

CITY OF BLOOMINGTON



April 9, 2018 @ 5:30 p.m.
COUNCIL CHAMBERS
#115 CITY HALL

**CITY OF BLOOMINGTON
PLAN COMMISSION
April 9, 2018 at 5:30 p.m.**

❖City Council Chambers – Room #115

ROLL CALL

MINUTES TO BE APPROVED: January, February, March 2018

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

PETITIONS CONTINUED TO MAY:

SP-41-17 **Chi Group USA LLC**
408 E. Sixth St.
Site plan approval to allow the construction of a new mixed-use building with 4,700 sq. ft. of commercial space and 8 apartments.

Case Manager: Eric Greulich

***Note: Per PC Rules, a vote is needed to continue.**

SP-48-17 **Grant Properties (Doug McCoy)**
114 E. 7th St.
Site plan approval for a 4-story, mixed-use building with 22 condominium units in the Commercial Downtown (CD) zoning district.

Case Manager: Jackie Scanlan

CONSENT AGENDA:

ZO-47-17 **City of Bloomington**
Amendments to the Unified Development Ordinance concerning sidewalk construction requirements and sidewalk variance standards and procedures.

Case Manager: Jackie Scanlan

UV-03-18 **David Howard**
608 N. Dunn St.
Use Variance review and recommendation to the BZA to allow a ground floor residential dwelling unit in the Commercial Limited (CL) zoning district.

Case Manager: Eric Greulich

PETITIONS:

PUD-27-17 **Public Investment Corporation**
2700 W. Tapp Rd.
PUD Final Plan approval and preliminary and final plat approval of a 24-lot subdivision.

Case Manager: Eric Greulich

PUD-02-18 **Loren Wood (Loren Wood Builders)**
2005 S. Maxwell St., and 1280 & 1325 E. Short St.
Preliminary plan amendment to a previously approved Planned Unit Development (PUD).

Case Manager: Amelia Lewis

Case # ZO-47-17 Memo

To: Bloomington Plan Commission

From: Jackie Scanlan, AICP Senior Zoning Planner / Interim Development Services Manager

Date: April 9, 2018

Re: Amendments to Unified Development Ordinance Concerning Sidewalk Construction Requirements and Determinate Sidewalk Variance Standards and Procedures: Returned from City Council

Bloomington City Council approved one amendment to Ordinance 18-01, seen by the Plan Commission as ZO-47-17. The proposal was approved by City Council with the addition of the amendment, with a vote of 8-0.

The amendment added language to the proposed Purpose statement, which is seen below in bold:

*The following Alternative Transportation standards apply to all site plans, as regulated by 20.09.120, with the exception of new single-family residences built on existing legal lots of record on non-classified (neighborhood) streets **with no adjacent pedestrian facilities**, and additions to existing residential structures.*

The Department is favorable of the addition. A memo from The Common Council Administrator is attached.



**City of Bloomington
Office of the Common Council**

To: Joe Hoffman, President, City of Bloomington Plan Commission

From: Daniel Sherman, Attorney/Administrator, Office of the Common Council

cc: Mayor Hamilton; Deputy Mayor Renneisen; Terri Porter, Director of Planning and Transportation Department; Jacqueline Scanlan, Acting Development Services Manager; Anahit Behjou, Assistant City Attorney; Stacy Jane Rhoads, Council Deputy Attorney/Deputy Administrator; Council Members; and, City Clerk

Re: Return of ZO-47-17 (Ordinance 18-01) to the Plan Commission, Accompanied by a *Statement of Reasons*

Date: March 8, 2018

ZO-47-17 proposed amendments to the text of the Unified Development Ordinance (UDO) regarding certain sidewalk requirements, variances, and a related definition. The certification of action of this proposal was received by the City Clerk on February 18, 2018 and stated that the text changes received a favorable recommendation from the Plan Commission on February 8, 2018 by a vote of 9-0-0. These amendments came forward to the Common Council in the form of Ordinance 18-01.

Pursuant to Indiana Code § 36-7-4-607(e)(4), if the legislative body rejects or amends the Plan Commission's proposal to change the text of the UDO, the legislative body shall return the proposal to the Plan Commission for its consideration, accompanied by a written statement of the reasons for the rejection or amendment of the original proposal. On March 7, 2018, the Council adopted an amendment to Ordinance 17-29 and passed the measure as amended. For that reason, please consider this packet of material as satisfaction of the requirements of Indiana Code § 36-7-4-607(e) (4).

This packet of material includes the following:

- A summary of the amendment, inclusive of the reason for the change.
- Ordinance 18-01 – signed by the Council President, as attested by the City Clerk
- Certificate of Action
- Am 03

Amendment Statement of Reason**Am 03**

This amendment was sponsored by Cm. Granger and amended Section 1 of Ordinance 18-01. Section 1, in part, removed the requirement that sidewalks be included in site plans for new single-family residences built on existing legal lots of record on non-classified (neighborhood) streets. The amendment continued that requirement for these new single-family residences when there are pedestrian facilities adjacent to that lot. The reason for the amendment was to keep the sidewalk requirement when it added to an existing sidewalk on these neighborhood streets, but dispense with the requirement when it was unlikely to contribute to a continuous sidewalk along that side of the street in the future.

Please consult your counsel about the requirements of Indiana Code § 36-7-4-607(e) (4), which gives the Plan Commission forty-five (45) days in which to consider the rejection or amendment and report to the legislative body.

ORDINANCE 18-01

**TO AMEND TITLE 20 (UNIFIED DEVELOPMENT ORDINANCE)
OF THE BLOOMINGTON MUNICIPAL CODE –**

**Re: Sidewalk Requirements and Sidewalk Variances Set Forth in
BMC 20.05.010, 20.05.051, 20.09.130, 2.09.135 & 20.11.020**

- WHEREAS, Ordinance 06-24, which repealed and replaced Title 20 of the Bloomington Municipal Code entitled, “Zoning”, including the incorporated zoning maps, and incorporated Title 19 of the Bloomington Municipal Code, entitled “Subdivisions”, went into effect on February 12, 2007; and
- WHEREAS, the Unified Development Ordinance (“UDO”) regulates development and architectural standards within the City of Bloomington; and
- WHEREAS, the UDO contains regulations in which sidewalk construction is a mandatory part of an approval; and
- WHEREAS, the Planning and Transportation Department has found that the current regulations are not generating a meaningful contribution to the sidewalk network in the City; and
- WHEREAS, the Planning and Transportation Department has found that the current regulations are creating a hindrance to single-family infill development in existing residential neighborhoods; and
- WHEREAS, the Planning and Transportation Department has found that the current regulations related to Home Occupations are not rationally related to the intensity of the permit requests; and
- WHEREAS, the City of Bloomington (“City”) wished to balance the desires to expand safe pedestrian facilities with realistic development goals for its residents; and
- WHEREAS, the Planning and Transportation Department proposes to amend the regulations; and
- WHEREAS, the Plan Commission considered this case, ZO-47-17 on January 8, 2018 and made a positive recommendation in favor of the amendment to the UDO, as described herein.

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

SECTION 1. Section 20.05.010, entitled “AT-01 [Alternative Transportation; General],” shall be amended to add the following section below the *Purpose* section:

The following Alternative Transportation standards apply to all site plans, as regulated by 20.09.120, with the exception of new single-family residences built on existing legal lots of record on non-classified (neighborhood) streets with no adjacent pedestrian facilities, and additions to existing residential structures.

SECTION 2. Section 20.05.051(c), entitled “HO-01 [Home Occupation, General],” shall be deleted and replaced with the following:

(c) Site Plan Review:

- (1) *Residential Districts:* An approved home occupation in a residential district shall be treated as a single family dwelling unit for purposes of Site Plan review.
- (2) *Nonresidential Districts:* A home occupation in a nonresidential district that meets all of the standards of *Section 20.05.051* shall be treated as a single-family dwelling unit for purposes of Site Plan review.

SECTION 3. Section 20.09.130, entitled "Development Standards Variance," shall be deleted and replaced with the following:

20.09.130 Development Standards Variance

(a) Intent: The purpose of *Section 20.09.130; Development Standards Variance* is:

- (1) To outline the process by which petitions for variances from the development standards of the Unified Development Ordinance are considered;
- (2) To provide a mechanism to approve those petitions that will not be contrary to the public interest, where, owing to special conditions, literal enforcement of the Unified Development Ordinance will result in practical difficulties, and so that the spirit of the Unified Development Ordinance shall be observed and substantial justice done.

(b) Applicability:

- (1) The Board of Zoning Appeals or Hearing Officer, in accordance with the procedures and standards set out in *Chapter 20.09: Processes, Permits and Fees*, may grant variances from the development standards applicable to the zoning district in which the subject property is located.
- (2) *Effect of Approval of Variances from the Development Standards*: The grant of variances from the development standards authorizes the development and establishes the terms of use. Variances from development standards are also subject to Site Plan requirements, all necessary permits and approvals, and other applicable requirements. All required permits must be obtained before any grading, construction, or use commences.

(c) Exceptions:

- (1) *Subdivision Control*: It is not within the jurisdiction of the Board of Zoning Appeals or Hearing Officer to grant Development Standards Variances of *Chapter 20.06: Subdivision Types* or *Chapter 20.07: Design Standards*.

(d) Application: Refer to application requirements found at *Section 20.09.030: Applications - General*.

(e) Findings of Fact: Pursuant to IC 36-7-4-918.5, the Board of Zoning Appeals or Hearing Officer may grant a variance from the development standards of the Unified Development Ordinance if, after a public hearing, it makes findings of fact in writing, that:

- (1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community; and
- (2) The use and value of the area adjacent to the property included in the Development Standards Variance will not be affected in a substantially adverse manner; and
- (3) The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.

(f) Determinate Sidewalk Variance Considerations: While not to be included as separate findings of fact, items to consider when determining the practical difficulties or peculiar conditions associated with a determinate sidewalk variance include, but are not limited to:

- (1) That the topography of the lot or tract together with the topography of the adjacent lots or tract and the nature of the street right-of-way make it impractical for construction of a sidewalk; or
- (2) That the pedestrian traffic reasonably to be anticipated over and along the street adjoining such lot or tract upon which new construction is to be erected is not and will not be such as to require sidewalks to be provided for the safety of pedestrians; or
- (3) The adjacent lot or tracts are at present developed without sidewalks and there is no reasonable expectation of additional sidewalk connections on the block in the near future; or

- (4) The location of the lot or tract is such that a complete pedestrian network is present on the other of the street on the same block; or
- (5) Uniformity of development of the area would best be served by deferring sidewalk construction on the lot or tract until some future date.

(g) Commitment for Determinate Sidewalk Variance: Upon approval of a determinate sidewalk variance, the Planning and Transportation Department staff shall prepare a Zoning Commitment pursuant to *20.09.110 Commitments - Variance and Conditional Use* indicating that the determinate sidewalk variance was approved and that future installation of sidewalk may be required. The petitioner shall record the Zoning Commitment in the Monroe County Recorder's Office before a Certificate of Zoning Compliance is issued.

(h) Signature: The findings of fact shall be signed by the Chair of the Board of Zoning Appeals or the Hearing Officer.

(i) Notification: The staff shall furnish the petitioner with a copy of the decision of the Board of Zoning Appeals or Hearing Officer.

(j) Duration:

- (1) Unless otherwise specified at the time of approval, any Development Standards Variance granted by the Board of Zoning Appeals or Hearing Officer shall expire:
 - (A) In cases where new construction or modifications to an existing structure are required, three (3) years after the date that the Development Standards Variance was granted, unless a Building Permit has been obtained and construction of the structure or structures has commenced; or
 - (B) In cases where new construction or modifications to an existing structure are not required, three (3) years after the date that the Development Standards Variance was granted, unless a Certificate of Occupancy has been obtained and the use commenced; or
 - (C) At the date of termination as established by the Board of Zoning Appeals or Hearing Officer as a condition or commitment if different from Subdivision 20.09.130(j)(1)(A) or Subdivision 20.09.130(j)(1)(B) above.
- (2) If an appeal by writ of certiorari is taken from an order granting a Development Standards Variance, the time during which such appeal is pending shall not be counted in determining whether the Development Standards Variance has expired under Subdivision 20.09.130(j)(1)(A), Subdivision 20.09.130(j)(1)(B), or Subdivision 20.09.130(j)(1)(C) above.

SECTION 4. Section 20.09.135, entitled "Sidewalk and Determinate Sidewalk Variances," shall be deleted.

SECTION 5. Section 20.11.020, entitled "Defined Words" shall be amended to include the following:

Variance, Determinate Sidewalk: A temporary variance from sidewalk construction requirements that may be rescinded by the City at any time if there is a change to the characteristics or context that justified the variance related to the property or surroundings.

SECTION 6. If any section, sentence or provision of this ordinance, or the application thereof to any person or circumstance shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 7. This ordinance shall be in full force and effect from and after its passage by the Common Council, approval by the Mayor, and in accordance with I.C. §36-7-4-607.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 7th day of March, 2018.

Dorothy Granger
DOROTHY GRANGER, President
Bloomington Common Council

ATTEST:

Nicole Bolden
NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 8th day of March, 2018.

Nicole Bolden
NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this _____ day of _____, 2018.

JOHN HAMILTON, Mayor
City of Bloomington

SYNOPSIS

This ordinance amends the Unified Development Ordinance, Title 20. These changes amend which projects require sidewalk construction and change the variance criteria used to evaluate sidewalk and determinate sidewalk variance petitions used by the Board of Zoning Appeals.

Note: On March 7, 2018, the Council amended this ordinance by passage of Am 03, which changed Section 1.

Pursuant to IC §36-7-4-607, the amendment must be returned to the Plan Commission for its response before this ordinance may go into effect.

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 18-01 is a true and complete copy of Plan Commission Case Number ZO-47-17 which was given a recommendation of approval by a vote of 9 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on January 8, 2018.

Date: January 16, 2018

Terri Porter

Terri Porter, Secretary
Plan Commission

Received by the Common Council Office this 18th day of January, 2018.

Stephen Lucas
~~Nicole Bolden, City Clerk~~
Stephen Lucas, Chief Deputy Clerk

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

Type of Legislation:

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

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

Cause of Request:

Planned Expenditure _____ Emergency _____
Unforeseen Need _____ Other _____

Funds Affected by Request:

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

Signature of Controller

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

Yes _____ No _____

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

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

***** Amendment Form *****

Ordinance #: 18-01
Amendment #: 03
Submitted By: Cm. Granger, District II
Date: March 7, 2018

Proposed Amendment:

1. Ord 18-01 shall be amended by adding the phrase “with no adjacent pedestrian facilities,” after the words “neighborhood streets” so that the section would now read:

SECTION 1. Section 20.05.010, entitled “AT-01 [Alternative Transportation; General],” shall be amended to add the following section below the *Purpose* section:

*The following Alternative Transportation standards apply to all site plans, as regulated by 20.09.120, with the exception of new single-family residences built on existing legal lots of record on non-classified (neighborhood) streets **with no adjacent pedestrian facilities**, and additions to existing residential structures.*

Synopsis

This amendment is sponsored by Cm. Granger. It would amend Section 1 to continue to require the installation of sidewalks for single family residences built on existing lots of records on neighborhood streets in those instances where there are pedestrian facilities adjacent to that lot.

2/28/18 Committee Action: None
3/7/18 Regular Session Action: **8 – 0**
ADOPTED

(March 7, 2018)

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 608 N. Dunn Street**

**CASE #: UV-03-18
DATE: April 9, 2018**

**PETITIONER: David Howard
1420 E. Rhorer Road, Bloomington**

REQUEST: The petitioner is requesting a use variance to allow a ground floor dwelling unit in the Commercial Limited zoning district. This use variance request requires Plan Commission review of compliance with the Comprehensive Plan.

Overall Area:	0.080
Current Zoning:	Commercial Limited
GPP Designation:	Core Residential
Existing Land Use:	Vacant
Proposed Land Use:	Mixed-Use
Surrounding Uses:	North – Single and Multifamily residences West – Single and Multifamily residences East – Multifamily residences and commercial South – Commercial

REPORT: The petitioner proposes a three-story building with six (6) one-bedroom apartments and commercial space on the ground floor. The petitioner proposes one of the six apartment units to be located on the ground floor. This proposal complies with the Indiana State Building Code requirement related to provision of an accessible unit. To provide the accessible unit, the petitioner has the option of adding an elevator or including the unit on the ground floor. The Unified Development Ordinance does not allow residential units on the ground floor in multi-family buildings in the CL district. This provision was written before the State Code requirement for an accessible unit. The petitioner must receive a use variance from the Board of Zoning Appeals (BZA) for the ground floor unit.

Ground floor units are prohibited on the first floor in the CL district by the UDO to ensure that significant amounts of commercial property along major roadways are not consumed by solely residential uses. The UDO restrictions on development size and the physical restrictions of the lot combine to limit development in a way that makes an elevator impractical for this site. The petition site is approximately 0.08 acres. Because of the small size of the development, the petitioners have chosen to request the ground floor unit. The density of 6 one-bedroom units is allowed in the CL district.

This property has CL zoned lots to the south and east, but is otherwise surrounded by Residential High-Density Multifamily (RH) to the north and Residential Multifamily (RM) to the west. Staff find that the use variance request is appropriate as a result of a combination of the small nature of the proposed development; the provision of ground floor commercial space within the building; the fact that this property does not directly front on 10th Street; and the character of the area, which allows for ground floor residential in the surrounding

zones. Staff finds that the proposal does not substantially interfere with the Growth Policies Plan.

SITE PLAN ISSUES:

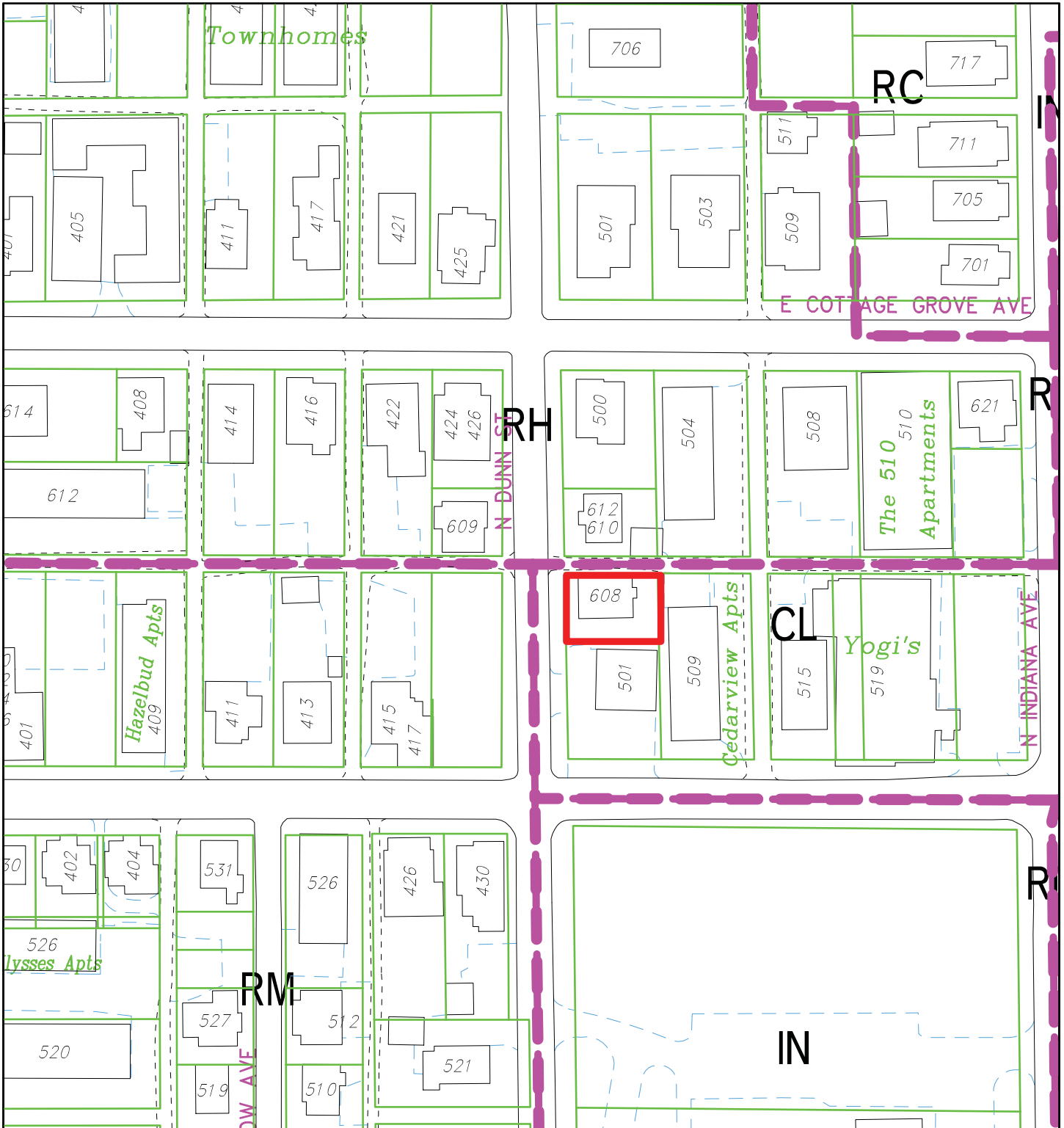
Parking: The UDO does not require any on-site parking spaces for either the commercial use or the residential use. No on-site parking is being provided. On-street parking is allowed along both sides of N. Dunn Street along this property. A bike rack for 8 bicycle parking spaces is required and has been shown.

Landscaping: With the new construction the site must meet all UDO landscaping requirements. A landscape plan has been submitted that shows compliance with the UDO.

Comprehensive Plan: The Comprehensive Plan designates this property as Mixed Urban Residential. The Mixed Urban Residential district was intended to protect the existing built-out core neighborhoods while encouraging small scale redevelopment opportunities. This petition is predominantly residential in nature but is providing ground floor commercial space as required. The inclusion of commercial space with this petition provides a neighborhood serving commercial use immediately adjacent to core residential neighborhoods as desired with the Comprehensive Plan.

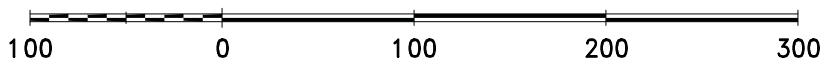
CONCLUSION: The Department finds that the proposed use does not substantially interfere with the intents of the Comprehensive Plan. The proposal provides a mixed use building, even though the building contains a single ground floor apartment. The petition will redevelop a vacant lot and the scale and massing of the proposal will fit the surrounding area. Furthermore, the Department finds that the requirement for the use of ground floor space within this district was to ensure that properties along major roadways were not unduly used for solely residential use rather than mixed-use as encouraged by the Comprehensive Plan. Commercial space is provided, in addition to the ground floor apartment.

RECOMMENDATION: The Department recommends that the Plan Commission forward petition #UV-03-18 to the Board of Zoning Appeals with a positive recommendation.



