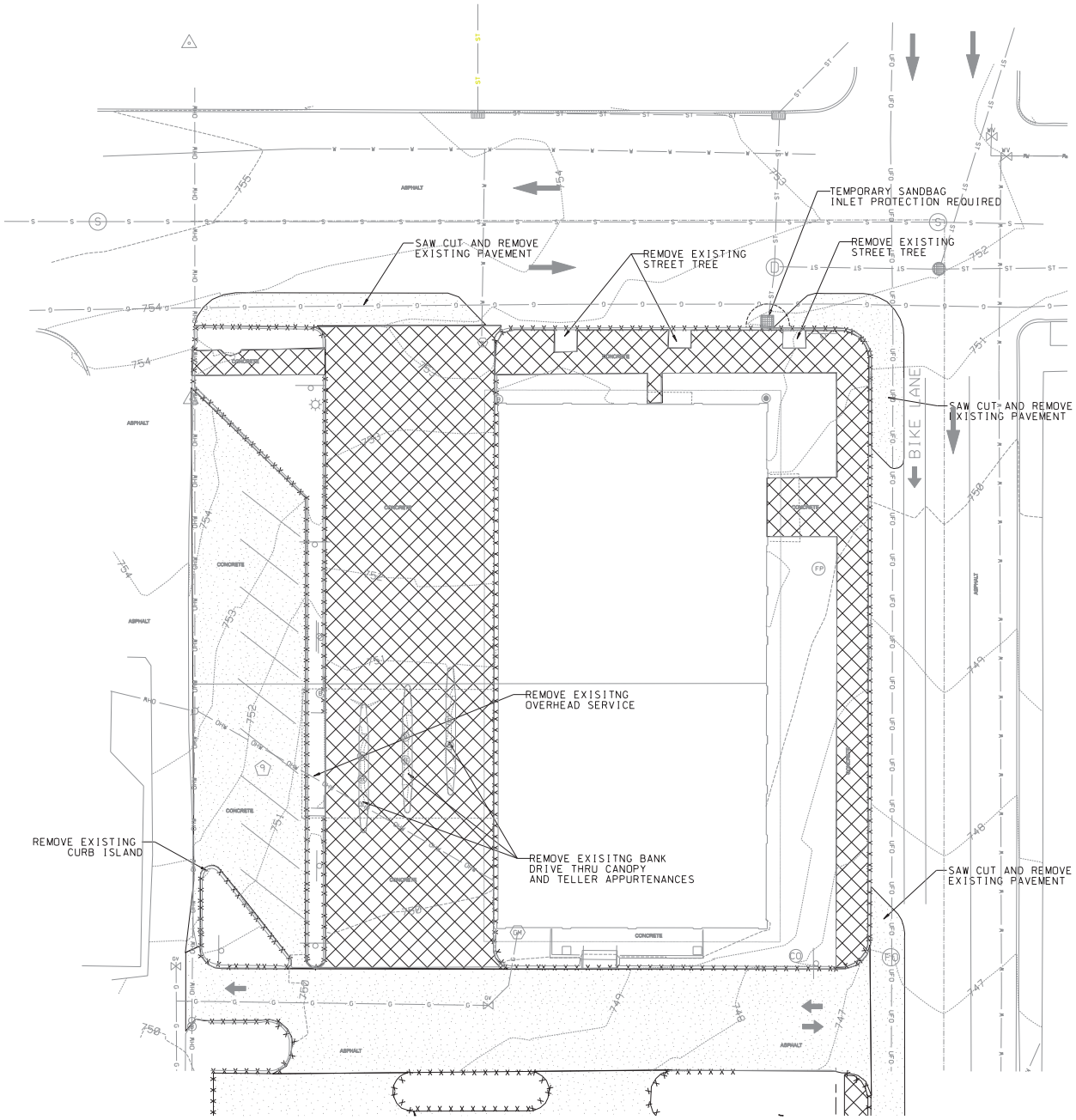
CITYSIDE

BLOOMINGTON, IN

STUDIO THREE DESIGN
Architecture • Interior Design

SPUV-05-17
Petitioner's Historic Structure Comparison





GRAPHIC DEMOLITION LEGEND

- REMOVE EXISTING ASPHALT MATERIAL AND AGGREGATE BASE
- REMOVE EXISTING CONCRETE SIDEWALK SLAB AND APPROACH
- X X X X X REMOVE EXISTING CONCRETE CURB

DEMOLITION NOTES

1) PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITY, CONTRACTOR SHALL COORDINATE AND ON-SITE MEETING WITH CITY PLANNING, ENGINEERING AND CBU TO REVIEW SCOPE OF WORK.
2) CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF DISCONNECTION OF PRIVATE UTILITIES WITH RESPECTIVE UTILITY SERVICE PROVIDERS.
3) ANY SIGNS REQUIRING REMOVAL TO EXECUTE THE WORK SHALL BE REMOVED, STORED AND RE-SET UPON COMPLETION OF CONSTRUCTION.
4) USE OF THE PUBLIC R/W REQUIRES PRIOR APPROVAL FROM CITY BPW.
5) WORK WITHIN THE R/W REQUIRES A CITY R/W EXCAVATION PERMIT AND BOND.
6) SIDEWALK CLOSURE SIGNAGE IS REQUIRED AT THE NEAREST STREET CROSSING LOCATION IN ADVANCE OF THE SIDEWALK CLOSURE.
7) BUILDINGS, FOOTINGS, SLABS AND FOUNDATIONS SHALL BE REMOVED COMPLETELY AND THE RESULTING EXCAVATION BACKFILLED WITH COMPACTED GRANULAR MATERIAL IF LOCATED WITHIN AN AREA OF PROPOSED FILL PLACEMENT.
8) TREES AND STUMPS SHALL BE REMOVED COMPLETELY AND THE RESULTING EXCAVATION BACKFILLED WITH COMPACTED WITH COMPLACTED GRANULAR MATERIAL IF LOCATED WITHIN AN AREA OF PROPOSED FILL PLACEMENT.
9) BURYING OF DEMOLITION MATERIALS ON SITE IS NOT PERMITTED.
10) THOUGH AN IDEM NPDES STORM WATER NOI IS NOT REQUIRED FOR THIS SITE, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MAINTAINING AND MONITORING ON SITE EROSION CONTROL DEVICES DURING CONSTRUCTION.
11) IF TRACKING OF MATERIAL ONTO ADJACENT PUBLIC ROADWAYS OCCURS, TRACKED MATERIAL SHALL BE CLEANED DAILY.
12) REFER TO SHEET C200 AND C209 FOR REQUIRED MAINTENANCE OF TRAFFIC PLAN.
13) TOPOGRAPHIC SURVEY WAS COMPLETED IN 2016. ADDITIONAL IMPROVEMENTS OR DEMOLITION ON OR ADJACENT TO THE SITE MAY HAVE BEEN COMPLETED. CONTACT ENGINEER IF ADDITIONAL IMPROVEMENTS RESULTING IN A CHANGE OF PLAN ARE DISCOVERED.
14) EXISTING SANITARY SEWER LATERALS BEYOND THOSE SHOWN ON THE TOPOGRAPHIC SURVEY MAY BE UNCOVERED DURING CONSTRUCTION. ANY SUCH LATERAL FOUND THAT WILL NOT BE RE-USED MUST BE CAPPED. COORDINATE WORK WITH CBU INSPECTOR.

SCALE: 1"=20'

UTILITIES

AT&T (Phone)
Brent McCabe - (812) 334-4521
4517 E. Indiana Bell Ct.
P.O. Box 56
Bloomington, Indiana 47408
(812) 334-4594 Fax

DUKE ENERGY (Electric)
Kerry Ducker (812) 337-3035
1100 W. 2nd St.
Bloomington, IN 47403
(812) 337-3000 Fax

CITY OF BLOOMINGTON
UTILITIES (Water/Sewer)
Nancy Axsom (812) 349-3689
600 E. Miller Dr.
Bloomington, IN 47402
(812) 349-3683 Fax

VECTREN (Gas)
Gary Hopkins (812) 330-4031
205 S. Madison
Bloomington, IN 47404
(812) 330-4057 Fax

COMCAST (Cable)
Scott Cripe (812) 355-7822
2450 S. Henderson St.
Bloomington, IN 47401
(812) 332-0129 Fax

SPUV-05-17
Petitioner's Site Plan

Smith Brabob & Associates, Inc.
403 S. Clarion Boulevard
Bloomington, Indiana 47401
Phone: (812) 336-6536
Fax: (812) 336-6513
Web: www.smithbrabob.com

CONSTRUCTION DATE
/ /

JOB TITLE
5/3RD SITE
NW CORNER OF 3RD AND WASHINGTON

REVISIONS	BY	DATE

SAB
SAB
SAB
DRAWN
CHECKED
DATE

JOB NUMBER
5464
SHEET
C100
DATE
04/03/17

DEMOLITION PLAN

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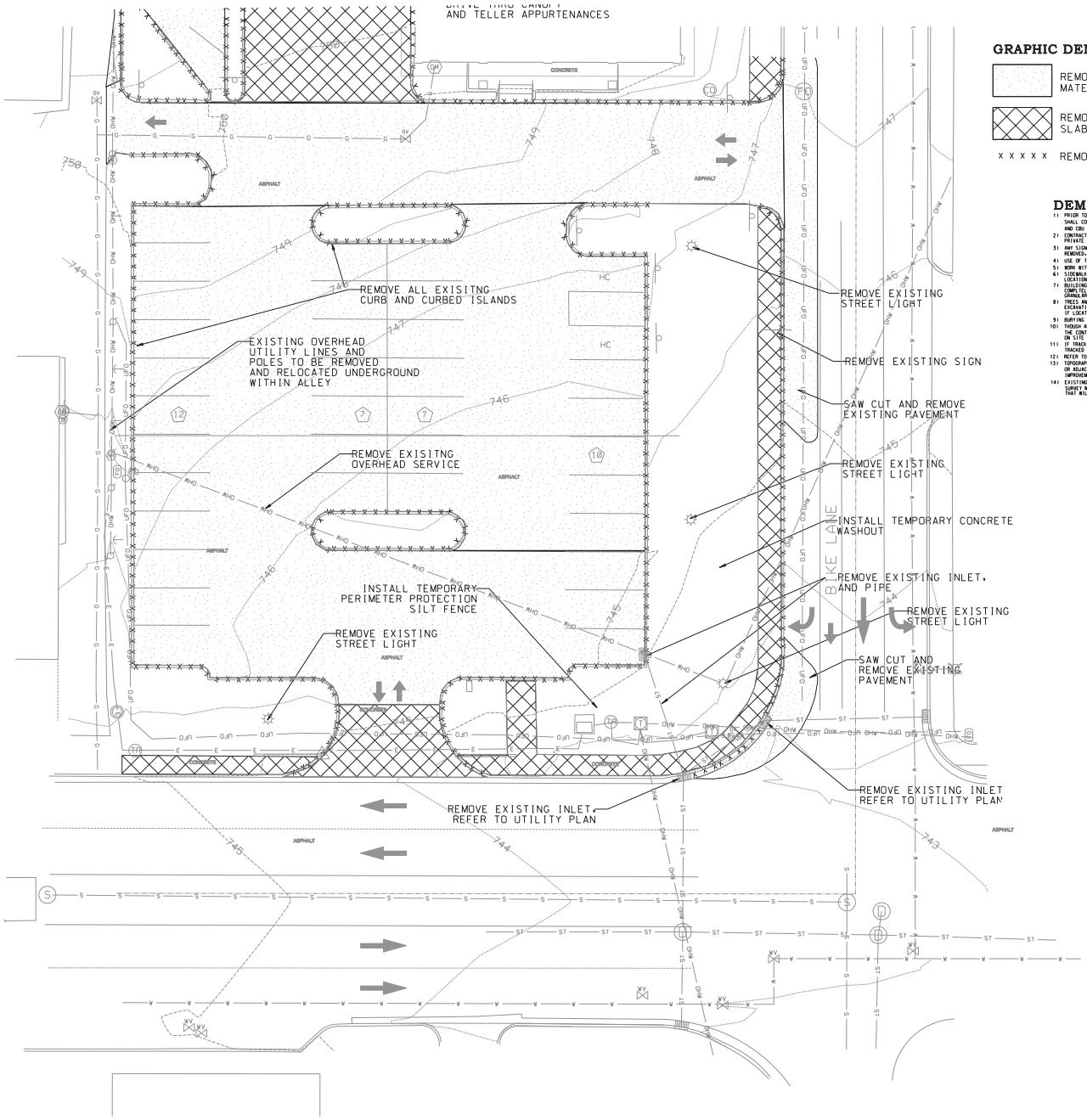
C100_C100_Demolition Plan.dwg 4/3/2017 12:05:09 PM



GRAPHIC DEMOLITION LEGEND

- REMOVE EXISTING ASPHALT MATERIAL AND AGGREGATE BASE
- REMOVE EXISTING CONCRETE SIDEWALK SLAB AND APPROACH
- X X X X X REMOVE EXISTING CONCRETE CURB

SCALE: 1"=20'

DEMOLITION NOTES

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13) TOPOGRAPHIC SURVEY WAS COMPLETED IN 2016. ADDITIONAL IMPROVEMENTS OR DEMOLITION ON OR ADJACENT TO THE SITE MAY HAVE BEEN COMPLETED. CONTACT ENGINEER IF ADDITIONAL IMPROVEMENTS RESULTING IN A CHANGE OF PLAN ARE DISCOVERED.
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Web: www.smithbrabob.com

CONSTRUCTION DATE
/ /

JOB TITLE
5/3RD SITE
NW CORNER OF 3RD AND WASHINGTON

REVISIONS	BY	DATE

DESIGNED SAB
DRAWN SAB
CHECKED
DATE

JOB NUMBER 5464
SHEET C101
DATE 04/03/17

DEMOLITION PLAN

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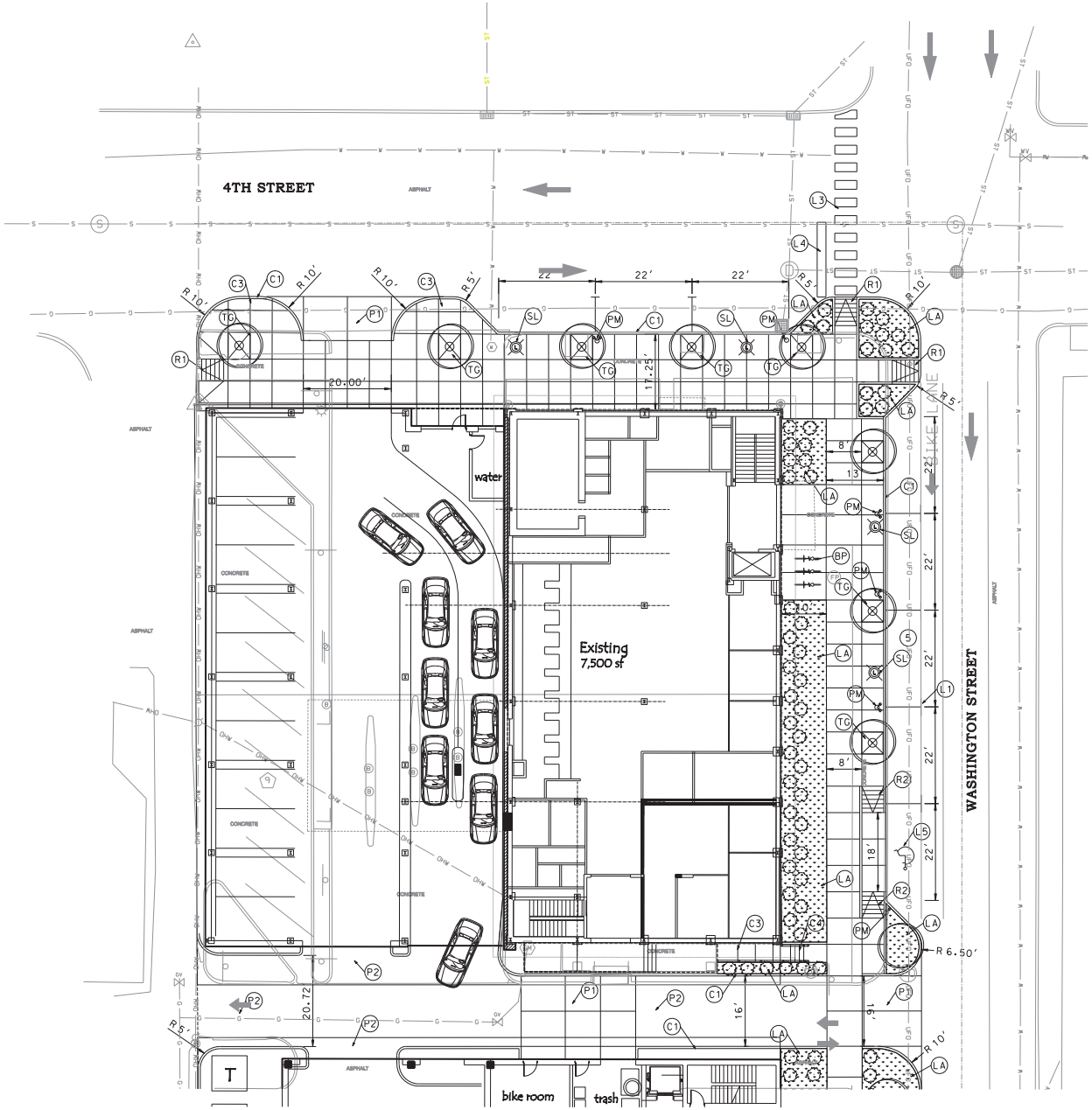
SPUV-05-17
Petitioner's Site PlanSPUV-05-17
Petitioner's Site Plan



