

**CITY OF BLOOMINGTON**



**PLAN COMMISSION**

**May 14, 2018 @ 5:30 p.m.  
COUNCIL CHAMBERS #115  
CITY HALL**

**CITY OF BLOOMINGTON  
PLAN COMMISSION  
May 14, 2018 at 5:30 p.m.**

**❖City Council Chambers – Room #115**

**ROLL CALL**

**MINUTES TO BE APPROVED:** April 2018

**REPORTS, RESOLUTIONS AND COMMUNICATIONS:**

**PETITIONS WITHDRAWN:**

- 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*
- SP-48-17      **Grant Properties (Doug McCoy)**  
114 E. 7<sup>th</sup> 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-46-17      **City of Bloomington**  
Amendments to the Unified Development Ordinance concerning fence standards for corner lots and through lots.  
*Case Manager: Amelia Lewis*

**PETITION CONTINUED TO:** June 11, 2018

- 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*

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

**PETITIONS:**

- 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*
- UV-04-18      **UJ Eighty Corporation**  
1640 N. Jordan Ave.  
Use Variance review and recommendation to the BZA to allow a single-family detached dwelling in the Institutional (I) zoning district.  
*Case Manager: Jackie Scanlan*
- ZO-05-18      **JB's Salvage, Inc.**  
1816 W. Fountain Dr.  
Rezone from Residential Single Family (RS) to Industrial General (IG).  
*Case Manager: Jackie Scanlan*

**\*\*Next Meeting June 11, 2018**

**Last Updated: 5/11/2018**

**Auxiliary aids for people with disabilities are available upon request with adequate notice.  
Please call [812-349-3429](tel:812-349-3429) or e-mail [human.rights@bloomington.in.gov](mailto:human.rights@bloomington.in.gov).**

## Case # ZO-46-17 Memo

**To:** Bloomington Plan Commission

**From:** Amelia Lewis, Zoning and Long Range Planner

**Date:** May 14, 2018

**Re:** Amendments to Unified Development Ordinance Concerning Fence Height Requirements:  
Returned from City Council

---

Bloomington City Council approved two amendments to Ordinance 18-04, seen by the Plan Commission as ZO-46-17. The proposal was approved by City Council with the addition of the two amendments, with a vote of 8-1 (Chopra).

The first amendment, proposed by the Department, clarified language to the proposed 20.05.046(d)(2)(A) and (d)(3)(A). The words “along the front setback” were removed and the word “forward” was added:

*Fences and walls ~~along the front setback of~~forward of the front building wall shall abide by 20.05.046(d)(1)*

The second amendment, proposed by Council, added the requirement under the proposed 20.05.046(d)(2)(D) and (d)(3)(d) that fences forward of the building setback line or build to line along the secondary front building wall exceeding five (5) feet in height shall have a latticework top. The primary intention behind this amendment was to prevent complete solid fence and wall faces from being constructed by adding an open portion to the tallest part of the fence. This amendment is shown below:

*The portion of fences up to and between the build to line/building setback line and the secondary front building wall which exceed five (5) feet in height, shall, by use of voids and solids via latticework or other similar techniques, be of open construction. This portion of the fence shall be constructed of materials widely accepted in the fence industry for permanent open-topped fencing.*

The Department is favorable of both amendments. 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; Amelia Lewis, Zoning and Long-Range Planner; Anahit Behjou, Assistant City Attorney; Stacy Jane Rhoads, Council Deputy Attorney/Deputy Administrator; Council Members; and, City Clerk

**Re:** Return of ZO-46-17 (Ordinance 18-04) to the Plan Commission, Accompanied by a *Statement of Reasons*

**Date:** April 20, 2018

---

ZO-46-17 proposed amendments to the text of the Unified Development Ordinance (UDO) regarding certain fence regulations and some related definitions. The certification of action of this proposal was received by the City Clerk on February 13, 2018 and stated that the text changes received a favorable recommendation from the Plan Commission on February 5, 2018 by a vote of 8-0-0. These proposed changes to the UDO came forward to the Common Council in the form of Ordinance 18-04, which was passed by the Council on April 18, 2018 with two amendments.

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. 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:

- This cover letter (which ends with a synopsis of the amendments that contains the statement of reasons for them);
- Ordinance 18-04 – signed by the Council President, as attested by the City Clerk;
- Certificate of Action of the Plan Commission;
- Am 01; and
- Am 02.

**Amendment   Statement of Reasons**

**Am 01**      This amendment was mentioned by the Planning and Transportation staff at the Committee of the Whole and is sponsored by Cm. Piedmont-Smith. It strikes the words “along the front setback” in a sentence that continues “... of the secondary front building wall,” and replaces those words with “forward.” This is intended to clarify that fences installed anywhere forward of the front building wall shall not exceed four (4) feet in height.

*Note: In addition, the Council amended this amendment to correct a typographical error (identified by a strike-through in the amendment).*

**Am 02**      This amendment is sponsored by Cm. Sturbaum as an alternative to Am 02. Like Am 02, Am 02a is intended to enhance the visual experience of the pedestrians and motorists passing by the secondary front of lots within the City’s Planning Jurisdiction with “good neighbor” fences. The negative “blank wall experience” is much like the downtown, where large blank spaces have long been prohibited. With that in mind, it applies to tall fences (i.e. those fences more than four [4] feet in height) facing the street that are installed forward of the secondary front building wall. In that regard, it requires that the portion of these fences that exceed five (5) feet in height be of open construction.

*Note: In response to comments made at the Regular Session on March 21, 2018, Am 02a makes two changes. First, it removes reference to fences “facing a streets or sidewalks” at the suggestion of Planning and Transportation staff who consider it redundant. Second, it clarifies the nature of materials to be used by referring to “materials widely accepted in the fence industry for permanent open-topped fencing.”*

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 18-04**  
**TO AMEND TITLE 20 (UNIFIED DEVELOPMENT ORDINANCE)**  
**OF THE BLOOMINGTON MUNICIPAL CODE (BMC)**  
**- Re: Amending Fencing and Wall Standards and Some Related Definitions**  
**Set Forth in BMC 20.05.046(d) and BMC 20.11.020**

- WHEREAS, the Unified Development Ordinance (“UDO”) regulates development and architectural standards within the City of Bloomington; and
- WHEREAS, the UDO contains regulations related to fence heights; and
- WHEREAS, as written, lots with two or more street frontages are considered to have at least two front yards; and
- WHEREAS, property owners with corner lots are prohibited from building fencing exceeding 4 feet in height along any of the street-facing frontages; and
- WHEREAS, said regulation was primarily written to prevent tall privacy fences from being placed adjacent to sidewalks negatively impacting the pedestrian experience and to prohibit tall fences from blocking views to front doors and enhancing the public realm along street-facing frontages; and
- WHEREAS, this is a common variance request as well as a common enforcement issue that the Planning and Transportation Department (“Department”) faces; and
- WHEREAS, the Department proposes to amend the UDO fence rules related to corner lots to distinguish between the primary front, where the main entrance of a building is, and the secondary front, the non-addressed side which functions as a side yard, but is still along a public street; and
- WHEREAS, the Plan Commission considered this case, ZO-46-17, on February 5, 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 20.05.046(d), entitled “Fence and Wall Standards, General: Maximum Height,” shall be deleted and replaced with the following:

**20.05.046(d) Fence and Wall Standards, General: Maximum Height**

**(d) Maximum Height:**

- (1) Interior Lots
- (A) Behind the front building wall of the primary structure, fences and walls shall not exceed a combined height of eight (8) feet.
- (B) Forward of the front building wall of the primary structure, fences and walls shall not exceed four (4) feet in height.
- (2) Corner Lots: On corner lots where the structure has two front building walls, one frontage shall be considered a secondary front building wall.
- (A) Fences and walls forward of the front building wall shall abide by 20.05.046(d) (1).
- (B) Fences and walls along the lot frontage of the secondary front building wall, shall not exceed four (4) feet forward of the build to line or the building setback line, whichever applies.
- (C) Behind the build to line or front building setback line, on the secondary front building wall, fences and walls shall not exceed eight (8) feet in height.
- (D) The portion of fences up to and between the build to line/building setback line and the secondary front building wall which exceed five (5) feet in height, shall, by use of voids and solids via latticework or other similar techniques, be of open construction. This portion of the fence shall be constructed of materials widely accepted in the fence industry for permanent open-topped fencing.