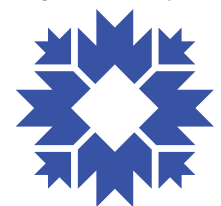
UV-03-18 David Howard
 608 N Dunn Street
 Plan Commission
 Site Location, Zoning, Parcels

By: greulice
 6 Apr 18

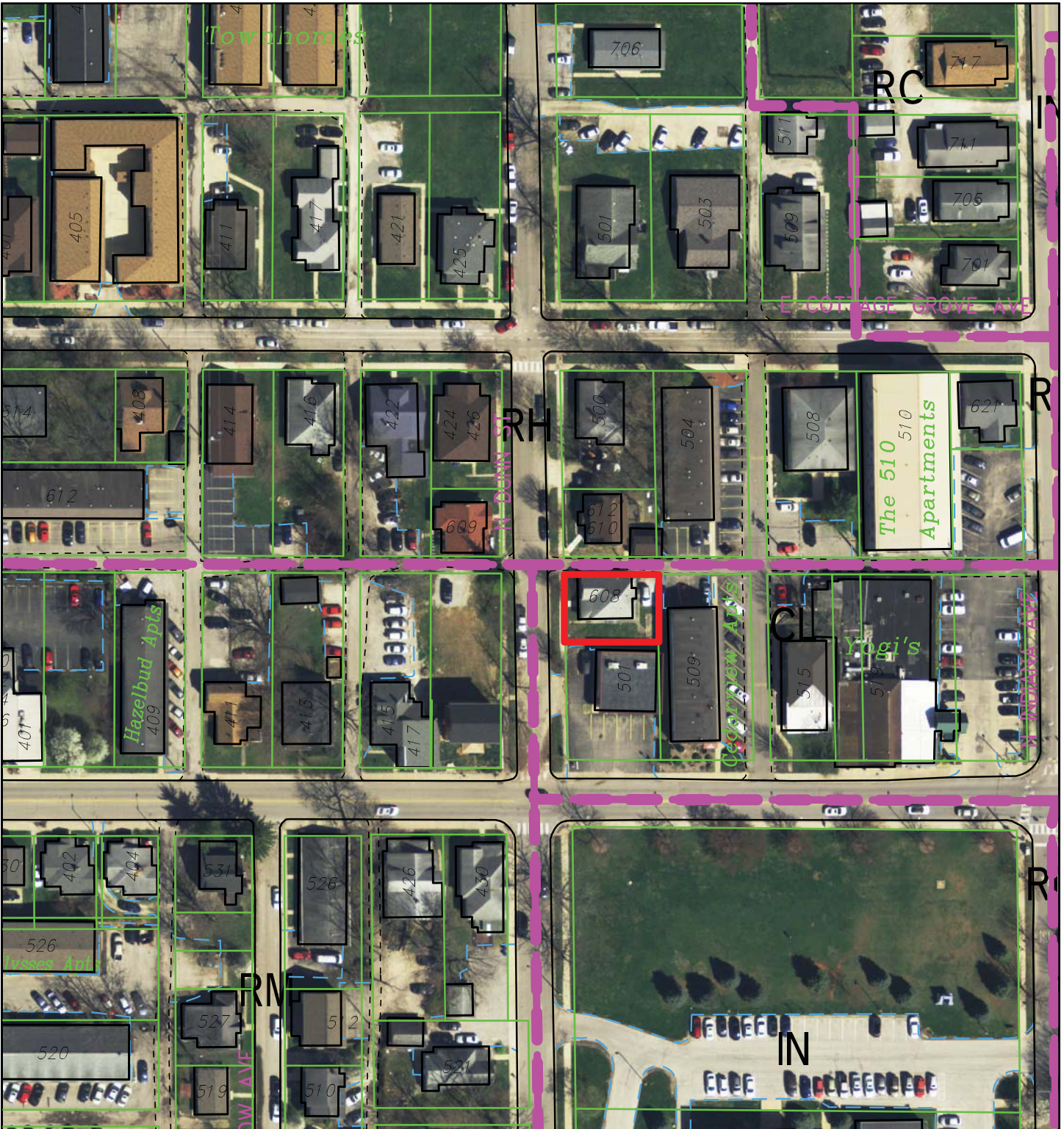


For reference only; map information NOT warranted.

City of Bloomington
 Planning & Transportation



Scale: 1" = 100'



UV-03-18 David Howard

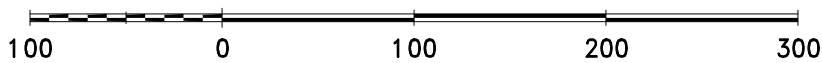
608 N Dunn Street

Plan Commission

2016 Aerial Photograph

By: greulice

6 Apr 18



For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation



Scale: 1" = 100'

Petitioner Statement

Date: March 8, 2018

To: City of Bloomington Planning & Transportation Department

From: Matt Ellenwood, Architect on behalf of David Howard, Applicant

Re: Use Variance for 608 N Dunn Street

Attn: City of Bloomington Plan Commission

This letter is to request approval for a use variance to allow the inclusion of (1) ground floor residential unit to satisfy state and federal building code requirements that require an accessible 'Type B' unit within structures that contain more than 3 residential units. The property is at 608 N Dunn Street and is to be located and built as shown in the provided site and building plans.

A variance is sought because the current UDO for CL zones limits ground floor use to commercial uses other than residential. We believe the proposed design meets the intent of the UDO's Commercial Limited District guidelines, which are to "promote the development of small scale, mixed use urban villages with storefront retail, professional office and residential uses." All other development requirements (including setbacks, height, max. impervious surface, etc.) will be met.

Thank you for your time and consideration of this application.

Sincerely,

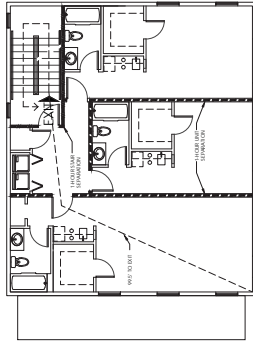


Matt Ellenwood, Architect
Matte Black Architecture

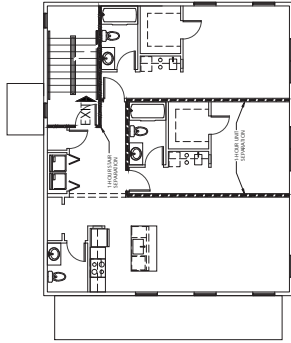
On behalf of:

David Howard, Applicant

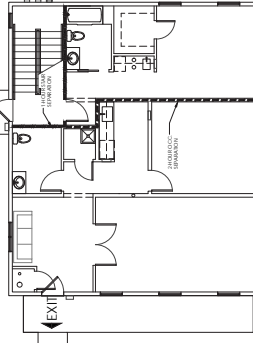
608 NORTH DUNN ST. MIXED-USE



THIRD FLOOR PLAN



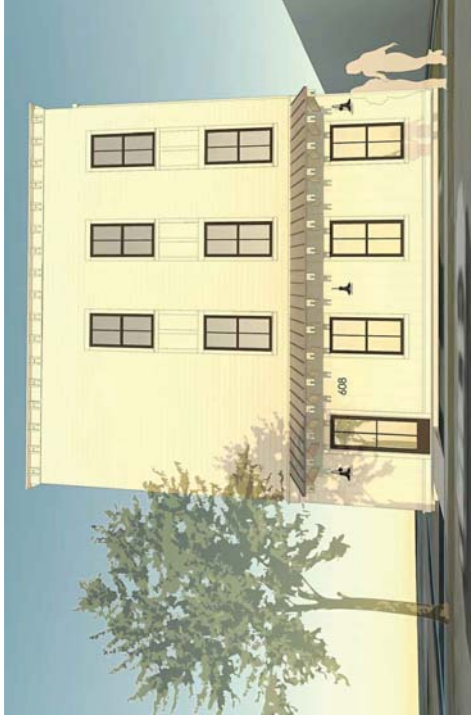
SECOND FLOOR PLAN



FIRST FLOOR PLAN

REFERENCE BUILDING SECTION SHEET FOR RATED FLOORS

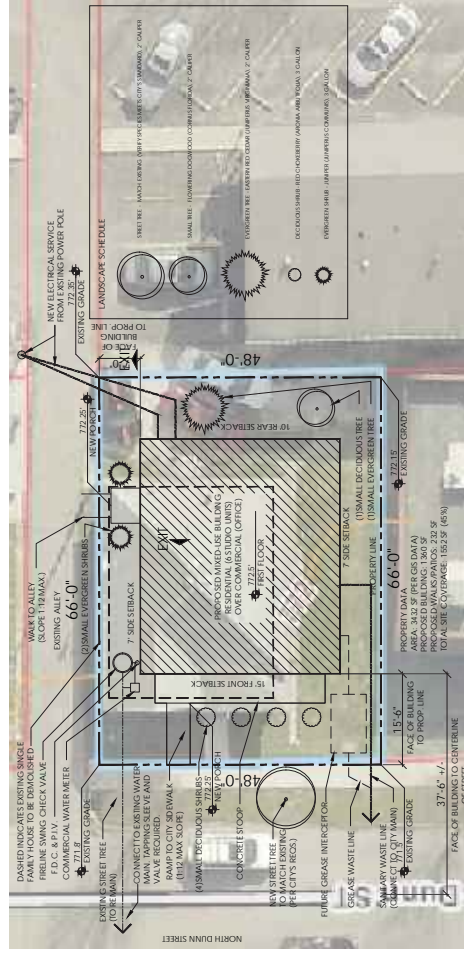
03 FIRE SEPARATION / LIFE SAFETY PLAN
A1.0 SCALE: N.T.S.



PROPERTY INFORMATION:
PROJECT NO. 195-017-000-005
PROPERTY ADDRESS: 608 N DUNN ST. BLOOMINGTON, IN 47408
LEGAL DESCRIPTION: UNIVERSITY PARK PLOT 11



PROJECT SITE



01 SITE PLAN
A1.0 SCALE: 1" = 10'-0"

- GENERAL NOTES (APPLICABLE TO ALL TRADES):**
- ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT AND INTERPRETATIONS OF THE LOCAL BUILDING OFFICIAL.
 - THESE DRAWINGS AND ALL NOTES ARE INTENDED TO SET MINIMUM STANDARDS OF CONSTRUCTION. IF THERE IS A CONFLICT BETWEEN DRAWINGS, NOTES OR SPECIFICATIONS, THE MORE STRINGENT SHALL APPLY.
 - CHECK AND VERIFY ALL DIMENSIONS IN THE FIELD AND ADJUST CORRECTIONS TO ARCHITECT OR OWNER'S REPRESENTATIVE.
 - ALL EXISTING DIMENSIONS ARE TO OUTSIDE FACE OF WINDOW AND CENTER OF COLUMN, UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO FACE OF STUDS AND FACE OF CHIMNEY, UNLESS OTHERWISE NOTED.
 - PROVIDE ALL NECESSARY TEMPORARY SUPPORT FOR WALLS, FLOORS AND ROOFS PRIOR TO COMPLETION OF FOUNDATION, VERTICAL, AND UTILITY CONSTRUCTION.

- DRAWING SHEET INDEX:**
- A1.0 CODE REVIEW, SITE PLAN & SHEET INDEX
 - A2.0 FIRST, SECOND & THIRD FLOOR PLANS
 - A2.1 FOUNDATION PLAN AND SCHEDULES
 - A3.0 BUILDING ELEVATIONS
 - A3.1 BUILDING SECTION
 - E1.0 ELECTRICAL & HVAC PLANS
 - F1.0 PLUMBING PLANS
 - P1.1 PLUMBING RISER DIAGRAMS

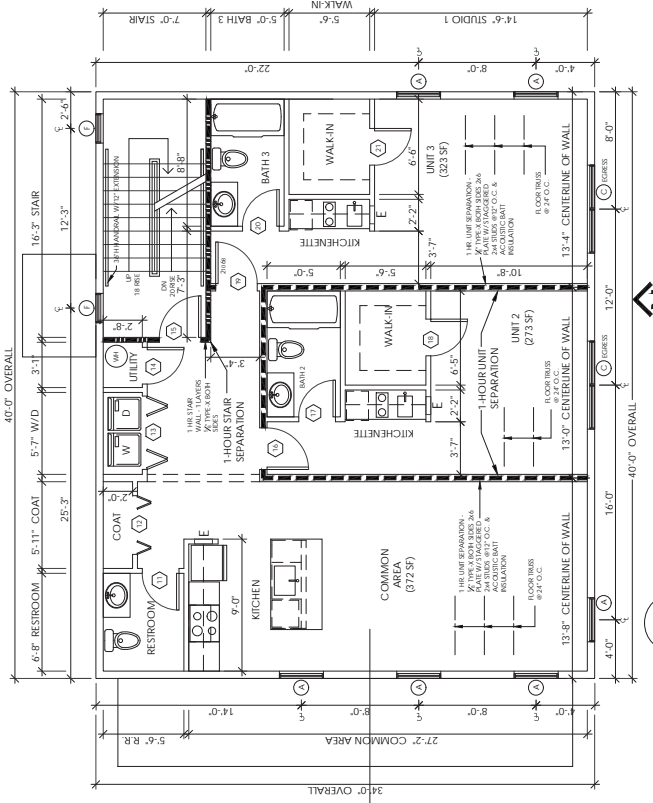
CODE REVIEW

CODE ITEM	CODE REFERENCE	VALUE	ALLOWABLE
OCCUPANCY TYPE	SECTION 901	GROUP B	ALLOWABLE
CONSTRUCTION TYPE	TABLE 603.1	V-8	ALLOWABLE
SPRINKLER SYSTEM	903.2.6 & 903.3.2	SPRINKLERED (MPS) [B-C-C-C] (R-Z-C-C)	ALLOWABLE
FIRE RESISTANCE RATING	TABLE 601 & 602	1 HOUR REQUIRED AT BEAMS WALL AND CEILING	ALLOWABLE
UNDELEGATED SEPARATION (FLOOR/CEILING)	SECTION 708.3 & 711.3	1 HOUR REQUIRED, SEE PLANS & SECTION	ALLOWABLE
OCCUPANCY SEPARATION (FLOOR/CEILING)	TABLE 508.4	2 HOUR REQUIRED (SEE PLANS AND BUILDING SECTIONS)	ALLOWABLE
INTERIOR EXITS/STAIRWAYS	SECTION 1022.2 & TABLE 714.5	1 HOUR	ALLOWABLE
BUILDING DATA	TABLE 503	ACTUAL	ALLOWABLE
MAXIMUM HEIGHT	TABLE 503	3 STORIES (R2)	ALLOWABLE
MAXIMUM AREA	SECTION 501.2	39,871 SF	ALLOWABLE
AUTOMATIC SPRINKLER INCREASE	SECTION 901.2	35 STORES MAX. (ADDITIONAL 1 STORY, 60' MAX. BALDING HEIGHT INCREASE & ALLOWED)	ALLOWABLE
TOTAL FLOOR AREA	SECTION 1007.1 (ACCESSIBLE MEANS OF EGRESS)	1,380 SF FLOOR (R2) 7,000 SF (4TH FLOOR)	ALLOWABLE
# OF EXITS	SECTION 1007.1 (ACCESSIBLE MEANS OF EGRESS)	1 PROVIDED (R2) 1 PROVIDED (R1) 122' MAX TRAVEL	ALLOWABLE
MAX. EXIT ACCESS TRAVEL DISTANCE	TABLE 1004.2	99.9' (TO EXTERIOR)	125'
OCCUPANCY LOAD	TABLE 1004.1.2	B: 100 GROSS - 8 OCC AT 1ST FLOOR R: 200 GROSS - 4 OCC AT 2ND-4TH FLOOR TOTAL OCC: 400 @ 200/4TH FLOOR B: 80/33 SF R2 - 338 SF R2 - 4TH FLOOR: 82 - 1246 SF R1R SMA5 - 111 SF R1R - 433 SF	ALLOWABLE
TYPE OF UNIT AT R-2	SECTION 1004.1.2 INDIANA ADEMENTS	PROVIDED AT FIRST FLOOR	ALLOWABLE

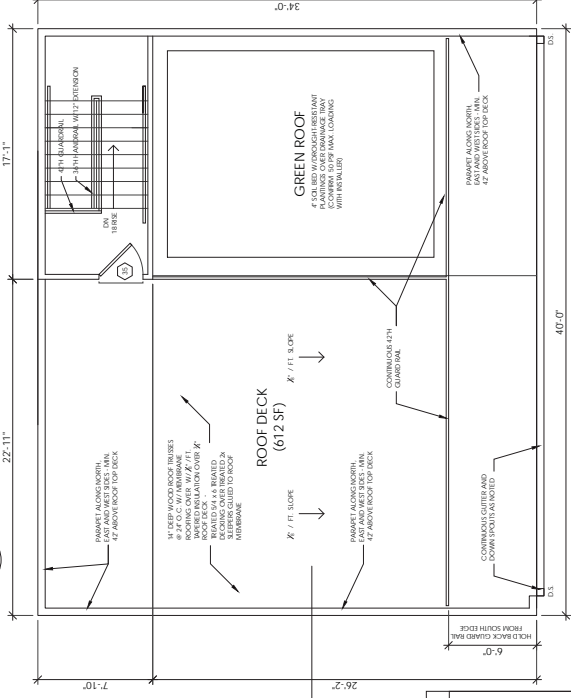
608 NORTH DUNN ST. MIXED USE
 608 N DUNN ST BLOOMINGTON, IN

DATE: 02.13.18
 ISSUE PERMIT
 JOB NO. 17-15
 CHECKED BY: MDE

A2-08
 FLOOR PLANS
 ROOF PLAN



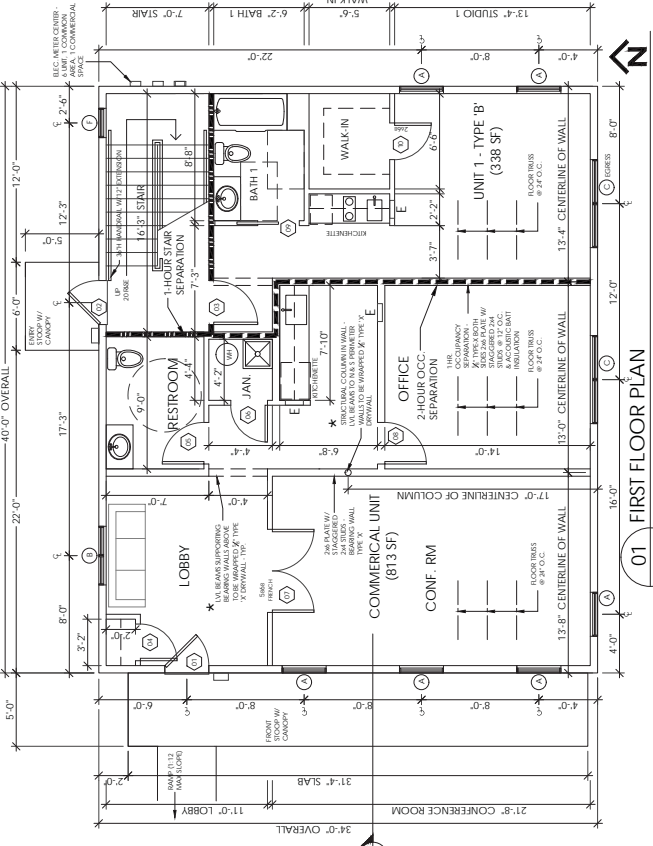
02 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



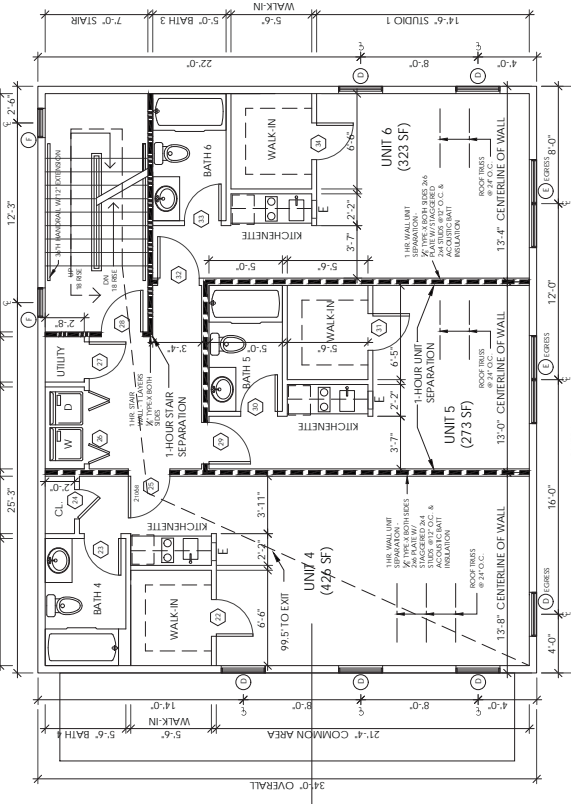
04 ROOF PLAN
 SCALE: 1/4" = 1'-0"

LEGEND

- NEW 2x STUD WALLS
- THIS WALL USE SEPARATION BEARING WALLS
- 1/2" TYPE A BOTH SIDES 2x6 PLATE
- 1/2" SAGGED 2x4 STUDS
- 1 HR. SHWR WALL - 1 LAYERS
- 1/2" TYPE B BOTH SIDES
- INDICATES CRITICAL NODE



01 FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



03 THIRD FLOOR PLAN
 SCALE: 1/4" = 1'-0"

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 2700 W. Tapp Road**

**CASE #: PUD-27-17
DATE: April 9, 2018**

PETITIONER: Public Investment Corporation
2417 Fields South Drive, Champaign, IL

CONSULTANT: Smith Brehob & Associates, Inc.
453 S. Clarizz Blvd, Bloomington

REQUEST: The petitioner is requesting PUD final plan approval and preliminary plat approval to allow a 23 lot commercial subdivision.

BACKGROUND:

Area: 54.53 acres
Current Zoning: PUD
Comp Plan Designation: Employment Center
Existing Land Use: Undeveloped
Proposed Land Use: Commercial/Industrial
Surrounding Uses: North – Undeveloped property
East – Commercial (Woolery PUD)
South – Business/Professional Offices/Undeveloped
West – Commercial/Industrial

REPORT: The property is located at 2700 W. Tapp Road and is within the Mill Creek Planned Unit Development (PUD-40-87). Surrounding properties to the north and west are also within the Mill Creek PUD, to the south is the Southern Indiana Medical Park, and to the east is the Woolery Planned Unit Development. The properties to the west of this site within the PUD have been developed with a commercial office park, however this property has remain undeveloped. The Mill Creek PUD received outline plan approval in 1987 under case #ZO/PUD-40-87 and development plan approval in 1991 under case #PUD-73-90. A development plan approval (PCD-76-91) was given in 1991 to allow for an access drive off of Tapp Road for Deborah Drive. The Mill Creek PUD was approved under the 1973 zoning code list of permitted uses and development standards for the Light Manufacturing (ML) zoning district, with some uses excluded for the north part of the PUD (not involved with this petition). The PUD was intended to incorporate retail and commercial uses into the framework of an industrial park.

The petitioner is requesting PUD final plan approval and preliminary plat approval for a 23 lot subdivision. The proposed plat and site plan follows the general outline plan that was previously approved with the initial rezoning. However, petitioner has also attempted to meet all of the current UDO standards, including the environmental preservation standards, which were not in place at the time of the initial rezoning. The proposed preliminary plat shows 20 commercial lots, 2 common area lots, and one lot that will be dedicated to the City Parks Department for inclusion in the Wapehani Park.

This petition would involve a major change in the transportation network for this portion of the City. Specifically, Weimer Road is being proposed to be relocated west from its

current location to go through this petition site. This realignment was envisioned by the City in 2010 when right-of-way was purchased along Tapp Road for a possible new Weimer road location and roundabout. The location of the roundabout was chosen to align with the location of a possible future entrance to the Southern Indiana Medical Park to the south as well as locate the entrance more central to this petition site. The relocation of Weimer Road would also allow the Parks Department to utilize the abandoned Weimer road for the proposed Clear Creek Trail to connect from the existing parking area on the south side of Tapp Road and extend north through the Sudbury PUD. In addition, the relocation of Weimer Road would move the road out of the floodplain and solve flooding issues at the Weimer/Tapp intersection.

PRELIMINARY PLAT REVIEW:

Lot Layout: This plat will create 20 commercial lots, 2 common area lots, and one lot that will be dedicated to the Park Department for inclusion in the Wapehani Park. The relocated Weimer Road has been shown running through the middle of the site with 2 cul-de-sacs extending east. The ML district did not have a minimum lot size and has a minimum lot width of 60'. All of the proposed lots appear to meet the minimum lot width standards, however the lots widths must be shown on the preliminary plat before the May hearing. Storm water detention will be provided on the 2 common area lots for the entire subdivision.

Right-of-Way: With this project the new extension of Weimer Road would be a Primary Collector and a total of 65' of right-of-way is required. In addition, right-of-way from centerline of existing Weimer Road must be dedicated and would result in 32.5' of right-of-way dedicated from centerline. The existing and proposed right-of-way must be clearly labeled on the preliminary plat. All internal streets would be public with a total of 50' of right-of-way dedicated. There is also additional right-of-way that was purchased at the new Weimer Road and Tapp intersection that the Department is still evaluating the desire for a roundabout at this intersection. No right-of-way vacation can be approved with the preliminary or final plat. The Department has worked with the petitioner on an appropriate cross section for the new Weimer Road to include bike lanes as well as sidewalks and tree plots. The approved cross sections must be shown on the preliminary plat.