SCALE: 1"=20'

SITE LEGEND

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

MATERIALS LEGEND

1. CONCRETE APPROACH PAVEMENT
   6" THICK, 4000 PSI CONCRETE ON
   6" COMPACTED AGGREGATE BASE #53
2. 1.5" HMA SURFACE ON
   3.5" HMA BASE ON
   7" COMPACTED AGGREGATE BASE #53
3. 6" STANDING CURB
4. 2" CONCRETE CURB AND GUTTER
5. CONCRETE SIDEWALK - WIDTH VARIES
   4" THICK, 4000 PSI CONCRETE ON
   4" COMPACTED AGGREGATE BASE #53
6. CONCRETE STAIRS AND HANDRAIL
   12" TREAD, 7" RISER
7. LINE, PAINT, SOLID, WHITE, 4"
8. LINE, PAINT, SOLID, YELLOW, CROSSHATCH, 6"
9. THERMOPLASTIC PAVEMENT MARKINGS, TRANSVERSE MARKINGS, PAINT, WHITE, 24" CROSSWALK
10. THERMOPLASTIC PAVEMENT MARKINGS, LINE, WHITE, 24" STOP BAR
11. SYMBOL, THERMOPLASTIC PAVEMENT MARKINGS, BLUE
12. ACCESSIBLE RAMP, PERPEDICULAR
13. ACCESSIBLE RAMP, PARALLEL
14. TREE GRATE WITH STREET TREE, 5' X 5'
15. PARKING METER
16. LANDSCAPE PLANTER OR LAWN AREA
17. BICYCLE PARKING

SPUV-05-17
Petitioner's Site Plan

Smith Brebob & Associates, Inc.
403 S. Clarion Boulevard
Bloomington, Indiana, 47401
Phone: (812) 336-6536
Fax: (812) 336-6513
Web: www.smithbrebob.com

CONSTRUCTION DATE
/ /

JOB TITLE
5/3RD SITE
NW CORNER OF 3RD AND WASHINGTON

REVISIONS	BY	DATE

SAB
SAB
SAB
DRAWN
CHECKED
DATE

JOB NUMBER
5464
SHEET
C201
DATE
04/03/17
SITE PLAN

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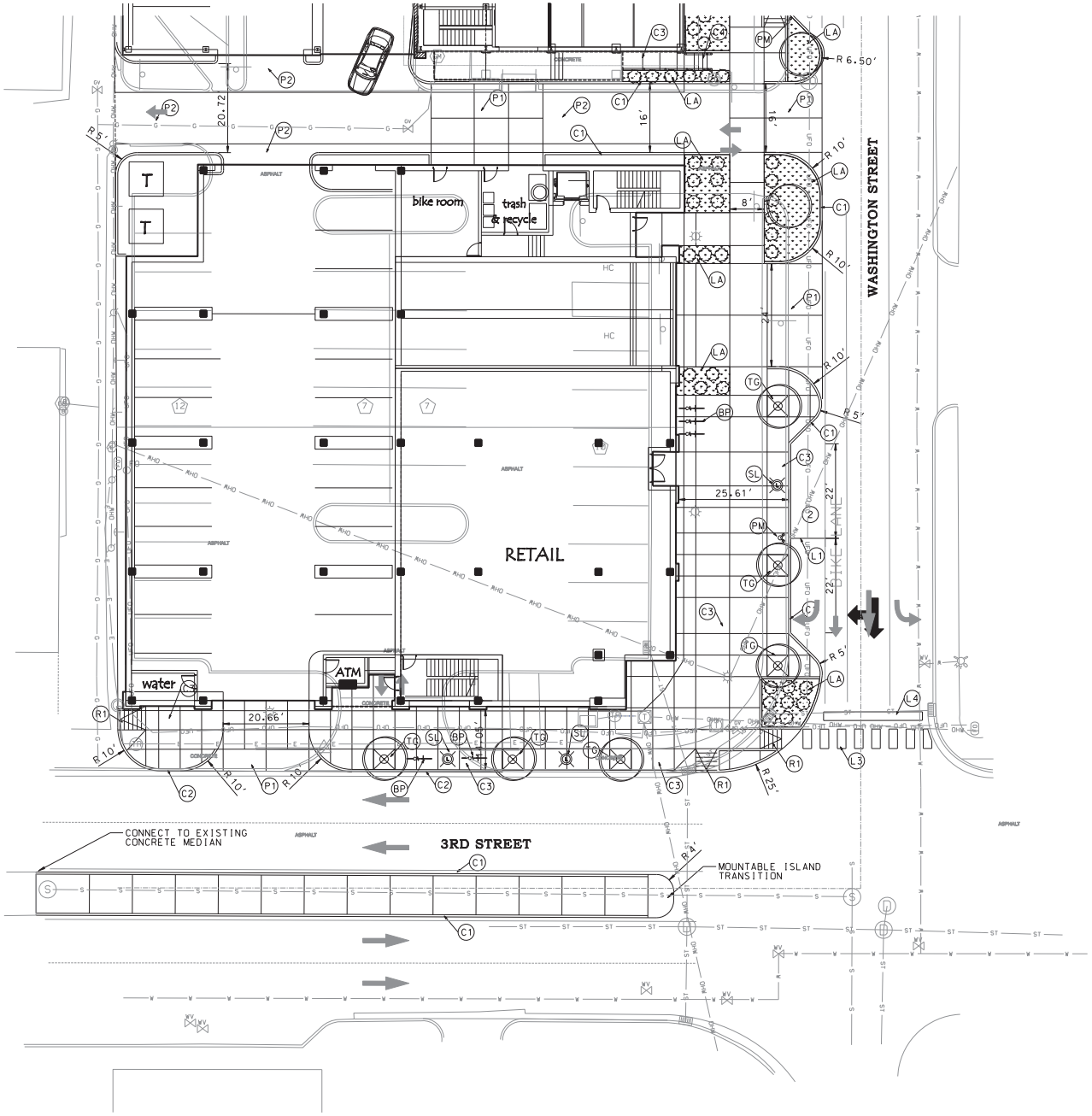

SCALE: 1"=20'

SITE LEGEND

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

MATERIALS LEGEND

1. CONCRETE APPROACH PAVEMENT
   6" THICK, 4000 PSI CONCRETE ON
   6" COMPACTED AGGREGATE BASE #53
2. 1.5" HMA SURFACE ON
   3.5" HMA BASE ON
   7" COMPACTED AGGREGATE BASE #53
3. 6" STANDING CURB
4. 2" CONCRETE CURB AND GUTTER
5. CONCRETE SIDEWALK - WIDTH VARIES
   4" THICK, 4000 PSI CONCRETE ON
   4" COMPACTED AGGREGATE BASE #53
6. CONCRETE STAIRS AND HANDRAIL
   12" TREAD, 7" RISER
7. LINE, PAINT, SOLID, WHITE, 4"
8. LINE, PAINT, SOLID, YELLOW, CROSSHATCH, 6"
9. THERMOPLASTIC PAVEMENT MARKINGS, TRANSVERSE MARKINGS, PAINT, WHITE, 24" CROSSWALK
10. THERMOPLASTIC PAVEMENT MARKINGS, LINE, WHITE, 24" STOP BAR
11. SYMBOL, THERMOPLASTIC PAVEMENT MARKINGS, BLUE
12. ACCESSIBLE RAMP, PERPEDICULAR
13. ACCESSIBLE RAMP, PARALLEL
14. TREE GRATE WITH STREET TREE, 5' X 5'
15. PARKING METER
16. LANDSCAPE PLANTER OR LAWN AREA
17. BICYCLE PARKING

SPUV-05-17
Petitioner's Site Plan

Smith Brebob & Associates, Inc.
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Web: www.smithbrebob.com

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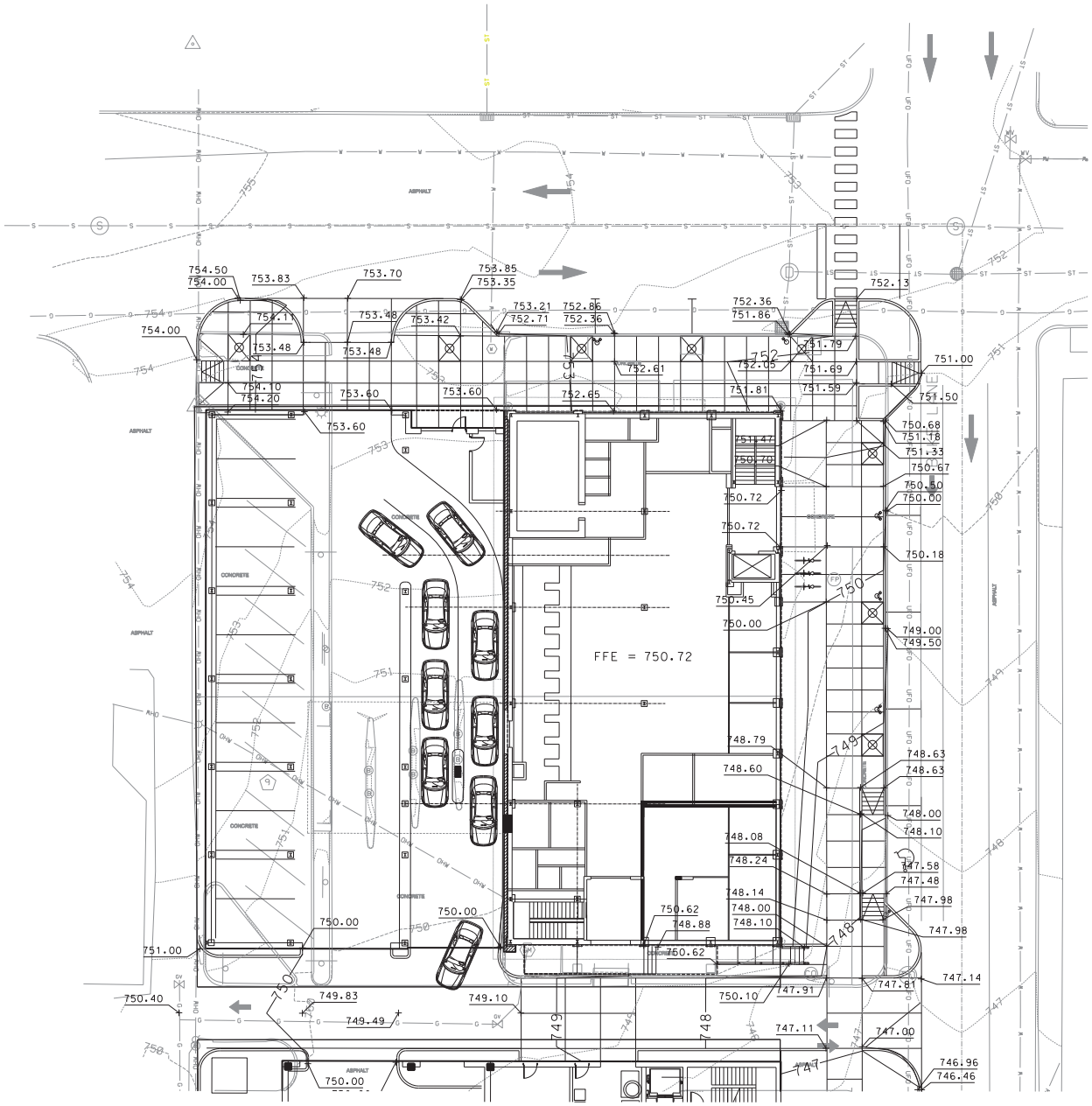

GRADING NOTES

1) FF.=# IF SHOWN ON THE PLANS. = RECOMMENDED FINISH FLOOR ELEVATION.
2) GRADING LIMITS: IF SHOWN ON THE PLANS, INDICATE THE LINE AT WHICH THE PROPOSED GRADING MEETS THE EXISTING GRADE AND THE EDGE OF THE AREA THAT SHOULD BE DISTURBED DURING THE CONSTRUCTION PROCESS.
3) PROPOSED SPOT ELEVATIONS: IF SHOWN, ARE AT FINISH GRADE UNLESS NOTED OTHERWISE ON THE PLANS
4) MAXIMUM SIDEWALK CROSS SLOPE IS 2%.
5) MAXIMUM SIDEWALK LONGITUDINAL SLOPE IS 5% OR ½" PER FOOT FALL. UNLESS FOLLOWING AN EXISTING ROADWAY.
6) MAXIMUM ACCESSIBLE RAMP SLOPE IS 8.3% OR 1" IN 12" FALL.

SCALE: 1"=20'

GRADING & EROS. CTRL LEGENDS

PROPOSED 1' CONTOUR
PROPOSED 5' CONTOUR
PROPOSED SPOT ELEVATION
SOIL BORING
RIP-RAP
SILT TRAP
INLET PROTECTION
DETENTION BASIN
STRAW BALE DAM
ROCK CHECK DAM
PAVED SIDE DITCH
DIVERSION DITCH
TREE PROTECTION FENCE
FLOOD LINE
FLOW LINE
GRADING LIMITS
SEDIMENT BASIN
SILT FENCE

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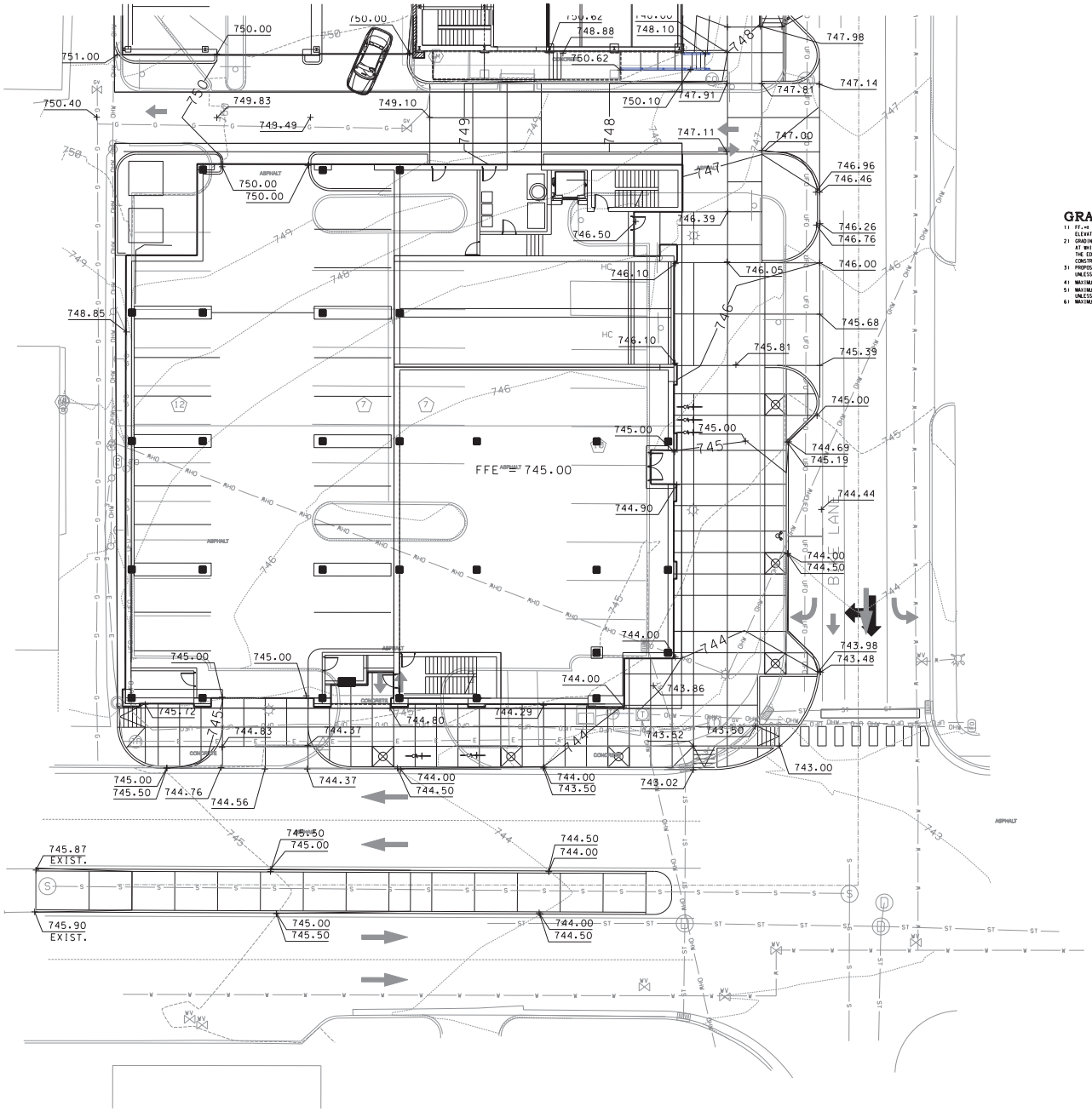