- (E) Any determinations as to the secondary front building wall shall be decided by the Planning and Transportation Director.
- (3) Through Lots: On through lots where the structure has two front building walls, one frontage shall be considered a secondary front building wall.
- (A) Fences and walls forward of the front building wall shall abide by 20.05.046(d) (1).
- (B) Fences and walls greater than four (4) feet in height, along the lot frontage of the secondary front building wall, when adjacent to a neighborhood street or secondary collector street, shall meet the building setback.
- (C) Fences and walls greater than four (4) feet in height, along the lot frontage of the secondary front building wall, when adjacent to a primary collector street or arterial street, shall be set back at least ten (10) feet from the property line.
- (D) The portion of fences up to and between the build to line/building setback line and the secondary front building wall which exceed five (5) feet in height, shall, by use of voids and solids via latticework or other similar techniques, be of open construction. This portion of the fence shall be constructed of materials widely accepted in the fence industry for permanent open-topped fencing.
- (4) Where no primary structure exists on the parcel, fences and walls shall not exceed four (4) feet in height.

SECTION 2. Section 20.11.020, entitled "Defined Words" shall be amended by deleting the definition of "Lot, Interior" and replacing it with the following:

Lot, Interior. "Lot, Interior" means any lot, the side property line of which abuts the real property line of one (1) or more lots, and which is not separated by a public street.

SECTION 3. Section 20.11.020, entitled "Defined Words" shall be amended to add the following new definition:

Secondary Front Building Wall. "Secondary Front Building Wall" means the non-addressed side of the building elevation which fronts a public street where access to a structure is available, but is not the primary entrance to the structure.

SECTION 4. 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 5. 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 20<sup>th</sup> day of April, 2018.

18<sup>th</sup> d.

*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 \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
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 to change the fence height regulations for properties with more than one street frontage. The current regulation was added to the UDO in 2006 to prevent tall privacy fences adjacent to sidewalks and to prohibit tall fences from blocking views to front doors and enhancing the public realm along street-facing frontages. However, this is a common variance request and an enforcement dilemma for the Planning and Transportation Department ("Department"). Therefore, the Department proposes the changes to clarify said regulations.

*Note: On March 21, 2018, the Council adopted the following amendment to this ordinance:*

- *Am 01 – which changed (d)(2)(A) and (d)(3)(A) to clarify where fences that may not exceed four feet in height must be located<sup>1</sup>; and*

*Note: On April 18, 2018, after defeat of Am 02 on March 21, 2018, the Council adopted the following amendment to this ordinance:*

- *Am 2a – which added (d)(2)(D) (and re-lettered the existing (d)(2)(D) accordingly) and added (d)(3)(D) to require the portion of fences located between the build to line/setback line and the secondary front building wall, which exceed 5-feet in height, be made of open construction and of materials widely accepted in the fence industry.*

*Pursuant to IC §36-7-4-607(e), the ordinance as amended, must be returned to the Plan Commission with a statement of reasons for the amendments for its consideration before this ordinance may go into effect.*

<sup>1</sup> On April 18, 2018 the Council to the steps necessary to amend Am 01 to correct a typographical error.




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

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 18-04 is a true and complete copy of Plan Commission Case Number ZO-46-17 which was given a recommendation of approval by a vote of 8 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on February 5, 2018.

Date: February 8, 2018

  
 Terri Porter, Secretary  
 Plan Commission

Received by the Common Council Office this 13<sup>th</sup> day of February, 2018.

  
 Nicole Bolden, City Clerk

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

Type of Legislation:

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

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 #:** 18-04  
**Amendment #:** 01  
**Submitted By:** Cm Piedmont-Smith, District V.  
**Date:** March 20, 2018

**Proposed Amendment:**

1. Section 1 of Ord 18-04 shall amended by striking part (d)(2)(A) and replacing it with the following:

- (d)
- (2) Corner Lots: On corner lots where the structure has two front building walls, one frontage shall be ~~the~~ considered a secondary front building wall.
- (A) Fences and walls forward of the front building wall shall abide by 20.05.046(d)(1).

2. Section 1 of Ord 18-04 shall further be amended by striking part (d)(3)(A) and replacing it with the following:

- (d)
- (3) Through Lots: On through lots where the structure has two front building walls, one frontage shall be ~~the~~ considered a secondary front building wall.
- (A) Fences and walls forward of the front building wall shall abide by 20.05.046(d)(1).

**Synopsis**

This amendment was mentioned by the Planning and Transportation staff at the Committee of the Whole and is sponsored by Cm. Piedmont-Smith. It strikes the words “along the front setback” in a sentence that continues “... of the secondary front building wall,” and replaces those words with “forward.” This is intended to clarify that fences installed anywhere forward of the front building wall shall not exceed four (4) feet in height.

*Note: In addition, the Council amended this amendment to correct a typographical error (identified by a strike-through in the amendment).*

**3/7/18 Committee Action:** None

**3/21/18 Regular Session Action:** 9 – 0  
Adopted

**4/18/18 Regular Session Action:** Reconsider to Correct Typographical Error:  
8 – 1 (Volan)  
Adopted  
Amend Am 01 to Strike the word “the” as indicated above  
9 – 0  
Adopted  
Adopt Ordinance as Amended  
9 – 0  
ADOPTED

(April 18, 2018)

Changes to Section 1 of Ord 18-04 Proposed by Amendment 01

SECTION 1. Section 20.05.046(d), entitled "Fence and Wall Standards, General: Maximum Height," shall be deleted and replaced with the following:

**20.05.046(d) Fence and Wall Standards, General: Maximum Height**

(d) Maximum Height:

(1) Interior Lots

(A) Behind the front building wall of the primary structure, fences and walls shall not exceed a combined height of eight (8) feet.

(B) Forward of the front building wall of the primary structure, fences and walls shall not exceed four (4) feet in height.

(2) Corner Lots: On corner lots where the structure has two front building walls, one frontage shall be ~~the~~ considered a secondary front building wall.

(A) Fences and walls ~~along the front setback~~ **forward** of the front building wall shall abide by 20.05.046(d)(1).

(B) Fences and walls along the lot frontage of the secondary front building wall, shall not exceed four (4) feet forward of the build to line or the building setback line, whichever applies.

(C) Behind the build to line or front building setback line, on the secondary front building wall, fences and walls shall not exceed eight (8) feet in height.

(D) Any determinations as to the secondary front building wall shall be decided by the Planning and Transportation Director.

(3) Through Lots: On through lots where the structure has two front building walls, one frontage shall be ~~the~~ considered a secondary front building wall.

(A) Fences and walls ~~along the front setback~~ **forward** of the front building wall shall abide by 20.05.046(d)(1).

(B) Fences and walls greater than four (4) feet in height, along the lot frontage of the secondary front building wall, when adjacent to a neighborhood street or secondary collector street, shall meet the building setback.

(C) Fences and walls greater than four (4) feet in height, along the lot frontage of the secondary front building wall, when adjacent to a primary collector street or arterial street, shall be set back at least ten (10) feet from the property line.

(4) Where no primary structure exists on the parcel, fences and walls shall not exceed four (4) feet in height.

**\*\*\* Amendment Form \*\*\***

**Ordinance #:** 18-04  
**Amendment #:** 02 a  
**Submitted By:** Cm. Sturbaum, District I  
**Date:** March 27, 2018

**Proposed Amendment:**

1. Section 1 of Ord 18-04 shall amended by inserting (d)(2)(D) and relettering the subsequent parts accordingly. The new part (d)(2)(D) shall read as follows:

(d) (2)

(D) The portion of fences up to and between the build to line/building setback line and the secondary front building wall which exceed five (5) feet in height, shall, by use of voids and solids via latticework or other similar techniques, be of open construction. This portion of the fence shall be constructed of materials widely accepted in the fence industry for permanent open-topped fencing.

2. Section 1 of Ord 18-04 shall be further amended by inserting (d)(3)(D) which shall read as follows:

(d) (3)

(D) The portion of fences up to and between the build to line/building setback line and the secondary front building wall which exceed five (5) feet in height, shall, by use of voids and solids via latticework or other similar techniques, be of open construction. This portion of the fence shall be constructed of materials widely accepted in the fence industry for permanent open-topped fencing.

**Synopsis**

This amendment is sponsored by Cm. Sturbaum as an alternative to Am 02. Like Am 02, Am 02a is intended to enhance the visual experience of the pedestrians and motorists passing by the secondary front of lots within the City’s Planning Jurisdiction with “good neighbor “ fences. The negative “blank wall experience” is much like the downtown, where large blank spaces have long been prohibited. With that in mind, it applies to tall fences (i.e. those fences more than four [4] feet in height) facing the street that are installed forward of the secondary front building wall. In that regard, it requires that the portion of these fences that exceed five (5) feet in height be of open construction.