Street Trees: New street trees are required not more than 40' from center along all internal public streets and must be shown on the site plan. A 5' wide tree plot with street trees is required along both sides of Schmaltz Drive. Since there are no lots along the north side of Schmaltz Drive, the petitioner is proposing to install a sidewalk along only the south side of Schmaltz Drive in order to minimize disturbance and preserve existing trees.

Common Area: There are 2 common area lots shown on the preliminary plat. The UDO requires that areas of tree preservation over one acre in size be set aside in common area and this has been met. The common area lots also contain areas of 18% slope that are required to be preserved. A facilities maintenance plan is required to be recorded with the final plat.

Environmental: The site has approximately 77% existing tree canopy coverage and is required to preserve at least 60%. The petitioner has shown 62% preservation which

exceeds the minimum requirement. These areas of preservation have all been shown in common area as required since the areas of preservation are greater than one acre. There are also several karst features on the site that are required to be set aside in karst preservation easements and these have been shown as well. A 10' no-build area is required around the karst preservation easements and must be shown. The site also has several areas of 18% slope and those have been set aside within the common area as well.

FINAL PLAN ISSUES:

Access: The project will be accessed through the proposed new location of Weimer Road at Tapp Road. No access connections to Weimer Road have been shown or are approved. The Department is also still evaluating pedestrian movement through the site to connect this site to Wapehani Park and some easements have been shown to facilitate pedestrians through the site. The Department expects comments for those connections for the May meeting. The Department is also awaiting details for the proposed bridge crossings to offer comments on those aspects. The Department is also evaluating the desire for a roundabout at the new Weimer intersection.

Development Standards: The PUD Outline Plan approved the list of permitted uses in the ML District for this site. The ML district use list most closely matches the current UDO list of permitted uses for the Commercial General district. The Department has routinely encountered problems applying previous zoning code list of uses with today's list of uses, especially since many of the land uses were not defined in the 1973 zoning code. The Department is proposing the application of the current list of permitted uses of the Commercial General zoning district. More details of the difference of the use lists will be provided in attached exhibits with the packet.

Pedestrian Facilities: Since it is foreseen that the current Weimer Road will be used to access the Clear Creek trail, the Department has given guidance to the petitioner to incorporate a 12' asphalt multiuse path along the west side of Weimer to be used for the future connection route and that has been shown. There is already an existing sidepath on the north side of Tapp Road.

Utilities: The site is well served by existing utilities and while no problems have been highlighted so far, a full utility plan has not been submitted.

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The Bloomington Environmental Commission (EC) has not had time to review the plans so no comments are yet available from the Environmental Commission.

CONCLUSION: While the currently proposed plan greatly improves upon the originally approved PUD, The Department has identified several concerns that require further exploration before May.

- The Department has not received enough information and details yet for a final plan review so we are unable to give additional comments on those details at this time.
- The Department seeks clarification on how the relocation of Weimer Road will best

serve the City?

- Resolution on how to ensure that Weimer Road will be extended north to connect with the existing Weimer Road.
- What measures should be incorporated to offset the environmental impacts of the proposed bridge crossings.
- Is the current list of permitted uses for the Commercial General zoning appropriate rather than the previous list of ML uses?
- Is no sidewalk along the north side of Schmaltz Drive appropriate?
- Are the proposed phasing lines shown on the plat appropriate?

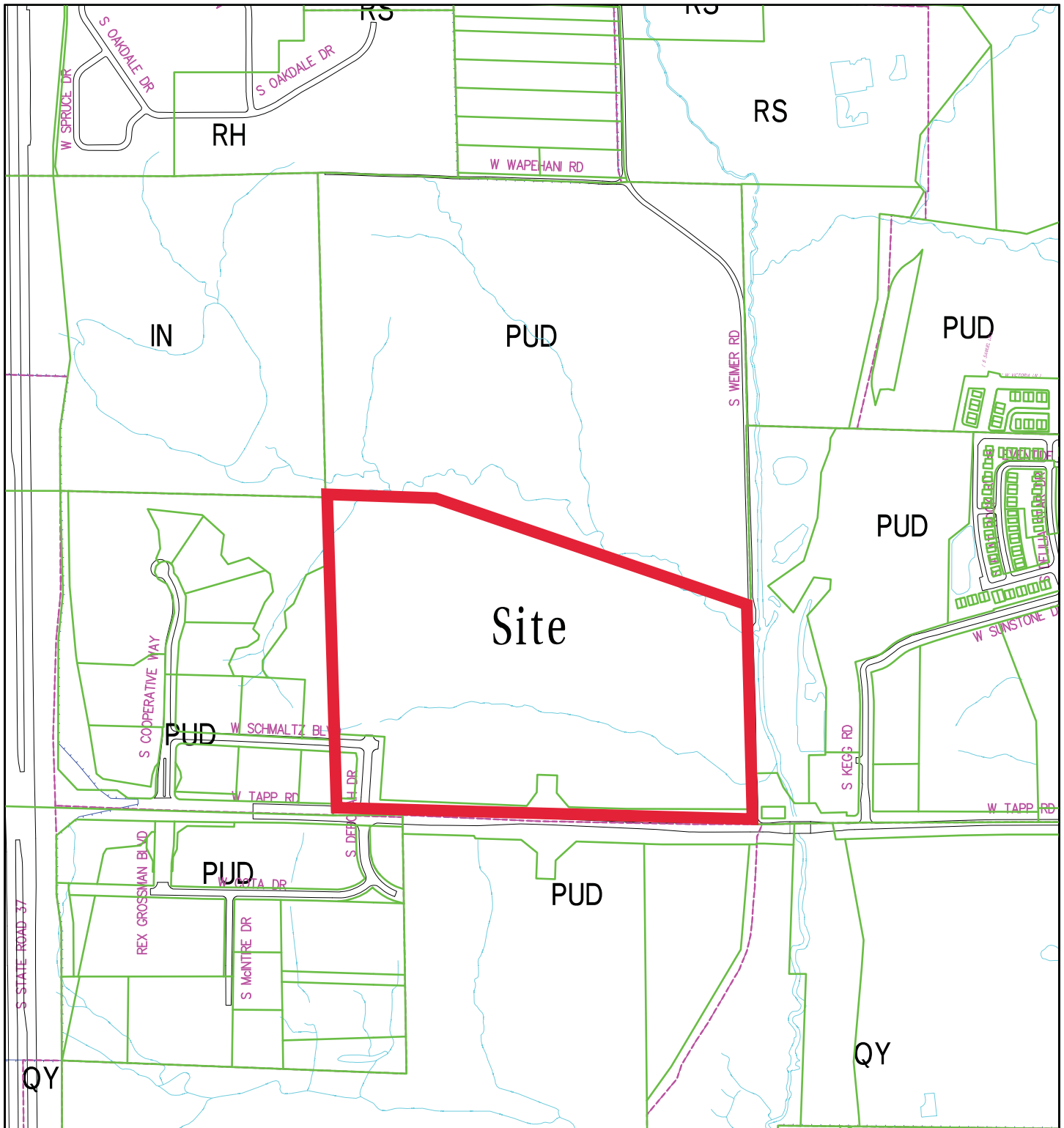
RECOMMENDATION: The Department recommends further discussion of the issues of concern and forwarding this petition to the May 14, 2018 hearing.

MEMO:

To: Plan Commission
From: Bicycle and Pedestrian Coordinator
Date: April 4, 2018
Re: Public Investment Corporation Plat

The Bicycle and Pedestrian Coordinator has reviewed the preliminary plat for the PIC development. It is requested that the following comments be taken into account and that the plat be updated:

1. The east/west pedestrian easement does not extend all the way to the property line. This needs to be corrected in order to allow pedestrian access.
2. For the proposed Weimer Road section, the bicycle lane is not consistent throughout the street. The bicycle lane must be present for the entirety of the street within this development, extending all the way to Tapp Road.
3. An easement connecting the proposed Weimer Road to Wapehani Park was discussed. An easement would provide another access point to the Wapehani Park. People who work in this commercial and industrial park would benefit from the easement by providing easy and quick access to a great resource.
4. At the intersection of Schmalz and the proposed Weimer Road, there is no pedestrian crossing on the north side of the intersection. The crossing needs to be added.
5. What are the typical street cross sections referring to? These cross sections do not reflect city standards and city goals for sidewalks, tree plots, and travel lane widths.
6. The definition of a pedestrian easement should be included on the plat to avoid future confusion. The definition is provided in the UDO.
7. The cul-de-sac does not include sidewalks currently, but it is serving as a pedestrian connection. Including sidewalks on the cul-de-sac would make sense in this case.
8. The pedestrian crossings at the intersection of proposed Weimer Road and Beaver Creek appear to be located at the widest part of the street. The crossings should be pulled back to have a shorter crossing distance for pedestrians.



PUD-27-17 Public Investment Corporation

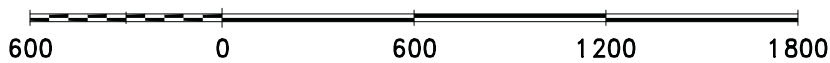
2700 W Tapp Road

Plan Commission

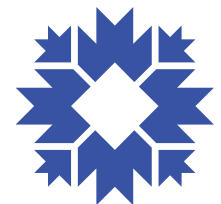
Site Location, Zoning, Parcels

By: greulice

6 Apr 18



City of Bloomington
Planning & Transportation



Scale: 1" = 600'



PUD-27-17 Public Investment Corporation

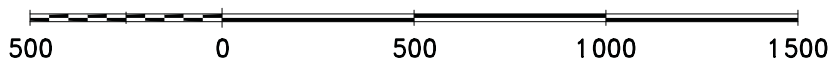
2700 W Tapp Road

Plan Commission

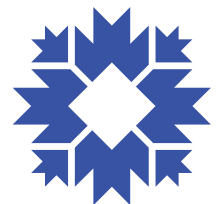
2016 Aerial Photograph

By: greulice

6 Apr 18



City of Bloomington
Planning & Transportation



Scale: 1" = 500'

For reference only; map information NOT warranted.

20.06.06.04 Replacing damaged buildings. Any nonconforming use or noncomplying structure in the flood hazard districts which is damaged may be restored to its original dimensions and conditions, provided the damage does not reduce the value of the buildings, excluding the value of the land, by more than forty percent of its predamage value. (Ord. 78-31 §5(part), 1978).

Chapter 20.07

LAND USE REGULATIONS

Sections:

- 20.07.01.00 Tabular summary of land use regulation.
- 20.07.02.00 Determination in which zone a specific use is permitted.
- 20.07.03.00 Plan commission interpretation.
- 20.07.04.00 Residential.
- 20.07.05.00 Business.
- 20.07.06.00 Industrial.
- 20.07.07.00 Institutional.
- 20.07.08.00 Conditional uses.
- 20.07.09.00 Special exception.
- 20.07.10.00 Temporary uses.

20.07.01.00 Tabular summary of land use regulation. The charts and text on the following pages are adopted as the basic land use regulations. The uses as shown in this chart are divided into four basic groups:

- (a) Residential, Section 20.07.04.00;
- (b) Business, Section 20.07.05.00;
- (c) Industrial, Section 20.07.06.00;
- (d) Special, Section 20.07.07.00. (Ord. 73-3 §1(part), 1973).

20.07.02.00 Determination in which zone a specific use is permitted. To determine in which zone a specific use is allowed:

- (a) Find the use in the alphabetical list in the following chart.
- (b) Read across the chart until a number or "X" appears in the zoning column.
- (c) If a number appears, this means that the use is allowed in that zone represented by that column, but only if certain conditions are complied with. The conditions applicable to that use are those listed on the bottom of each page. The number appearing in the zoning column corresponds to number of the conditions which must be complied with.

20.07.03.00

(d) If an "X" appears in the column, the use is allowed in the zone represented by that column without being subject to any of the conditions listed.

(f) If "S" appears in column, the use may be permitted subject to the board of zoning appeals granting a special exception as specified in Section 20.07.08.00 of this chapter and Chapter 20.11 of this title. If "C" appears in the column, the use may be permitted by the plan commission as a conditional use as specified in Section 20.07.08.01 and Chapter 20.10 of this title. (Ord. 80-85 §25, 1980; Ord. 73-3 §1(part), 1973).

20.07.03.00 Plan commission interpretation. The plan commission or their agent shall interpret the appropriate zone for any land use not specifically listed in this chart. If the specific use you are checking does not appear in the chart, contact the plan commission office for information you desire. (Ord. 73-3 §1(part), 1973).

O = Okay
C = Conditional

20.07.04.00

USES PERMITTED	CLASS of USE	RE	RS	RL	RM	RH	BL	BG	BA	BD	ML	MG	MO	SI	SM
		20.07.04.00 RESIDENTIAL													
A. AGRICULTURAL															
1. Crops		O											O		
2. Livestock		1											O		
3. Nurseries/Greenhouses		O							O						
4. Truck Garden		O	2	2	2	2							O		
B. RESIDENTIAL															
1. Single Dwelling Without Sewer		O													
2. Single Dwelling, Detached		O	O	O	O	O									O
3. Duplex			C	O	O	O	3								O
4. Townhouse				O	O	O	3								O
5. Fourplex				O	O	O	3								O
6. Apartments				O		O	3			4					O
7. Rooming/Lodging Houses					O	O									O
8. Fraternities and Sororities						O								O	
9. Mobile Homes				5		5									
10. Home Occupations		S	S	S	S	S	S								
11. Day Care Homes		O	O	O	O	O									
12. Planned Unit Developments			7	7		7									
13. Commercial Uses			7	7	7	7									
14. Manufactured Home		21	21	21	21	21									21

NOTES FOR SPECIAL CONDITIONS

- (1) Livestock permitted only on lots of five acres or greater.
- (2) No structure for sale of produce permitted.
- (3) Residential units are permitted subject to the following:
 - (a) Residential uses proposed in upper stories of structures may be permitted if the non-residential functions within the structure front on an arterial or major collector street.
 - (b) Principal access to a building complex including residential units shall be from an arterial street or major collector street.

USES PERMITTED	CLASS of USE														
		RE	RS	RL	RM	RH	BL	BG	BA	BD	ML	MG	MQ	SI	SM
20.07.05.00 BUSINESS															
A. COMMERCIAL, RETAIL															
1. Amusements, outdoor										0					
2. Amusements, indoor									0	0	0				
3. Antiques	A								0	0	0				
4. Apparel	A						9	0	0	0					
5. Appliance Stores, Small	A							0	0	0	0				
6. Arts and Crafts	A	6	6	6	6	6	9	0	0	0	0	0	0	0	0
7. Auto/Truck/Marine Sales	C									0		0			
8. Auto Parts/Supplies, New	A							0	0	0	0				
9. Bakery	B	S	S	S	S	S	8 ₉	8	8	8					
10. Bicycle Shops	A						9	0	0	0	0				
11. Books, Newstands	A	S	S	S	S	S		0	0	0					0
12. Camps and Resorts		0								0					
13. Dairy Products	B	S	S	S	S	S	9	0	0	0	0				
14. Department/Discount Stores								0	0	0					
15. Drugstore, Sundry	B	S	S	S	S	S	9	0	0	0	0				0
16. Farm Equipment	C	10								0		0			
17. Farm Produce		11								0					
18. Florist Shops	A	S	S	S	S	S	9	0	0	0					0
19. Furniture and Appliances								0	0	0					

- (c) Bulk and density requirements of the entire development, both residential and non-residential, shall be as follows:
1. Where any lot within BL districts is adjacent to the BD district along more than ten percent of its perimeter boundary the bulk and density regulations applicable to the RM district shall apply to that lot.
 2. Where a lot within a BL district is adjacent to the BD district along more than ten percent of its perimeter boundary the setbacks and lot coverage of the BL district shall apply to the building complex and in addition the lot area and open space requirements for residential units in the BD district shall apply.

USES PERMITTED	CLASS of USE														
		RE	RS	RL	RM	RH	BL	BG	EA	ED	ML	MG	MO	SI	SM
20. Gift Shop	A						9	0	0	0					0
21. Grocery & Meats	B	S	S	S	S	S	9	0	0	0	0				
22. Hardware	A						9	0	0	0	0				
23. Jewelry	A						9	0	0	0					
24. Liquor Store	B							0	0	0					
25. Mobile Home Sales	C								0		0				
26. Motorcycle Sales								0	0		0				
27. Pet Shops (Domestics)	A							0	0	0					
28. Sporting Goods	A							0	0	0					
29. Used Merchandise								0	0	0	0				
30. Variety Store	B	S	S	S	S	S	9	0	0	0	0				
B. COMMERCIAL TRADE															
1. Appliance Repair (Small)	D						9	0	0	0	0				
2. Auto Repairs								12	12	12	12				
3. Auto Storage Yards											S	S			
4. Banks (Main)								0	0	0					
5. Banks (Branch)									0		0				
6. Bars or Taverns	F							0	0	0					
7. Business Service	E							0	0	0	0				
8. Business and Prof. Of- fice		6	6	6	6	6	0	0	0	0	0				

- 3. In all other instances where residential units are provided in the BL district the height, bulk, density, and setback requirements as permitted in the RH zoning districts shall apply to those residential structures and the height, bulk, density, and setback requirements permitted in the BL districts shall apply to all non-residential uses.
- (d) Off-street parking must meet the total parking required in Chapter 20.14 as the sum of residential and non-residential uses.
- (e) Adequate access is provided to an arterial street or major collector and traffic is not required to travel through a residential district.

20.07.05.00

USES PERMITTED	CLASS of USE	RE	RS	RL	RM	RH	BL	BG	BA	BD	ML	MG	MQ	SI	SM
		9. Bus Terminal (Passenger)									0	0			
10. Candy, Confectionary							9	0	0	0	0				
11. Eating, Drinking (Rest.)	F							0	0	0	0				
12. Furniture Repair	D							0	0	S	0				
13. Funeral Service				20		20	0	0	0	0					
14. Gasoline Service Station							C	0	0		0				
15. Hotel/Motel									0	0					
16. Laundry and Dry Cleaning	E						9 14	0	14	14	0	0			
17. Personal Service	E	6	6	6	6	6	0	0	0	0	0				
18. Printing (Job, Service)	E							0	0	0					
19. Radio and TV Stations								0	0	0					
20. Recreation									0	S	0				
21. Schools (Trade & Business)								0	0	0	0				
22. Taxi Stands								0	0	0	0				
23. Telephone Exchanges								0	0	0					
24. Theaters (Not Drive-In)								0	0	0					
25. Tire Recapping								S			S	S			
26. Veterinary Service/Dog Kennel		0						0	0						
27. Auto Parking								0		0					
28. Gun Club/Skeet Range	D	S													
29. Theaters, Drive-In	D								S		S	S	S		

- (4) Permitted alone or in conjunction with commercial facilities in the same building provided all area and density requirements in the Bulk, Height, and Density Table (20.08) are met.
- (5) Subject to regulations for Mobile Home Parks contained in Planned Developments, Chapter 20.13.
- (6) Subject to regulations governing Home Occupations in Chapter 20.11.
- (7) Subject to Planned Development regulations (20.13).
- (8) Retail sales of baked goods. Incidental baking of goods to be sold on premises is permitted.
- (9) Limited to a maximum of 3,000 square feet of gross floor area.

20.07.06.00

USES PERMITTED	CLASS of USE	RE	RE	PL	RM	RH	EL	BG	BA	ED	ML	MG	MQ	SI	SM
30. Building Trades Shop									0		0	0			
31. Warehouses											0	0			
32. Warehouses (Mini)									0		0	0			
C. COMMERCIAL, WHOLESALE															
1. Building Material								15	0		0	0			
2. Farm Products									15		0	0			
3. Farm Supplies								0	0		0	0			
4. Food Products									15	S	0	0			
5. Household Goods									15	S	0	0			
20.07.06.00 INDUSTRIAL															
A. MANUFACTURING/PROCESSING															
1. Apparel	G									S	0	0			
2. Bakery, Dairy Products, Confectionary	H										0	0			
3. Beverage, Bottling									0		0	0			
4. Chemicals and Chemical Products	H										16	0			
5. Clock, Scientific Instr.	G							0		S	0	0			
6. Drugs and Pharmaceuti- cals	G											0			
7. Electronic Equipment	G											0			
8. Furniture	H										17	0			

- (10) Permitted on major thoroughfare but not within 1,000 feet of existing platted residential subdivisions. One hundred foot landscaped buffer is required on setback from road and all adjacent residential land.
- (11) Sales of produce grown on premises provided sales area does not exceed 100 square feet. Structures may not be permitted.
- (12) All major overhaul, body and fender work, upholstery and welding shall be conducted within a completely enclosed building and all spray painting shall be conducted within an approved spray booth and, provided further, that no outdoor storage of automobile part, discarded tires, or similar materials, or outdoor storage of more than three wrecked or temporarily inoperable motor vehicles awaiting repairs shall be permitted.
- (14) Pick-up stations or self-service facilities.

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USES PERMITTED	CLASS of USE	RE	RS	RL	RM	RH	EL	EG	EA	ED	ML	MG	MQ	SI	SM
		9. Grain Mills	H											O	
10. Machinery, Tool and Die	H											O			
11. Meat, Poultry, Seafood											18	18			
12. Metal Fabrication	H											O			
13. Millwork, Veneer, Sawmills	H											O			
14. Musical Instruments	G										O	O			
15. Paper Products	H										O	O			
16. Paving and Concrete Block												O			
17. Printing/Newspapers	G							O	O	S	O	O			
18. Research Laboratories	G								O	S	O	O			
19. Service and Distribution Uses (i.g. 20.11.12.02)										S					
B. INDUSTRIAL, NON-PROCESSING															
1. Junk Yards												S			
2. Mining and Mineral Extraction													O		
3. Motor and Bus Terminals											O	O			
4. Railroad Yards												O			
5. Warehouse, Storage											O	O			
20.07.07.00 INSTITUTIONAL															
A. PUBLIC, QUASI-PUBLIC															
1. Airports															O
2. Cemeteries (Mausoleums)		S	S	S	S	S				S					O
3. Cultural Facilities								O	O	O	O				O

- (15) Wholesaling and warehousing and combined wholesale/retail sales, providing warehousing and storage does not exceed 5,000 square feet and is completely enclosed.
- (16) Manufacture of products from already prepared chemical materials.
- (17) Custom shops, upholstery shops and small furniture manufacturing may be permitted in the ML zone by the Plan Commission.
- (18) Processing or freezing of dressed meat and poultry permitted in all M zones. Slaughter or dressing must receive special permission of the plan commission and is permitted only in the MG zone.

USES PERMITTED	CLASS of															
	USE	RE	FS	RL	PM	PH	HL	BG	BA	BD	ME	MG	MO	SI	SA	
4. Lodge Halls								o	o	o						
5. Public Assembly Halls								o	o	o				o		
6. Religious Organizations		c	c	c	c	c	c	o	o	o	o	o	o	o		
7. Schools, Parks, Play-grounds		c	c	c	c	c	c	c	c	c	c	c	c		c	
8. Civic, Community Clubs		c	c	c	c	c	c	o	o	o	o	o	o			
9. Day-care Centers		s	s	s	s	s	s	s	s	s	s	s	s			
10. Correctional Facilities								s	s	s				s	s	
B. UTILITIES																
1. Communication, Trans- mission		o						o	o	o	o	o				
2. Storage											o	o				
C. MEDICAL FACILITIES																
1. Clinics and Services								o	o	o					o	
2. Doctor & Dentist Of- fices					19	19	20 ⁹	o	o	o					o	
3. Hospitals & Sanitariums															o	
4. Nursing Homes				19	19	19		o							o	
5. Rehabilitative Facili- ties		s	s	s	s	s	s	s	s	s	s	s	s	s	s	
6. Mental Health Facili- ties		s						s	s					s	s	

- (19) May be permitted on any principal collector or arterial street, provided the design of the structure is compatible with the surrounding neighborhood.
- (20) Permitted when principal access to use is from an arterial street.
- (21) A manufactured home as defined in Section 20.04.01.00 for single or multi-family occupancy shall be permitted on any individual lot on which any other type of residential dwelling is permitted, subject to the following:

20.07.07.00

- (a) The home shall comply with all of the same zoning regulations as other types of residential dwellings including, but not limited to, bulk, density, height, minimum lot area provisions, minimum yard area provisions, setbacks, parking and aesthetic requirements.
- (b) The home shall be attached and anchored to a permanent foundation in conformity with Section 17.04.060 of the Bloomington Municipal Code. Hitches and exposed undercarriage parts shall be removed.
- (c) The home shall comply with all utility connection standards as required by Section 17.04.060 of the Bloomington Municipal Code.
- (d) A manufactured home may be placed in a mobile home park, or a mobile home subdivision approved pursuant to Section 20.13.04.00 of this code, without compliance with (a) through (c) above.