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GRADING & EROS. CTRL LEGENDS

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GRADING PLAN

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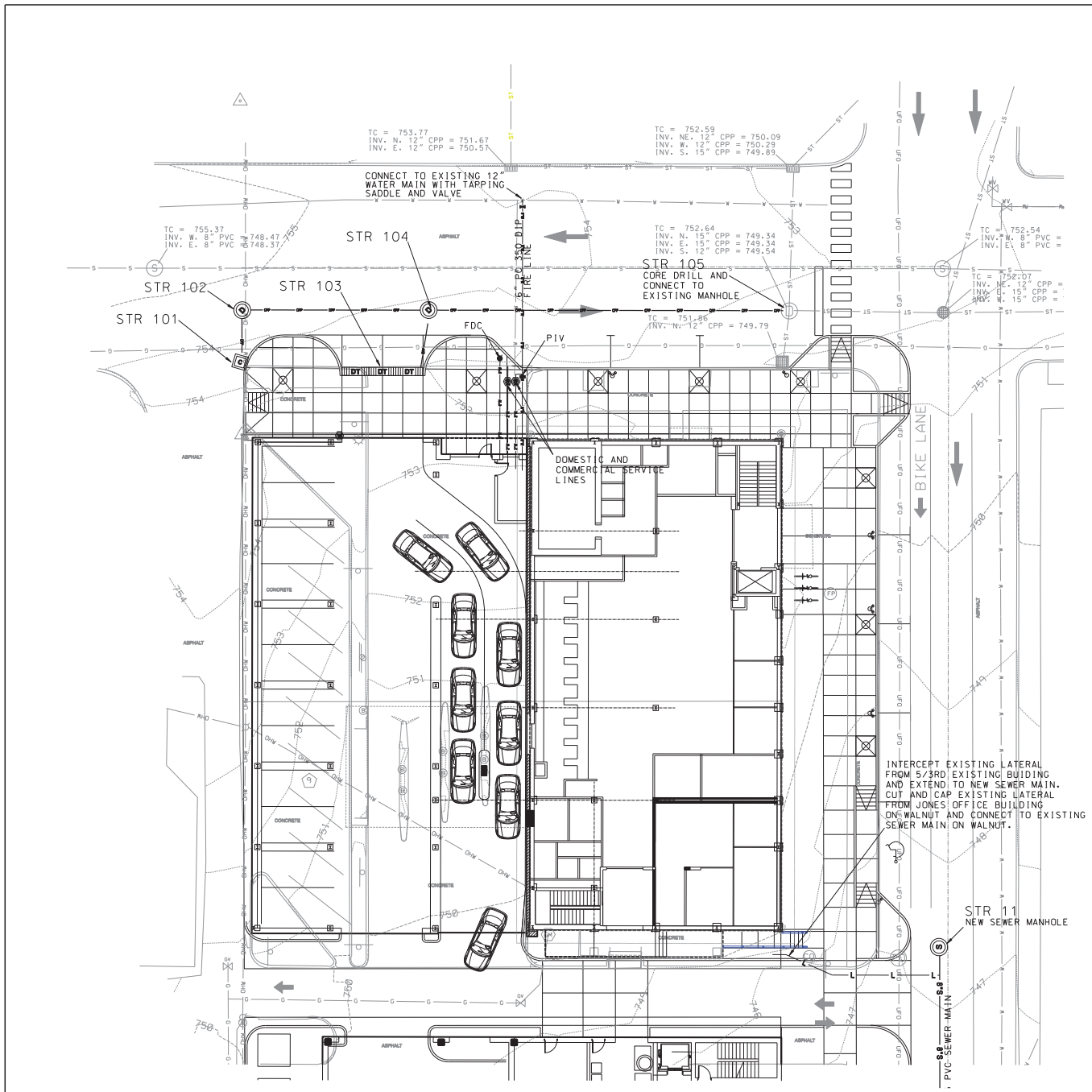

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UTILITY NOTES

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2) CONTRACTOR SHALL NOTIFY THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPARTMENT ONE (1) WORKING DAY PRIOR TO CONSTRUCTION OF ANY WATER, STORM OR SANITARY SEWER UTILITY WORK. A CBU INSPECTOR MUST HAVE NOTICE SO WORK CAN BE INSPECTED, DOCUMENTED, AND A PROPER AS-BUILT MADE. WHEN A CONTRACTOR WORKS ON WEEKENDS, A CBU DESIGNATED HOLIDAY, OR BEYOND NORMAL CBU WORK HOURS, THE CONTRACTOR WILL PAY FOR THE INSPECTOR'S OVERTIME. FOR CBU WORK HOURS AND HOLIDAY INFORMATION, PLEASE CONTACT THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPARTMENT AT (812)349-3660.
3) SEE SPECIFICATIONS FOR SIZES OF WATER SERVICE LINES AND SEWER LATERALS NOT SPECIFICALLY NOTED ON THE PLANS.
4) MS-1: IF SHOWN ON THE PLANS, = MINIMUM SEWER ELEVATION. IT INDICATES THE LOWEST FLOOR ELEVATION THAT WILL ALLOW GRAVITY SEWER SERVICE WITHOUT A SPECIAL BACKWATER VALVE. ANY FLOOR ELEVATION THAT WILL BE SERVED BY GRAVITY SEWER MUST BE ABOVE THE RIM ELEVATION OF THE UPSTREAM SANITARY MANHOLE. IF NOT A BACKWATER VALVE MUST BE INSTALLED ACCORDING TO SEC. 409(A) OF THE UNIFORM PLUMBING CODE. SEE SPECIFICATIONS PACKET FOR MORE DETAIL.
5) ON ALL EXISTING SANITARY MAINS, WYES SHALL BE CUT AND SLEEVED IN PLACE BY CITY OF BLOOMINGTON UTILITIES PERSONNEL WITH CITY OF BLOOMINGTON UTILITIES FURNISHING MATERIAL, EQUIPMENT, AND LABOR NECESSARY FOR INSTALLATION. DEVELOPER SHALL PROVIDE ALL NECESSARY EXCAVATION, SHORING, BACKFILL, AND SURFACE REPAIR. PLEASE CONTACT NANCY AXSOM AT (812) 349-3689 FOR MORE INFORMATION.
6) WHEN CONNECTING A NEW PIPE TO AN EXISTING MANHOLE, THE MANHOLE SHALL BE CORE-DRILLED. PIPE SHALL BE CONNECTED TO THE MANHOLE BY EITHER A FLEXIBLE BOOT KOR-N-SEAL I OR 2 FLEXIBLE CONNECTOR OR APPROVED EQUAL. TABLE AND TROUGH SHALL BE MODIFIED AS NECESSARY TO DIRECT FLOW FROM THE NEW PIPE. INVERT OF CONNECTION SHALL BE NO MORE THAN ONE FOOT HIGHER THAN THE INVERT OUT FOR THIS STRUCTURE.
7) IN ACCORDANCE WITH SECTION 4.5.2.1.5.1. OF THE CBU CONSTRUCTION SPECIFICATIONS ALL SEWER LATERALS SHALL HAVE A CLEAN-OUT AT LEAST EVERY 90 FEET. ALL CLEAN-OUTS, WEATHER IN GRASSY AREAS OR IN PAVEMENT, SHALL BE SUB-SURFACE AND PROTECTED BY A SUITABLE METAL CASTING SUCH AS EAST JORDAN CATALOGUE NO. 2975 OR NEENAH CATALOGUE NO. R-1974-A. IN GRASSY AREAS, THE CASTING SHALL BE PROVIDED WITH A CIRCULAR CONCRETE COLLAR FLUSH WITH THE TOP OF THE CASTING AND THE GROUND SURFACE. THE COLLAR SHALL BE MINIMUM 4" THICK AND SHALL EXTEND AT LEAST 8" BEYOND THE OUTSIDE OF THE CASTING ON ALL SIDES. IN PAVEMENT, THE TOP OF THE CASTING SHALL BE FLUSH WITH THE SURROUNDING PAVEMENT. TOP OF CLEAN-OUT SHALL BE NO MORE THAN 3" BELOW THE TOP OF THE CASTING. A #10 INSULATED SOLID COPPER LOCATOR WIRE SHALL BE WRAPPED AROUND ALL NON-METALLIC PIPES SO THAT ONE REVOLUTION IS MADE AT LEAST EVERY PIPE JOINT. SPLICES ARE TO BE MADE WITH AN APPROVED CONNECTOR, AND ARE TO BE SUITABLY PROTECTED AGAINST CORROSION. THE WIRE IS TO BE BROUGHT TO THE SURFACE WITH A CLEAN-OUT IN A CASTING. ALSO SEE THE CBU CONSTRUCTION SPECIFICATIONS FOR THE "STANDARD SANITARY LATERAL CLEAN-OUT DETAIL #19".
8) WHEREVER C900 PIPE IS USED FOR SEWER, ALL WYES SHALL BE HARCO, SIZED FOR C900 ON THE RUN AND SDR-35 ON THE BRANCH. TRANSITION FROM C900 TO SDR-35 PIPE SHALL BE MADE BY USE OF A HARCO C900 TO SDR-35 ADAPTER WYES.
9) ALL D.I.P. USED FOR SANITARY SEWER SHALL HAVE CERAMIC EPOXY LINING, MINIMUM THICKNESS 40 MILS, AND SHALL BE PROTECTO 401, AS MANUFACTURED BY INDURON PROTECTIVE COATINGS. WYES FOR D.I.P. SHALL BE HARCO D.I.P. TO SDR-35 ADAPTER WYES.
10) THE OWNERSHIP OF THE WATER AND SANITARY SEWER MAINS IN THIS DEVELOPMENT WILL BE OWNED AND MAINTAINED BY THE CITY OF BLOOMINGTON UTILITIES. OWNERSHIP WILL TAKE EFFECT AFTER FINAL WALK-THROUGH, WHEN EASEMENT ARE RECORDED AND FINAL ACCEPTANCE IS GIVEN. ANY EXCEPTIONS SHALL BE INDICATED WITH SYMBOLOGY ON THE PLANS, ADDRESSED BY LETTER AND APPROVED IN WRITING BY THE UTILITIES ENGINEER.
11) A PERMANENT INDICATING CONTROL VALVE SHALL BE INSTALLED ON THE FIRE LINE 12" ABOVE THE FLOOR AT THE TERMINATION POINT. THIS VALVE WILL BE USED TO HYDROSTATIC PRESSURE TEST AGAINST AND WILL REMAIN AS A PART OF THE SYSTEM. ONCE ALL TESTING IS COMPLETE, THE LINE WILL NOT BE DISMANTLED FOR CONNECTION TO THE FIRE SUPPRESSION SYSTEM. PLEASE CONTACT NANCY AXSOM (812-349-3689) FOR ADDITIONAL INFORMATION.
12) ALL DUCTILE IRON PIPE (DIP) WILL REQUIRE POLYETHYLENE ENCASEMENT SLEEVES AND SHALL BE 8-MIL LINEAR LOW-DENSITY (LLD) POLYETHYLENE ENCASEMENT OR 4-MIL HIGH-DENSITY CROSS-LAMINATED (HDCL) POLYETHYLENE ENCASEMENT MATERIAL, INCLUSIVE OF VALVES AND FITTINGS. THE MATERIAL SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH ANSI/AWWA C-105/A21.5 USING PLASTIC TIE STRAPS OR CIRCUMFERENTIAL OR ADHESIVE TAPE PROVIDING THE PIPE WITH A SECURE PROTECTIVE ENCLOSURE.

STRUCTURE DATA TABLE

STRUCTURE NUMBER	CASTING EAST JORDAN	DESCRIPTION	OUTLET PIPE SPECS. LENGTH FT	LENGTH IN	SIZE	TYPE	UP INV.	DOWN INV.	TC. ELEV.	RIM ELEV.	BOTTOM END STR	REMARKS
101	7030	CURB INLET	13	12	CPP	24.34	24.24	24.24	24.94			CONNECT TO 102
102	1022	MANHOLE	46	12	CPP	24.24	24.14	24.14	24.84			CONNECT TO 104
103	V7304	TRENCH DRAIN	15	12	CPP	24.34	24.24	24.24	24.94			CONNECT TO 104
104	1022	MANHOLE	88	12	CPP	24.14	24.04	24.04	24.84			CONNECT TO 105
105		EXISTING STR										
106	7030	CURB INLET	34	12	CPP	24.34	24.24	24.24	24.94			CONNECT TO 107
107	7030	CURB INLET	39	12	CPP	24.24	24.14	24.14	24.84			CONNECT TO 108
108		EXISTING STR										

UTILITY LEGEND

WATER IRRIGATION LINE
DOMESTIC WATER SERVICE
FIRE WATER SERVICE
WATER MAIN
WATER SERVICE LINE
WATER VAULT
WATER HANDHOLE
WATER MANHOLE
WATER METER
WATER VALVE
FIRE HYDRANT
FLUSH HYDRANT
WATER MASTER METER
WATER AIR RELEASE VALVE
WATER END CAP
WATER TANK
SANITARY MAIN LINE
SANITARY FORCE MAIN
LOW PRESSURE SEWER
SANITARY LATERAL
SANITARY MANHOLE
SANITARY CLEANOUT
SANITARY VAULT METER
SANITARY METER
SANITARY LIFT STATION
SINGLE FLUSHING CONN.
DOUBLE FLUSHING CONN.
LOW PRESSURE SEWER PUMP
L.P.S. AIR RELEASE VALVE
F.M. AIR RELEASE VALVE
GREASE TRAP
SEPTIC TANK
MONITORING WELL
STORM PIPE
ROOF DRAIN PIPE
UNDERDRAIN PIPE
STORM MANHOLE
STORM CURB INLET
STORM CATCH BASIN
STORM YARD INLET
STORM DOWNSPOUT
STORM TRENCH DRAIN
STORM PIPE END SECTION
PROPOSED GAS LINE
GAS MANHOLE
GAS VAULT METER
GAS METER
GAS PLANT
GAS SHUTOFF VALVE
GAS MARKER
CABLE TV
OVERHEAD ELECTRIC
OVERHEAD TELEPHONE
UNDERGROUND FIBER OPTIC
UNDERGROUND TELEPHONE
ELECTRIC VAULT
ELECTRIC MANHOLE
ELECTRIC TRANS. PAD
ELECTRIC TRANS. VAULT
ELECTRIC HANDHOLE
ELECTRIC POWER POLE
PHONE RISER
PHONE VAULT
PHONE MANHOLE