*Note: In response to comments made at the Regular Session on March 21, 2018, Am 02a makes two changes. First, it removes reference to fences “facing a streets or sidewalks” at the suggestion of Planning and Transportation staff who consider it redundant. Second, it clarifies the nature of materials to be used by referring to “materials widely accepted in the fence industry for permanent open-topped fencing.”*

**3/7/18 Committee Action:** None  
**3/21/18 Regular Session Action:** Amended and Defeated  
 3 Piedmont-Smith, Sandberg & Sturbaum) – 6  
 DEFEATED  
 4/4/18 Regular Session Action: None  
 4/18/18 Regular Session Action: Reconsider Am 02 by adopting Am 02a – Amendment by  
 Substitution  
 7 – 2 (Chopra and Sims)  
 ADOPTED

(April 18, 2018)

Changes to Section 1 of Ord 18-04 Proposed by Amendment 02 (without Regard to any Action on Am 01)

SECTION 1. Section 20.05.046(d), entitled "Fence and Wall Standards, General: Maximum Height," shall be deleted and replaced with the following:

**20.05.046(d) Fence and Wall Standards, General: Maximum Height**

(d) Maximum Height:

(1) Interior Lots

(A) Behind the front building wall of the primary structure, fences and walls shall not exceed a combined height of eight (8) feet.

(B) Forward of the front building wall of the primary structure, fences and walls shall not exceed four (4) feet in height.

(2) Corner Lots: On corner lots where the structure has two front building walls, one frontage shall be considered a secondary front building wall.

(A) Fences and walls along the front setback of the front building wall shall abide by 20.05.046(d)(1).

(B) Fences and walls along the lot frontage of the secondary front building wall, shall not exceed four (4) feet forward of the build to line or the building setback line, whichever applies.

(C) Behind the build to line or front building setback line, on the secondary front building wall, fences and walls shall not exceed eight (8) feet in height.

**(D) The portion of the fences up to and between the build to line/building setback line and the secondary front building wall which exceed five (5) feet in height, shall, by use of voids and solids via latticework or other similar techniques, be of open construction. This portion of the fence shall be constructed of materials widely accepted in the fence industry for permanent open-topped fencing.**

(E) Any determinations as to the secondary front building wall shall be decided by the Planning and Transportation Director.

(3) Through Lots: On through lots where the structure has two front building walls, one frontage shall be considered a secondary front building wall.

(A) Fences and walls along the front setback of the front building wall shall abide by 20.05.046(d)(1).

(B) Fences and walls greater than four (4) feet in height, along the lot frontage of the secondary front building wall, when adjacent to a neighborhood street or secondary collector street, shall meet the building setback.

(C) Fences and walls greater than four (4) feet in height, along the lot frontage of the secondary front building wall, when adjacent to a primary collector street or arterial street, shall be set back at least ten (10) feet from the property line.

**(D) The portion of the fences up to and between the build to line/building setback line and the secondary front building wall which exceed five (5) feet in height, shall, by use of voids and solids via latticework or other similar techniques, be of open construction. This portion of the fence shall be constructed of materials widely accepted in the fence industry for permanent open-topped fencing.**

(e) no primary structure exists on the parcel, fences and walls shall not exceed four (4) feet in height.

**BLOOMINGTON PLAN COMMISSION  
SECOND HEARING STAFF REPORT**

**CASE #: PUD-02-18  
DATE: May 14, 2018**

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

**PETITIONER:** Loren Wood Builders  
4535 E 3<sup>rd</sup> 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

**CHANGES SINCE LAST HEARING:** This petition was heard at the April 9, 2018 hearing. At this hearing, the Department made no recommendation and while the feedback was mostly positive, there were items that needed to be resolved before a recommendation could be given by the Department. These primary issues include the Short Street connection, pedestrian connections, housing diversity and a commitment to green building features.

Since the first hearing, the petitioner has submitted revised plans with proposals for the Short Street connection, pedestrian connections, and a list of green building features. A commitment to housing diversity has not been determined at this time.

**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, which 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. Each lot would be individually purchased, similar to other single family developments. The proposed density for this development is 9.38 dwelling units per acre (including the right of way along the east portion of Short Street & including the five (5) Accessory Dwelling Units (ADUs)).

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 22 attached single family units as well as the existing single family house, cabin and units in the common house. 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 PUD property lines):

North, East and South Property Lines: 5 feet

West Property Line: 7 feet (must be landscaped)

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

Minimum Parking Setbacks: 5 feet (from the PUD property lines)

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 and remain as so, but the height will not be increased.

**Density:** The proposed PUD contains 27 single family structures and 5 ADUs, for a total density of 9.38 units/acre (including the-right-of-way).

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.

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 house. Additionally, the number of bedrooms is unknown and only an estimate. These houses will have smaller footprints to accommodate more compact design.

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 with nine (9) or ten (10) single family homes.

**Occupancy:** Occupancy for the single family houses and the ADUs, on the same lots as the houses, 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.

These units shall not be required to receive a conditional use approval but shall notify the Planning and Transportation Department and file a zoning commitment with the Monroe County Recorder's Office.

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

---

## **PUD REVIEW:**

**Pedestrian Facilities:** New five (5) foot wide sidewalks and tree plots should be installed along public rights of way adjacent to the project site. This would be along the east side of Maxwell Street and the southern side of Short Street. These are shown on the Short Street Connectivity Plan submitted by the petitioner. The petitioner is proposing to develop in the Short Street right-of-way in the northeast portion of the lot, sidewalks would not be necessary adjacent to that right of way, though they are proposed along the north and south edges of the right-of-way for internal connectivity on-site.

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 by two-way bicyclists, pedestrians, and other non-motorized users. The Plan calls for a sidepath to 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. This is not included in the petitioner's proposal.

Item C on the revised petitioner's statement details a path through the driveway on the western part of the site to the southwest corner of the site leading to the YMCA property. As shown, this path extends through the proposed detention pond. This should be located north of or east of the proposed detention pond. The southern edge of the project site is immediately adjacent to the children's playground area on the YMCA property. The path material is not identified. The petitioner should continue to work with the YMCA to ensure that this access point remain safe and accessible with lighting, clear pathways and potential signage.

A sidewalk connection along the east side of Maxwell will connect to existing sidewalk on the property to the north. While this sidewalk does not extend further north, a pedestrian could cross Maxwell Street to access existing sidewalk on the west side of the street, which continues north.

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 which will have space for up to eight (8) bicycles and up to 20 spaces in the barn/common house.

Statements including "up to" numbers in plans is not a commitment that the petitioner will provide 28 spaces. 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. The petitioner's statement says that bike travel is a value of the development that will be encouraged. In order to reflect this, the development should provide ample bicycle parking for residents. Applying RH bicycle parking standards at 6 spaces per bed, substituting houses for beds, this would be a minimum of 6 required bicycle parking spaces. A condition of approval is that of a minimum of 6 bicycle spaces be included.

**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:** Currently, 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 western parking lot and to the rear of the site through a dedicated emergency access lane and turn-around.

**Short Street Past Recommendations:** In the April report and hearing, the Department proposed that this connection be designed as 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 a

five (5) foot tree plot and a eight (8) foot sidepath (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) on the south side of Short Street.

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.

**Short Street:** The petitioner is proposing a “skinny street/alley” 12 feet in width and not to exceed a distance of 225 feet. This alley would have no curbs, sidewalks, or multi-way paths. The curb-less design would result in sheet drainage of storm-water at or close to existing grade along its length in the low area. To address safety concerns of students from the adjacent Montessori School crossing Short Street to access their playground immediately to the west of the PUD, a raised path surface (speed-hump) with signage will be created. To accommodate the multi-way nature of the design, this street can be marked on the street surface (the petitioner gives the example of Allen Street Greenway).

The Department finds the proposal to create a speed hump and place signage at the school crossing to be a positive solution. However, the proposal to not include a sidewalk does not improve or provide connectivity for residents of the PUD and the existing neighborhood.

The petitioner has included several photos and examples of “skinny streets” and alleys to be representative of how their proposed connection would look and function. These are existing conditions in already built out neighborhoods, a situation that is not similar to this project where the opportunity exists to put road and pedestrian infrastructure in place, designed for safety and connectivity.

A condition of the PUD approval is that the missing portion of Short Street to the west be completed. The Department’s required connection design has components from the hearing in April and the 2014 proposal. The Department’s preferred connection would be a section of pavement, matching the existing pavement widths (ranging from 15 to 20 feet) that connects the existing paved portions, a gap measuring approximately 150 feet in length east to west. On the south side of Short Street, along the property line of the PUD and along the length of the Short Street connection, there should be a five (5) foot wide sidewalk separated from pavement by a five (5) foot wide tree plot. With the connection and the sidewalks immediately adjacent to this development, this would result in approximately 400 feet of sidewalk along Short Street, connecting to sidewalk constructed on the east side of Maxwell Street.

**Vehicular Parking:** The proposed site plan includes a total of 52 parking spaces: 42 parking spaces and 5 individually owned 2 car 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 amounts to almost 2 spaces per house, which is the standard for single

family residences in the UDO.