(Ord. 84-16 §2, 1984; Ord. 82-36 §§3, 4, 1982; Ord. 81-102 §2, 1981; Ord. 80-85 §26, 1980; Ord. 75-66 §1(part), 1975; Ord. 75-20 §2(A--D, F, G), 1975; Ord. 73-3 §1(part), 1973).

20.08.03.00 HEIGHT, BULK AND DENSITY TABLE

LOT AREA PER DU:				YARD REQUIREMENT:							Setbacks from Centerline (18)						Setback from R.O.W. Line							
Zone	Min. Lot Area	1st DU	Adn. Apt.	Adn. Town-House	Adn. House	Min. Width Lot	Max. Ht.	Side Least	Yard Comb.	Rear	Additional Side Yard Each Story Over One	Max. Lot Coverage	Open Space Per DU	FAR	Principal Arterial (6) Pkg. Bldg.	Secondary Arterial (6) Pkg. Bldg.	Principal Collector (6) Pkg. Bldg.	Secondary Collector (6) Pkg. Bldg.	Local (6)					
RE	40,000	40,000	X	X	X	30'	100'	20'	40'	50'	X	10%	X	X	XX	XX	XX	XX	XX	30				
RS	(12)7,200	7,200(12)	X	X	X	30'	80'	8'	20'	25'	4'	30%	X	X	XX	XX	XX	XX	XX	25				
RL	6,000	6,000	4,000	3,000(2)	35'	60'	8'(17)	20'	25'(17)	4'	40%	1,500(11)	X	X	80	75	50	65	60	40	55	10	25	
RM	5,000	5,000	4,000(2)	2,500(2)	35'	50'	6'(17)	15'	25'(17)	4'	40%	1,200(11)	X	X	55	65	45	55	40	50	35	45	5	15
RH	5,000	5,000	2,000	2,000(2)	80'	50'	6'(17)	X	X(17)	FAR	FAR	800(11)	.60	.60	60	65	50	55	45	50	40	45	10	15
BL	(3)	5,000(3)	2,000	X	35'	none	0(4)	0	15'(6)	X	50%	800	X	X	60	65	50	55	45	50	50	45	10	15
BG	X	X	X	X	80'	X	(7)	(7)	(7)	(7)	FAR	80%	X	2.4	60	75	50	65	45	50	40	45	10	15
BA	10,000	X	X	X	80'	60'	(7)	(7)	(7)	(7)	FAR	50%	X	1.5	80	75	50	65	45	50	40	45	10	15
BD	X	(8)	(8)	X	80'	X	(9)	(9)	(9)	(9)	X	80%	(18)	3.0	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX
ML	none	X	X	X	45'	60'	12'	24'	20'	20'	4'	50%	X	1.5	80	75	50	65	45	60	40	55	10	25
MG	20,000	X	X	X	45'	100'	12'(10)	24'(10)	20'(10),(11)	4'	70%	X	X	2.0	80	75	50	65	45	60	40	55	10	25
MQ	40,000	X	X	X	45'	200'	50'(14)	100'(14)	50'(14)	X	X	X	X	X	60	100	50	90	45	85	40	80	10	100
SI	(13)	(13)	(13)	(13)	(13)	(13)	(13)	(13)	(13)	(13)	(13)	(13)	(13)	(13)	(13)	(13)	(13)	(13)	(13)	(13)	(13)	(13)	(13)	(13)
SIM	5,000	5,000	2,500	2,500	80'	X	(7)	(7)	(7)	(7)	FAR	FAR	800	1.5	60	75	50	65	45	60	40	55	10	25

FAR - Floor Area Ratio

All numbers in parentheses refer to Special Conditions listed in Section 20.08

5 12
10 10
14 14
5 12

(Ord. 84-17 §3, 1984; Ord. 80-85 §1, 1980: Ord. 75-20 §3 (A), 1975; Ord. 73-3 §1(part), 1973).

Notes on motion to approve 8/3/87

ML Manufacturing- Light

20.07.05.00 Business

A. Commercial, Retail

- 1. Appliance Stores, Small
- 2. Arts and Crafts
- 3. Auto/ Truck/ Marine Sales
- 4. Auto Parts/ Supplies, New
- 5. Bicycle Shops
- 6. Dairy Products
- 7. Drugstore, Sundry
- 8. Farm Equipment
- 9. Grocery and Meats
- 10. Hardware
- 11. Mobile Home Sales
- 12. Motorcycle Sales
- 13. Used Merchandise
- 14. Variety Store

Noted

B. Commercial Trade

- 1. Appliance Repair (Small)
- 2. Auto Repairs- all major overhaul, body and fender work, upholstery and welding shall be conducted within a completely enclosed building and all spray painting shall be conducted within an approved spray booth and provided further, that no outdoor storage of automobile parts, discarded tires, or similar materials, or outdoor storage of more than three wrecked or temporarily inoperable motor vehicles awaiting repairs shall be permitted.
- 3. Auto Storage Yards- special exception
- 4. Banks (Branch)
- 5. Business Service
- 6. Business and Professional Office
- 7. Candy, Confectionary
- 8. Eating, Drinking (Restaurant)
- 9. Furniture Repair
- 10. Gasoline Service Station
- 11. Laundry and Dry Cleaning
- 12. Personal Service
- 13. Recreation
- 14. Schools (Trade and Business)
- 15. Taxi Stands
- 16. Tire Recapping- special exception
- 17. Theaters, Drive-In- special exception
- 18. Building Trades Shops
- 19. Warehouses
- 20. Warehouses (mini)

Noted

C. Commercial, Wholesale

- 1. Building Material
- 2. Farm Products
- 3. Food Products
- 4. Farm Supplies
- 5. Household Goods

OK

ML Manufacturing- Light

20.07.06.00 Industrial

A. Manufacturing/ Processing

- 1. Apparel
- 2. Bakery, Dairy Products, Confectionary
- 3. Beverage, Bottling
- 4. Chemicals and Chemical Products- manufacture of products from already prepared chemical materials
- 5. Clock, Scientific Instruments
- 6. Furniture- custom shops, upholstery shops and small furniture manufacturing may be permitted in the ML zone by the plan Commission
- 7. Meat, Poultry, Seafood- processing or freezing of dressed meat and poultry permitted in all M zones, slaughter or dressing must receive special permission of the Plan Commission and is permitted only in the MG zone
- 8. Musical Instruments
- 9. Paper Products
- 10. Printing/ Newspaper
- 11. Research Laboratories

excl. All over

B. Industrial, Non- Processing

- 1. Motor and Bus Terminals
- 2. Warehouse, Storage

20.07.07.00 Institutional

A. Public, Quasi Public

- 1. Religious Organizations
- 2. Schools, Parks, Playgrounds- conditional use
- 3. Civic, Community Clubs
- 4. Day- care Centers- special exception

B. Utilities

- 1. Communication, Transmission
- 2. Storage

C. Medical Facilities

- 1. Rehabilitative Facilities

No MG uses
Lynn Coyne's
Supplies
Butcher

50

Approved use list for the Mill Creek PUD

Commercial General (CG) District

20.02.290 Commercial General (CG); District Intent

The CG (Commercial General) District is intended to be used as follows:

- Provide areas within the city where medium scale commercial services can be located without creating detrimental impacts to surrounding uses.
- 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.

Plan Commission/Board of Zoning Appeals Guidance:

- Site plan design should incorporate residential and commercial uses utilizing shared parking in order to ease the transition to residential districts.
- Street cuts should be minimized in order to enhance streetscape and improve access management.
- 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.

20.02.300 Commercial General (CG); Permitted Uses

*** Additional requirements refer to Chapter 20.05; §SC: Special Conditions Standards.**

- | | | |
|---|---|---|
| <ul style="list-style-type: none"> • amusements, indoor • antique sales • apparel and shoe sales • art gallery • artist studio • arts/crafts/hobby store • assisted living facility • auto parts sales • bank/credit union • banquet hall • bar/dance club • barber/beauty shop • bed and breakfast • bicycle sales/repair • billiard/arcade room • bookstore • bowling alley • brewpub* • business/professional office • car wash* • cellular phone/pager services • coin laundry • community center • computer sales • convenience store (with gas or alternative fuels)* • convenience store (without gas) • copy center • day-care center, adult • day-care center, child • drive-through* • drugstore • dry-cleaning service | <ul style="list-style-type: none"> • dwelling, single-family (detached)* • dwelling, upper floor units • equipment/party/event rental (indoor) • fitness center/gym • fitness/training studio • florist • furniture store • garden shop • gas station* • gift shop/boutique • government office • government operations (non-office) <ul style="list-style-type: none"> • grocery/supermarket • group care home for developmentally disabled* • group care home for mentally ill* • group/residential care home* • hardware store • health spa • home electronics/appliance sales • jewelry shop • library • license branch • liquor/tobacco sales • lodge • medical care clinic, immediate • medical clinic • mortuary • museum • music/media sales • musical instrument sales • nursing/convalescent home • office supply sales • oil change facility • park | <ul style="list-style-type: none"> • parking garage/structure • pawn shop • pet grooming • pet store • photographic studio • place of worship • plant nursery/greenhouse • police, fire or rescue station • recreation center • restaurant • restaurant, limited service • retail, low intensity • rooming house • school, preschool • school, primary/secondary • school, trade or business • sexually oriented business • shoe repair • skating rink • social service • sporting goods sales • tailor/seamstress shop • tanning salon • tattoo/piercing parlor • transportation terminal • utility substation and transmission facility* • vehicle accessory installation • veterinarian clinic • video rental |
|---|---|---|

20.02.310 Commercial General (CG); Conditional Uses

*** Additional requirements refer to Chapter 20.05; §CU: Conditional Use Standards.**

- historic adaptive reuse*
- homeless shelter
- rehabilitation clinic

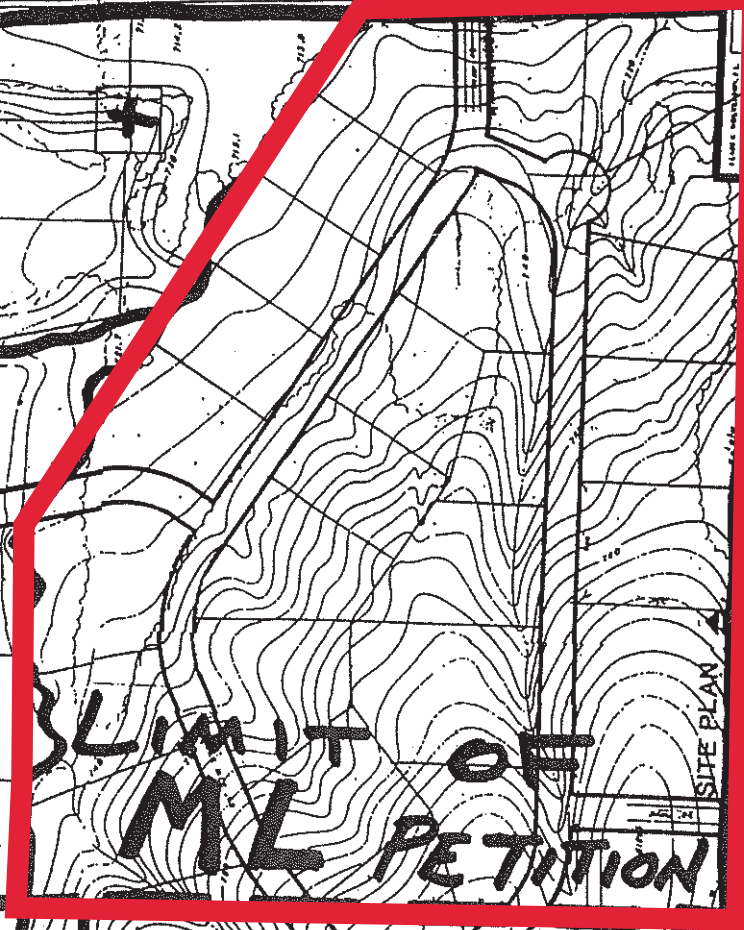
NORTH

39

WEIMER

WAREHAN RD

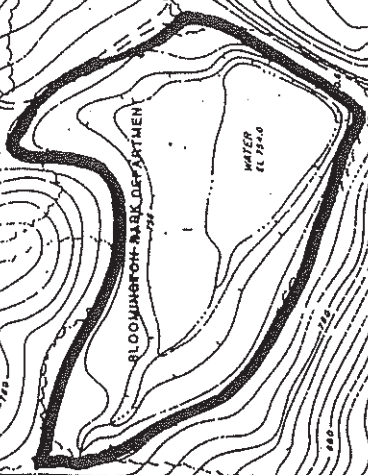
TAPP ROAD



LIMIT OF PETITION



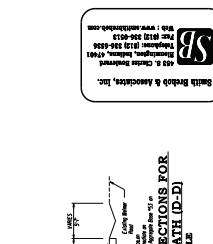
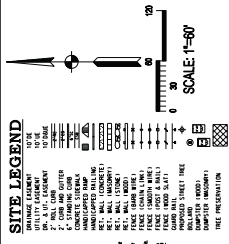
EXISTING ML/PCD



S. R. 37 BYPASS

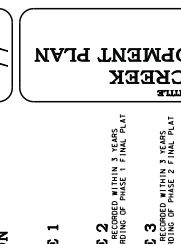
Mill Creek PUD approved outline plan

20-40-87
SITE PLAN



CURVE DATA TABLE

CURVE NO.	RADIUS	LENGTH	DIRECTION	LENGTH
1	500.00'	1154.95'	N 81° 21' 26" E	118.76'
2	500.00'	274.31'	S 83° 45' 51" E	264.86'
3	500.00'	167.40'	S 73° 33' 17" E	165.24'
4	500.00'	88.76'	N 81° 59' 01" E	88.44'
5	1000.00'	350.87'	S 12° 06' 13" W	349.07'
6	500.00'	183.60'	N 71° 40' 38" E	183.87'



LOT ADDRESS TABLE

LOT	ADDRESS
1	N. 100TH ST
2	N. 100TH ST
3	N. 100TH ST
4	N. 100TH ST
5	N. 100TH ST
6	N. 100TH ST
7	N. 100TH ST
8	N. 100TH ST
9	N. 100TH ST
10	N. 100TH ST
11	N. 100TH ST
12	N. 100TH ST
13	N. 100TH ST
14	N. 100TH ST
15	N. 100TH ST
16	N. 100TH ST
17	N. 100TH ST
18	N. 100TH ST
19	N. 100TH ST
20	N. 100TH ST

PUD DEVELOPMENT PLAN
MILL CREEK
JOB TITLE

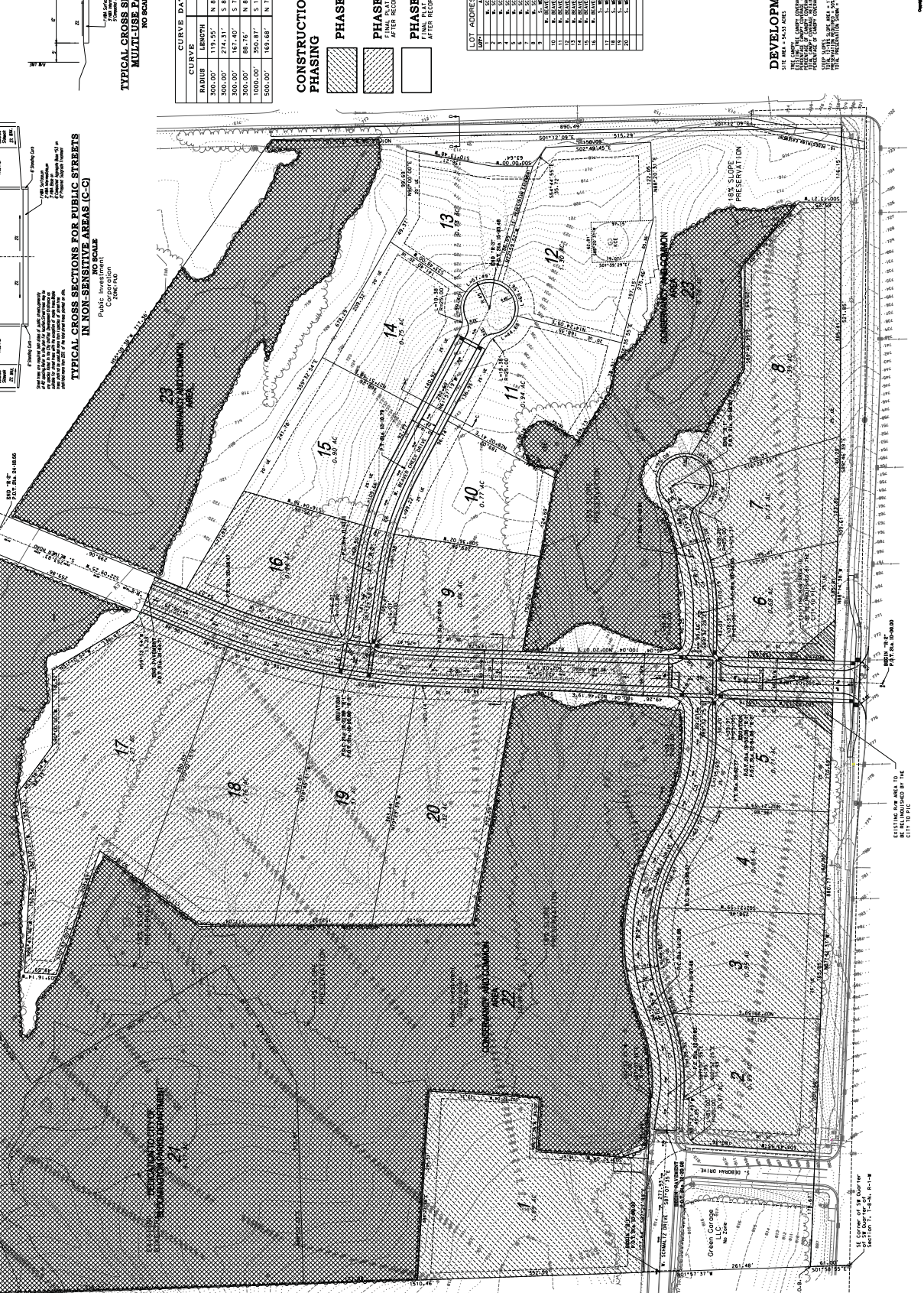
REVISIONS

DATE

BY

DATE

DATE: 04/03/18
SHEET: 5-449-4
2 OF 20
PRELIMINARY PLAT



proposed preliminary plat

**BLOOMINGTON PLAN COMMISSION
FIRST HEARING STAFF REPORT**

**CASE #: PUD-02-18
DATE: April 9, 2018**

Location: 2005 S. Maxwell Street, 1280 & 1325 E. Short Street

PETITIONER: Loren Wood Builders
4535 E 3rd St, Bloomington

CONSULTANT: Marc Cornett
101 E Kirkwood Ave, Bloomington

REQUEST: The petitioner is requesting a Preliminary Plan Amendment to a previously approved Planned Unit Development.

BACKGROUND:

Area: 3.18 (3.41 acres including City owned right of way)
Current Zoning: PUD and RS
GPP Designation: Urban Residential
Existing Land Use: Single Family Residences
Proposed Land Use: Single Family Residences
Surrounding Uses: North – Single Family Residences
 West – Bloomington Montessori School playground
 East – Land Conservancy/Single Family Residences
 South – Institutional/YMCA

REPORT: The site is located at the south end of South Maxwell Street where the street connects with Short Street. With the exception of the property to the far west the properties are located within the Planned Unit Development (PUD), known as the Cohousing PUD, that was approved under PUD-03-14. This petition would amend the existing boundaries of the PUD to include the lot to the west which is zoned Residential Single Family (RS). Surrounding land uses include single family residences to the north, a green area (conservancy easement) for the Mayfair Subdivision to the east, the Bloomington Montessori School playground to the west, and the YMCA to the south.

The petitioner is proposing a design built around the concept of a Cohousing community which “combines the autonomy of privately owned dwellings with the advantages of community living,” per the petitioner’s statement. This PUD would redevelop the property with 27 single family houses on individual lots, located around a common garden and common house for residents with parking on the perimeters. The proposed density for this development is 10.06 dwelling units per acre, including five (5) Accessory Dwelling Units (ADUs) and excluding the right of way along the east portion of Short Street.

Three existing structures will remain on site, including: a single family house at the northeast corner of the site, a cabin at the southeast corner of the site and an existing barn north of the cabin. The intent and design is similar to the previously approved PUD with some changes. The original plan included 20 attached single family units as well as the existing single family house, cabin and barn. With the additional property that would be included in the new boundaries of the

PUD and additional houses included, the overall proposed density is comparable to the approved plan which was 9.68 units/acre.

The petitioner will be requesting a right of way encroachment from the Board of Public Works for the eastern portion of Short Street, identified as Parcel D on the Proposed Site Plan (C-101). This area would include parking and trash service.

On January 27, 2018 the petitioner and consultant held a neighborhood meeting for adjacent property owners. Comments and concerns from these property owners included possible increased storm-water runoff, increased traffic volumes on Maxwell Street, the proposed density and available parking, and existing sidewalk infrastructure.

DEVELOPMENT STANDARDS

Proposed Development Standards:

Minimum Building Setbacks (from the property line):

North, East and South Property Lines: 5 feet

West property line shall maintain a setback of 7 feet and have a landscape buffer between properties.

Minimum Building Setbacks (for all internal lots): Side, Front and Rear 0 feet

Minimum Parking Setbacks: 5 feet from the property line

Maximum Building Height: 40 feet*

Maximum Accessory Structures: 25 feet

Maximum Impervious Surface Coverage: 45% of total site

*Existing structure to be used as common house is currently 45 feet

Density: With the intention of creating a high density development, the original PUD followed many standards of the RH (Residential High Density) Zoning District including the maximum density at 15 units/acre. As a single family development, using the minimum lot standards for RS (Residential Single Family) at 8,400 square feet, the site (3.18 acres) would be able to accommodate approximately 16.5 single family lots. With other site development standards considered, such as individual lot width the number is more likely nine (9) or ten (10) lots. The proposed PUD contains 27 single family structures, for a total density of 10.06 units/acre (including the five (5) ADUs and excluding the right of way).

The original PUD included calculations for DUEs, dwelling unit equivalents. Single family developments are not regulated by DUEs the same way multi-family developments are. In this development, it is more appropriate to look at the number of units on the site as a whole as opposed to the number of bedrooms per unit.

Occupancy: Occupancy for the single family houses and the ADUs shall be limited to the Single Family definition of family, including not more than three (3) unrelated adults per lot. This shall also be indicated in the Bylaws of the development. As this is determined by the lot, for a property with a single family house and an ADU the maximum occupancy for the lot is three (3)

unrelated adults.

Accessory Dwelling Units (ADUs): The five (5) detached garage structures shall be permitted to have ADUs following the standards of B.M.C. 20.05.0333 with the exception that the proximity standard (20.05.0333(f)) and minimum setback standards for detached ADUs (20.05.0333(4)(B)) be waived. They shall meet all other requirements including maximum allowable size for a detached ADU at 440 square feet.

Home Occupations: Permitted, following the requirements of the Unified Development Ordinance.

PUD REVIEW:

Pedestrian Facilities: New 5' wide sidewalks and street trees will be constructed on the east side of Maxwell Street and the southern side of Short Street, the portions of the project with frontage on a public street.

The 2008 Bicycle and Pedestrian Transportation & Greenways System Plan calls for a Sidepath/Connector Path running west to east along Short Street and through the east property line, leading to the green area (conservancy easement) to the east. While the route identified in the plan is conceptual, it seeks to provide a valuable potential pedestrian and bicycle connection between the existing neighborhood around Short & Maxwell Streets and the adjacent neighborhoods.