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UTILITY PLAN

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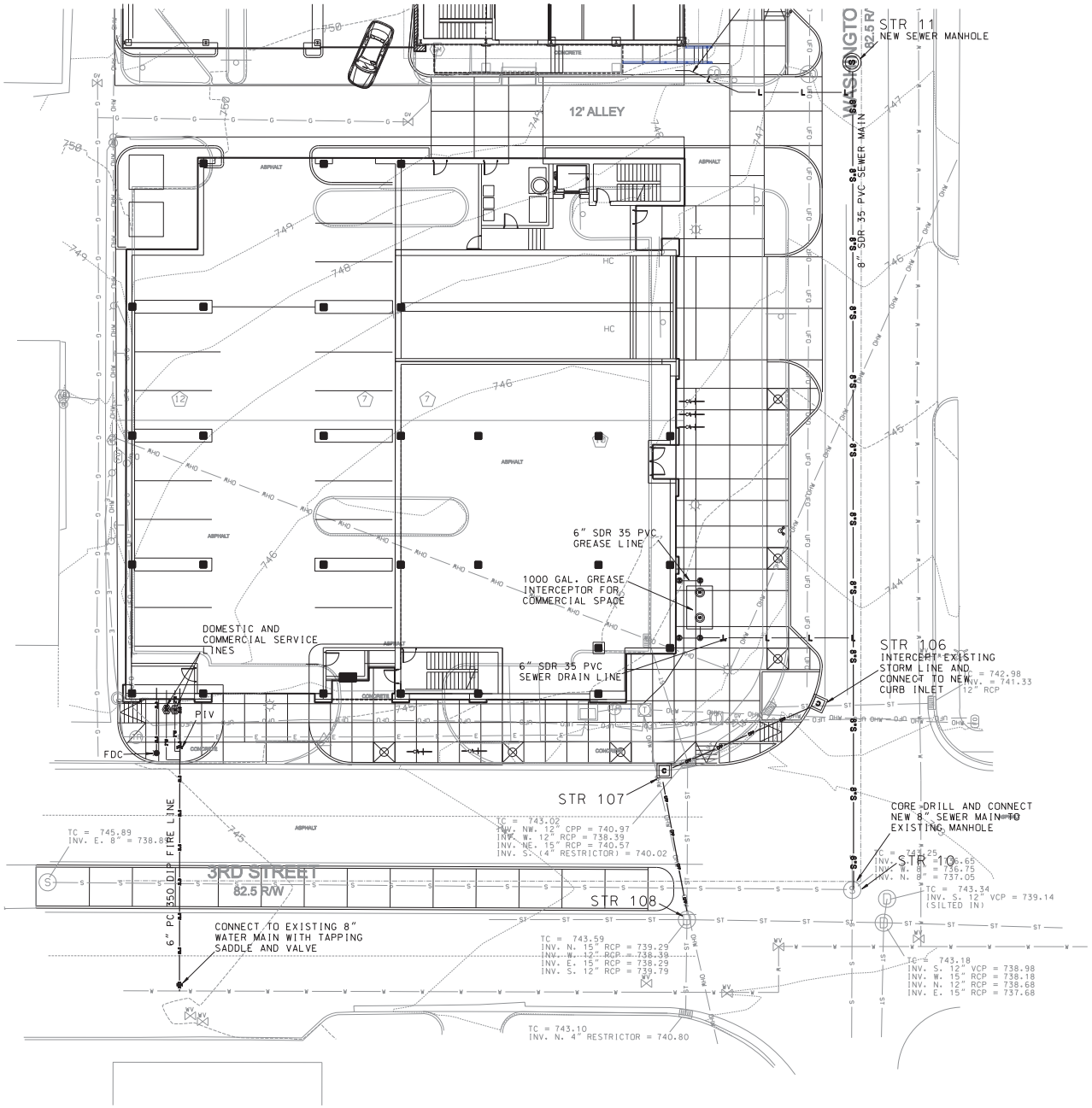

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STRUCTURE DATA TABLE

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	EAST JORDAN			LOCATION		SIZE	TYPE	UP INV.	DOWN INV.	TC. ELEV.	EOP-ELEV. BEFORE CONSTRUCTION	
				FT	IN							
101	7030		CURB INLET	13	12	CPP	741.90	741.40	741.40			CONNECT TO 102
102	1022		MANHOLE	46	12	CPP	741.40	741.21	741.40			CONNECT TO 104
103	V7304		TRENCH DRAIN	15	12	CPP	741.21	740.91	741.40			CONNECT TO 104
104	1022		MANHOLE	88	12	CPP	741.21	740.91	741.40			CONNECT TO 105
105			EXISTING STR									
106	7030		CURB INLET	34	12	CPP	741.14	740.91	743.17			CONNECT TO 107
107	7030		CURB INLET	39	12	CPP	740.97	739.29	743.02			CONNECT TO 108
108			EXISTING STR									

SCALE: 1"=20'

UTILITY LEGEND

WATER IRRIGATION LINE
DOMESTIC WATER SERVICE
FIRE WATER SERVICE
WATER MAIN
WATER SERVICE LINE
WATER VAULT
WATER HANDHOLE
WATER MANHOLE
WATER METER
WATER VALVE
FIRE HYDRANT
FLUSH HYDRANT
WATER MASTER METER
WATER AIR RELEASE VALVE
WATER END CAP
WATER TANK
SANITARY MAIN LINE
SANITARY FORCE MAIN
LOW PRESSURE SEWER
SANITARY LATERAL
SANITARY MANHOLE
SANITARY CLEANOUT
SANITARY VAULT/METER
SANITARY METER
SANITARY LIFT STATION
SINGLE FLUSHING CONN.
DOUBLE FLUSHING CONN.
LOW PRESSURE SEWER PUMP
L.P.S. AIR RELEASE VALVE
F.M. AIR RELEASE VALVE
GREASE TRAP
SEPTIC TANK
MONITORING WELL
STORM PIPE
ROOF DRAIN PIPE
UNDERDRAIN PIPE
STORM MANHOLE
STORM CURB INLET
STORM CATCH BASIN
STORM YARD INLET
STORM DOWNSPOUT
STORM TRENCH DRAIN
STORM PIPE END SECTION
PROPOSED GAS LINE
GAS WANHOLE
GAS VAULT METER
GAS METER
GAS PLANT
GAS SHUTOFF VALVE
GAS MARKER
CABLE TV
OVERHEAD ELECTRIC
OVERHEAD TELEPHONE
UNDERGROUND FIBER OPTIC
UNDERGROUND TELEPHONE
ELECTRIC VAULT
ELECTRIC MANHOLE
ELECTRIC TRANS. PAD
ELECTRIC TRANS. VAULT
ELECTRIC HANDHOLE
ELECTRIC POWER POLE
PHONE RISER
PHONE VAULT
PHONE MANHOLE

Smith Brebob & Associates, Inc.
459 S. Clarion Boulevard
Bloomington, Indiana, 47401
Phone: (812) 336-6536
Fax: (812) 336-6513
Web: www.smithbrebob.com

CONSTRUCTION DATE
/ /

JOB TITLE
5/3RD SITE
NW CORNER OF 3RD AND WASHINGTON

REVISIONS	BY	DATE

SAB
SAB
SAB
DESIGNED
DRAWN
CHECKED
DATE

JOB NUMBER
5464
SHEET
C206
DATE
04/03/17

UTILITY PLAN

SPUV-05-17
Petitioner's Statement

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BLOOMINGTON PLAN COMMISSION **CASE #: SP/UV-07-17**
STAFF REPORT **DATE: April 17, 2017**
Location: 1610 N. Kinser Pike

PETITIONER: **Doug Duncan, Naples LLC**
P.O. Box 40, Bloomington

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

REQUEST: The petitioner is requesting site plan approval for a 3 story, 39 unit multi-family building. Also requested is Plan Commission review of a use variance to allow first floor residential uses in a Commercial General (CG) zoning district.

SITE INFORMATION:

Lot Area:	1.82 Acres
Current Zoning:	Commercial General (CG)
GPP Designation:	Community Activity Center
Existing Land Use:	Vacant
Proposed Land Use:	Multi-Family Residential
Surrounding Uses:	North – Commercial
	South – Single Family Residential
	East – Office
	West – Multi-Family Residential

REPORT: This 1.82 acre property is located at the southeast corner of N. Kinser Pike and W. Gourley Pike and is zoned Commercial General (CG). This property is currently vacant. The property is surrounded by a mix of residential and commercial uses. There are hotels to the north, multi-family use to the west, single family to the south, and an office building to the east. The petitioner proposes to construct a new, 3-story, 39 unit multi-family building on the site.

The building would include 39 one bedroom units. They have committed to providing 6 affordable units (petitioner commitment is attached). Vehicular access would be gained by a drive-cut off of W. Gourley Pike, to the east of the proposed building. The southern portion of the site contains steep slopes and a small creek.

This petition includes residential uses on the first floor, which is not permitted in the CG zoning district. The petitioner is requesting a use variance to allow for this use. The Plan Commission must review the use variance request to determine consistency with the Growth Policies Plan (GPP) and make a recommendation to the Board of Zoning Appeals (BZA). The petitioner is also requesting site plan approval from the Plan Commission.

SITE PLAN DETAILS: The site plan meets all standards of the UDO, including minimum and maximum parking, height, materials, bike parking, architectural standards, materials, sidewalks. More specific details follow.

Density: The CG zoning district allows for a maximum of 15 DUEs (dwelling unit equivalents) per acre. For this 1.82 acre parcel, this would be a maximum of 27.3 DUEs. The petitioner proposes 9.75 DUEs.

Impervious Surface Coverage: The UDO allows for a maximum impervious surface coverage in the CG zoning district of 60%. The proposed site plan shows 41.8% impervious surface coverage.

Parking: No parking is required for the site. The UDO permits a maximum of 1 space per bedroom. The petitioner proposes to provide 36 off-street parking spaces. There is no street parking in the area and no new street parking is proposed. This site is also served by Bloomington Transit, Route 6, with a stop at the northwest corner.

Bicycle Parking: A 39 bedroom apartment complex requires a minimum of 7 bicycle parking spaces on site. There are 14 spaces distributed in three locations throughout the site. The site plan shows 2 Class-I spaces in an exterior bike locker and 12 Class-II spaces, 4 of which are covered.

Streetscape: Sidewalks will be constructed along both N. Kinser Pike and W. Gourley Pike. Street trees are located between the 5 foot sidewalk and the street on both street frontages with the exception of the southern portion of the lot where steep slopes prevent separation along N. Kinser Pike. The width increases to 6 feet where the sidewalk is located abutting the street, along 180 feet. The Department recommends that the sidewalk along Kinser Pike be located closer to the road. This would create a separation between the sidewalk and first floor residential units and still maintain an acceptable width between the curb and the sidewalk for street trees. UDO does not require street lights outside of the CD zoning district.

Height: The maximum building height in the CG zoning district is 50 feet. The proposed building steps with the site slope and maintain a height along grade at 40’ 2.5.” With the elevation on site, the building is 48’ 2.5.”

Architecture/Design: The UDO architectural design guidelines are not required in this case, as the site is located more than 500 feet from a freeway/expressway and not along an arterial street. The site plan still meets many aspects of the architectural requirements including materials, façade variations, raised entrances, and repeating windows across the length of the building. Façade materials include brick, cast stone, and fiber cement. The material on the peaked roof is dimensional asphalt shingles, with painted wood trim. The units are accessed via exterior corridors and partially enclosed stairwells, visible from the east elevation, facing the parking lot. Along the west elevation, facing N. Kinser Pike, first floor units gain access off of the sidewalk, while the second and third floors have balconies. The Planning and Transportation Department recommends the addition of architectural features on the north and south elevations. No signage has been proposed for the building.

Environmental: The two main environmental concerns address the southern portion of the lot where there are dense trees, a small creek and steep slopes. The tree preservation standards apply, and the applicant is proposing to save 70% of the

existing trees on site. In addition, there is a 75 foot riparian buffer around the creek. Other environmental features include a bio-island on 1 of the 2 parking lot islands as well as space for an exterior recycling enclosure at the northeast corner of the site.

Access control and drive-through: The petitioner is proposing one driveway off of Gourley Pike.

Utilities: A utility plan has not yet been submitted to City of Bloomington Utilities. Water and sanitary sewer service is available on this site.

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The petitioner should continue to work with the Planning and Transportation Department on the following recommendations by the Environmental Commission:

1.) The Petitioner should apply green building and site design practices to create a high performance, low-carbon footprint structure.

Findings: While not required, the Department encourages the petitioner to incorporate the suggestions if possible.

2.) The Petitioner shall submit a revised landscape plan for review.

Findings: A fully compliant landscaping plan must be submitted prior to issuance of a grading permit. This is a condition of approval.

USE VARIANCE: The CG zoning district prohibits first floor multi-family uses. The petition contains 13 units on the first floor. The first floor of the building is entirely residential with front stoops and entry doors along N. Kinser Pike.

GROWTH POLICIES PLAN: The Growth Policies Plan (GPP) designates this property as Community Activity Center (CAC). The Community Activity Center areas are primarily commercial, however residential units may also be developed. “The CAC will incorporate a balance of land uses to take advantage of the proximity to goods and services.” The incorporation of additional residential use at this site will not create an imbalance in the area’s land uses. The proposed development fits in with the existing land uses including the existing multi-family development to the west and serves as a transition between the commercial activity to the north and the single family residential to the south. Site design standards should “be integrated into existing development, and CAC design should be sensitive to the surrounding context.” The architecture is not out of character for the area and the site features pedestrian connections that enable residents to access the adjacent commercial land uses and neighborhood.

Land use policies for this area state that:

- Buildings should be developed with minimal street setbacks to increase pedestrian and transit accessibility.
- Parking should be located and designed with an emphasis on minimizing pedestrian obstacles to accessing businesses.

- Street cuts should be limited as much as possible to reduce interruptions of the streetscape.
- Residential units may also be developed as a component of the CAC, and would be most appropriate when uses are arranged as a central node rather than along a corridor.
- A Community Activity Center should be located at an intersection which is made up of designated Collector or Arterial streets, in order to provide automobile access without overwhelming the pedestrian aspects of the development.

The Planning and Transportation believes the proposal is consistent with the policy goals for Community Activity Centers. The proposed building is pushed back from the road, as the required right of way is quite large, however there is room for street trees along a majority of the site as well as continuous sidewalk. Parking is located behind the building and street cut access is minimal.

CRITERIA AND FINDINGS FOR SITE PLANS

20.09.120 (e)(9) The staff or plan commission, whichever is reviewing the site plan, shall make written findings concerning each decision to approve or disapprove a site plan.

(A) **Findings of Fact.** A site plan shall be approved by the Planning and Transportation Department or the Plan Commission only upon making written findings that the site plan:

(i) Is consistent with the growth policies plan;

Findings: The Planning and Transportation Department finds that the site plan is consistent with the GPP as outlined above.

(ii) Satisfies the requirements of Chapter 20.02, Zoning Districts;

Findings: The department finds that the site plan meets the CG district intent and PC guidance recommendations.

"Promote the development of medium-scaled urban projects with a mix of storefront retail, professional office, and/or residential dwelling units creating a synergy between uses where stand-alone uses have traditionally dominated."

With the environmental constraints on the site, the developable area is small, preventing a large mixed-use development. This project is in scale with the district's intent and similar land uses. The proposed multi-family development provides a transition between highway commercial located to the north and existing residential to the south. Providing a mix of land uses in the area creates synergy.

"Encourage proposals that further the Growth Policies Plan goal of sustainable development design featuring conservation of open space, mixed uses, pervious pavement surfaces, and reductions in energy and

resource consumption." "Street cuts should be minimized in order to enhance streetscape and improve access management."

The proposed site plan preserves a majority of the existing vegetation on site, adds to the mix of uses in the immediate area, and adds missing sidewalk connections in the existing sidewalk network. The proposed site plan has one street cut along Gourley Pike and sidewalks along both streets.

Strict UDO compliance would prohibit first floor residential uses. Due to environmental protections, it would be difficult for the site to support both residential and commercial uses. The site meets all other standards of the UDO.

(iii) Satisfies the requirements of Chapter 20.05, Development Standards;

Findings: The site plan meets all standards of the UDO including parking, impervious surface, environmental, architectural and access as described above.

(iv) Satisfies the requirements of Chapter 20.07, Design Standards; and

Findings: No subdivision is proposed. Site plan approval is conditioned on the southern portion of the lot affected by steep slopes and the riparian buffer be placed in a conservancy easement.

(v) Satisfies any other applicable provisions of the Unified Development Ordinance.

Findings: No other provisions apply.

CONCLUSIONS: The Planning and Transportation Department finds that this proposal does not interfere with the City's Growth Policies Plan. Redevelopment of this underutilized property with multifamily residential is consistent with the GPP. Elements of the site plan such as the multi-story buildings, minimal number of drivecuts, sensitive environmental design, and pedestrian orientated site are also consistent with the Plan. The development serves as a transition between existing commercial development to the north and single family residential development to the south.

RECOMMENDATION: The Planning and Transportation Department recommends that the use variance be forwarded to the Board of Zoning Appeals with a positive recommendation. The Department also recommends approval of the site plan with the following conditions:

1. Site plan approval is contingent on the use variance approval of the Board of Zoning Appeals.
2. Prior to issuance of a grading permit, the petitioner shall record the southern portion of a lot as a conservancy easement and submit a revised landscaping plan.
3. The petitioner shall record a zoning commitment prior to the issuance of a grading permit detailing their proposed affordable housing commitment, as

outlined in the email from Doug Duncan dated 4/13/2017.