**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 #6. It will be a condition of approval that the building permit application shall include a list of proposed materials.

**Schmidt Comments:** Please see attached memo.

**Green Building:** After the first hearing, the petitioner was encouraged to develop the project's green building practices and features. The Department finds that the revised petitioner's statement includes many of the same items from the first hearing including, and does not exceed expectations of any other development that would occur in town.

It is a condition of approval that recycling services through the City of Bloomington Public Works Department be provided.

**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 southwest corner of the site.

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

**Signage:** No signage has been proposed or approved for the PUD at this time. The residential sign standards for single family and condominium subdivisions allow for one free standing sign per development entrance with the following standards: a sign face no more than 32 square feet and a maximum of 6 feet in height. As the two entrances to the development are very close, 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 building 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 meeting UDO requirements must be submitted prior to issuance of a grading permit.

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

**Housing Diversity:** The petitioner's statement details the average housing price for homes in the PUD, in the mid \$300,000s. The petitioner has offered to reduce the sale prices to around \$250,000 for a limited number of homes. The petitioner is still working on this component of the project with the City, but has agreed to continue discussions toward inclusion of permanently affordable housing.

---

**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 makes minor improvements to the connections available to future residents and the neighborhood. The Department would like to see the street connection as outlined in the Vehicular Access section of this report, as opposed to the option proposed by the petitioner. A 12 foot wide connection is narrower than the existing pavement and a 12 foot wide road connection without a sidewalk does not seem to consider the safety and comfort of any potential users.

The adopted 2008 Bicycle and Pedestrian Transportation & Greenways System Plan outlines the vision and intent of the community to provide more and improved access throughout the city. The Department feels that it is acceptable to offer alternatives to the plan, but only alternatives that still reflect the vision and intent of the Plan should be considered. A wider road and established sidewalk would improve the connection for all modes of travel 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,” and*

*“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. The access to the YMCA will provide a link for neighbors to the north.

*“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. The extension of Short Street will alleviate some strain on the road infrastructure that this development will bring.

#### **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 with pedestrian facilities.

*“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, which will be partially mitigated by the Short Street connection.

*“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 with some benefit to the existing neighborhood and the public. The main benefits to the City and surrounding neighborhoods are enhanced vehicular and pedestrian connections.

---

**RECOMMENDATION:** The Department recommends Plan Commission forward this project with a favorable recommendation to the Common Council with the following conditions:

1. The Short Street connection shall be as outlined by staff: a paved road matching the existing widths, with a five (5) foot sidewalk separated from the pavement by a five (5) foot tree plot on the south side of Short Street.
2. The petitioner shall continue to work with the City in a good faith effort to provide permanent affordable housing options in the development.
3. The petitioner will provide recycling for residents.
4. The petitioner will work with the YMCA to make the proposed connection between the properties safe and accessible.
5. The petitioner will provide a minimum of 6 bicycle parking spaces or determine an appropriate number by the time this project is heard by Council.
6. A list of proposed building materials shall be submitted with future building permits. Translucent Polycarbonate roof panels are not a permitted material.
7. The development shall be allowed one sign not to exceed 32 square feet in area and 6 feet in height.
8. Prior to the issuance of a grading permit, all items in the Short Street right-of-way shall receive an encroachment agreement from the Board of Public Works.
9. Current UDO landscaping requirements shall be required for this development, including parking lot landscaping and multi-family (RH) interior plantings.
10. Prior to the issuance of a grading permit, a landscaping plan shall be approved by the Planning and Transportation Department.
11. All fencing shall be limited to not more than 8 feet tall. All potential fencing locations shall be clearly indicated on the Final Plan.
12. Occupancy of each lot shall be limited to the Single Family definition of family, including not more than three (3) unrelated adults. This shall be indicated in the Bylaws of the development.
13. Per BMC 20.04.080(g)(2)(B) the petitioner shall dedicate required right-of-way along Short Street and Maxwell Street within 180 days of approval by the City Council.
14. If there are no significant changes, Final Plan review shall be conducted at staff level. If any significant changes are proposed, the Final Plan shall be reviewed by Plan Commission.

# MEMORANDUM

Date: May 14, 2018  
To: Bloomington Plan Commission  
From: Bloomington Environmental Commission  
Subject: PUD-02-18, Second Hearing, B-TOWN Cohousing  
South Maxwell Street and East Short Street

---

The purpose of this memo is to convey the concerns and recommendations of the Environmental Commission (EC) with the hope that action will be taken to enhance the promised environment-enriching attributes of this proposed plan.

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 supports the idea of a co-housing neighborhood, as condensed housing decreases a growing population's negative environmental impact; however, the EC wishes this plan included more green building and site designing practices. While many features are admirable, others seem exaggerated as to their green benefits.

Upon review, it appears this neighborhood will contain smaller lots, more houses, and more impervious surface coverage than the UDO allows; and hold a vision of a "sharing community", but provide little public benefits in the form of a sustainable development.

Because the EC is disappointed with the level of environmental protection and sustainability provided by the green building practices promised, a brief response or request to the listed "green features" in the revised Petitioner's Statement will be provided below.

*Infill development or sites near public transit and services.*

Infill development is the most practical way to develop, given less new infrastructure is required. In Bloomington, almost anywhere is considered "near" to transit and some services.

*Advanced framing techniques (about 25% less wood than typical framing per sq. ft.)*

Please explain the term 'advanced framing'. Is this something other than framing using 24 or more inches between studs instead of 16 inches?

*Tight building envelope (Energy Star)*

Please describe what you mean by the term “tight”. Is your plan to follow all of the “Seal and Insulate with Energy Star” recommended steps for improving the envelope of the homes or something else?

Will all of the dwelling units be Energy Star Certified 3, or is the plan to incorporate certain Energy Star products? An Energy Star Certified home earns the label by undergoing a process of third-party inspections, testing, and verification to meet requirements set by the US EPA. The EPA claims Energy Star houses use significantly less energy than typical new homes; deliver better comfort, quality, and durability; are built better from the ground up; and offer reduced utility and maintenance costs.

*Passive cooling (Skinny House designs for natural cross-ventilation)*

Please explain how the cross ventilation will work. The illustrative elevations of the house types don’t necessarily look as if they are only one room wide; especially Type E. To enable cross ventilation in a house requires more than having windows.

*High R-value blow-in cellulose or fiberglass insulation*

Cellulose or fiberglass are not the most environmentally friendly or effective insulations available. Although inexpensive, fiberglass is associated with black mold, and can lose tiny bits of its fiber into the air, possibly causing respiratory problems. Have you considered wool, cotton, sprayed soybean foam, Nanogel, Icyene, polyurethane foam, or structural insulated panels (SIPs)? What is the R-value of the whole envelope planned to be?

*Renewable energy systems (Solar Panel ready construction)*

The EC recommends including solar panel installation in the project design. The fact that a homeowner may have solar panels installed in the future carries no weight in this evaluation.

*Low-water and Low-energy-use appliances and plumbing fixtures (Energy Star)*

Most appliances use less water and energy than older models. Will the windows and doors be rated Energy Star also?

*Low-toxic and low/zero-volatile organic compounds (VOC) adhesives, sealants and paints*

Most currently available products are low VOC.

*Storm-water use including rain barrels and cistern for gardening*

Please show these on the plan and describe the plumbing that will be used.

*Permaculture landscape principles (Edible gardens, Native grasses for wildlife habitat, Fruit trees, Raspberries in fence-rows/Property lines)*

The definition of permaculture encapsulates more than what was identified in the Petitioner’s Statement. Employing “permaculture” principles must include more than vegetable gardens and native plants.



*Front and back porches as extensions of indoor space (unconditioned living space)*

Will the porches have ceiling fans and winter side guards to assist in the energy efficiency of the homes?

*Build a tight house, with minimal air-leakage rates*

See comments above.

*Incorporate applicable universal design principles*

Universal design used for these houses is praiseworthy, although not necessarily correlated with green building practices. Please explain the universal design features that will be used and how the two are associated.

Other questions the EC requests answers to are as follows.

- ~ Illustrate the 5 ft. tree plot and the 5 ft. sidewalk along Short St. more accurately. Continue both along the new part of Short Street.
- ~ The path to YMCA goes through a retention pond that is required to be planted with native plants, and the surface material of the path is not identified. Please explain how this will work.
- ~ How many bicycle parking spaces will there be?
- ~ Where is the recycling pick up area?

## MEMO:

**To:** Plan Commission  
**From:** Bicycle and Pedestrian Safety Commission  
**Date:** May 10, 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. Then, three members of the BPSC met with developers about the project on April 24, 2018.