A sidepath is defined as a hard-surface path physically separated from the road with a grass or tree plot within the road right-of-way for use of two-way bicyclists, pedestrians, and other non-motorized users. For this project, sidepath would be located on the south side of Short Street and the ten (10) foot wide sidepath would be separated from the road by a five (5) foot wide vegetated buffer along the Short Street right of way where there is roadway. These improvements are not currently shown on the plan.

Please see the attached memo from the Bicycle and Pedestrian Safety Commission.

Bicycle Parking: The proposed site plan shows a bicycle parking area at the northwest corner of the site. The petitioner's statement states that more bicycle parking will be available. The location and amounts should be identified on both the site plan and petitioner's statement.

The petitioner's statement says that bike travel is a value of the development that will be encouraged. In order to accomplish this, the development should include ample bicycle parking for residents. While individual single family developments are not required to have bicycle parking, a specific number of spaces that would meet the needs of residents in the development should be included prior to final approval of the development.

Public Transit: The 4 Bloomington Transit Bus has a stop at Miller and Maxwell, approximately 0.2 of a mile to the north of the site.

Vehicular Access: As proposed, there is only one public road, S. Maxwell Street that leads to the site as E. Short Street to the west does not connect to S. Highland Avenue. There is a parking

area proposed in the eastern right of way that bisects the project. Emergency Service access is provided via the street cut along Short Street, continuing south through the second parking lot and to the rear of the site through a dedicated emergency access lane and turn-around.

Short Street: A condition of the PUD approval is that the missing portion of Short Street to the west be completed. The connection would be a neighborhood street connection as detailed in The Master Thoroughfare Plan. This would be a street 20 feet in width, with 6 inch curbs and a five (5) foot tree plot and five (5) foot wide sidewalk on the north side and the sidepath as described in the pedestrian facilities section above on the south side.

The original PUD had proposed a 12 foot wide “alley like connection” without curbs or sidewalks. This was a requirement of the original PUD, to allow for a second vehicular access to the site. At the Council hearing in 2014, this connection was removed as a requirement due to concerns about increased vehicular traffic near the Montessori School as the street connection is located between the school and its playground.

Vehicular Parking: The proposed site plan includes a total of 42 parking spaces and 5 individually owned garages. Twenty-eight (28) spaces in the right-of-way on the northeast portion of the site and seven (7) surface spaces and seven (7) carports along the western edge of the property. In addition, there are five (5) two car detached garages for some property owners. That is a total of 52 parking spaces.

Architecture and Design: The petitioner has submitted schematic renderings of the potential architecture as well as architectural standards for the various house types. These standards include several roofing types (Corrugated Metal, Single-Ply Membrane, Translucent Polycarbonate panels (on porch roof only)) and exterior finish types (Corrugated Metal, Steel) that are not typically permitted. Given the experimental nature of this PUD, staff finds all of these materials to be appropriate, except for the Translucent Polycarbonate roof panels. The Department recommends this material be struck from the material list in condition #3.

Schmidt Comments: Please see attached memo.

Green Building: The petitioner’s statement outlines several green building practices and features including: compact site design on infill lots, recycled materials and green building materials.

Landscaping: No landscaping plans have been submitted at this time. The site features a significant amount of green space, with an overall impervious surface amount of 41% of the total site (including parking area in the right-of-way). For comparison, the maximum impervious surface coverage for the RS (Residential Single Family) Zoning District is 40% of the lot area and the maximum impervious surface coverage for the RH (Residential High Density) Zoning District is 50% of the lot area.

Two dry retention ponds will be created on the east edge and south west corner of the site.

Members will pay a monthly homeowners association (HOA) fee to maintain the common spaces.

Signage: No signage has been approved for the PUD at this time. Following the base zoning of

the PUD, the sign standards for single family subdivisions zoned RH allows for one free standing sign at each development entrance with the following standards: a sign face no more than 32 square feet and a maximum of 6 feet in height. The Department finds that one freestanding is suitable for the development.

Utilities: A schematic utility plan has been submitted to CBU and is under review. Water and sewer are already available on the site. There is an existing sanitary sewer connection in the Short Street right-of-way, which will be recorded in a utility easement. Final acceptance and approval of a utilities plan is required prior to issuance of a grading permit.

Sanitation Services: The petitioner has worked with the Public Works Department to determine that city trash and recycling services will be available to the development with service at communal locations as shown in the proposed site plan.

Lighting: A specific lighting plan has not been received. A lighting plan must be submitted prior to issuance of a grading permit.

Fencing: The fence regulations shall abide by the existing fence regulations in the UDO. The PUD District Ordinance submitted by the petitioner shall be amended to reflect these changes.

Housing Diversity: The petitioner is still working on this component of the project with the City.

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: See attached.

BICYCLE AND PEDESTRIAN SAFETY COMMISSION RECOMMENDATIONS: See attached.

GROWTH POLICIES PLAN/COMPREHENSIVE PLAN: The District Intent of PUDs as outlined in the UDO should implement the guiding principles and land use policies of the Growth Policies Plan (BMC 20.04.010). This petition was filed under the 2002 Growth Policies Plan while the 2018 Comprehensive Plan has since been adopted. This section will review the guidance in both plans for the site:

Urban Residential (2002 GPP, page 31)

“Develop sites for predominantly residential uses; however, incorporate mixed residential densities, housing types, and nonresidential services where supported by adjacent land use patterns.”

The proposed site plan is single family residential, with home sizes ranging from ADUs to three bedrooms.

“Optimize street, bicycle, and pedestrian connectivity to adjacent neighborhoods as well as to commercial activity centers.”

This project connects itself to the existing connections nearby with the proposed sidewalks along Short Street and Maxwell Street, but does not make attempts to improve the overall connectivity of the neighborhood. However, with the street connection and

adherence to the Bike and Ped Plan, the vehicular and pedestrian connection could improve the connection for all modes of transit and provide valuable emergency service access to the site.

“Ensure that each new neighborhood has a defined center or focal point. This center could include such elements as a small pocket park, formal square with landscaping, or a neighborhood serving land use.” “Ensure that new common open space is truly usable and accessible. Provide linkages between such open space and other public spaces.”

The proposed development is centered around a common green and provides valuable shared outdoor space for the residents of this development.

“Provide for marginally higher development densities while ensuring the preservation of sensitive environmental features and taking into consideration infrastructure capacity as well as the relationship between the new development and adjacent existing neighborhoods.”

The proposed density is higher than that of most single family developments, but has been designed to create smaller homes on smaller lots, choosing to focus on the common space. The new development is similar to the existing neighborhood, though considerations should be taken regarding the increased density and factors associated with 27 new single family homes being created on an existing dead end street.

Neighborhood Residential, (2018 Comprehensive Plan)

“Optimize street, bicycle, and pedestrian connectivity to adjacent neighborhoods and other 20-minute walking destinations.”

“Ensure that appropriate linkages to neighborhood destinations are provided.”

The proposed site plan does complete a portion of sidewalk at the end of Maxwell Street and along the south side of Short Street. However, the optimization of street connectivity is not accomplished without the connection of Short Street.

“Redevelopment or rehabilitation of existing structures, or new infill development of single lots or developments less than one acre, should complement the context of the surrounding land uses. Furthermore, single lots or small-scaled developments should not dominate or detract from the neighborhood context.”

The proposed development is substantially larger than 1 acre and located in the middle of an existing neighborhood. This development is consistent with existing land uses and provides additional housing in an area with many amenities. Concerns regarding available access and increased traffic pose the largest factor in negatively impacting the area.

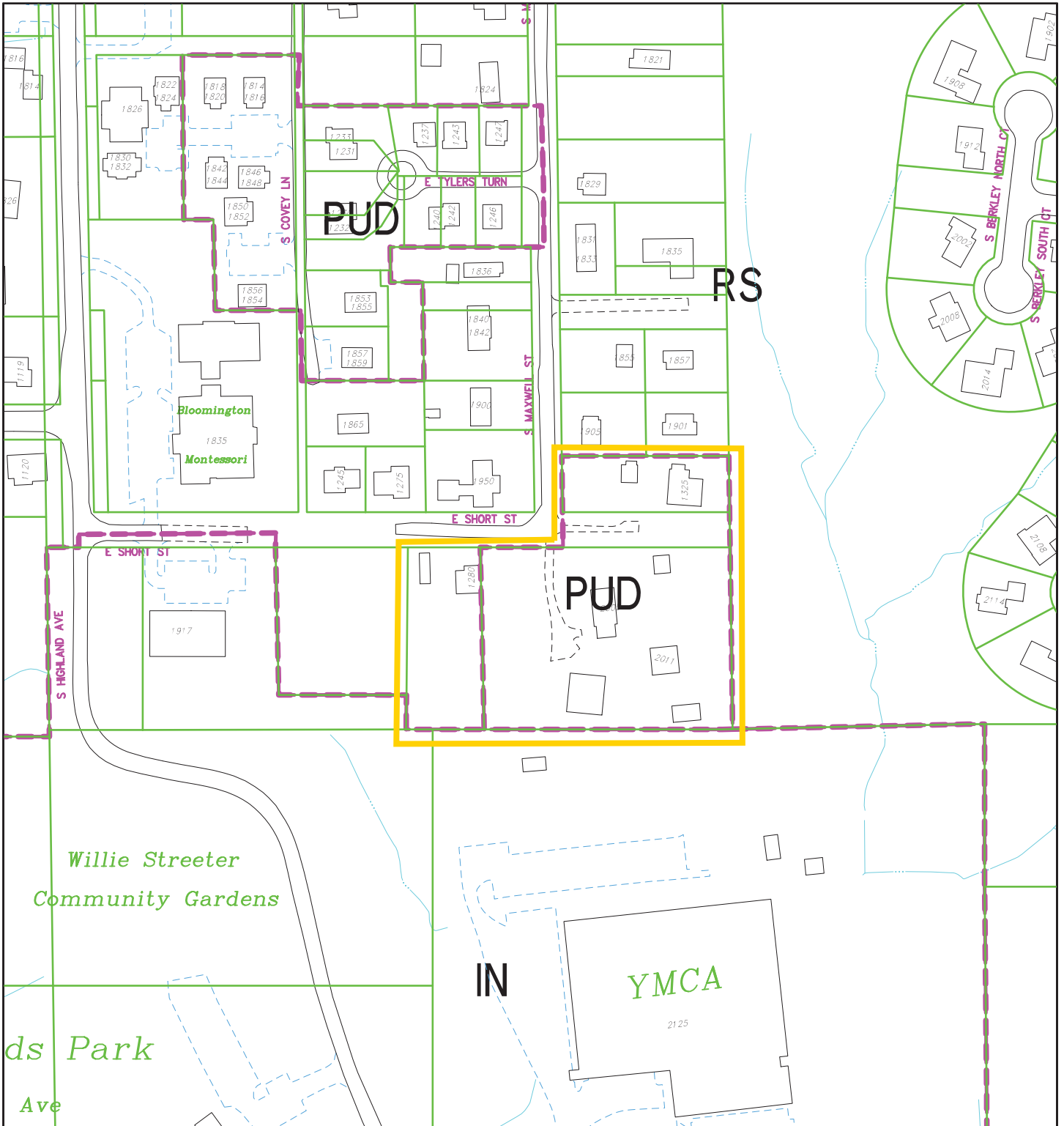
“Support incentive programs that increase owner occupancy and affordability (including approaches promoting both permanent affordability and home ownership for all income levels).”

The petitioner is still working with City Staff to identify potential affordability incorporation in these owner occupied homes.

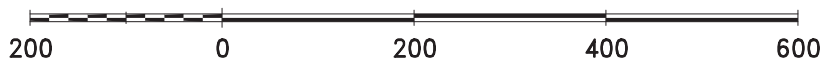
CONCLUSION: The proposed PUD aligns with and takes into consideration many of the development goals of the City including compact urban design, infill development, green building practices and ideally the provision of housing opportunities for a diverse set of home buyers. One of the intentions behind a PUD is to “provide a public benefit that would not occur without deviation from the standards of the Unified Development Ordinance” (BMC 20.04.010). As proposed, this development provides substantial benefit to the future home owners but little to

benefit the existing neighborhood and the public. This could be enhanced by improving the existing infrastructure and creating valuable connections within the area.

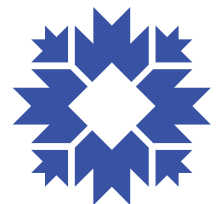
RECOMMENDATION: The Department views this project favorably and anticipates recommending approval of this project once the issues in this report have been addressed in a second submission and hearing of this petition.



By: lewisa
21 Feb 18

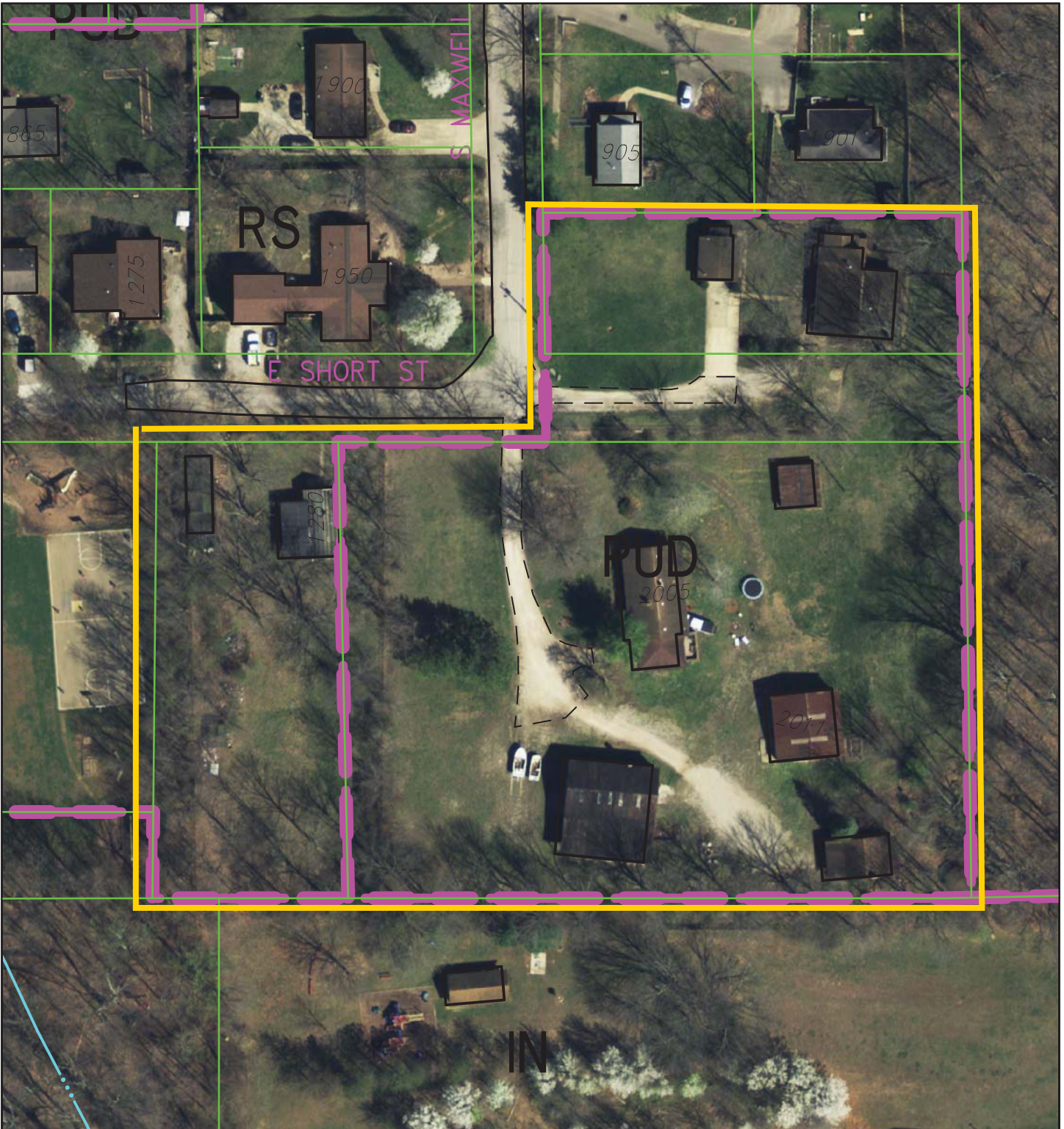


City of Bloomington
Planning & Transportation

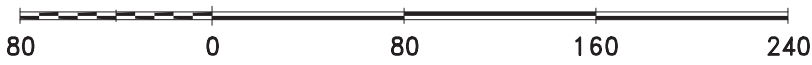


Scale: 1" = 200'

For reference only; map information NOT warranted.



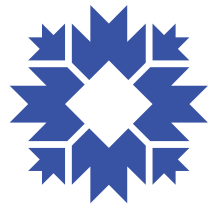
By: lewisa
21 Feb 18



For reference only; map information NOT warranted.



City of Bloomington
Planning & Transportation



Scale: 1" = 80'



City of Bloomington
Bloomington Environmental Commission

MEMORANDUM

Date: April 9, 2018
To: Bloomington Plan Commission
From: Bloomington Environmental Commission
Subject: PUD-02-18, B-TOWN Cohousing
South Maxwell Street and East Short Street

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 environment-enriching attributes of this proposed plan and ensure commitments to those that have already been considered.

The request is for a PUD amendment to add property, redesign the site plan, and change the requirements in the PUD District Ordinance, from what had been approved in 2014.

The EC very much likes the idea of a co-housing neighborhood; however, this proposal does not actually commit to the spirit of co-housing. The Petitioner's Statement lists a number of green building, and green site design practices, but does not say they are actually doing any of them. As it stands, it appears that this neighborhood could contain smaller lots, more houses, and more impervious surface coverage than the UDO allows, while providing no public benefits in the form of a sustainable development.

The EC recommends that the Petitioner commit to many green and sustainable practices so that the EC can comment on them and potentially offer advice for improvement. Furthermore, the EC recommends that this petition goes to a second hearing and offers details about the green development intentions.

MEMO:

To: Plan Commission
From: Bicycle and Pedestrian Safety Commission
Date: April 3, 2018
Re: Co-Housing PUD on Short Street



The Bicycle and Pedestrian Safety Commission (BPSC) reviewed the Co-Housing PUD on Short Street at their March 12, 2018 meeting.

In general, the BPSC supports this development. Infill development helps to add housing options that can use walking, bicycling, and public transit as transportation options. This development needs improvements consistent with the adopted Bicycle and Pedestrian Transportation and Greenways System Plan.

At this time, the site for the PUD is not well-connected. The adopted Bicycle and Pedestrian Plan calls for a sidepath/connector path along Short Street that continues southeast to connect with Wexley Road. A sidepath is a path parallel to and adjacent to a street and within the right-of-way, separated from vehicles with a 5-foot tree plot. A connector path is a stand-alone facility, not parallel to a street and not within right-of-way. Both facilities are a minimum of 8-foot wide but the preferred width is 10-foot wide, in particular for the connector path portion.

The BPSC is in favor of the proposed facilities in the adopted Plan. The facilities would serve to connect Short Street and connect with neighborhoods to the southeast. By connecting the two ends of Short Street including a sidepath and building their portion of the connector path, the development will be in a better situation for future connectivity. Additionally, the BPSC favors connecting the property to the YMCA property to the south.

As described in the adopted Bicycle and Pedestrian Plan, connector paths link neighborhoods to nearby trails or destinations. To accommodate multiple users, the connector path must be a hard surface and minimum of 8 feet wide, but 10 feet is the preferred minimum width, which will be updated in the new, forthcoming Transportation Plan. In this case, the connector path serves to connect neighborhoods in an area with no east/west connections; the path will also enable more direct, higher-comfort, and safer access to the Jackson Creek Trail for neighborhood residents. Between Hillside Drive and Winslow Road, there is no way to connect from Highland Street to High Street. Connector paths help to connect pedestrians and bicyclists in areas such as this to reduce overall travel distance and avoid busier, more dangerous streets that can deter a person from walking or bicycling.

Currently, the Short Street right-of-way is not built and not accessible to all. If the development wants to encourage walking, bicycling, and transit use, then this connection must meet the needs of pedestrians, bicyclists, and transit users.



Recommendations from the Bicycle and Pedestrian Safety Commission:

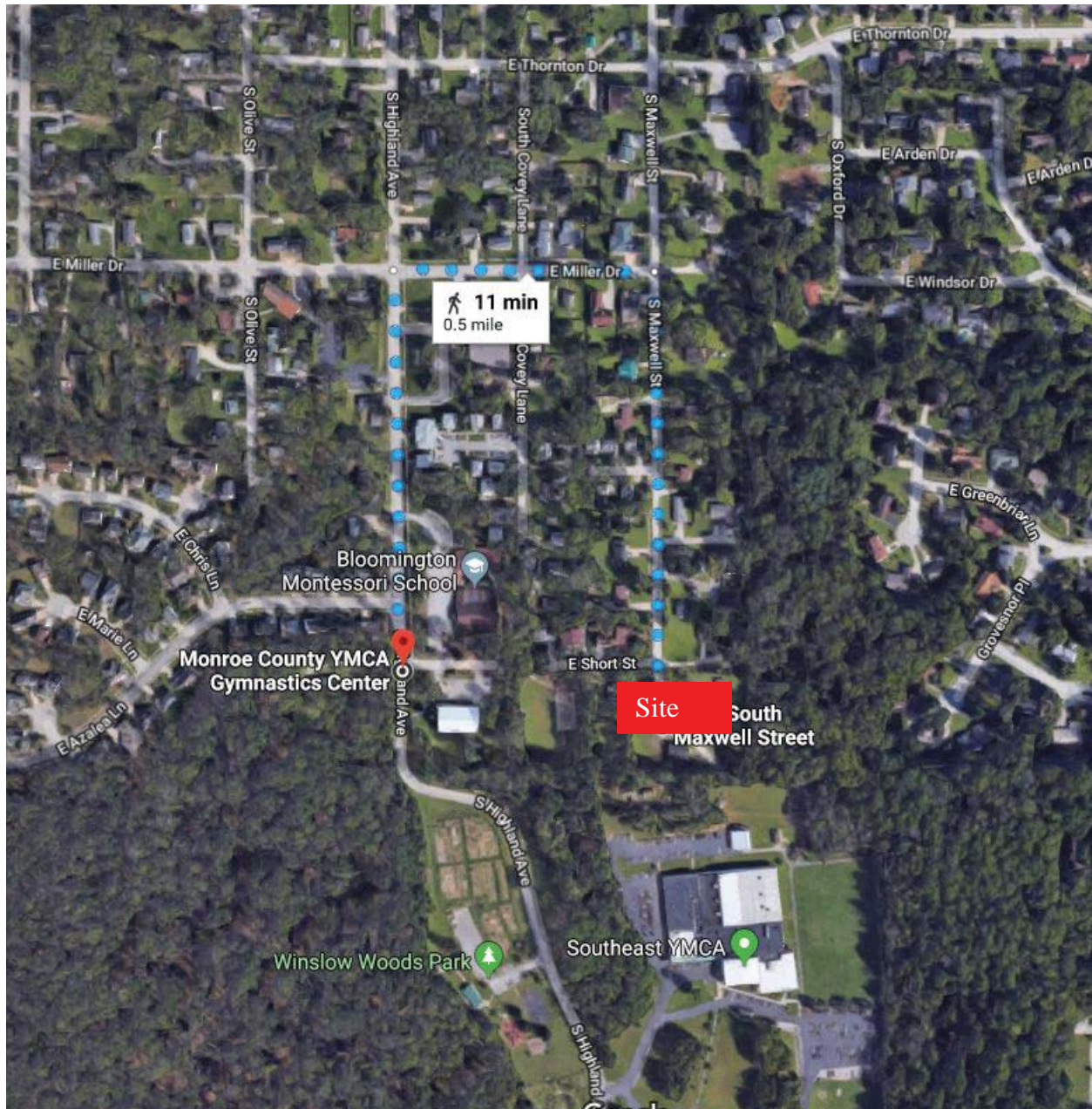
1. Connect the two ends of Short. The adopted Bicycle and Pedestrian Plan calls for a sidepath at this location adjacent to a public street. The sidepath must be a minimum of 8 feet wide, separated from the street with a 5-foot tree plot.
2. The development must build its portion of the connector path, which is planned through this property. The connector path must meet the plan's specifications: minimum of 8 feet wide (10 feet preferred), hard surface trail, and separated from motor vehicles.
3. The BPSC supports a connection to the YMCA property.