4. The petitioner shall work with the Transportation and Traffic Services Division to finalize plans for the right of way prior to the release of a grading permit.

MEMORANDUM

Date: April 7, 2017

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: SP/UV-41-16, Kinser Pike & Gourley Pike, Naples, LLC.
1610 N. Kinser Pike

The purpose of this memo is to convey the environmental concerns and recommendations of the Environmental Commission (EC) with the hope that action will be taken to enhance the environmental integrity of this proposed plan. The request is for a Site Plan for a 3-story, 39 unit multi-family structures, and a Use Variance to allow first floor residential use.

ISSUES OF SOUND ENVIRONMENTAL DESIGN

1.) GREEN BUILDING
The EC recommends that the developer design the building with as many best practices for energy savings and resource conservation as possible. Some examples of best practices that go beyond the Building Code include enhanced insulation; high efficiency heating and cooling; Energy Star doors, windows, lighting, and appliances; high efficiency toilets; programmable thermostats; sustainable floor coverings; and recycled products such as carpet and counter tops. A specific recommendation to mitigate the effects of air pollution that cause climate changes, and dwindling natural resources include the following.

Reduce Heat Island Effect The roof material should have a minimum initial Solar Reflective Index (SRI) of 0.65, and an aged index of 0.55. (*SRI* is a value that incorporates both solar reflectance and emittance in a single value to represent a material's temperature in the sun. SRI quantifies how hot a surface would get relative to standard black and standard white surfaces. It is calculated using equations based on previously measured values of solar reflectance and emittance as laid out in the American Society for Testing and Materials Standard E 1980. It is expressed as a fraction (0.0 to 1.0) or percentage (0% to 100%). There are asphalt shingles available that contain reflective materials that enable the roof to get close to these standards of excellent and still retain the look the Petitioner is trying to achieve.

Green building and environmental stewardship are of utmost importance to the people of Bloomington and are consistent with the spirit of the Growth Policy Plan (GPP) and the Unified Development Ordinance (UDO). Additionally, they are supported by Bloomington's overall

commitment to environmental sustainability and our green building initiative (http://Bloomington.in.gov/greenbuild). Sustainable building practices are explicitly called for by the Mayors' Climate Protection Agreement signed by former Mayor Kruzan; by City Council Resolution 06-05 supporting the Kyoto Protocol and reduction of our community's greenhouse gas emissions; by City Council Resolution 06-07, which recognizes and calls for planning for peak oil; and by a report from the Bloomington Peak Oil Task Force, *Redefining Prosperity: Energy Descent and Community Resilience Report*.

2.) LANDSCAPE PLAN
The Landscape Plan has a number of problems and needs revisions. The Petitioner provided some updates, but they were submitted after the final revision deadline. The EC believes the Petitioner should continue to work with staff until the Landscape Plan meets all the minimum standards.

EC RECOMMENDATIONS

1.) The Petitioner should apply green building and site design practices to create a high performance, low-carbon footprint structure.

2.) The Petitioner shall submit a revised landscape plan for review.

BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

December 5, 2016
City of Bloomington Plan Commission
401 N. Morton Street
Bloomington, Indiana 47403

Re: SE corner of Kinser and Gourley Pike

Dear Plan Commission and Board of Zoning Appeals

Our client, Naples, LLC respectfully request site plan approval and a use variance to allow residential uses on the first floor in the CG zone. The property consists of 1.82 acres at the referenced intersection. In the past the property has had a single-family residence and out buildings. Before my clients purchased this property in 1994, it was owned by the previous owner of the property and building along our east property line. We have been working on developing this property since that time. The property is long and narrow with frontage along Kinser Pike which required a 40' future right of way with 15' building setback and Gourley Pike with a 25' right of way and 15' setback reducing the usable width. To the south is an intermittent stream with steep slopes and a wooded area.

Surrounding land uses consist of office to the east, motels and office uses to the north, commercial uses to the west, multi-family uses to the south west and residential uses to the south. We are proposing a three story 39 one bedroom unit building fronting on Kinser and Gourley Pike with parking east of the proposed building. We are proposing sidewalks along both street frontages, bike parking, and enclosed dumpster pad adjoining the parking area. Storm water quality and retention is being provided to the south of the proposed building. Due to the steep drop off along Kinser, a portion of this sidewalk will require the sidewalk to be along the edge of the roadway.

528 NORTH WALNUT STREET BLOOMINGTON, INDIANA 47404
812-332-8030 FAX 812-339-2990

The property currently has 50% tree coverage and we are proposing to retain 70.6% of the tree cover along the east and south property lines. The proposed site design consists of 41.8% impervious surface area, well below the 60% allowable impervious surface area.
Due to the property's constraints listed above we are requesting a use variance to allow residential uses on the first floor. There is little opportunity to provide adequate parking to support commercial uses on site because of these constraints. The proposed multifamily building is an allowed use above the first floor and is consistent with other development in this area.

After you have reviewed our petition please feel free to contact us with any questions.

Sincerely,

Jeffrey S. Fanyo, PE, CFM
Bynum Fanyo and Associates, Inc.

From: **Doug Duncan** eddllc@yahoo.com
Subject: Commitment on Gourley Pike parcel
Date: April 12, 2017 at 8:09 PM
To: Alex Crowley crowleya@bloomington.in.gov
Cc: Tim Mitchell tmitchell@firstcapitalusa.com, John Bender jbender@firstcapitalusa.com, Skip Harrell sharrell@firstcapitalusa.com

DD

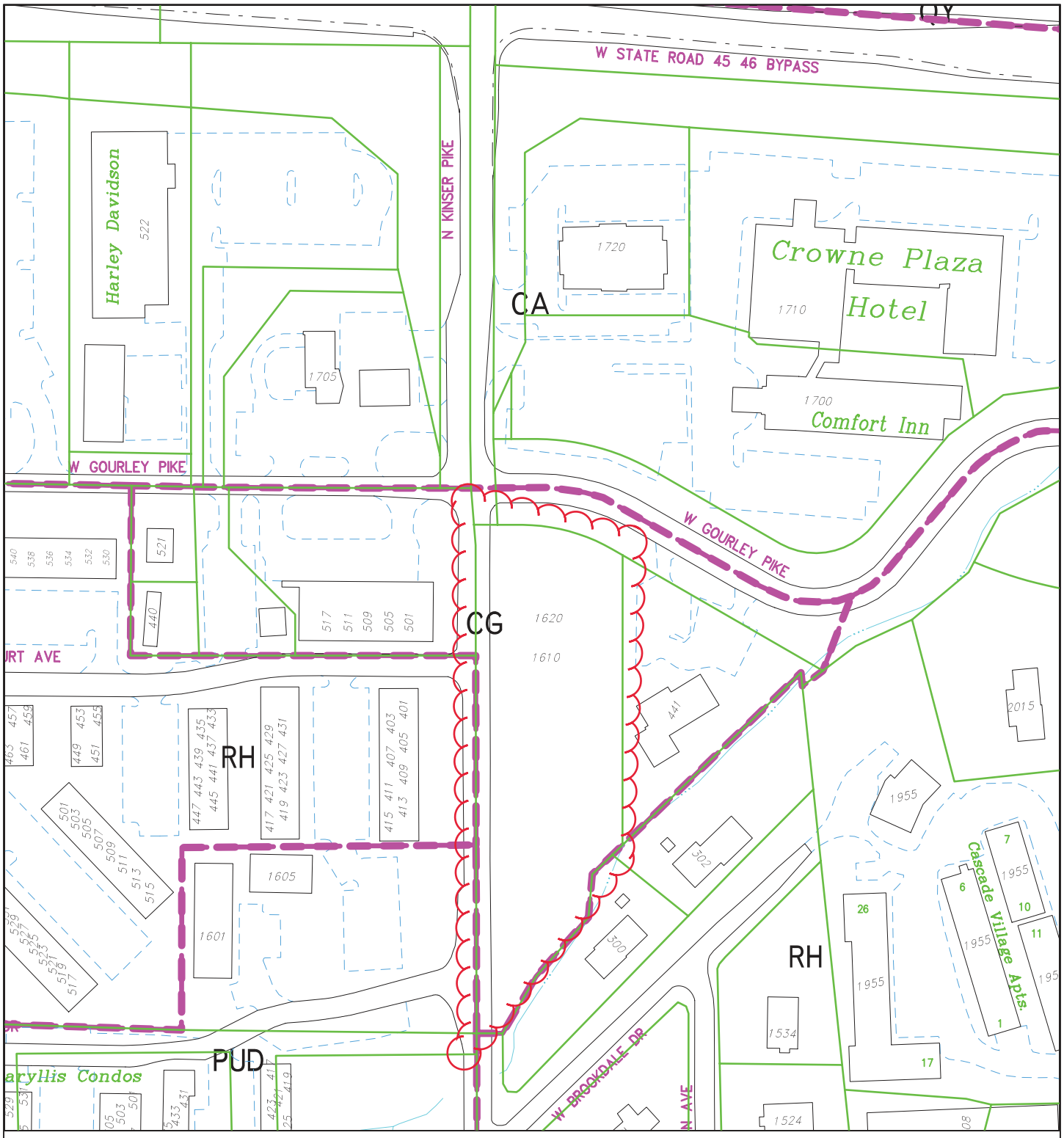
Alex,

Here is a written statement to summarize the commitment First Capital is making concerning the discussion we have held concerning the parcel at 1610 N. Kinser Pike.

I, Doug Duncan, on behalf of First Capital Group, commit to setting aside 6 units for 50 years as "workforce housing units" as defined by the City of Bloomington, in the project proposed at 1610 N. Kinser Pike as part of approval of the site plan by the plan Commission, case #SP/UV-07-17.

Sincerely

Doug Duncan



City of Bloomington
Planning & Transportation

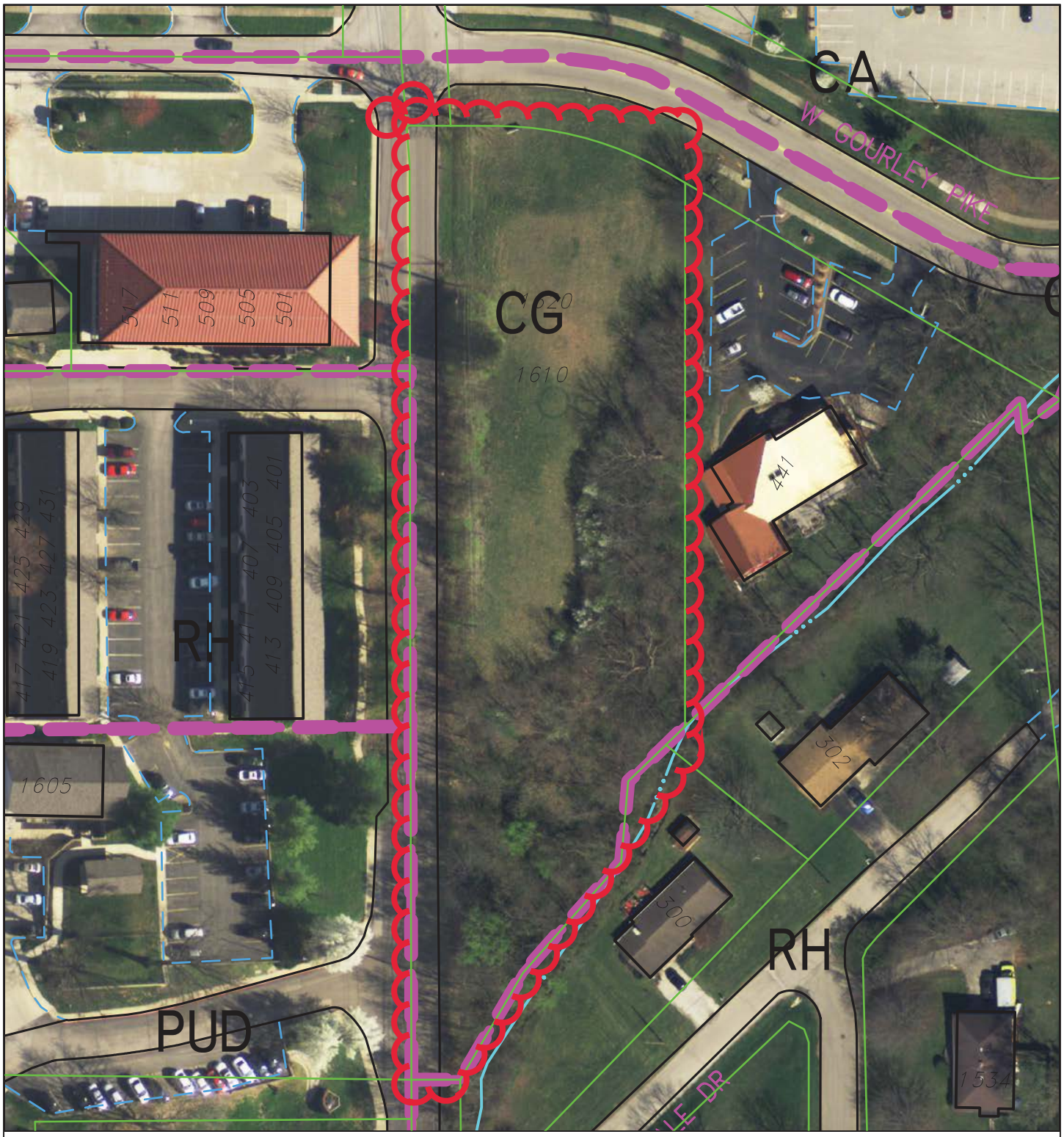
By: lewisa
12 Apr 17

150 0 150 300 450

N

Scale: 1" = 150'

For reference only; map information NOT warranted.



By: lewisa
12 Apr 17

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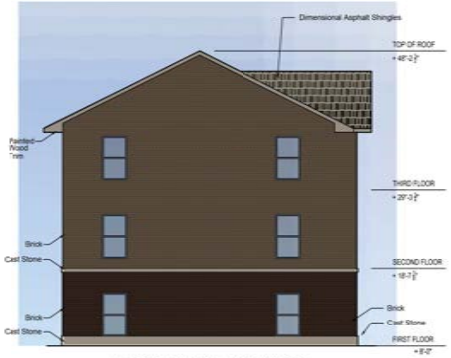
City of Bloomington
Planning & Transportation

Scale: 1" = 80'

For reference only; map information NOT warranted.



NORTH ELEVATION

WEST ELEVATION

CSO Architects

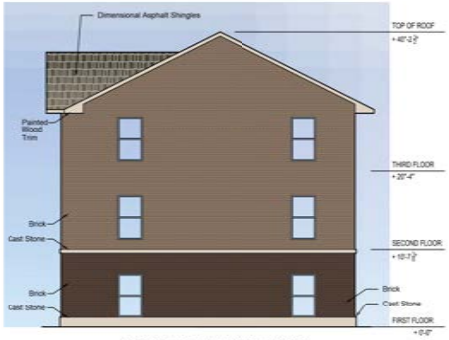
PRELIMINARY ELEVATIONS

0 4 8 16 32

Kinser and Gourley Pike Apartments

Bloomington, IN | 27 December 2016

16143



SOUTH ELEVATION

EAST ELEVATION

CSO Architects

PRELIMINARY ELEVATIONS

0 4 8 16 32

Kinser and Gourley Pike Apartments

Bloomington, IN | 27 December 2016

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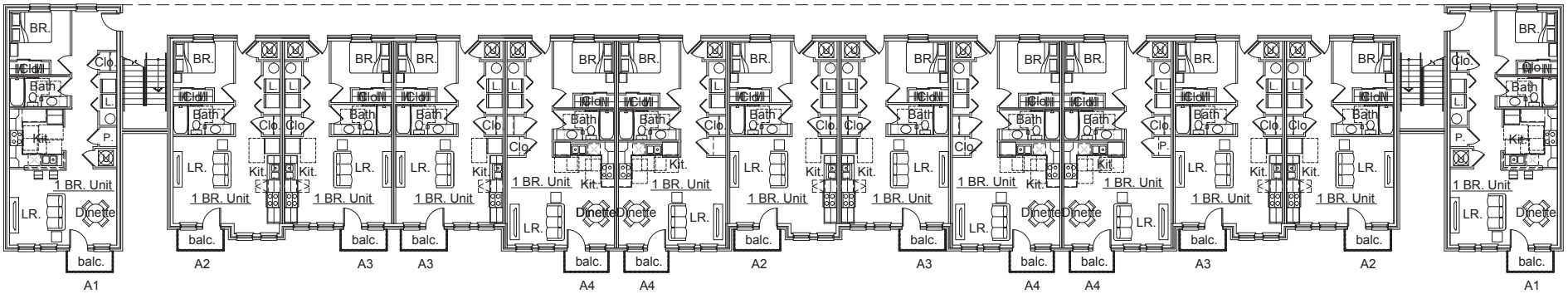
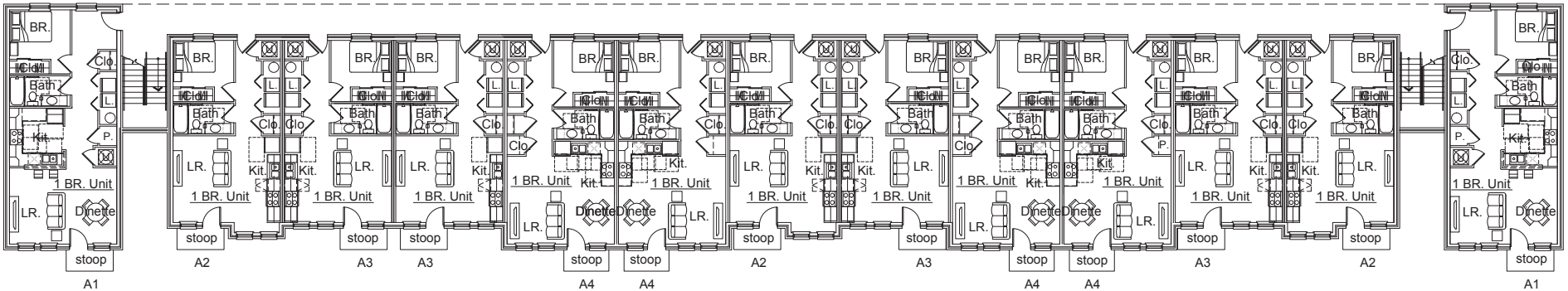


SECOND AND THIRD FLOOR PLANS



FIRST FLOOR PLAN

Kinser and Gourley Pike Apartments

Total Apartments	39 1 BR. Units
DUE (1 BR. unit = .25 DUE)	9.75 DUE Units
Parcel Acreage: 1.82 acres	Allowed DUE Units = N/A
Parking required: 0 spaces.	Parking provided: 39 spaces.