### **In general:**

The BPSC supports infill development. This development adds housing options and has the potential for useful connections to many family-focused destinations. The site itself is not considered to be a walkable location, with a Walkscore of 28/100. While there are not many commercial destinations nearby, there are many community destinations that will be useful to the residents of this development. These destinations include:

- Bloomington High School South
- The Southeast YMCA
- Winslow Woods Park
- Monroe County YMCA Gymnastics Center
- Bloomington Montessori School
- Bloomington Development Learning Center
- Childs Elementary School
- The Winslow Sports Complex (baseball fields, tennis courts, and walking paths)
- The Jackson Creek Trail

If the development includes meaningful physical connections, these destinations can also be more accessible to the community especially by means of walking, bicycling, or using public transit.

### **Changes since the last review:**

The BPSC has not had the opportunity to review the latest proposal for this development. The changes include a proposed connection on Short Street and a proposed connection to the YMCA from the southwest corner of the property. The Connector Path that is part of the adopted Bicycle and Pedestrian Plan has not been included on the plans.

- a. **Proposed Short Street connection:** In general, the BPSC is in favor of connecting Short Street. Current residents of Maxwell Street and future residents of the Co-housing PUD would have to travel out of their way to reach the bus stops on Highland Avenue. The adopted Bicycle and Pedestrian plans calls for a connection along Short Street. The proposed cross-section of the street is not consistent with the adopted plan, and it is not consistent with recent developments of small streets, such as Driscoll Street or Wilson Street that were part of the South Dunn Street Development (see Exhibit 5). While BPSC

generally favors narrow streets, there was no consensus as to the ideal cross-section. The Planning and Transportation Department receives many requests for sidewalks around the community. While we are working to develop new standards for shared streets, we would not build a new street without a sidewalk. Neighborhood Greenways are an adaptive tool to get the most out of the streets we have—Neighborhood Greenways are not meant to replace quality street design for new street connections.

**Recommendation:** Include sidewalks and treeplots similar to the streets built as part of the South Dunn Street development.

- b. Connection to the YMCA:** Providing a connection to the YMCA can be useful for families living in this development and for other locations north of this development. The connection travels through a parking area on the site, which is not very desirable for a connection used by families. More detail on this connection will be needed for a more detailed review.

**Recommendation:** Keep this connection, but more detail is needed. Provide a detail for this connection.

- c. Connector Path to the east:** The adopted Bicycle and Pedestrian Plan includes a sidepath/connector path that travels through the City of Bloomington right-of-way on Short Street and connects to Wexley Drive. This iteration of the development has no proposal for this path. The Co-Housing Development includes a parking lot within the public right-of-way, but no Connector Path has been designed and no alternate locations have been proposed.

**Recommendation:** Require this connection be constructed by the developer as required by the adopted *Bicycle and Pedestrian Transportation and Greenways System Plan*. Alternatively, propose an alternate solution of the same comfort level for users. No alternative has been reviewed at this time.

---

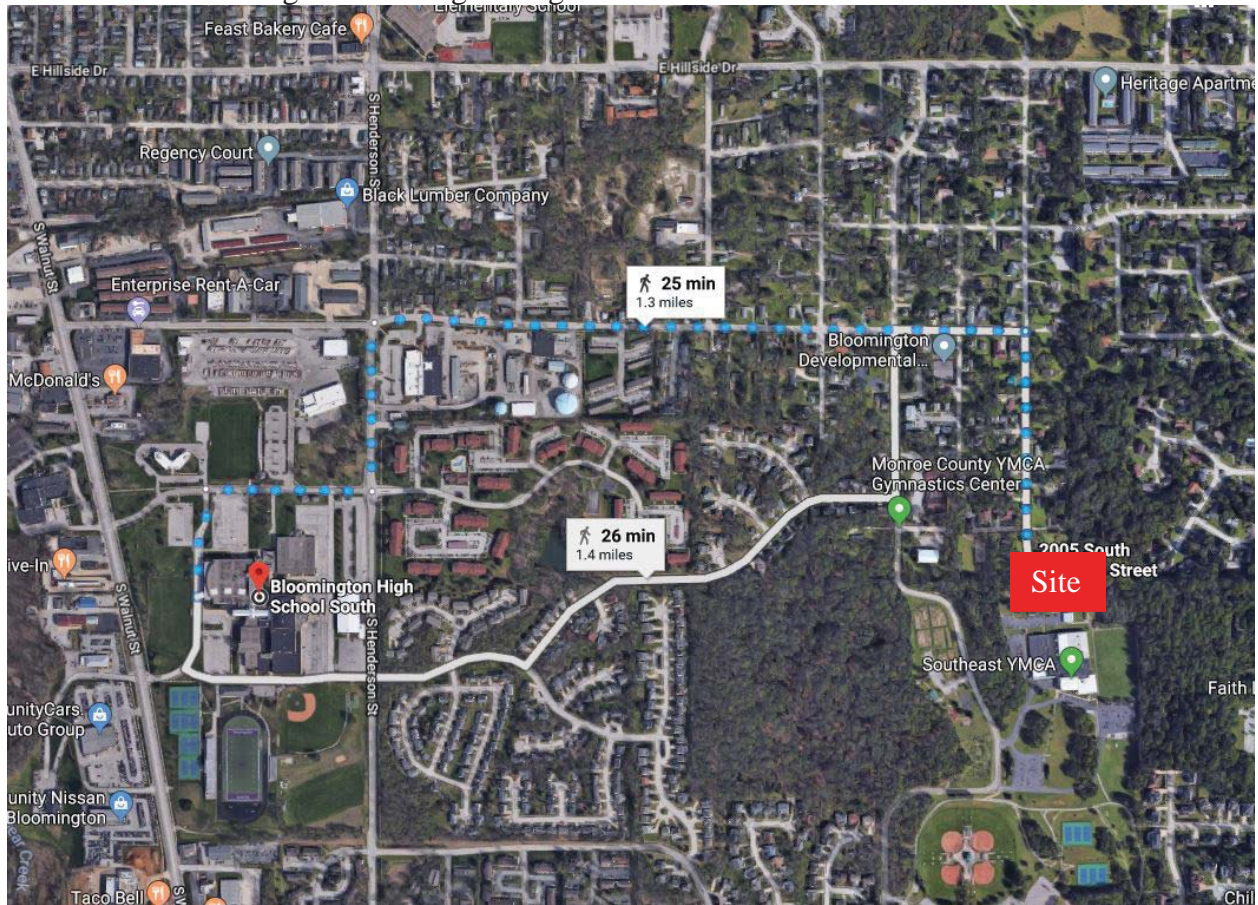


---

Recommendations from the Bicycle and Pedestrian Safety Commission:

1. For the Short Street connection: include sidewalks and treeplots similar to the streets built as part of the South Dunn Street development.
2. The connection to the YMCA is useful, but more detail is needed.
3. 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.

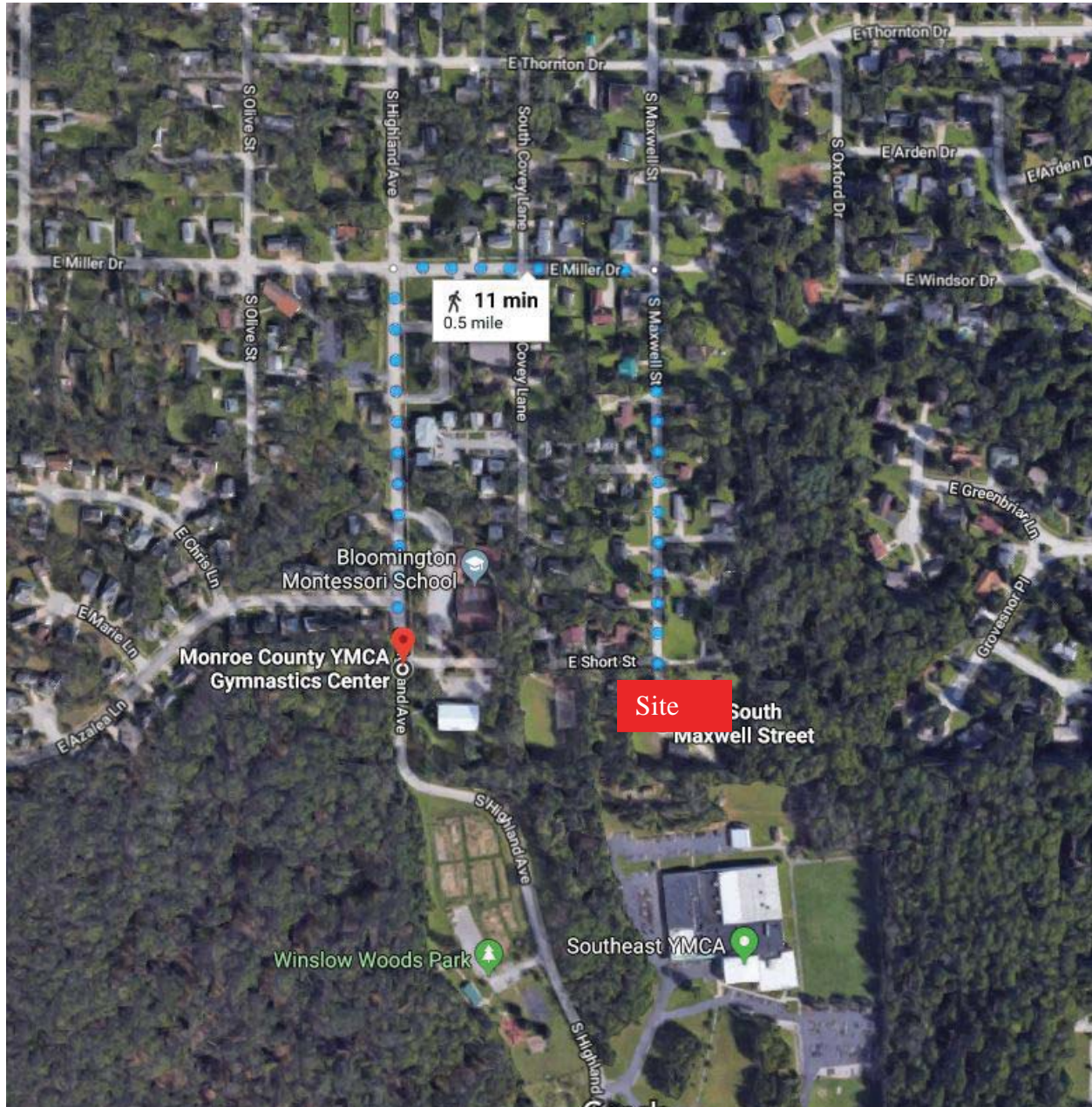
## Exhibit 1: Co-Housing to Bloomington High School South