Exhibit 1: Co-Housing to Bloomington High School South



Without an accessible connection on Short Street, pedestrians and bicyclists must go out of their way and travel on a street with higher motor vehicle volumes (Miller Street) compared with a lower-speed, lower-volume neighborhood street (Azalea Street). In addition to adding time (10 minutes) and distance (0.4 miles), the route makes it less likely that anyone would choose to walk and it makes it less pleasant for those who do.

Exhibit 2: Travel west without Short Street connection



Without an accessible Short Street connection, every trip westward from the Co-Housing development would include an extra 0.5 miles. For a pedestrian, this is an additional 10 to 11 minutes for every trip. Providing an accessible connection for pedestrians and bicyclists on Short Street creates a high-comfort connection and creates an accessible connection to transit on Highland Avenue.

Exhibit 3: Connection to the Jackson Creek Trail



The connector path described in the adopted Bicycle and Pedestrian Transportation and Greenways System Plan enhances connectivity for walking and bicycling. The connector path would reduce the distance to access the Jackson Creek Trail by half—from 1.5 miles to 0.75 miles. In addition to reducing the time and distance, the path provides a high-comfort connection for people walking and people bicycling.



SCHMIDT
ASSOCIATES

March 9, 2018

Terri Porter
Director of Planning and Transportation
The City of Bloomington
401 North Morton Street, Suite 130
Bloomington, IN 47404

Re: Project Review Summary for B-TOWN Cohousing
City Architect - Project Review - 2017-040.BPR

Dear Terri:

Per your request, Schmidt Associates has reviewed the Plan Commission PUD District Ordinance Submittal for the B'TOWN Cohousing Project dated March 5, 2018. The site is a consolidation of adjacent properties at 2005 South Maxwell Street (the primary site), 1280 East Short Street, 1325 East Short Street, and an alley vacation between two of the properties totaling a 3.41 acres.

The Petitioner's Statement indicates the developer's intention of creating a sustainable community within an existing neighborhood. It would link land-use and development with municipal services, public transportation, and infrastructure

The community is planned to include 27 single family homes, while utilizing an existing barn and a log cabin as shared community facilities. Parking will be kept to the perimeter of the development in garages or under carports to maximize shared green space toward the center of the development.

Planning Staff comments noted that the PUD received approval in 2014, but has not been developed. Since 2014 the developer has purchased additional land to be incorporated into the PUD boundaries. The site is currently vacant with an existing barn and two single family structures, which will remain. The proposal will need to go to BPW for a right-of-way vacation for the east portion of Short Street, right-of-way dedication along Short and Maxwell, and to Plan Commission and Council for the amendment. Potential issues include increased traffic and density in the neighborhood and the right-of-way vacation.

Further comments were provided by multiple City Staff members during the February 26, 2018 DRC Meeting. A primary point of discussion centered around the City Fire Department representative's concern for fighting fires in the center portion of the development. The architect for the project, Marc Cornett, indicated that plans for firefighting access to that area were reviewed and approved with the Fire Department prior to the earlier PUD approval. The architect indicated that he would meet separately with the City Fire Department representative to review how that access would work.

We share the Fire Department's concern. We reviewed the non-dated Fire Truck Turning Exhibit prepared by Bynum Fanyo, that was received on March 6, 2018. It appears to show that access by a Ladder Truck is feasible.

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Tom Ning, RA
Jeff Reed, PE
Susan Sigman, SHRM-SCP, SPHR
Chuck Thompson, CSI, CCS
James Walde, PE



Letter to Terri Porter
 City Architect - Project Review
 March 9, 2018
 Page 2

The truck can be backed up safely to turn into position to drive out of the development with a minimal amount of driving in the lawn areas.

Another general concern would be for how the guest parking is to be accommodated given the number of homes in the development. Some of the obstacles would be:

- Available parking for the Homeowners only
- The somewhat narrow, uncurbed streets
 - The over-flow of guest parking would accumulate here

The existing neighborhood has another PUD development but it appears to have much less density.

Our comments regarding the PUD are as follows:

MASSING AND LAYOUT

1. There were no floor plans of the proposed homes provided with the submittal, only character elevations of each of the archetypal homes.
 - a. What are the square footages of the homes by floor level?
 - b. Where are the elevations for homes C and D?
2. Despite a modest footprint, the homes share common character traits and materials. They relate to each other without having too much sameness in the four different designs.
3. The home designs shown in the elevations are all two-stories with gabled or hipped rooflines. In Section 5 of the Petitioner's Statement, it indicates that the units will be "...one to two stories..." A one-story home in this development would feel out of place. This increased height helps each home to have a greater presence despite the modest footprint. Some of the homes also have dormers to enhance the character.
4. The orientation of the homes and their rooflines maximizes the opportunity for the proposed photovoltaic panels to be beneficial in providing an alternative source of energy to each home in the development.
5. All homes have been designed with front porches. These provide a comfortable sense of scale at the entry. They also create a semi-private area to engage with neighbors walking in the public areas of the development.
6. It is not clear as to the appearance of the back or sides of the homes, the garages or the carport/workshops. Optimistically, a similar character and attention to detail would be developed for those elements.



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7. In some cases, the space between the homes are very tight. While not unworkable, this just needs to be understood and expected.

MATERIALS

1. The materials proposed in the Petitioner's Statement, Section 10, are for the most part of good quality and consistent with the scale and character being proposed for this residential community. They offer the ability to create surface textures, appearances, and detailing which may differ from home to home while remaining within the overall context of character.
2. Solid vinyl and PVC windows are listed as options. Both materials are somewhat of a concern. They have limitations with long-term durability and performance. They are often used in applications that may be rental properties rather than home ownership. They are of lesser quality and performance.
3. For consideration, fiber-reinforced cement siding products are often available with different edge treatments to provide a different appearance and detail. Patterns and visual textures of horizontal clapboard siding can also be modulated in terms of board edge spacing to vary the look and add detail and interest.

INNOVATION AND SUSTAINABILITY

This development, in concept, is an innovative approach to creating housing density. In some ways, it would be simpler and more cost effective to create several larger buildings with townhomes to achieve a similar density, so we recognize this creativity.

The listed features and concepts on page 3 of Section 3 in the Petitioner's Statement are noted that they "...will be considered for use if they are feasible", or in the case of the concepts, "...can be incorporated." At this point, there appears to be no commitment to any of them, even though many of them may ultimately be deployed. It's difficult to know what the outcome of this application will be.

The listed items are good design practices at the very least. If tracked for a project seeking LEED certification, some would be valuable applications deserving of credits. However, as described, it is not possible to how many or even if any of the items will make it to the built version of the development.

Residential construction would be reviewed under the LEED for Homes Rating System which operates differently as compared to LEED for commercial construction. A LEED for Homes Rater is utilized to verify construction at various milestones. There are additional residential sustainable metrics that may be utilized to establish a baseline and quality for the construction of the community.



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SITE

1. A trail connection would be very appropriate for this type of development given its mission of community and connectivity.
 - a. The site plan shows a sidewalk on the west side of Short, but that street appears to dead end west of the site. Per Google Earth Street View, the sidewalk on Maxwell is on the west side of the street, two properties removed from the intersection with Short.
2. Is a trail connection through the YMCA a possibility?
3. Is the cluster of bike parking at the NW intended just for visitors?
 - a. Is it covered and secured?
4. How is ADA parking and visitor parking handled?
 - a. Are parking spots assigned?
5. Is a vehicle charging station a desirable amenity that should be considered?
6. What is the end use for the harvested rainwater?
 - a. Landscape use or recycled water such as flushing water closets?
7. Will multiple sanitary laterals in the same vicinity cause future problems?
 - a. Is an extension of the sewer system a better solution?
8. How will electric, communications, and data connections be distributed?
 - a. Typical pedestals and ground-mounted transformers will detract from desired open space.
9. How are the buildings to be sequenced for construction?
 - a. Is this built as they are purchased or constructed all at one time?
 - b. Construction access would appear limited.
10. Is there a proposed landscape plan?
 - a. Future trees would need to be understory varieties to maintain solar access for the rooftops.



Letter to Terri Porter
 City Architect - Project Review
 March 9, 2018
 Page 5

We would be happy to further discuss ways to improve the design with the architect at the request of the city.

Sincerely,

SCHMIDT ASSOCIATES, INC.
Architecture • Engineering • Interior Design • Landscape Architecture

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SKH:lab

Copy: Jackie Scanlan, The City of Bloomington
 Lisa Gomperts, Schmidt Associates

B-TOWN COHOUSING

Community by Design

B-TOWN Cohousing, LLC
Developer: Loren Wood Builders, Loren Wood
Bloomington, IN

Urban Master Plan and Architecture: M C A Architects + Urbanists, Marc Cornett
Civil Engineering: Bynun Fanyo and Assoc., Jeff Fanyo, PE

3-5-2018

Petitioners Statement:

Dear City of Bloomington Planning Department, Plan Commission and Common Council,

B-TOWN Cohousing Developers is respectfully submitting to the City of Bloomington Plan Commission a request for approval of the PUD District Ordinance overlay process to obtain permission to design and build a Cohousing community in Bloomington. The site is located at 2005 S. Maxwell St. We have a total of 3.41 acres with the intention of creating a sustainable community within an existing neighborhood to link land-use and development with municipal services, public transportation, and infrastructure.

The Underlying Zoning is RS, Residential Single-family and the PUD Overlay proposes to use RM Zoning Standards, Residential Multi-family. We are proposing (27) Single-family Residential Lots and (5) of those Lots could also contain ADU's, Accessory Dwelling Units (shown on the site plan. The houses will consist of one, two and three bedroom smaller houses with front porches on small lots. The proposed Density is approximately 7.9 Lots/Acre. We are proposing Perimeter Site Parking Lots containing (42) spaces and (5) two car garages containing (10) spaces for a Total of (52) Spaces. The site also contains a Common-house, Trash Enclosures, Bike Facilities, Picnic Facilities, A Common Garden. The Design Principles include Small Private Lots and Set in a Common Space Landscape (HOA Maintained) that is reflective of the Co-Housing Design Philosophy.

Cohousing provides a way to live lighter on the land while providing a child-and senior-friendly neighborhood. In Cohousing, each household has a private residence designed to be self-sufficient, but every household shares extensive common facilities within the neighborhood such as a large Common House that includes a big kitchen and dining room, children's playrooms, workshops, guest rooms, and laundry facilities. Our community will include a large garden and vehicle-free common spaces with walking paths and trails. Our values include bike riding whenever possible and car-sharing. Thus, one goal of our community is to conserve resources while building community.

We plan to build houses that sit on a smaller footprint relative to the larger site. We also plan to cluster our houses on small lots, to foster community, to economize on building materials and to save on future energy costs. Energy saving techniques and green technology will be used during construction of our homes.

We would also like to request final plan review and approval at the City of Bloomington Planning Department, staff level, so that we can begin to implement utilities and corresponding site work as early as possible this spring/summer for the site improvements as listed. This would allow us to focus on building the first houses so that we can enjoy the many benefits of Co-housing.

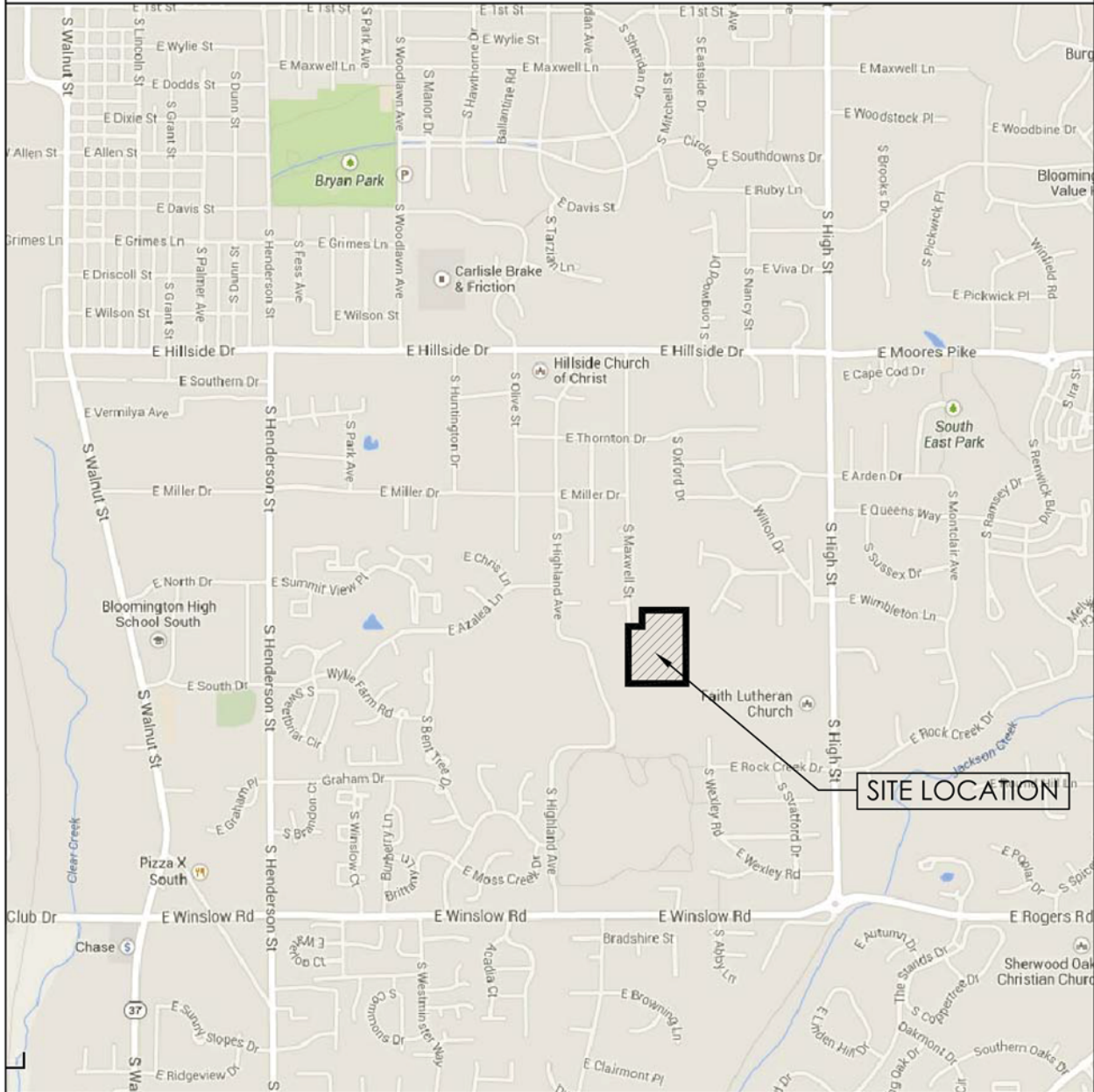
We will be glad to provide any additional information needed at your request. Thank you very much for your time and consideration.

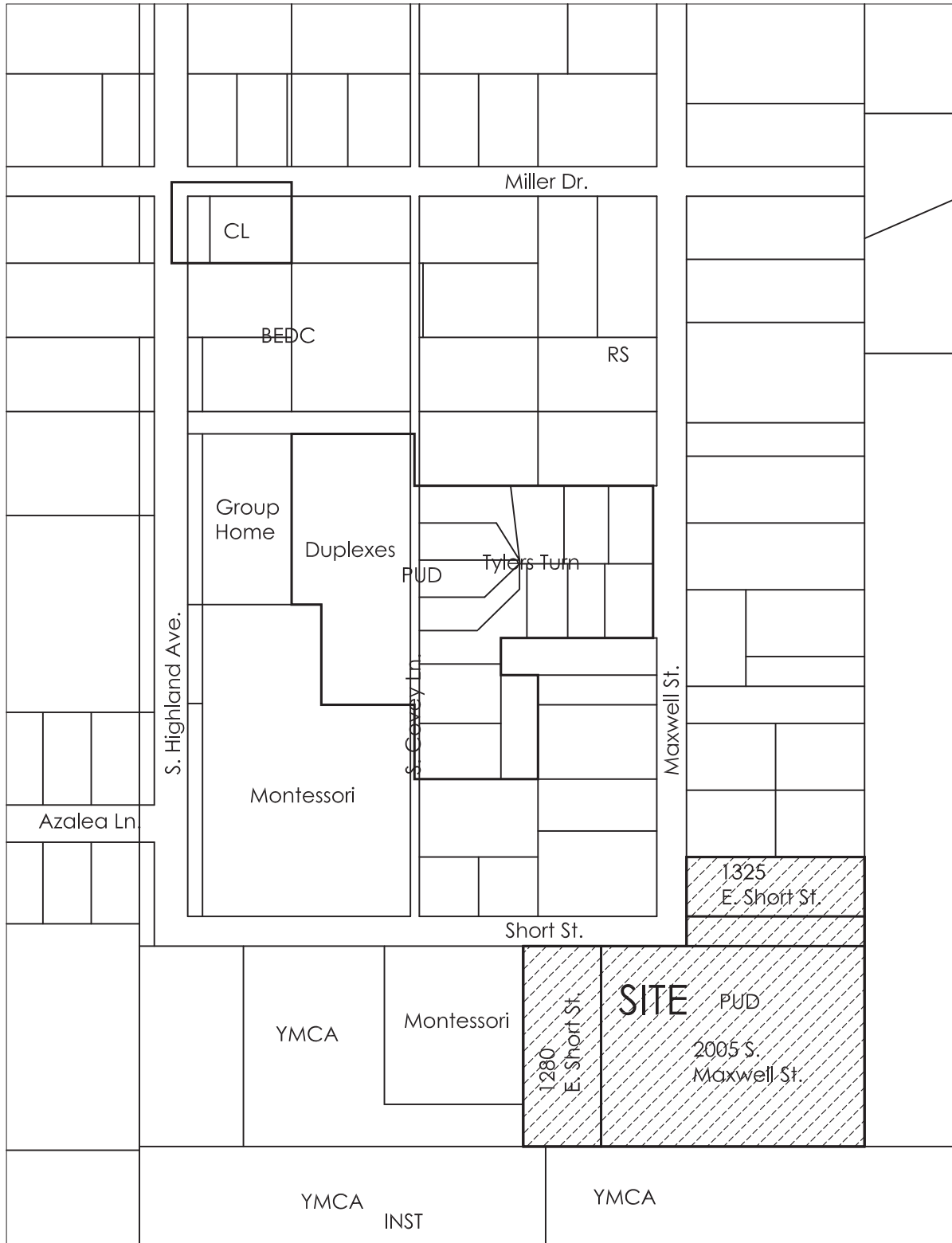
Sincerely,

Loren Wood, Loren Wood Builders

B-TOWN Cohousing, LLC

LOCATION MAP





A Site Context Plan

Scale: 1" = 200'-0"



Introduction

Section 3

B-TOWN Cohousing-Maxwell Street (BCH) is a new type of community for Indiana that combines the autonomy of privately owned dwellings with the advantages of community living. Cohousing residents are consciously committed to living as a community. The physical design encourages both social contact and individual space. Private homes contain all the features of conventional homes, but residents will also have access to extensive common facilities such as open space, courtyards, a community garden, a playground and a Common House. Bloomington Cohousing is comprised of a group of people of various ages and family styles who share common values and goals. We particularly share the goals of wanting to live lighter on our planet while improving people's quality of life in a child and senior friendly neighborhood. We want to create a sustainable way of life that will satisfy our needs today without compromising the needs of future generations. To that end, we have chosen to build our community within an existing neighborhood to link land use and development with municipal services, public transportation, and infrastructure.

What is Cohousing?

The first Cohousing development was built in 1972 outside Copenhagen, Denmark, by families who wanted a greater sense of community than that offered by suburban subdivisions or apartment complexes. Then, as now, their custom neighborhood was people- and elder- friendly. Its design created opportunities for daily cooperation in shared meals and childcare. Along the way, their neighborhood deemphasized the automobile. Every household shared extensive common facilities such as a big kitchen and dining room, children's playrooms, workshops, guestrooms, and laundry facilities. Today, there are more than 700 Cohousing communities in Denmark ranging in size from 6 to 34 households. The trend continues throughout Europe, the United States and Canada, with projects being built in Sweden, Germany, New Zealand and Australia to name just a few. It's a contemporary answer to the loneliness and isolation too many people feel in our society that is increasingly made up of single-parent households and retired persons who live on their own with little or no support.

Today, there are over 200 cohousing communities in the United States, about 137 complete or nearly so with the other 77 in the planning or formation stages. Bloomington Cohousing will be the first such community in Indiana.

We intend to build B-Town Cohousing in accordance with many of the principles of other Cohousing communities.

The primary characteristics of cohousing are:

Participatory Process. Residents organize and participate in the planning and design process for the cohousing community, and are responsible as a group for decisions. A feeling of community emerges when residents are working together to reach their common goal. Despite inevitable disagreements, the intensity of the planning period forms bonds that contribute to the success of the community after move-in.

No shared community economy. The community is not a source of income for its members, in other words, residents have their own primary incomes. The community does not directly generate income for its residents. All the residents pay a monthly fee, in addition to membership dues, to a homeowner's association to cover shared costs, as is typical of a condominium arrangement.

Neighborhood Design. The physical layout and orientation of the buildings encourage community. Private residences are clustered, leaving more shared open space, with cars parked on the periphery. Parking is placed at the edge of the site which allows the majority of the development to be pedestrian-oriented and safe for children. The physical design is critical in facilitating a social atmosphere in its placement of the Common House, porches and play areas.

Extensive Common Facilities. Facilities, such as a Common House and other common facilities, are designed as an integral part of the community. The Common House can include a kitchen, dining area and sitting area, a children's playroom, a laundry, an arts and crafts studio, a library, an exercise room. One or two guest rooms may be created in the existing Log Cabin. Common resources provide both practical and social benefits. For instance, one or two lawnmowers for 27 households represents a huge savings over one lawnmower per household. Expensive tools such as a drill press or a table saw become affordable when households share the cost. Private dwellings can be reduced in size when: storage is available elsewhere on the property; and the Common House is available for large parties.

Complete Resident Management. Residents manage their own cohousing communities and perform much of the work required to maintain the property. They participate in the preparation of common meals one or two nights a week and meet regularly to solve problems and develop policies for the community. Major decisions are made at common meetings, which are usually held once a month, and minor decisions take place in committee meetings. Residents invest the time in learning how to govern by consensus and peaceful conflict resolution.

Cooperative Decision-making. Leadership roles exist in cohousing communities; however no one person has authority over others. Most cohousing groups make decisions by consensus and techniques of facilitation of meetings are used to run meetings efficiently.

Where will Bloomington Cohousing be located?

The site is on Bloomington's near south side. The addresses that make up the PUD are 2005 S. Maxwell St., 1325 E. Short St., 1280 E. Short St., and the unimproved Short St. ROW. The combined sites border the intersection of South Maxwell Street and East Short Street. Its southern border is the northern edge of the YMCA property. The eastern border of the site is a private nature preserve as a part of the Mayfair Homeowners Association. The northern border is existing homes on Maxwell St. The western border is the Montessori School playground property.

Will Bloomington Cohousing residents be able to use existing Public Transportation?

The site is located within close walking distance to three bus stops. It is also within easy biking distance of Indiana University and downtown Bloomington. Bike travel is a value that Bloomington Cohousing will encourage as will be car sharing.

What is the financial structure that will be used for Bloomington Cohousing?

The houses in Bloomington Cohousing will be privately owned, using a standard ownership model in which each resident owns a house, it's lot and a portion of the common areas. Members will pay a monthly homeowners' association (HOA) fee that is based on the size of their individual home.

What are the Passive Solar and Energy Efficient Features that Bloomington Cohousing plans to include in their design plans?