Square Footages

Units				
1 Bedroom Units:				
Six (6) A1:	673	S.F. Net	741	S.F. Gross
Nine (9) A2:	536	S.F. Net	591	S.F. Gross
Twelve (12) A3:	523	S.F. Net	565	S.F. Gross
Twelve (12) A4:	585	S.F. Net	632	S.F. Gross
Units Subtotal:	22,158	S.F. Net	24,129	S.F. Gross
Circulation Space			4,293	S.F. Gross
Total Project Square Footage:			29,028	S.F. Gross

CSO Architects

PRELIMINARY FLOOR PLANS

0 4 8 16 32 N

Kinser and Gourley Pike Apartments

Bloomington, IN | 06 December 2016

16143

EXISTING LEGEND

— · · —	PROPERTY LINE
— x —	FENCE
— XW —	WATER LINE PIPE
- - - XXX - - -	CONTOUR & ELEVATION
— XSS —	SANITARY SEWER PIPE
— XST —	STORM SEWER PIPE
— XOHE —	OVERHEAD ELECTRIC LINES
— XUGE —	UNDERGROUND ELECTRIC LINES
— XOHT —	OVERHEAD TELEPHONE LINES
— XUGT —	UNDERGROUND TELEPHONE LINE
— XGAS —	GAS LINE PIPE

UTILITY LEGEND

— W —	DIP FIRE SERVICE LINE (OWNED BY CBU)
— 4W —	4" DIP FIRE SERVICE LINE (PRIVATELY OWNED)
— FSL —	DIP FIRE SERVICE LINE (PRIVATELY OWNED)
— DSL —	SDR-21 PVC DOMESTIC WATER SERVICE LINE, SAME SIZE AS EXISTING (PRIVATELY OWNED)
F.D.C.	FIRE DEPARTMENT "STORZ" CONNECTION
P.I.V.	POST INDICATING VALVE
— 6SL —	6" SDR-35 PVC SANITARY SEWER LATERAL (PRIVATELY OWNED)
— 6BD —	6" SCH. 40 PVC BUILDING/DOWNSPOUT DRAIN PIPE (PRIVATELY OWNED)
— 4UD —	4" PERFORATED SDR-35 UNDERDRAIN PIPE (PRIVATELY OWNED)
— GAS —	GAS SERVICE LINE
— ELEC —	ELECTRIC SERVICE LINE

SITE LEGEND

— CL — OR (CL)	CONSRUCTION LIMITS
(A)	BITUMINOUS PAVEMENT
(AP)	ADA ACCESSIBLE PARKING SPACE
(APS)	ADA ACCESSIBLE PARKING SIGN
(C)	REINFORCED CONCRETE PAVING
(F)	CONCRETE SIDEWALK
(F1)	MONOLITHIC CONCRETE CURB AND SIDEWALK
(GR)	42" TALL GUARDRAIL
(M)	MATCH EXISTING CURB, SIDEWALK, PAVEMENT ELEVATIONS
(PB)	CONCRETE PARKING BUMPER BLOCK
(PP)	STANDARD ROAD PAVEMENT PATCH
(R)	SIDEWALK ADA ACCESSIBLE RAMP
(RW)	REINFORCED CONCRETE RETAINING WALL
(R1-1)	INDOT 30-IN. X 30-IN. ROAD STOP SIGN
(VA)	VAN ACCESSIBLE SUPPLEMENTAL SIGN
(L3)	6-IN WIDE CONCRETE CURB
(20)	4-IN. WIDE SOLID WHITE PAINTED PAVEMENT MARKING
(XX)	NUMBER OF PARKING SPACES PER LOT

ZONING INFORMATION

JURISDICTION: CITY OF BLOOMINGTON

ZONING: COMMERCIAL GENERAL (CG)

MINIMUM LOT WIDTH: 85 FT

MAXIMUM PRIMARY STRUCTURE HEIGHT: 50 FT

MAXIMUM ACCESSORY STRUCTURE HEIGHT: 30 FT

MAXIMUM IMPERVIOUS COVERAGE: 60%

MAXIMUM DENSITY: 15 UNITS/AC; 2,904 SF/UNIT

FRONT YARD BUILDING SETBACK: 15 FT FROM THE PROPOSED R.O.W. INDICATED ON THE THOROUGHFARE PLAN; OR THE AVG. OF FRONT SETBACKS OF THE EXISTING PRIMARY STRUCTURES ON THE SAME BLOCK FACE, WHICHEVER IS LESS. FOR LOTS OF RECORD WITH NO STREET FRONTAGE, A MINIMUM SETBACK OF 10 FT IS REQUIRED FROM THE PROPERTY LINE WHERE ACCESS IS GAINED.

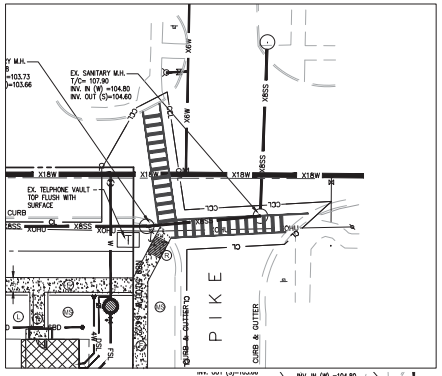
FRONT YARD PARKING SETBACK: 20 FT BEHIND THE STRUCTURE'S FRONT BUILDING WALL.

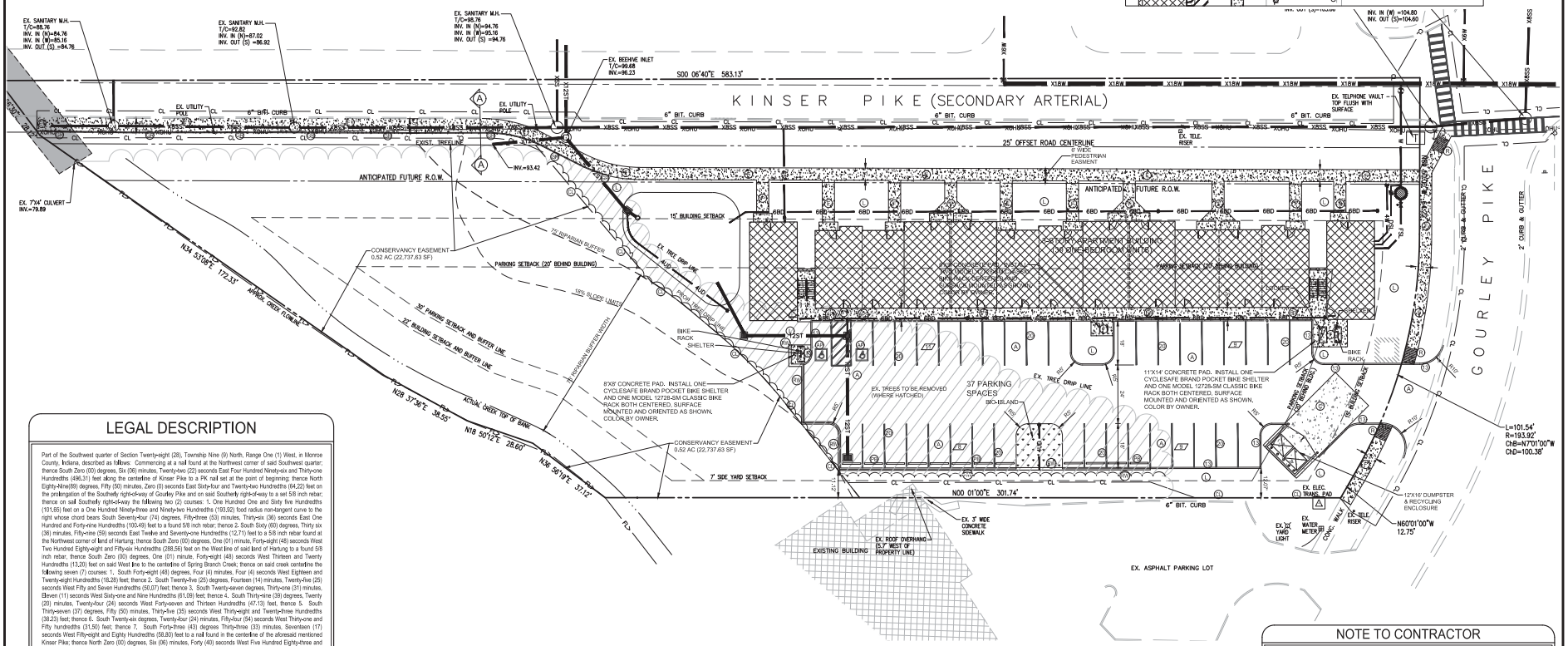
SITE INFORMATION

LOT AREA: 1.47 AC (64,079.8 SF)

TOTAL IMPERVIOUS AREA: 26,785.2 SF

PROPOSED IMPERVIOUS COVERAGE: 41.8%





LEGAL DESCRIPTION

Part of the Southwest quarter of Section Twenty-eight (28), Township Nine (9) North, Range One (1) West, in Monroe County, Indiana, described as follows: Commencing at a nail found at the Northwest corner of said Southwest quarter; thence South Zero (00) degrees, Six (06) minutes, Twenty-two (22) seconds East Four Hundred Ninety-six and Thirty-one Hundredths (496.31) feet along the centerline of Kinser Pike to a PK nail set at the point of beginning; thence North Eighty-Nine(89) degrees, Fifty (50) minutes, Zero (0) seconds East Sixty-four and Twenty-two Hundredths (64.22) feet on the prolongation of the Southerly right-of-way of Gourley Pike and on said Southerly right-of-way to a set 5/8 inch rebar; thence on said Southerly right-of-way the following two (2) courses: 1. One Hundred One and Sixty five Hundredths (101.65) feet on a One Hundred Ninety-three and Ninety-two Hundredths (193.92) food radius non-tangent curve to the right whose chord bears South Seventy-four (74) degrees, Fifty-three (53) minutes, Thirty-six (36) seconds East One Hundred and Forty-nine Hundredths (100.49) feet to a found 5/8 inch rebar; thence 2. South Sixty (60) degrees, Thirty six (36) minutes, Fifty-nine (59) seconds East Twelve and Seventy-one Hundredths (12.71) feet to a 5/8 inch rebar found at the Northwest corner of land of Hartung; thence South Zero (00) degrees, One (01) minute, Forty-eight (48) seconds West Two Hundred Eighty-eight and Fifty-six Hundredths (288.56) feet on the West line of said land of Hartung to a found 5/8 inch rebar, thence South Zero (00) degrees, One (01) minute, Forty-eight (48) seconds West Thirteen and Twenty Hundredths (13.20) feet on said West line to the centerline of Spring Branch Creek; thence on said creek centerline the following seven (7) courses: 1. South Forty-eight (48) degrees, Four (4) minutes, Four (4) seconds West Eighteen and Twenty-eight Hundredths (18.28) feet; thence 2. South Twenty-five (25) degrees, Fourteen (14) minutes, Twenty-five (25) seconds West Fifty and Seven Hundredths (50.07) feet; thence 3. South Twenty-seven degrees, Thirty-one (31) minutes, Eleven (11) seconds West Sixty-one and Nine Hundredths (61.09) feet; thence 4. South Thirty-nine (39) degrees, Twenty (20) minutes, Twenty-four (24) seconds West Forty-seven and Thirteen Hundredths (47.13) feet, thence 5. South Thirty-seven (37) degrees, Fifty (50) minutes, Thirty-five (35) seconds West Thirty-eight and Twenty-three Hundredths (38.23) feet; thence 6. South Twenty-six degrees, Twenty-four (24) minutes, Fifty-four (54) seconds West Thirty-one and Fifty hundredths (31.50) feet; thence 7. South Forty-three (43) degrees Thirty-three (33) minutes, Seventeen (17) seconds West Fifty-eight and Eighty Hundredths (59.80) feet to a nail found in the centerline of the aforesaid mentioned Kinser Pike; thence North Zero (00) degrees, Six (06) minutes, Forty (40) seconds West Five Hundred Eighty-three and Thirteen Hundredths (583.13) feet on said centerline to the point of beginning. Containing One and Eighty-two Hundredths (1.82) acres, more or less. (Per survey of Jess A Gwinn, RLS 9300019, dated April 18,1996)

NOTE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

revisions:

SCALE: 1"=20'

ARCHITECTURE
CIVIL ENGINEERING
PLANNING
BYNUM FANYO & ASSOCIATES, INC.
528 north walnut street
bloomington, indiana
(812) 332-8030
(812) 339-2990 (fax)

certified by:

PROPOSED
KINSER & GOURLEY PIKE

KINSER PIKE
BLOOMINGTON, INDIANA 47404

title: SITE PLAN

designed by: JBT
drawn by: JBT
checked by: JSF
sheet no: C201
project no.: 401632