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.

**Update:** The proposed connection on Short Street will be especially useful for pedestrians, bicyclists, and people using transit. There are many family-focused destinations in this area. Facilities for people walking, people bicycling, and people using transit must be designed with the family users in mind.

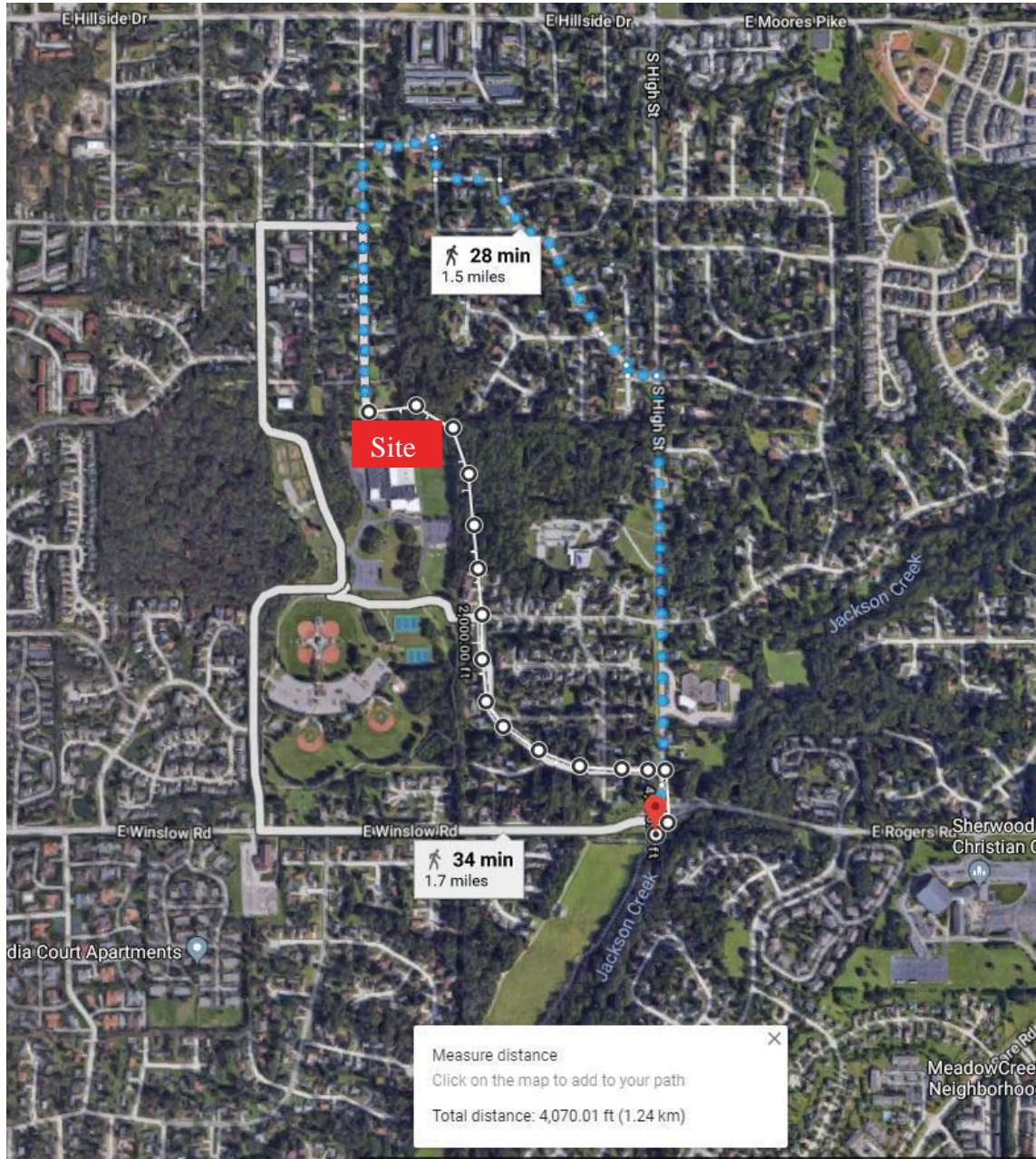
Exhibit 2: Travel west without Short Street connection



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.

**Update:** The proposed connection on Short Street will be especially useful for pedestrians, bicyclists, and people using transit. There are many family-focused destinations in this area. Facilities for people walking, people bicycling, and people using transit must be designed with the family users in mind.

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.

**Update:** The Connector Path has not been included on plans for the Co-Housing Development. This area is already used by pedestrians, and the connection would benefit many families.

Exhibit 4: Connection to the YMCA



While not part of the adopted plan, a connection to the YMCA property would be useful for the YMCA and its members. For those who live on Maxwell Street or traveling from the north, a connection could be valuable. For this property, without an actual connection to the YMCA and without the Short Street accessible connection, residents would need to walk 15 minutes in order to arrive at the property next door. The YMCA could consider constructing its own connection to the connector path in the future.

**Update:** Co-Housing has proposed a connection to the YMCA through a driveway on the site. This connection would be very useful to families accessing the YMCA from the north.



Exhibit 5: Driscoll Street and Wilson Street



**Update:** Both of these half-blocks were constructed as part of the South Dunn Street development. The street sections are very similar and include a sidewalk, treeplot, travel lanes, on-street parking, treeplot, and sidewalk. Both of these streets are narrow with approximately 15 feet for two-way traffic adjacent to on-street parking (an additional 7.5 feet approximately).

Exhibit 6: Existing paths in woods



Existing worn paths within the “Green Area” to the east of Co-Housing



Existing worn path connecting to the YMCA property

Exhibit 7: More examples of worn paths



Existing worn path to the east of the YMCA property. It seems people use this wooded path to access the YMCA property.



**SCHMIDT**  
ASSOCIATES

May 9, 2018

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

Re: Bloomington Co-Housing  
City Architect - Project Review - 2017-040.BPR

Dear Terri:

Schmidt Associates has reviewed the Final Revisions to the Plan Commission PUD District Ordinance Submittal dated 4/30/2018 for the Bloomington Co-Housing Project. 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 3.41 acres.

Based on staff comments, it is our understanding that the only things that changed substantially from the previous submittal are the proposed Short Street connection and some revisions to the green development features. The proposed site layout and architecture are the same.

With this understanding, our comments will be directed only to the modified aspects of the submittal described in the petitioner's statement.