A major design feature of Bloomington Cohousing will be its green energy efficient features. Research has shown that, depending on the design, residents of a cohousing community use 50 to 75 percent less energy for heating and cooling than they did in their previous homes. Cohousing residences are about 60 percent the average size of a new house in the U.S. Cohousing neighborhoods, on average, occupy less than half as much land as the average new subdivision for the same number of households and 75 percent less land as the same individuals did before moving into cohousing. ***Cohousing members also drive about 60 percent less than their suburban counterparts.***

The following are featured in various Cohousing building designs and will be considered for use in the design if feasible:

- Infill development or sites near public transit and services
- Sustainably harvested lumber and flooring materials
- Advanced framing techniques (about 25 percent less wood than typical framing per sq. ft.)
- Tight building envelopes
- Passive heating
- Passive cooling
- Radiant floor heating systems
- High R-value blown-in cellulose insulation
- Renewable energy systems
- Low-water and Low-energy-use appliances
- Fly ash in concrete (more durable, requires less concrete)
- Pervious paving to increase water absorption
- Low-toxic and low-volatile organic compounds (VOC) adhesives, sealants and paints
- Waste stream management
- Permaculture landscape principles
- High-grade erosion control
- Low-energy use fixtures
- Grey water recycling (drip system)
- Cool roofs
- Front and back porches as extensions of indoor space.

In addition, the following concepts can be incorporated;

- Support the local economy when possible by building with local labor and with locally available and/or locally produced materials as much as possible,
- Minimize pollutants in the building process by using low volatile organic compound (VOC) emitting and formaldehyde-free materials,
- Use energy modeling to ensure that mechanical systems are correctly sized, that windows and door specifications can be fine-tuned, that insulation levels can be modified for a reasonable return on investment,
- Build a tight house, with minimal air-leakage rates,
- Use mechanical ventilation with an HRV, an ERV, or in some cases, an exhaust-only ventilation system with passive makeup air,
- Look at incorporating universal design for homes regardless of age or disability so visitors or future owners can have access to any area of a house.

Advantages of Cohousing

On average, residents of Cohousing communities consume less energy, meaning they spend less and consume less energy and spend less on utilities, and own fewer cars, and drive less than people who do not live in cohousing. Houses sit on a smaller footprint relative to a larger site.

Clustering. Clustered, smaller homes require less building materials than typical suburban construction. Households can combine resources during the construction process so that each house is created with sustainable, higher quality materials. High ticket items like solar arrays and super high-efficiency heating and cooling systems may become affordable.

Orientation. The majority of our roofs will be south facing to maximize solar orientation year round and to allow for photovoltaic roof panel installation. It also provides for passive heating and cooling opportunities.

Footprint. Decreased square footage will be a factor in disturbing less of the surrounding environment and consuming fewer materials and creating a more eco-friendly structure. Those who want larger structures can build up instead of out.

Building Envelope & Air Quality. A well-insulated home, including super-tight walls, windows and doors will reduce overall energy requirements. This reduction can increase the need to maintain air-quality in the home. We will minimize pollutants in the building process by using low volatile organic compound (VOC) emitting and formaldehyde-free materials and will utilize fresh air makeup as a part of the HVAC systems.

The Story of Bloomington Cohousing

A tale of two developers.

The first iteration of the Bloomington Cohousing PUD was started by Marion Sinclair and Janet Greenblatt in 2012. The land just North of the YMCA came up for sale and they purchased it for Bloomington Cohousing. They also purchased an adjoining lot and house along the North edge of the original property. These two properties made up the original PUD approval granted in 2014. An opportunity to subsequently purchase an adjoining lot along the West edge of the property was made. With these three land purchases and the unimproved R.O.W. of Short Street the property totals approximately 3.41 acres.

They also have:

Conducted an environment survey of the property

Conducted a boundary and topographic survey of the property

Created a web site: www.bloomingtoncohousing.org

Created a meetup.com site: www.meetup.com/bloomington-cohousing

Created a video on youtube.com: <http://youtu.be/JAHsINxUDvQ>

Created a Facebook page called: <https://www.facebook.com/BloomingtonCohousing>

Conducted more than 30 meetings and pot-lucks

Conducted a design workshop to design the layout and number of units on the property.

Unfortunately they halted activity and the approved PUD expired due to the inactivity of the developers.

The second iteration of the Cohousing PUD has begun. Recently the land was sold to Loren Wood, Loren Wood Builders and they want to continue the philosophy and strategies laid out in the original, approved PUD and will be embodied in the new B-TOWN CoHousing PUD District Ordinance.

We are in the process of preparing the new CoHousing PUD submittal to rezone the property. We will be applying to have up to 27 dwellings/households in this exciting new neighborhood.

SITE DATA

Parcel A	2.14 Acres (93,065 sf)
Parcel B	0.44 Acres (19,261 sf)
Parcel C	0.61 Acres (26,649 sf)
Parcel D	0.22 Acres (9,600 sf)
Total:	3.41 Acres (148,575 sf)

Density: 3.41 Acres/27 Lots (7.9 Lots/Acre)

Impervious Surface: 41 % (61,303 SF)

Parking Spaces:
 North Lot: 28 spaces
 West Lot: 7 spaces
 West Carports: 7 spaces
 Private Garages: 10 spaces
TOTAL: 52 spaces

SITE LEGEND

- (#) Residences (27 + 5 ADUs)
- A Surface Parking Areas, CH
- B ADU/Garage
- C Carport/Workshop
- D Existing Barn / Common House, CH
- E Existing Log Cabin / House / Guests, CH
- F Mail / Carls, CH
- G Bikes, CH
- H Trash Enclosure, CH
- J Picnic Shelter, CH
- K Garden, CH
- L Retention Pond, CH
- M Lawn, CH
- N Emergency Access, CH
- P Existing Ranch House
- Front Porches and Picnic Shelter, covered
- Rear Decks, open
- CH: Cohousing

B-TOWN CoHousing

Date: 1-25-2018
 Revised: 2-15-2018
 3-5-2018

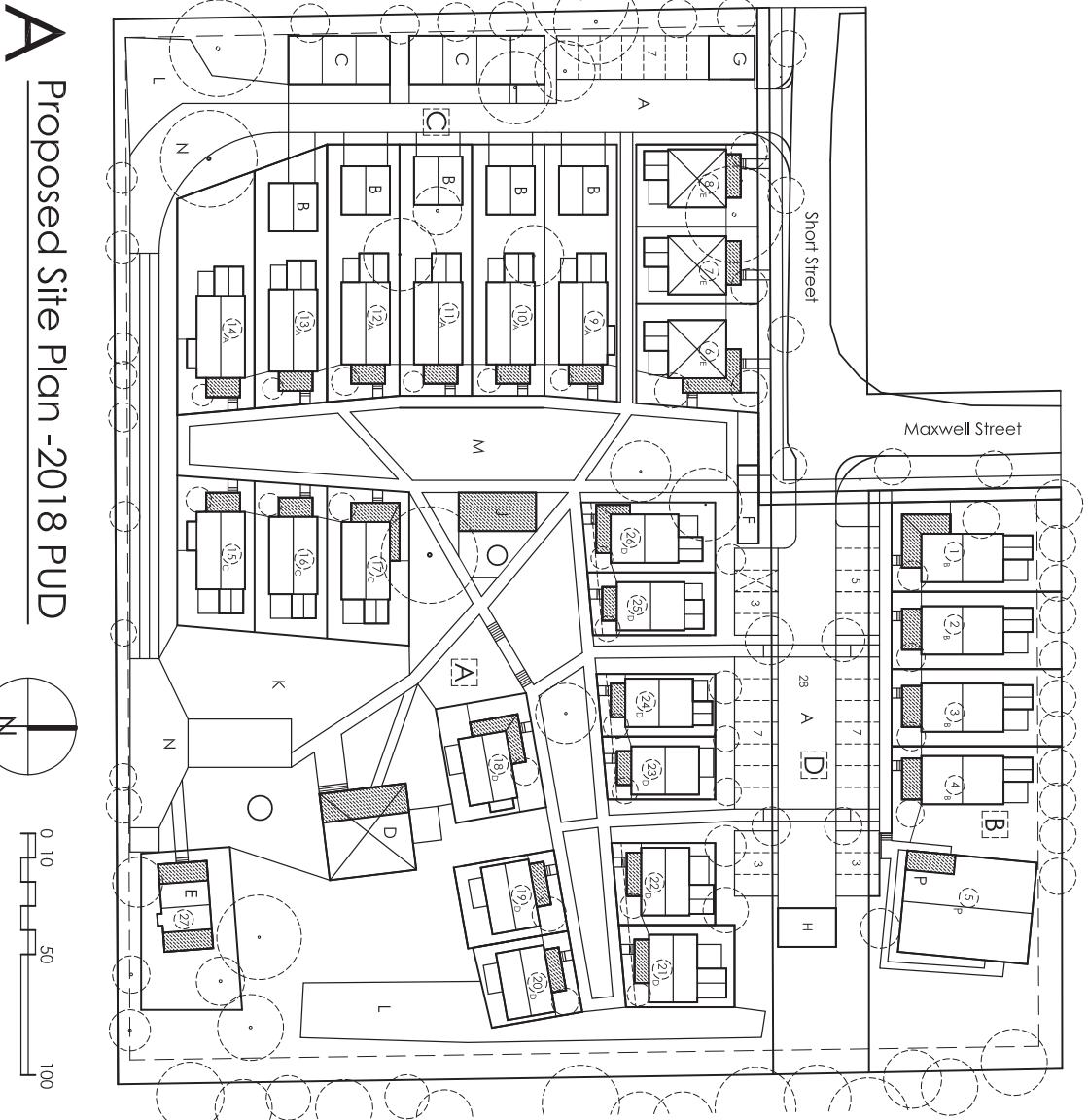
Developer:
 Loren Wood Builders

Urban Design and Architecture:
 MCA Marc Cornett, Architects + Urbanists

C-101:D1



A Proposed Site Plan -2018 PUD
 Diagram - Impervious Surface Areas



A Proposed Site Plan -2018 PUD



SITE DATA

Parcel A	2.14 Acres (93,065 sf)
Parcel B	0.44 Acres (19,261 sf)
Parcel C	0.61 Acres (26,649 sf)
Parcel D	0.22 Acres (9,600 sf)
Total:	3.41 Acres (148,575 sf)
Density:	3.41 Acres/27 Lots (7.9 Lots/Acre)
Impervious Surface:	41 % (61,303 SF)
Parking Spaces:	North Lot: 28 spaces West Lot: 7 spaces West Carports: 7 spaces Private Garages: 10 spaces TOTAL: 52 spaces

SITE LEGEND

- (#)** Residences (27 + 5 ADU's)
- A** Surface Parking Areas, CH
- B** ADU/Garage
- C** Carport/Workshop
- D** Existing Barn / Common House, CH
- E** Existing Log Cabin / House / Guests, CH
- F** Mail / Carfs, CH
- G** Bikes, CH
- H** Trash Enclosure, CH
- J** Picnic Shelter, CH
- K** Garden, CH
- L** Retention Pond, CH
- M** Lawn, CH
- N** Emergency Access, CH
- P** Existing Ranch House
- Front Porches and Picnic Shelter, covered
- Rear Decks, open
- CH:** Cohousing

B-TOWN COHOUSING

Date: 1-25-2018 Revised: 2-15-2018
3-5-2018
Developer:
Loren Wood Builders
Urban Design and Architecture:
M.C.A. Marc Cornett, Architects + Urbanists

C-101

Mission Statement**Section 4**

The mission of B-Town CoHousing, LLC is to build a residential community of up to 27 households as a part of a new Homeowners Assoc (HOA) that will incorporate the principles of CoHousing, which are:

1. The Participatory Process: The PUD includes input of the future residents working with design professionals. Decision making by (HOA) consensus with high majority vote used for impasses.
2. Neighborhood Design: The design of the community will foster interaction among community members and promote a neighborhood feel. The community will be pedestrian friendly, with parking at the perimeter.
3. Extensive Common Facilities: The design will include a Common House along with private residences, which will provide residents the option for shared resources and activities which may include shared meals, child care, laundry facilities, office space, and workshops.
4. Resident management: The residents themselves will manage the community through a homeowner's association, (HOA).

We also seek to develop the community with a focus on environmental and sustainability issues. Within parameters of natural affordability, the community will be built using "green" and recycled materials. The buildings will be clustered on the site to preserve green space, and living units will be designed to increase insulation value and to reduce building materials and cost of construction.

Our vision is a community open to singles, couples and families of all ages, holding the common values of peaceful conflict resolution and cooperative living.

Design Goals**Section 5**

1. Buildings clustered on the property
 - to maintain green space
 - to promote social interaction
2. Buildings oriented for maximum solar gain
 - to minimize use of utilities
3. Building with recycled and green materials within affordable limits
 - to minimize environmental impact
4. Parking at the periphery
 - to create a pedestrian community
 - to provide safety for children
5. Residential units, of one to two stories, built in a small-sized, compact manner
 - to maintain green space
 - for insulative value
 - to reduce material usage
6. Centrally located common house
 - to promote social interaction
 - for the location of shared community resources , such as:
 - Laundry facilities
 - Kitchen and dining room for optional shared meals
 - Office space
 - Library
 - Craft room / Workshop
 - Children's play areas
 - Guest room(s), if agreed to
 - Extra storage
7. Residential units will contain living and dining space, bedroom(s), bathroom(s) and full but smaller kitchen facilities
 - to provide independence and privacy to residents as well as shared spaces within the community

GPP-Growth Policies Plan, Guiding Principles**Section 6**

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. Decision-makers 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. In order to help achieve the community's planning goals outlined in the Vision Statement, the GPP outlines Seven Guiding Principles which, taken together, form the policy essence of the Plan.

These Principles are as follows:

1. Compact Urban Form - *We are a compact land use development pattern. We are utilizing the existing infrastructure. We are limiting sprawl. We are increasing density in a low impact scenario.*
2. Nurture Environmental Integrity - *We are promoting sound environmental design through building clustering, and less traffic on-site. We are advancing sustainability through living smaller while using less resources.*
3. Leverage Public Capital - *We are utilizing the existing capital improvements in place in the area.*
4. Mitigate Traffic - *We are creating a development that promotes less driving. We are locating two blocks from Public transit (multiple routes) and we are less than 15 minutes from downtown by transit.*
5. Conserve Community Character - *We are proposing a development that fosters a high quality of life opportunity. We are promoting a small-scale neighborhood feel.*
6. Sustain Economic and Cultural Vibrancy - *CoHousing is by definition culturally vibrant with many different types of owners and households as typical members.*
7. Advance Communication and Coordination - *We are working with the various departments within the City to coordinate the GPP Goals and the PUD Process. We have had preliminary meetings with city officials as well as neighbors to the project to get initial input.*

Benefits to the CoHousing Neighborhood and Greater Bloomington Community:

Section 7

1. Environmental Sustainability - Green Aspects:

- A. Buildings clustered on the property and use small footprints to preserve more green space.
- B. Buildings oriented for maximum solar gain to minimize use of energy from fossil fuels.
- C. Building with recycled and green materials within affordable limits to minimize environmental impact on natural resources.
- D. Residences built on a compact, downsized scale to minimize use of energy from fossil fuels and minimize environmental impact on natural resources.
- E. Shared common buildings (Common House, Picnic Shelter, Mail Kiosk, Bike Parking) and amenities (such as laundry facilities, etc...) and tools (such as lawnmowers, etc...) to reduce need to replicate these in each residence and to reduce need of these to be bought by each individual or household.
- F. Less use of cars since there can be car-pooling and since many of the resident's needs (for social interaction, entertainment, etc...) will be fulfilled within the community.
- G. Project is near public transportation-within two blocks of multiple stops (Bloomington Transit, bus line service).
- H. Smart development - urban infill reduces urban sprawl.

2. Benefits for Families with Children:

- A. Safer for children since parking is at the periphery.
- B. Children have increased opportunities for sociability in a pedestrian community with common green and shared amenities.
- C. Children learn skills by being part of cooking teams for common meals and from being with many adults with various skills.
- D. Children are monitored and given feedback by others besides their parents.
- E. Parents may take advantage of common meals which relieve them of daily cooking for their family.
- F. Parents have a resource pool for baby sitters and caregivers.

3. Natural Affordability: affordable housing is usually subsidized by other homeowners involved in the project or by taxes. The Cohousing project is "naturally affordable" because of:

- A. Smaller and more compact house designs.
- B. Passive Solar Orientation of houses that are built with optimum insulation to reduce utility costs.
- C. Quality construction using recycled building materials and elements when possible rather than luxury construction.
- D. Carpooling and access to public transportation and recreational facilities reduce use and need for cars.
- E. Having shared amenities and meals reduces costs of these to individuals.
- F. Having shared creative opportunities, meals and recreational needs fulfilled within the community reduces need for driving to more costly outside venues.

4. Options for the Aging:

- A. General caring and familiarity of neighbors makes for a safer, healthier community.
- B. Pedestrian community offers exercise, sociability and safety since cars are parked at the periphery.
- C. Units can be designed for accessibility.
- D. Project is located adjacent to family YMCA with special programs for those 50+ years in age.
- E. Community is a resource pool for caregivers.
- F. Elders have opportunities for interaction with others of all age levels.

5. Benefits to the Larger Community:

- A. Bloomington can boast of having the first CoHousing community in Indiana.
- B. Bloomington will draw in people who are familiar with CoHousing from other communities.
- C. People living in Cohousing tend to be more active in their larger communities.
- D. Common house can be used for meetings and events of the larger community.

Public Input Section 8

Cohousing by its very nature depends on community participation from concept through operation.

The Start

Public knowledge and input have been an integral part of this project since its inception. In **November of 2011**, Marion Sinclair and Janet Greenblatt met with Jim Roach at the city planning office to apprise him of their desire to start a cohousing project and get his thoughts on how this concept would fit into Bloomington's long range development plans.

The first public information meeting was held January 25, 2012 at the library and was attended by 10 people. A web site and meetup.org page were developed to allow anyone interested to keep up with the progress of the plan, including pictures, minutes of meetings, etc.

A membership structure was created to allow interested people to participate at various levels, whether that meant just getting the meeting minutes, or actively participating in the decision-making. Public meetings were held every two weeks at the library for a year to apprise potential residents or neighbors to find out what was being planned.

Three pitch in dinners have been held either at the principals' homes or the development site to welcome newcomers and include anyone interested in the planning process.

In September of 2012, outreach efforts included an information table at the Farmer's Market and a public forum at the Unitarian Universalist Church.

On October 18, 19, 20th, 2012 a design workshop was conducted on the property with a dozen participants walking the property, brainstorming possible housing layouts, and ultimately settling on a template site design that has since been tweaked half a dozen times, with the inclusion of the newly purchased lot north of the original property in **August of 2013** prompting this pre-application.

The design was presented at a public meeting at the Monroe County Library on **October 25**.

Meetings were set with all city departments to get input on fire, water, and safety planning to ensure the submitted design met city standards.

Public Neighborhood Meeting #1. March 17, 2013

Per the suggestion from Jim Roach, a public meeting to inform all neighbors of our plans and get their input was held at the YMCA on Sunday, **March, 17, 2013**. A one-page flyer was hand delivered by the principals to every property within three blocks in every direction of the property on **March 9, 2013**, and in addition, flyers were mailed to all landlords on **March 10** inviting them to come and give input on the preliminary plan. Reaction from residents we spoke with was highly positive.

Leaders of two neighboring community cornerstones, The Montessori School and the YMCA were very supportive. Seven residents from the neighborhood attended the meeting, as well as Jim Roach from the Planning Department, our architects, and principals. The principals presented the draft site plan, and a vision for how this community would fit in with the neighborhood and with Bloomington's growth plans. Questions and concerns were invited. Three of the attendees had concerns about any development in the area, as they felt the previous development at Tyler's turn had overloaded the neighborhood with cars and traffic. They

preferred to keep the site as is so as to preserve the natural features, bluebirds, deer, etc. They expressed concern at the potential for the project to be visually unappealing with all parking on the periphery. Two attendees expressed support for the project, and thought it would be a great addition. Attendees were unanimous in their opposition to connection/completion of Short Street through to Highland Avenue to the west.

Regular public meetings will continue to be held, with a greater emphasis on recruiting residents to participate in decision-making NOW for occupancy within the next year or two. It is anticipated that we will be making more presentations, advertising in local media, improving our web site and increasing our visibility in social and other media.

Public Neighborhood Meeting #2.

March 23, 2014

Meeting at Shannon Gayk's house at 1857 Maxwell St.

Attending: Cohousing Members: Janet Greenblatt, Marion Sinclair, Doug Hanvey

Neighborhood Members: Shannon Gayk, Susan Jane Williams, Marvin Sterling, Greg

Leaman, Stacy Weida

Cohousing Architect: Marc Cornett

City Councilman: Dave Rollo

Issues discussed:

Drainage - Neighborhood members stated that there is a drainage problem on Maxwell St. since there are no storm sewers. There is flooding at times and there is standing water and mud around at least two of their homes. They were concerned that our project would increase drainage onto their property. The Cohousing group stated that we have had to account for all water drainage from our buildings and that our drainage will be into a retention pond on our site.

Fire lane - Susan Williams stated she thinks our fire lane is too small. The Cohousing group stated that it has been approved by the Planning Dept. and is adequate. Short St. extension through to Highland Ave. - There was discussion as to whether this was wanted or not. If the road was used for traffic as well as emergency access, it would divert some traffic from Maxwell St., but could also increase traffic through the neighborhood. There was discussion about how it would negatively impact the Montessori School since their playground would be on the other side of the road from their school.

Impact of the project on deer - There were various opinions of the neighborhood members as to whether this was a concern or not.

Exclusivity/Inclusivity of the project - Some neighborhood members thought that our community would be to exclusive of the rest of the neighborhood. They stated that many people cut through the property to go to the YMCA, and that we should provide access through. A neighborhood member also stated that we should provide affordable houses and that she knows of a similar group who is housing homeless people. Cohousing group stated that these will be private homes so that some owners may not like the public walking through their yards, that the cost of a small unit is considered affordable, and that our residences will be built so that the living costs will be lower. The Cohousing group stated that often, Common Houses are used for Neighborhood organization meetings and get-togethers, and that we would like to provide that.

Density - There was concern that there would be too many houses and residents on the property. The cohousing group stated that we anticipate approximately 35 residents. Marc Cornett stated that the density has been calculated as "mid density" and that there are no objections by the Planning Dept. or the Plan Commission. Dave Rollo stated that the Growth Policies Plan asks for more compact urban development, which is a change from past development which has increased urban sprawl at great financial cost to the city. One

neighborhood member expressed that she doesn't like "this development on this particular piece of land, with these particular people".

Traffic - The neighborhood members do not want increased traffic on their street. The Cohousing group agreed that traffic would be increased somewhat, but that there are mitigating factors: Data shows that Cohousing communities show 20-40% reduction in driving compared to their suburban counterparts; there will be car-pooling, encouragement to bicycle, walk and use public transportation (there are three bus stops within two blocks of the project); possibly car-sharing; more of resident's needs are fulfilled within the community. A neighborhood member thought that we should have restrictions on residents driving cars.

Councilperson Dave Rollo also spent time talking to the neighborhood members about the drainage problem. He said that a comprehensive investigation into infrastructure needs could be done for this neighborhood, and asked the members what kinds of solutions they would like to see. He explained how they could make their wishes known to the city.

Under the new Ownership:

Public Neighborhood Meeting #3. January 27, 2018

Per suggestion from the City of Bloomington Planning Department we sent out notification to the adjacent property owners and held a public input meeting at the YMCA on Saturday afternoon. Approximately a dozen people attended, including James Roach and Amelia Lewis from the City of Bloomington Planning Department and District 4 Councilperson Dave Rollo. We discussed the current, new, iteration of the CoHousing PUD. The current proposal consists of 27 Single-family Houses, a Common House, a Common Garden, Parking on the Periphery for 53' cars and walk-in Common Green Areas.

The neighbors raised concerns about storm-water runoff in the area, traffic volumes on Maxwell St., density of the current proposal, parking for the proposed development, affordability of the houses and the lack of sidewalks and other pedestrian amenities.

- The current proposal is less dense than the original PUD that was approved in 2014.
- The current proposal controls all of its' storm-water per CBU Standards and will actually improve the existing conditions of the PUD site.
- The current proposal includes smaller houses that embody natural affordability.
- Some additional traffic will be a part of the new proposal. Comparatively, CoHousing developments tend to have reduced auto trips compared to similarly dense conventional developments. Additionally, Public Transportation is readily and conveniently available in the neighborhood.