EXISTING LEGEND

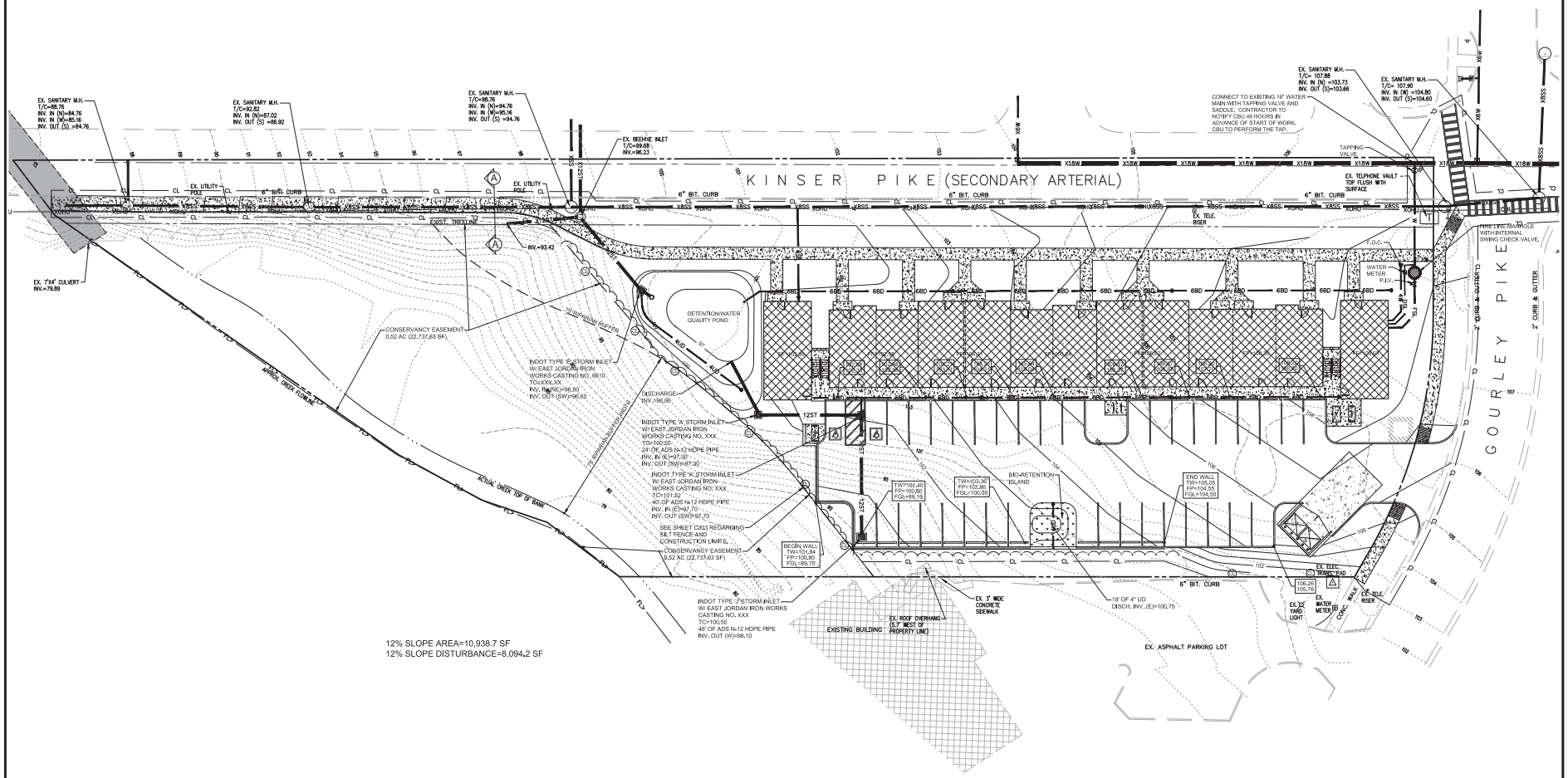
PROPERTY LINE	
x	FENCE
XW	WATER LINE PIPE
XXX	CONTOUR & ELEVATION
XSS	SANITARY SEWER PIPE
XST	STORM SEWER PIPE
XOHE	OVERHEAD ELECTRIC LINES
XUGE	UNDERGROUND ELECTRIC LINES
XOHT	OVERHEAD TELEPHONE LINES
XUGT	UNDERGROUND TELEPHONE LINE
XGAS	GAS LINE PIPE

UTILITY LEGEND

W	DIP FIRE SERVICE LINE (OWNED BY CBU)
4W	4" DIP FIRE SERVICE LINE (PRIVATELY OWNED)
FSL	DIP FIRE SERVICE LINE (PRIVATELY OWNED)
DSL	SDR-21 PVC DOMESTIC WATER SERVICE LINE, SAME SIZE AS EXISTING (PRIVATELY OWNED)
F.D.C.	FIRE DEPARTMENT "STORZ" CONNECTION
P.I.V.	POST INDICATING VALVE
6SL	6" SDR-35 PVC SANITARY SEWER LATERAL (PRIVATELY OWNED)
6BD	6" SCH. 40 PVC BUILDING/DOWNSPOUT DRAIN PIPE (PRIVATELY OWNED)
4UD	4" PERFORATED SDR-35 UNDERDRAIN PIPE (PRIVATELY OWNED)
GAS	GAS SERVICE LINE
ELEC	ELECTRIC SERVICE LINE

GRADING LEGEND

CL OR (CL)	CONSRUCTION LIMITS
XXX	ELEVATION CONTOUR
FL>	FLOWLINE
XXX.XX	SPOT GRADE ELEVATION
XXX.XX / XXX.XX	TOP OF CURB ELEVATION OVER PAVEMENT ELEVATION
FF=XXX.XX	FINISH FLOOR ELEVATION
FG=XXX.XX	FINISH EARTH GRADE ELEVATION
FP=XXX.XX	FINISH PATIO ELEVATION
FR=XXX.XX	FINISH RAMP ELEVATION
FW=XXX.XX	FINISH WALK ELEVATION
TC=XXX.XX	FINISH TOP OF CASTING



revisions:

SCALE: 1"=20'

BBB
ARCHITECTURE
CIVIL ENGINEERING
PLANNING
BYNUM FANYO & ASSOCIATES, INC.
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bloomington, indiana
(812) 332-8030
(812) 339-2990 (fax)

certified by:

PROPOSED
KINSER & GOURLEY PIKE

KINSER PIKE
BLOOMINGTON, INDIANA 47404

title: GRADING & UTILITY PLAN

designed by: JBT
drawn by: JBT
checked by: JSF
sheet no: C202
project no.: 401632

85

EXISTING LEGEND

	PROPERTY LINE
x	FENCE
XW	WATER LINE PIPE
XXX	CONTOUR & ELEVATION
XSS	SANITARY SEWER PIPE
XST	STORM SEWER PIPE
XOHE	OVERHEAD ELECTRIC LINES
XUGE	UNDERGROUND ELECTRIC LINES
XOHT	OVERHEAD TELEPHONE LINES
XUGT	UNDERGROUND TELEPHONE LINE
XGAS	GAS LINE PIPE

UTILITY LEGEND

W	DIP FIRE SERVICE LINE (OWNED BY CBU)
4W	4" DIP FIRE SERVICE LINE (PRIVATELY OWNED)
FSL	DIP FIRE SERVICE LINE (PRIVATELY OWNED)
DSL	SDR-21 PVC DOMESTIC WATER SERVICE LINE, SAME SIZE AS EXISTING (PRIVATELY OWNED)
F.D.C.	FIRE DEPARTMENT "STORZ" CONNECTION
P.I.V.	POST INDICATING VALVE
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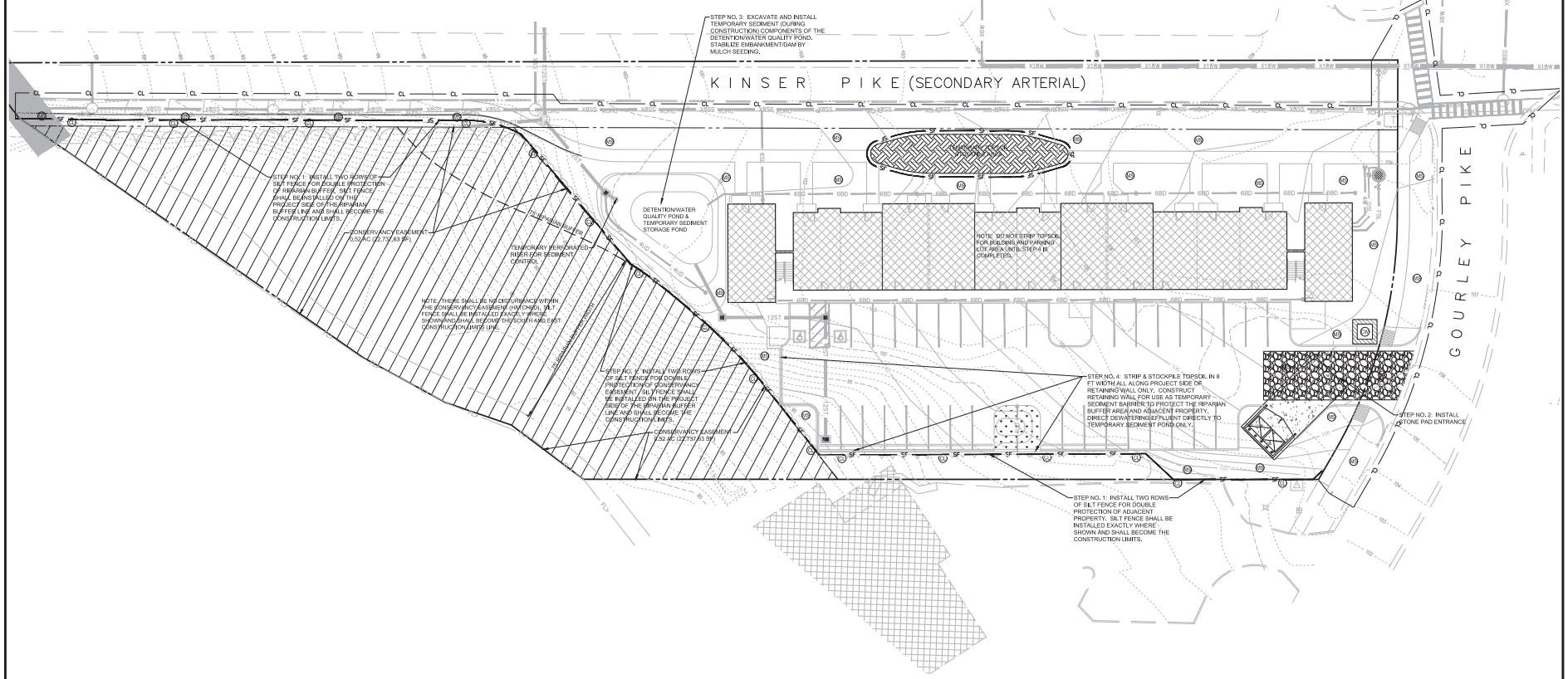
4UD	4" PERFORATED SDR-35 UNDERDRAIN PIPE (PRIVATELY OWNED)
GAS	GAS SERVICE LINE
ELEC	ELECTRIC SERVICE LINE

GRADING LEGEND

CL OR (CL)	CONSRUCTION LIMITS
XXX	ELEVATION CONTOUR
FL>	FLOWLINE
XXX.XX	SPOT GRADE ELEVATION
XXX.XX / XXX.XX	TOP OF CURB ELEVATION OVER PAVEMENT ELEVATION
FF=XXX.XX	FINISH FLOOR ELEVATION
FG=XXX.XX	FINISH EARTH GRADE ELEVATION
FP=XXX.XX	FINISH PATIO ELEVATION
FR=XXX.XX	FINISH RAMP ELEVATION
FW=XXX.XX	FINISH WALK ELEVATION
TC=XXX.XX	FINISH TOP OF CASTING

EROSION CONTROL LEGEND

SF	SILTATION FENCE (TEMPORARY)
CL OR (CL)	CONSRUCTION LIMITS
(MS)	MULCH SEEDING - SEE SPECIFICATIONS (TEMPORARY)
(SP)	20' X 60' STONE PAD, 6" DEEP TO KEEP FROM TRACKING MUD OFF SITE (TEMPORARY)
(CW)	CONCRETE WASHOUT AREA (TEMPORARY)



revisions:

SCALE: 1"=20'

ARCHITECTURE
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PLANNING

BYNUM FANYO & ASSOCIATES, INC.
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bloomington, indiana
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certified by:

PROPOSED
KINSER & GOURLEY PIKE

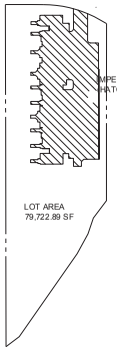
KINSER PIKE
BLOOMINGTON, INDIANA 47404

title: SWPP PLAN

designed by: JBT
drawn by: JBT
checked by: JSF
sheet no: C203
project no.: 401632

98

OPEN SPACE AREA



SCALE: 1"=100'

LANDSCAPE CALCULATIONS

LOT ZONED "CG" (GENERAL COMMERCIAL)
LOT AREA = 79,722.89 SF (1.83 AC)
IMPERVIOUS SURFACE AREA = 23,771.70 SF (0.55 AC) 29.8%
OVERALL OPEN SPACE =
AFFECTED PARKING SPACES = 39

STREET TREES (REQUIRED): 11

PERIMETER PLANTINGS (REQUIRED):
LARGE CANOPY TREES = 75% $(\frac{39}{12})$ = 8 *(PLANT 2 AND CREDIT FOR 6 EXISTING TREES)*
SMALL/MEDIUM TREES = $(\frac{39}{12})$ · 8 = 2 *(PLANT 2)*
EVERGREEN SHRUBS = 50%(3)(39) = 59 *(PLANT 59)*
DECIDUOUS SHRUBS = (3)(39) - 59 = 58 *(PLANT 58)*

BUMPOUT PLANTINGS (REQUIRED):
BUMPOUTS = LARGE CANOPY = 2 *(PLANT 2)*

INTERIOR PLANTINGS (REQUIRED):
OPEN SPACE AREA = ~~0.76 AC~~
LARGE CANOPY TREES = ~~0.76(9) = 7~~ *(FULL CREDIT FOR 7 EXISTING TREES)*
EVERGREEN TREES = ~~0.76(3) = 3~~ *(PLANT 3)*
SMALL/MEDIUM TREES = ~~0.76(3) = 3~~ *(FULL CREDIT FOR 3 EXISTING TREES)*
EVERGREEN SHRUBS = ~~50%(0.76)(27) = 14~~ *(PLANT 11)*
DECIDUOUS SHRUBS = ~~0.76(27) - 14 = 10~~ *(PLANT 10)*

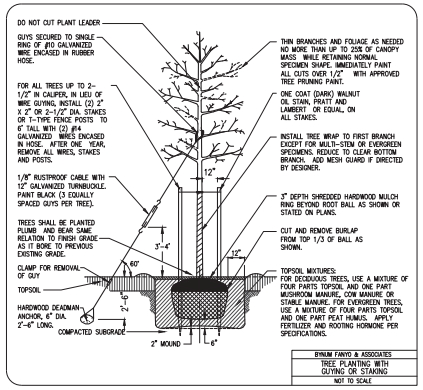
PLANT LIST

LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
LARGE CANOPY DECIDUOUS TREES					
	AN	ACER NIGRUM	BLACK MAPLE	1	2" CAL., B & B
	LS	LIRODENDRON TULIPIFERA	TULP TREE	5	2" CAL., B & B
	PO	PLATANUS OCCIDENTALIS	SYCAMORE	2	2" CAL., B & B
	AR	ACER RUBRUM	RED MAPLE	1	2" CAL., B & B
	QA	QUERCUS CRIMSON SPIRE	CRIMSON SPIRE OAK	11	2" CAL., B & B
SMALL (ORNAMENTAL) DECIDUOUS TREES					
	CF	CORNIS FLORIDA	FLOWERING DOGWOOD	5	2" CAL., B & B
EVERGREEN TREES					
	PS	PINUS STROBES	WHITE PINE	3	6' HEIGHT
	BB	PICEA PUNGENS 'BABY BLUE EYES'	DWARF BLUE SPRUCE	3	6' HEIGHT
DECIDUOUS SHRUBS					
	AM	ARONIA MELANOCARPA	BLACK CHOKEBERRY	17	3 GAL CONTAINER OR 18" HT
	LB	LINDERA BENZOIN	SPICE BUSH	15	3 GAL CONTAINER OR 18" HT
	AA	HYDRANGIA ARBORESCENS	WILD HYDRANGIA	23	3 GAL CONTAINER OR 18" HT
	PH	PHILADELPHUS	MOCKORANGE	18	3 GAL CONTAINER OR 18" HT
	SS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	60	3 GAL CONTAINER OR 18" HT
	SV	SYRINGA VULGARIS	LILAC	10	3 GAL CONTAINER OR 18" HT
EVERGREEN SHRUBS					
	LO	JUNIPERUS SCOPULORUM 'MOONGLOW'	MOONGLOW JUNIPER	16	3 GAL CONTAINER OR 18" HT
	TA	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	16	3 GAL CONTAINER OR 18" HT
	TM	TAXUS X MEDIA 'BROWNLI'	BROWN'S YEW	19	3 GAL CONTAINER OR 18" HT
	RS	RHODODENDRON SPECIES	RHODODENDRON	19	3 GAL CONTAINER OR 18" HT

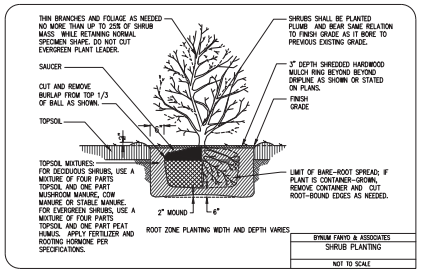
XX PLANT QUANTITY
XX PLANT TYPE
XX REQUIREMENT DESIGNATION
ST=STREET TREE
PL=PARKING LOT PERIMETER PLANTINGS
IP=INTERIOR PLANTINGS