### **Proposed Solutions to Miscellaneous Specific Concerns**

- The lack of connectivity of Short Street being a concern for Emergency Services, Plan Commission and Planning Staff, and the Design Team:
  - *The proposed solution would provide a narrow (12-14') one-way street/alley connection. Its use initially as a construction entrance would likely reduce damage to other streets leading into the site. The east end of Short Street appears to be constructed in a similar fashion.*
  - *Acceptance of this solution should be determined by Emergency Services and Public Services – Street Division based on city standards.*
- The Plan Commissioner's and HAND's suggestion of the need for Affordable Housing to create an inclusive feel to the B-Town Cohousing PUD:
  - *The proposed solution would be less than the average home prices in the development and create greater affordability.*

415 Massachusetts Avenue  
Indianapolis, IN 46204  
317.263.6226  
317.263.6224 (fax)  
www.schmidt-arch.com

### **Principals**

Ron Fisher, AIA, LEED AP  
Wayne Schmidt, Hon.D., FAIA  
Sarah Hempstead, AIA, LEED AP  
Desma Belsaas, AIA, LEED AP  
Kevin Shelley, AIA, LEED AP  
Brett Quandt, CDA  
Lisa Gomperts, FAIA, LEED AP  
Tom Neff, AIA, RID, LEED AP  
Anna Marie Burrell, AIA, RID  
Kyle Miller, PE, LEED AP

### **Associates**

Steve Alspaugh, AIA, LEED AP  
Ben Bain, CPSM  
Ryan Benson, AIA  
Eric Broemel, PE, CEM  
Duane Dart, AIA, CMQ/OE, LEED AP  
Craig Flandermeyer, RLA, LEED AP  
Jim Heinzelman  
Greg Hempstead, AIA, LEED AP  
Cindy McLoed, AIA  
Steve Schaecher, AIA, LEED AP  
Megan Scott, CPSM  
Charlie Wilson, CPD, LEED AP  
Mary Ellen Wolf, AIA, LEED AP  
Liming Zhang, RLA, CPESC, LEED AP

### **Registered Professionals**

Jeff Burnett, PE  
Asia Coffee, IIDA, RID  
Shane Cox, PE  
Matt Durbin, CTS, MCSE  
Laura Hardin, IIDA, RID  
Allen Jacobsen, PE  
Eddie Layton, AIA, LEED AP  
Robin Leising, CSI, CCA  
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  
 May 9, 2018  
 Page 2

### Proposed Solutions to Miscellaneous Specific Concerns (cont)

- *We would leave it to the Plan Commissioners and HAND who made the original suggestion to determine whether it meets their definition of Affordable Housing in the Bloomington Housing Market.*
- The neighborhood connection thru the site from Short Street at the north to the southwest corner of the site:
  - *The proposed path utilizes the west driveway access for the homes as a trail. Traffic on this leg would be limited and could work.*
  - *Is it possible to route this sidewalk connection directly south from Maxwell and utilize the sidewalks that flank the N/S green space?*
  - *Users would then turn to the west along the fire access drive to link up with the same location at the SW corner of the site without the potential of car/pedestrian conflict.*
- The north/south sidewalk required on the east edge of Maxwell Street (40' + 80' long)
  - *Existing sidewalks are on the west side of Maxwell Street approximately 2 properties removed from the project site.*
  - *In addition to the petitioner alternative solutions, the City may consider a payment (if allowable) for sidewalk that would have been required on east side of Maxwell to be held until it became feasible to complete the west side connection.*
- Bike Parking
  - *Potentially incorporate bike storage into the individual home designs, i.e. a hook/loop on the porch.*
  - *Limited bike racks located on the central green would provide facilities for visitors.*
  - *Additional longer term storage in the barn/common house basement would appear to be an amenity to the community.*
- Mosquitos and other hazards relative to Detention Pond(s):
  - *A properly constructed detention basin should not hold water for longer than 24 hours. There will be a rain event/timeframe where the designed volume of water will fill the basin.*



Letter to Terri Porter  
 City Architect - Project Review  
 May 9, 2018  
 Page 3

### Sustainability & Innovation

- Establish metrics/goals when possible. Below are features that could be more specific:
  - Tight building envelope (Energy Star)
  - Consider adding criteria such as a calibrated blower door test with a quantified amount of air leakage
  - High R-value blown-in cellulose or fiberglass insulation
    - *Establish R-values*
  - Low-water and low energy use appliances and plumbing fixtures (Energy Star)
    - *Establish maximum flush and flow plumbing fixture rates per EPACT92*
    - *Appliances can be Energy Star*
  - Low-toxic and low/zero-volatile organic compound (VOC) adhesives, sealants, and paints – suggest establishing a standard to follow
    - *The LEED low emitting credits are comprehensive in scope*
  - Build a tight house, with minimal air-leakage rates
    - *See building envelope language above*
  - Incorporate applicable universal design principles
    - *Is this referring to accessibility?*
  - Support the local economy when possible by building with local labor and with locally available materials as much as possible
    - *Establish metric to track and criteria that defines a local material*



Letter to Terri Porter  
 City Architect - Project Review  
 May 9, 2018  
 Page 4

Please let us know if you have any further questions regarding this design feedback.

Sincerely,

SCHMIDT ASSOCIATES, INC.

*Architecture • Engineering • Interior Design • Landscape Architecture*

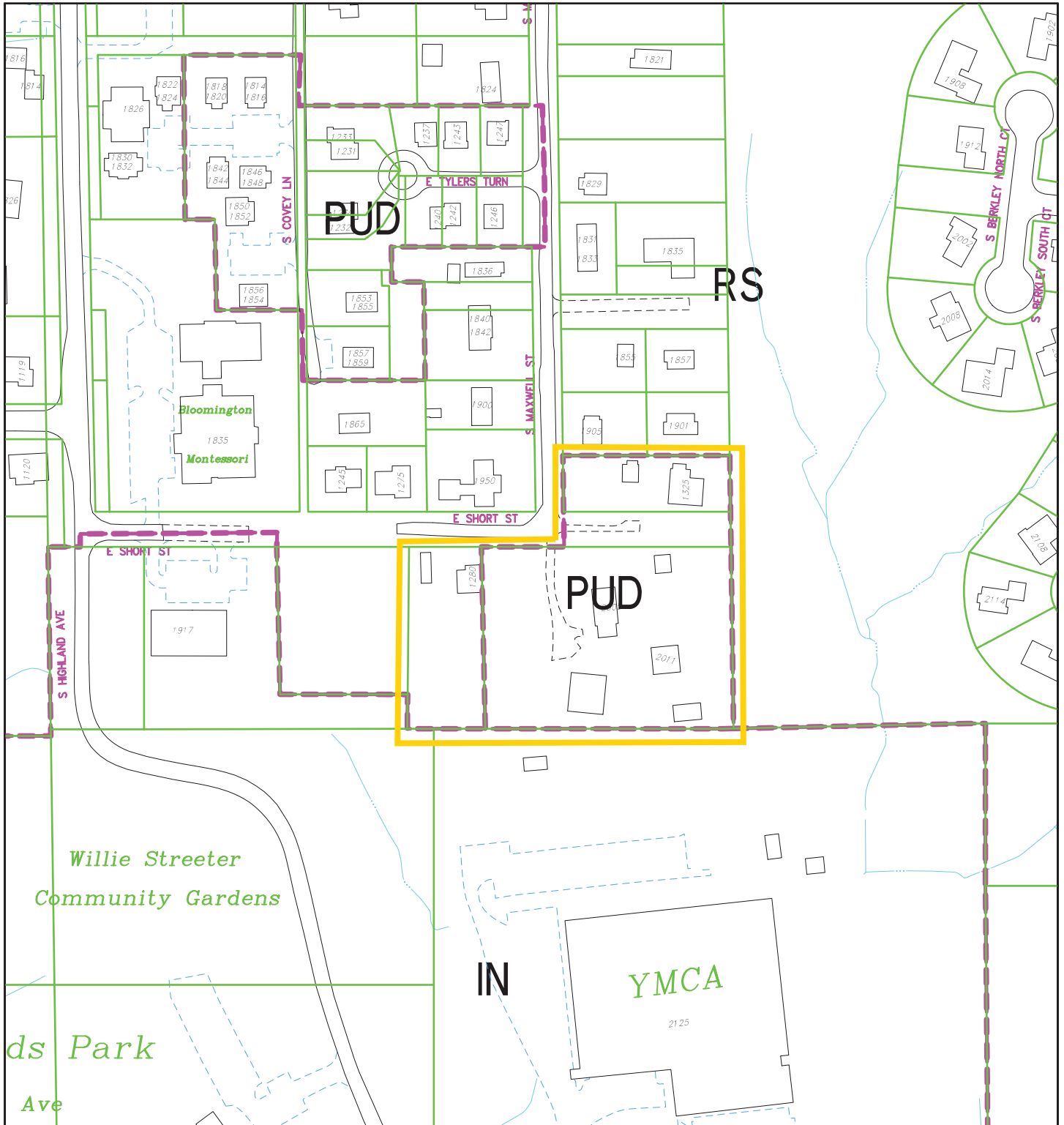
  
 Sarah Hempstead, AIA, LEED AP  
 CEO/Principal  
[shempstead@schmidt-arch.com](mailto:shempstead@schmidt-arch.com)