ZONING STANDARDS:**Section 9**

Specify Uses:

Dwelling Units - Single family detached, ADU's

Dwelling Unit Occupancy - 3 unrelated adults, per C.O.B. UDO, Single Family Zoning Districts Standards

Garages and Carports - Individual and Shared

Common house (Club-house), Picnic Shelter

Accessory Workshops and Artists' Studios to be located in Common Buildings (Common House)

Home Occupation, Conditional Use Approval by C.O.B. BZA or Plan Comm.; and with the use approved by the Co-Housing Homeowners Association.

Urban Agriculture and individual/common chicken flocks, (5) hens per flock, up to (20) flocks permitted

Dumpster and Enclosure - Located at the East end of Main Parking Lot (Parcel-D)

Bicycle Parking - (2) 10 Bike parking areas, (1) area covered, Winter, Long-term parking in basement of Common House

Miscellaneous Common Buildings - Mail Kiosk, Storage

RM District

The RM, Residential Multi-family District intent. It is intended to be used as follows:

Allow medium density residential development to ensure an adequate mix of housing types throughout the community.

Facilitate compact development patterns in locations where there are high levels of public infrastructure capacity.

Plan Commission Guidance

Discourage the location of student-oriented housing distant from the main Indiana University-Bloomington campus.

Restrict the location of new multi-family development to areas serviced by public transportation. We are adjacent to multiple transit stops/route #4

Encourage proposals that further the GPP, 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. See green features.

How does cohousing embody these principles - get statistics from other cohousing communities. See Ten Great Reasons to Live in CoHousing in Appendix.

Lot Area for Subdivision

Parcel A - Single-family Lots and Common Buildings with Common Land - Homeowners Assoc. (HOA)

Parcel B - Single-family Lots and Common Buildings with Common Land - HOA

Parcel C - Single-family Lots and Common Buildings with Common Land, Parking Areas - HOA

Parcel D - Common Land, Parking Areas - HOA

Lot Width, 24 ft. min.

Building Setbacks

Front-5'

Side- 5'

Rear-5'

Internal Side, 0'

Internal Front and Rear, 0'

ZONING STANDARDS: Continued

Parking Setbacks

- 5' From Front Yard Setbacks on Short and Maxwell Sts.
- None on Side and Rear
- None on Front, Unimproved Short St - Main Parking Lot

Building Heights

- Primary Structures = 40' max. (45' Common House)
- Accessory Structures = 25' max.
- Impervious Surface Coverage 40% max. of lot area
- Density 10 units per acre

ARCHITECTURAL STANDARDS:**Section 10*****Individual Units or Common House (reference: drawings)*****Foundations (exposed)**

Materials- Poured Concrete, Standard CMU or Split-faced CMU (concrete block), Brick, Limestone
 Finishes- Painted, Sealed, Natural

Walls

Materials- Fiber Reinforced Cement Siding, Wood Siding, Composite Siding, Corrugated Metal, Corten Steel, Steel
 Patterns- Horizontal Lapped, Vertical Board and Batten, Smooth Panels, Shingle
 Finishes- Painted, Stained, Sealed, Torched/Burned or Natural

Exterior Trim

Types- Base Horizontal, Band-boards, Frieze-boards, Corner, Window and Door Jambs, Heads and Window Sills/Stools,
 Column and Beam Wraps, Soffits, Fascias, Exposed Rafter Tails, Porch Railings
 Materials- Fiber Reinforced Cement, Wood, Composite, Treated Wood, Steel
 Finishes- Painted, Stained, Sealed or Natural

Porch and Deck Floors

Materials- Wood, Treated Wood, Composite, Aluminum, Steel or Concrete
 Patterns- Tongue and Groove (T & G), Butted Joints or Smooth
 Finishes- Painted, Stained, Sealed or Natural

Windows

Types- Double Hung, Casement, Awning or Fixed. For Skylights (see roof accessories)
 Materials- Aluminum or Vinyl Clad Wood, Solid Vinyl, PVC, Fiberglass or Wood
 Miscellaneous- Muntins, Double Hung windows shall typically have a vertical orientation

Doors

Types- Front Door-Single Panel Unit, Hinged, 3'-0" maximum width
 Patio Doors-Single or Multi-panel Unit, Sliding or Swinging French Doors
 Materials- Wood, Fiberglass, Metal or Synthetic Clad Wood
 Accessories- Screen Doors allowed

Roofs

Types- Main Roof: Gable, Cross-gable, Hipped
 Room Appendage/Addition Roof: Gable, Cross-gable, Hipped, Shed
 Dormer Roof: Gable, Hipped, Shed
 Porch Roof: Gable, Hipped or Shed
 Materials- Asphalt Shingles, Standing Seam Metal, Corrugated Metal or Single-Ply Membrane (Translucent Polycarbonate panels on rear porch roof only)
 Patterns- Standard or Architectural (shingles); V-groove or Corrugated S-Panel (metal);
 Accessories- Skylights
 Finishes- Painted, Pre-finished, Natural
 Roof Slopes- Main Roof: 3.5/12 min., 12/12 max.
 Room Appendage/Addition: 3.5/12 min., 9/12 max.
 Dormer Roof: 3.5/12 min., 9/12 max.

Porch Roof: 2/12 min., 9/12 max. (flat roof permitted when porch has balcony /deck above with railing system)

Overhangs- Main Roof: Rake- 8" min., Eave- 12" min.

Room Appendage/Addition Roof: Rake: 4" min., Eave- 8" min.

Dormer Roof: Rake- 1" min., Eave- 4" min.

Porch Roof: Rake- 1" min., Eave- 4" min. unless flat roof, may have no overhangs

Accessories- Skylights

Chimneys; exposed metal flues, masonry clad, wood clad, Composite clad

Miscellaneous: Open (exposed rafter tails) or Enclosed Fascia and Soffit Systems

Gutters

Types- Ogee, Half-round, Rectangular

Materials- Aluminum, Steel

Finishes- Pre-finished, Galvalume

Downspouts

Types- Rectangular, Square, Round, Chains (decorative)

Materials- Aluminum, Steel

Finishes- Pre-finished, Galvalume, Copper

Accessory Buildings

Carpports

Types- Open-sided with Columns, Clad-sided supporting Roof

Materials- Columns-Wood, Treated Wood, Steel

Beams-Treated Wood, Wood, Steel

Rafters-Treated Wood, Wood, Steel

Roofing-Corrugated Metal, Standing Seam Metal, Asphalt Shingles, Single-ply Membrane or none

Other Amenities

Fences (reference: drawings, fence locations)

Materials- Wood, Composite, Treated Wood, Woven Wire or Chain Link Fence

Patterns- Lapped, Skip, Decorative

Finishes- Painted, Stained, Sealed, Natural

Height- up to 6' tall for opaque or open weave

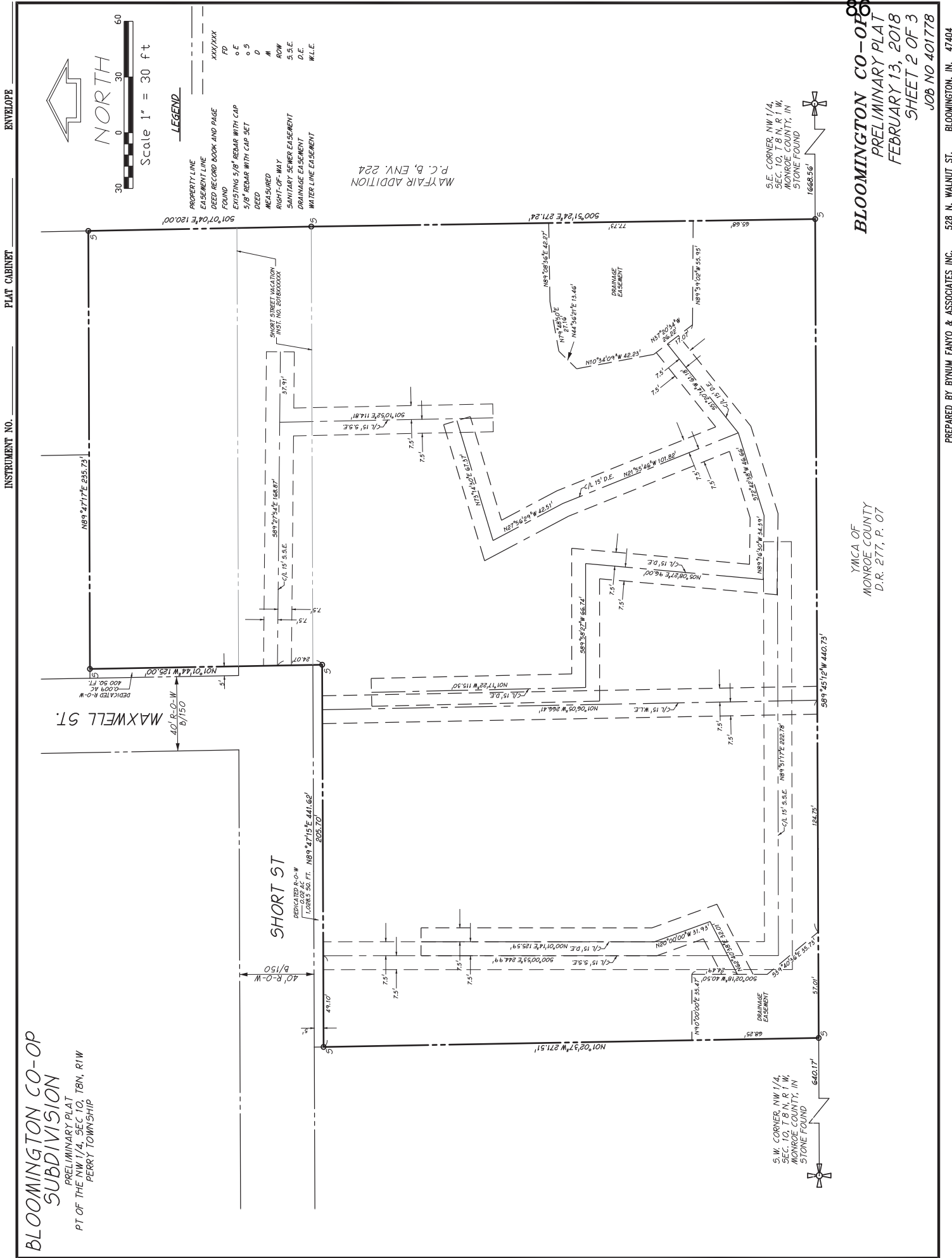
6' tall privacy fence shall be in rear common areas of individual units only, Exception- can be in side-yards of last houses on east and south ends of development, min. 4' behind front facades

Specialty- Deer Fence permitted around common garden areas

8' tall Chicken Coop Enclosures permitted with fence roof for full enclosure

**SITE DENSITY:
Section 11**

Description	SF	Acres	Dwelling Units	Subtotals	Totals
Site/Land Areas (Gross)		148,575	3.41		
Parcel-A	93,065	2.14			
Parcel-B	19,261	0.44			
Parcel-C	26,649	0.61			
Parcel-D	9,600	0.22			
Dwelling Units					
Houses	27 Units				
RM Zoning District Standard =			7 Units per Acre		
Actual Density			27 Units on 3.41 Acres	=	7.9 Units per Acre
ADU Overlay			+ 5 ADU's Possible/Garage Sites		



INSTRUMENT NO. _____

PLAT CABINET _____

ENVELOPE _____

**BLOOMINGTON CO-OP
SUBDIVISION**
PRELIMINARY PLAT
PT OF THE NW 1/4, SEC. 10, T8N, R1W
PERRY TOWNSHIP



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- DEED RECORD BOOK AND PAGE FOUND
- EXISTING 5/8" REBAR WITH CAP
- 5/8" REBAR WITH CAP SET
- DEED
- MEASURED
- RIGHT-OF-WAY
- SANITARY SEWER EASEMENT
- DRAINAGE EASEMENT
- WATER LINE EASEMENT
- XXX/XXX
- FD
- o E
- o S
- D
- M
- ROW
- S.S.E
- D.E.
- W.L.E.

MAYFAIR ADDITION
P.C. b. ENV. 224

YMCA OF
MONROE COUNTY
D.R. 277, P. 07

BLOOMINGTON CO-OP
PRELIMINARY PLAT
FEBRUARY 13, 2018
SHEET 2 OF 3
JOB NO 401778

PREPARED BY BYNUM FANYO & ASSOCIATES INC.

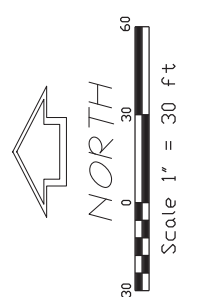
528 N. WALNUT ST. BLOOMINGTON, IN. 47404

S.E. CORNER NW 1/4,
SEC. 10, T 8 N, R 1 W,
MONROE COUNTY, IN.
STONE FOUND

S.W. CORNER NW 1/4,
SEC. 10, T 8 N, R 1 W,
MONROE COUNTY, IN.
STONE FOUND

**BLOOMINGTON CO-OP
SUBDIVISION**
PRELIMINARY PLAT
PT OF THE NW 1/4, SEC. 10, T8N, R1W
PERRY TOWNSHIP

NUMBER	DELTA	ANGLE	RADIUS	ARC LENGTH	CHORD	DIRECTION	CHORD LENGTH
C1	90°00'00"	4.00	6.28	8.45	0.00	0.00°E	5.66
C2	90°00'00"	4.00	6.28	8.45	0.00	0.00°W	5.66
C3	90°00'00"	70.00	109.96	8.45	0.00	0.00°E	98.99
NUMBER	DIRECTION	DISTANCE					
L1	N90°00'00"E	13.26'					
L2	S00°00'00"W	21.43'					
L3	N45°00'00"E	6.02'					
L4	S00°00'00"W	14.00'					
L5	N90°00'00"W	4.39'					



- LEGEND**
- PROPERTY LINE
 - EASEMENT LINE
 - DEED RECORD BOOK AND PAGE
 - FOUND
 - EXISTING 5/8" REBAR WITH CAP
 - 5/8" REBAR WITH CAP SET
 - DEED
 - AREA SURVED
 - RIGHT-OF-WAY
 - SANITARY SEWER EASEMENT
 - DRAINAGE EASEMENT
 - WATER LINE EASEMENT
 - XXI/XXX
 - FD
 - E
 - D
 - M
 - ROW
 - S.S.E.
 - D.E.
 - W.L.E.

MAYFAIR ADDITION
P.C. b. ENV. 224

BLOOMINGTON CO-OP
PRELIMINARY PLAT
FEBRUARY 13, 2018
SHEET 1 OF 3
JOB NO 401778

YMCA OF
MONROE COUNTY
D.R. 277, P. 07

PREPARED BY BYNUM FANYO & ASSOCIATES INC. 528 N. WALNUT ST. BLOOMINGTON, IN. 47404

revisions:

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

BBB
BYNUM FANBY & ASSOCIATES, INC.

528 North Walnut Street
Bloomington, Indiana
(812) 332-8030

certified by:

B-TOWN CO-HOUSING PUD

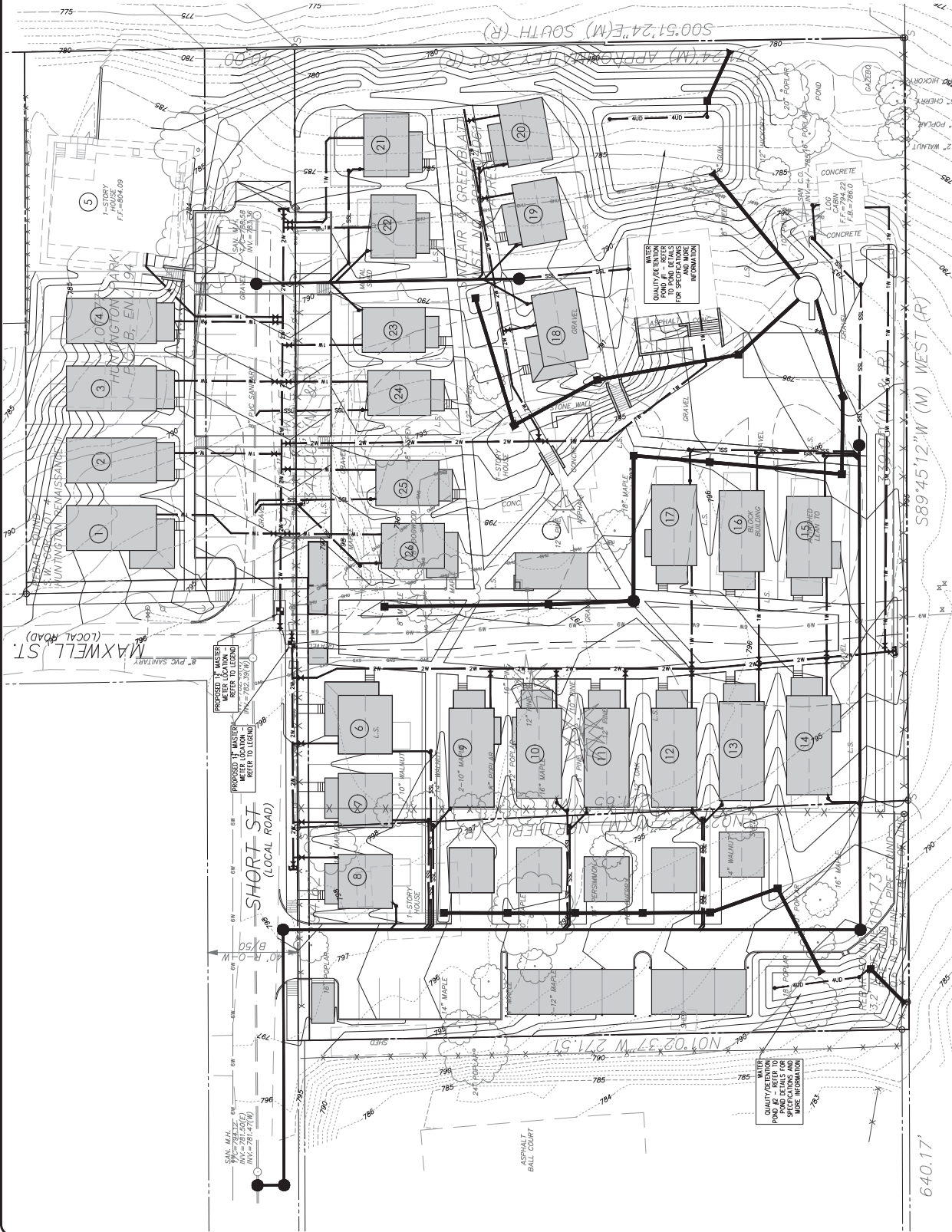
PROPOSED
1325 & 1280 E. SHORT STREET
2005 S. MAXWELL STREET
BLOOMINGTON, INDIANA 47401

FIG. OVERALL SITE PLAN

88
designed by: D.B.C.
drawn by: D.B.C.
checked by: D.B.C.
sheet no.: C301
project no.: 401778

NOTE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ALL AFFECTED AGENCIES PRIOR TO ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONCLUDING ELEVATIONS.



YMCA OF
MONROE COUNTY
D.R. 277, P. 07

640.17'

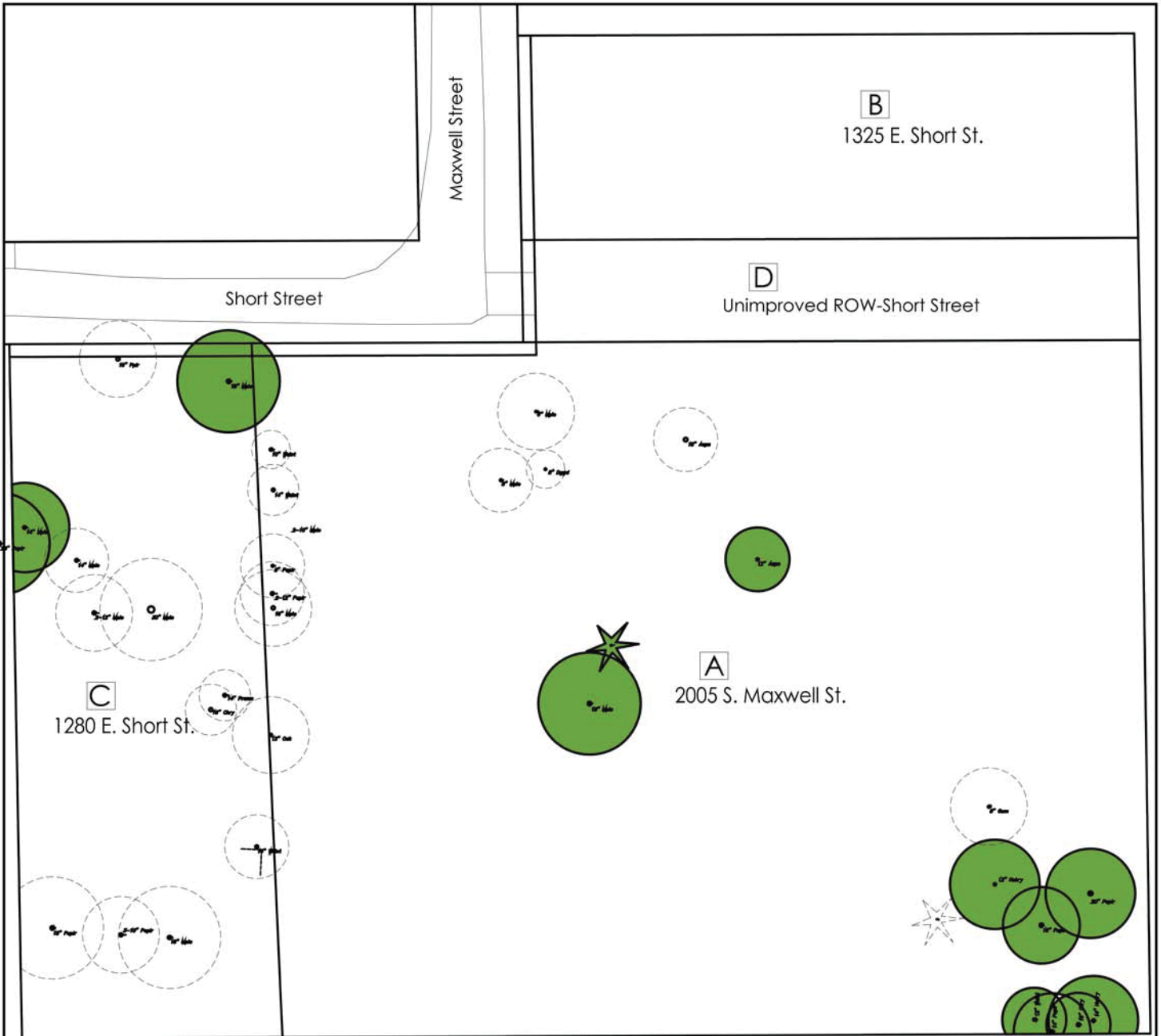
S89°45'12" W (M) WEST (R)

S00°51'24" E (M) SOUTH (R)

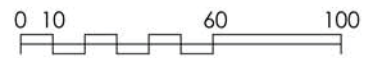
PROPOSED 12" MASTER METER LOCATION - REFER TO LEGEND
PROPOSED 12" MASTER METER LOCATION - REFER TO LEGEND

QUALITY/VENTILATION POND IS REFERRED TO SPECIFICATIONS AND MORE INFORMATION

WATER QUALITY/VENTILATION POND IS REFERRED TO SPECIFICATIONS AND MORE INFORMATION



A Proposed Tree Preservation Plan



SITE DATA



Trees to be Preserved



Trees to be Removed

B-TOWN CoHousing

2005 S. Maxwell St. Bloomington, IN

Date: 1-25-2018

Revised: 2-15-2018, 3-15-2018

Developer:
Loren Wood Builders

Urban Design and Architecture:
M C A Marc Cornett, Architects + Urbanists



M C A architects + urbanists © 2018

Front Elevation Type-E (24' wide)



MCA architects + urbanists © 2018

Front Elevation Type-A (20' wide)



M C A architects + urbanists © 2018

Front Elevation - Type B (20' wide, Cross-gable)



MCA architects + urbanists © 2018

Front Elevation Type-E, 4-Square (24' wide)