*CONTAINER OR BALL AND BURLAP CONDITION ACCEPTABLE

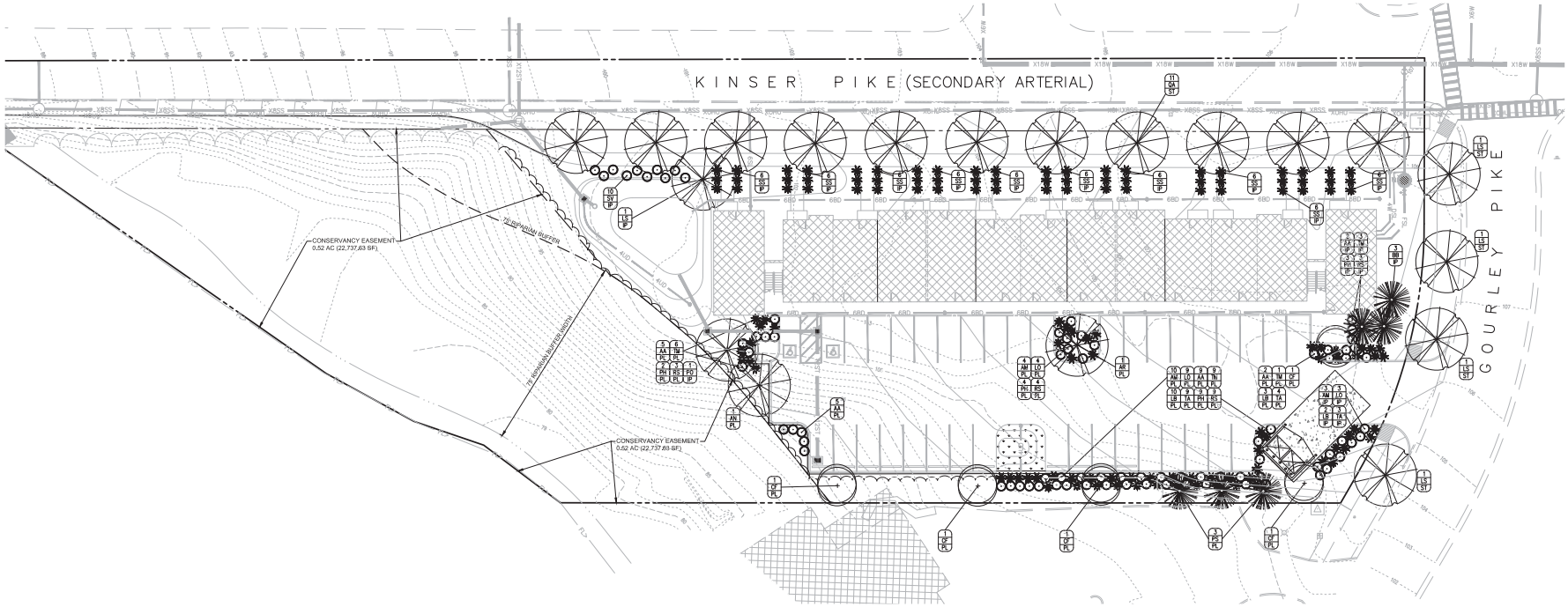
NOTE: SPECIES SHOWN THAT ARE NOT LISTED IN THE CITY OF BLOOMINGTON ZONING ORDINANCE CHAPTER 20.06 TABLES OF RECOMMENDED PLANT MATERIALS ARE GIVEN BOTANICALLY COMPARABLE DENSITY VALUES.



BYNUM FANYO & ASSOCIATES
TREE PLANTING WITH GUYING OR STAKING
NOT TO SCALE



BYNUM FANYO & ASSOCIATES
SHRUB PLANTING
NOT TO SCALE



revisions:

SCALE: 1"=20'

BYNUM FANYO & ASSOCIATES, INC.
ARCHITECTURE
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528 north walnut street
bloomington, indiana
(812) 332-8030
(812) 339-2990 (fax)

certified by:

PROPOSED
KINSER & GOURLEY PIKE

KINSER PIKE
BLOOMINGTON, INDIANA 47404

title: LANDSCAPE PLAN

designed by: JBT
drawn by: JBT
checked by: JSF
sheet no: C204
project no.: 401632

87

ZO-09-17 MEMO:

To: City of Bloomington Plan Commission
From: James C. Roach, AICP, Development Services Manager
Date: April 10, 2017
Re: Amendments to the City's Unified Development Ordinance to permit limited numbers of Accessory Dwelling Units (ADUs) within single-family zoning districts.

Accessory Dwelling Units can be called by many names: Granny Flats, mother-in-law suites, tiny house, ADUs. ADUs are independent housing units created within single family homes or on their lots. The Planning and Transportation Department believes that ADUs can be a great benefit to Bloomington, its citizens and its neighborhoods. ADUs can allow for aging homeowners to age in place by creating a unit for a nurse or caretaker. They can also allow families to create independent living spaces for aging parents or disabled children. Finally, ADUs can provide an affordable housing option within already established neighborhoods.

The Planning and Transportation department is proposing to amend the UDO to permit ADUs in all single family zoning districts. This amendment attempts to limit the size and scale of ADUs to ensure compatibility with established neighborhoods.

- Maximum size of the ADU
- Minimum spacing between ADUs
- Maximum number of bedrooms
- ADUs are only permitted on lots that meet the minimum lot size of the zoning district

In addition to the limitation on size and design, this amendment includes a cap of no more than 30 ADUs within the City. This cap will allow for some ADUs to be built and give the City an opportunity to review the effectiveness of the standards of this ordinance. When the number of approved ADUs begin to approach 30, the Planning and Transportation department will analyze the approved ADUs and determine if the ordinance should be amended in any way to address unforeseen issues.

The proposed amendment allows for homeowners in the RE, RS and RC zoning districts to be approved for a single ADU on their lot, but only if that ADU meets the requirements of this section. ADUs are only permitted on lots where the main dwelling unit or the ADU is owner occupied. This will be verifies through use of the Indiana Homestead property tax exemption. Only lots that have a valid homestead exemption are permitted to construct or operate an ADU.

Applicants must also sign and recommend a zoning commitment that will become part of the dead record acknowledging the rules and limitations on the ADU and agreeing

that the ADU must be completely removed if the property no longer meets the requirements of the UDO.

Bloomington's 2002 Growth Policies Plan makes one specific statement about ADUs. The Conserve Community Chapter Policy to Protect and Enhance Neighborhoods, "Bloomington's Neighborhood character can evolve in a gradual and compatible way to allow additional density through subdividing lots, and the creation of granny flats and duplexes (page 17)." The GPP has many other policies about protecting neighborhoods and allowing for gradually increasing densities and creating compact urban form, but in a compatible way.

For more information, we recommend "Accessory Dwelling Units: Model State Act and Local Ordinances" by Rodney Cobb and Scott Dvorack.
http://www.aarp.org/content/dam/aarp/livable-communities/documents-2015/ADU-report-AARP-APA.pdf

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Proposed Amendment:

20.11.020 – Defined Words

Accessory Dwelling Unit (ADU). See "Dwelling, Accessory Unit."

Dwelling, Accessory Unit. "Accessory unit dwelling" means a residential dwelling unit, including a "tiny home" but not a mobile home, camper, or recreational vehicle, located on the same lot as a single-family dwelling unit, either within the same building as the single-family dwelling unit or in a detached building. Accessory dwelling units shall only be established in accordance with the standards set forth in the Unified Development Ordinance~~ and only in those zoning district where the use is listed as a special review use~~.

Dwelling, Multifamily. "Multifamily dwelling" means any building, group of buildings or portion thereof containing two or more individual dwelling units where each unit is provided with an individual entrance to the outdoors or to a common hallway and in which the number of families in residence does not exceed the number of dwelling units provided. Multifamily dwelling units shall not include "Dwelling, Single-family Attached" or "Dwelling, Accessory Unit" as separately defined in this chapter.

Dwelling, Single-family Attached. "Single-family attached dwelling" means a dwelling type consisting of two dwelling units attached side by side under one roof, that are located on separate lots, and that share a common wall, with each unit designed for and occupied by a single family, as defined in this chapter. A Single-family attached dwelling may also include a "Dwelling, Accessory Unit".

Dwelling, Single-family Detached. "Single-family detached dwelling means a single building per lot containing a single residential dwelling unit, including a "Dwelling, Manufactured Home," designed for and occupied by one family which is completely separate from any other building. The term "single-family detached dwelling" does not include a "Dwelling, Mobile Home." A single-family detached dwelling may also include a “Dwelling Accessory Unit”.

Proposed New Section:

20.05.110 AU-01 [Accessory Dwelling Unit (ADU) Standards, Single-family]

Purpose: It is the policy of the City of Bloomington to promote and encourage a variety of housing options for all its residents. This Accessory Dwelling Unit (“ADU”) section is adopted to permit the creation of legal ADUs that are compatible with residential neighborhoods while also supporting the housing needs of the City's workforce, seniors, families with changing needs, and others for whom ADUs present an affordable housing option.

This section applies to the following zoning districts:

RE RC RS

(a) Applicability: This section applies to the construction, remodeling and continuing use of an ADU as part of a single family dwelling use.
(b) Maximum Number: Not more than one (1) ADU may be located on one (1) property and no more than thirty (30) ADUs shall be approved pursuant to this section within the City Limits.
(c) Planned Unit Development: ADUs shall be considered a permitted accessory use, subject to the requirements of this section, in any Planned Unit Development that permits detached single family dwellings.
(d) Minimum Lot Size: ADUs shall not be established on a lot that is less than the minimum lot size of the zoning district.
(e) Separation: No ADU shall be approved on any lot that is closer than three hundred (300) feet from another ADU approved under this chapter. Distance shall be measured lot line to lot line.
(f) Site Plan: A single family dwelling unit that includes an ADU shall be treated as a single-family dwelling unit for purposes of site plan review.
(g) Foundation: All detached ADUs must be securely attached to a permanent foundation.
(h) Utilities: All ADUs must be connected to the public water main and sanitary sewer, when adjacent to property, per City of Bloomington Utilities’ Rules & Regulations or Construction Specifications. Where water or sanitary sewer mains are not adjacent to property and the primary dwelling on the lot utilizes a sceptic system, the ADU may utilize the septic system per Monroe County Health Department standards.
(i) Design Standards:
    (1) Detached ADU: Detached ADUs shall meet the design requirements for a single family dwelling in the applicable zoning district.

(2) Maximum square footage of habitable space:
  (A) Attached ADU: Six hundred (600) square feet or no more than 35% of structure, whichever is less;
  (B) Detached ADU: Four hundred forty (440) square feet.
(3) Maximum bedrooms: In no case shall an ADU include more than 2 rooms that may be used as bedrooms.
(4) Minimum Setbacks:
  (A) ADUs: Per requirements for the primary structures of Chapter 20.02: Zoning Districts.
  (B) Detached ADUs: Per requirements for the accessory structures of Chapter 20.02: Zoning Districts except that the front setback can be as close to the street as the primary dwelling unit.
(5) Maximum Height:
  (A) ADUs: Per requirements for the primary structures of Chapter 20.02: Zoning Districts.
  (B) Detached ADUs: Twenty-five (25) feet

(j) Occupancy: ADUs shall only be permitted on a property where either the primary dwelling unit or the ADU is owner occupied. For the purposes of this section, the owner is defined as the individual, family, or group who holds the property tax homestead exemption for the property in accordance with Indiana state law. Any primary dwelling or ADU used as a rental unit shall register with the Department of Housing & Neighborhood Development (HAND) and receive appropriate certification prior to occupancy.

(k) Commitments: Before obtaining a Certificate of Zoning Compliance for an ADU an applicant shall record a commitment, consistent with the standards of Section 20.10.070, stating the following:
(1) The ADU shall not be sold separately from the primary unit.
(2) The Certificate of Zoning Compliance shall be in effect only so long as the primary dwelling unit, or the ADU, is occupied by the owner(s) of record as their primary residence.
(3) If at any time the Certificate of Zoning Compliance is revoked or is no longer in effect, the kitchen, including all appliances and cabinets, must be removed from the accessory dwelling unit.

ZO-11-17 MEMO:

To: City of Bloomington Plan Commission
From: James C. Roach, AICP, Development Services Manager
Date: April 10, 2017
Re: Amendments to the City's Unified Development Ordinance to permit Pocket Neighborhoods as conditional uses within the Residential Core (RC) and Single-family Residential (RS) zoning districts.

Pocket Neighborhoods can be called by many names including bungalow courts or tiny house villages. They are a clustered group of houses gathered around a shared open space. The Planning and Transportation Department believes that Pocket Neighborhoods can be a great benefit to Bloomington, its citizens and its neighborhoods. Pocket Neighborhoods can allow a gradual increase in density while creating neighborhoods with a reduced infrastructure burden and heightened community amenities.

The Planning and Transportation Department is proposing to amend the UDO to include Pocket Neighborhoods as conditional uses in the Residential Core and Residential Single-family zoning districts. Pocket Neighborhoods would need to be reviewed by the Board of Zoning Appeals or the Hearing Officer for compliance with the general standards for Conditional Uses and the specific new standards outlined below. This amendment attempts to limit the size and scale of Pocket Neighborhoods to ensure compatibility with established neighborhoods.

- Maximum dwelling size of 1000 square feet
- Minimum 1 acre
- Maximum 5 acres
- Density limitations
    - 5 houses per acre in RC
    - 6 houses per acre in RS
    - Densities are roughly equivalent to the number of lots that could be constructed with subdivision

Other standards within the amendment allow the BZA flexibility to ensure compatibility with the neighborhood, limit external impacts, and provision of common areas and greenspace.

Bloomington's 2002 Growth Policies Plan does not make specific statements about Pocket Neighborhoods, but within the Conserve Community Chapter Policy to Protect and Enhance Neighborhoods it does state that **"**Bloomington's Neighborhood character can evolve in a gradual and compatible way to allow additional density through subdividing lots, and the creation of granny flats and duplexes (page 17)." The GPP has many other policies about protecting neighborhoods and allowing for gradually evolving

neighborhoods, increasing densities, and creating compact urban form, but in a compatible way.

For more information, we recommend www.pocket-neighborhoods.net

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Proposed Amendment:

20.02.070 Residential Single-family (RS); Conditional Uses

Add “Pocket Neighborhoods*”

20.02.110 Residential Core (RC); Conditional Uses

Add “Pocket Neighborhoods*”

20.11.020 – Defined Words

Pocket Neighborhood: “A cluster of at least two detached single family dwellings located on the same lot that utilize shared access, parking and common spaces. The term Pocket Neighborhood shall not include a Manufactured or Mobile Home Park.”

Proposed New Section:

20.05.0332 CU-13 (Conditional Use - Pocket Neighborhood)

Purpose: This Pocket Neighborhoods section is adopted to increase housing options within the City of Bloomington in a manner that will be sustainable, affordable and compatible with surrounding neighborhoods.

This conditional use standards section applies to the following zoning districts:

RS RC

(a) Bulk and Density standards
- (1) Minimum lot size: 1 acre
- (2) Maximum lot size: 5 acres
- (3) Maximum number of dwelling units
  - (A) RC: Maximum of six (6) detached single family dwellings per acre
  - (B) RS: Maximum of five (5) detached single family dwellings per acre
- (4) Maximum house size: One thousand (1000) square feet gross floor area
- (5) Setbacks
  - (A) Parking lot: A minimum setback of thirty (30) feet from right-of-way.
  - (B) All other setbacks: per applicable zoning district

(C) Pocket Neighborhood within the RC zoning district shall include a minimum of one (1) dwelling unit that is built at the build-to-line.

(b) Architecture and landscaping

(1) All structures must meet the architectural requirements of the applicable zoning district.

(2) Common Space. All pocket neighborhoods shall include at least one common space area of at least four hundred (400) square feet per dwelling unit. Community buildings or clubhouses can be counted towards the common space calculation.

(3) Bufferyard: All pocket neighborhoods shall install a Bufferyard Type 1 along rear and side yards per 20.05.052 (f).

(4) Landscaping: Parking lot landscaping shall be provided per the requirements of 20.05.053.

(5) All dwelling units must be securely attached to a permanent foundation.

(c) Parking and access

(1) Parking shall be provided at a minimum of one (1) parking space per dwelling unit and a maximum of two (2) parking space per dwelling unit.

(2) Parking shall be designed in a way to limit curb cuts and most efficiently park cars. Parking may take place on a shared, paved parking lot or in shared driveways. Shared driveways may access individual garages.

(3) Sidewalks are required on adjacent streets and to connect dwelling units to the public sidewalk.

(d) Compatibility

(1) Site plan and architecture shall be designed in a way to foster community and neighborhood interaction through use of such elements as common spaces, porches, and shared design elements.

(2) Petitioners are encouraged to create lots for sale utilizing the Common Area Developments provisions of 20.07.100 (c).