  
 Steven K. Alspaugh, AIA, LEED AP BD+C  
 Design Architect / Associate  
[salspaugh@schmidt-arch.com](mailto:salspaugh@schmidt-arch.com)

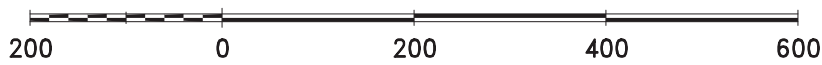
  
 Craig M. Flandermeyer, RLA, LEED AP BD+C  
 Sustainable Design Advocate/Associate  
[cflandermeyer@schmidt-arch.com](mailto:cflandermeyer@schmidt-arch.com)

SKA:lab

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



By: lewisa  
21 Feb 18

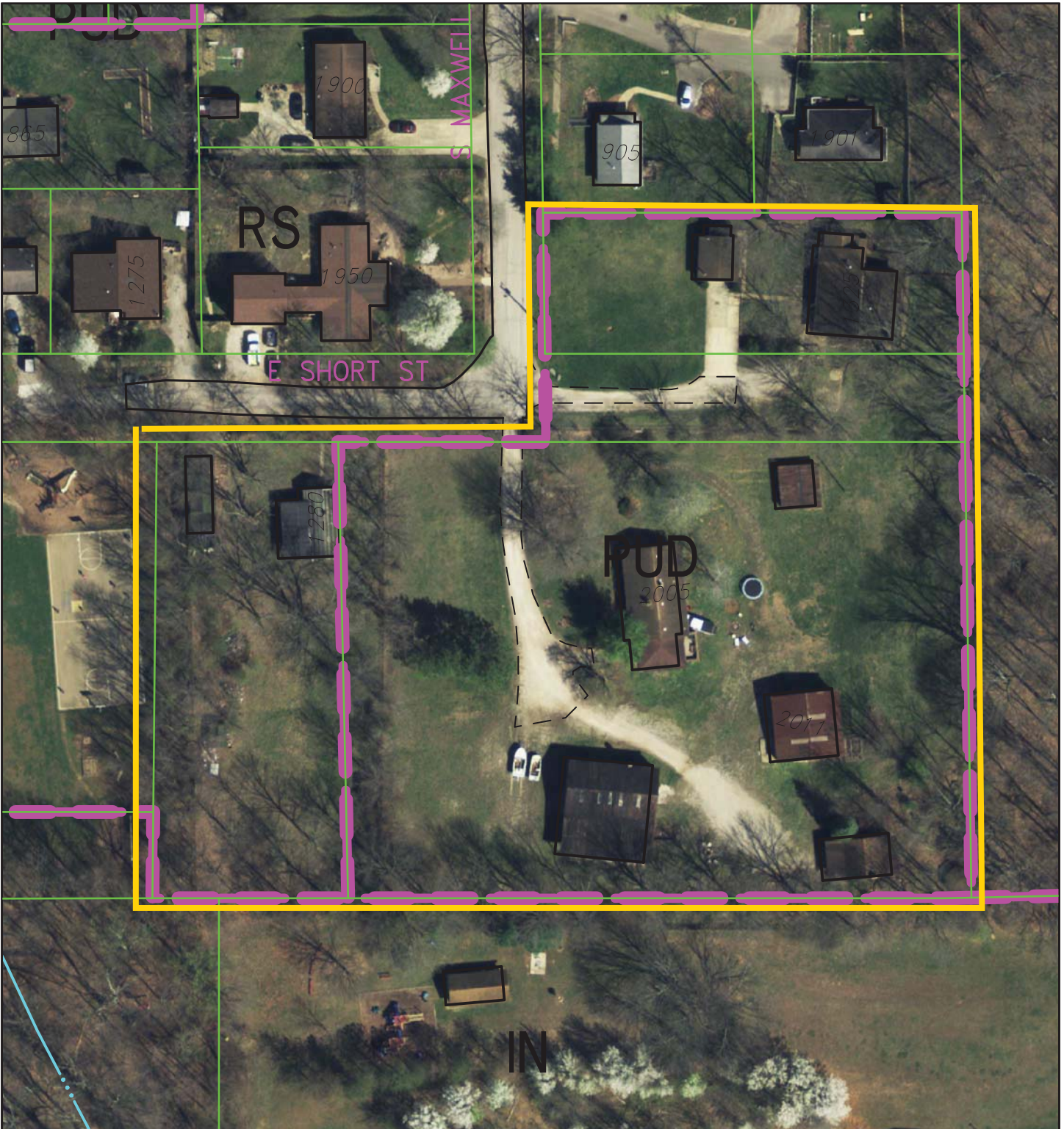


City of Bloomington  
Planning & Transportation

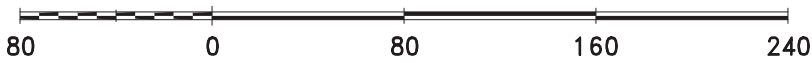
N

Scale: 1" = 200'





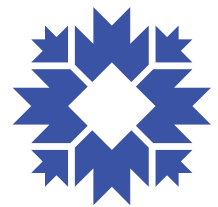
By: lewisa  
21 Feb 18



For reference only; map information NOT warranted.



City of Bloomington  
Planning & Transportation



Scale: 1" = 80'

4-30-2018 Revisions Deadline  
B-Town Co-housing PUD, Loren Wood Builders

Revisions and Additions:

Based on the first Plan Commission hearing on April 9, 2018 and subsequent meetings with City of Bloomington Planning Department staff we have revised and/or added to the following items:

---

1. Revisions to PUD District Ordinance; Section 3; Introduction

Page 3, revised

(Making the List of Green and Energy Efficient Options and Suggestions into a List of Commitments)

The following Green features will be used throughout:

- Infill development or sites near public transit and services
- Advanced framing techniques (about 25 percent less wood than typical framing per sq. ft.)
- Tight building envelope (Energy Star)
- Passive cooling (Skinny House designs for natural cross-ventilation)
- High R-value blown-in cellulose or fiberglass insulation
- Renewable energy systems (Solar Panel ready construction)
- Low-water and Low-energy-use appliances and plumbing fixtures (Energy Star)
- Low-toxic and low/zero-volatile organic compounds (VOC) adhesives, sealants and paints
- Storm-water use including rain barrels and cistern for gardening.
- Permaculture landscape principles (Edible garden(s), Native grasses for wildlife habitat, Fruit trees, Raspberries in fence-rows/Property lines
- Front and back porches as extensions of indoor space (unconditioned outdoor living space)
- Build a tight house, with minimal air-leakage rates,
- Incorporate applicable universal design principles.

In addition, the following concept may be incorporated;

- Support the local economy when possible by building with local labor and with locally available materials as much as possible,

---

2. Addressing Comments and Concerns of Plan Commissioners at the April 9, 2018,  
B-Town Cohousing PUD District Ordinance, 1st Hearing

A. Extension/Connection of Short St: The lack of connectivity of Short St. is a concern for Emergency Services and Plan Commission and staff.

Solution: Provide a skinny street/alley - varies between (12-14') in width, with no curbs, sidewalks, or multi-way paths, for a not-to-exceed distance of 250', with sheet drainage of storm-water at or close to existing grade along it's length in the low area. This design will create a safe and low speed connection that will accommodate pedestrians, bicyclists, emergency services and infrequent automobiles. The crossing point at Montessori School will be addressed as a raised path surface (speed-hump) with signage. The multi-way nature of this street can be marked on the street surface (similar to Allen Street Greenway). Complete this project in phases by initially grading and installing Gravel/Stone base and storm-water piping for Emergency Services and Construction Access and complete the paving of alley after construction is complete. This would be our design solution.

Alternative: Contribute \$40,000 to the total costs for alternative designs and construction of street that may be required by the City of Bloomington.

B. Affordable Housing: Plan Commissioners and HAND has suggested the need for Affordable Housing. (Creates an inclusive feel to the B-Town Cohousing PUD)

Solution: Average House prices in the B-Town Cohousing PUD will be in the low to mid \$300,000's. The Developer will provide up to (4) Two-bedroom/One-bath, One-story Bungalows (880 SF) for approximately \$250,000 each (this is over \$50,000 less than the average house prices stated above). These prices may be subject to change due to off-site commitments and associated site costs that may be required as a part of the PUD Approval.

4-30-2018 Revisions Deadline  
B-Town Co-housing PUD, Loren Wood Builders

PUD Revisions and Additions:  
Page 2

C. North/South Pedestrian access to the YMCA: Neighborhood connection thru the site from Short St. at the North to the South-west corner of the site.

(See attached Short St Connectivity Plan)

Solution: This location connects to the existing footpath that goes from Montessori School to the YMCA. This path would use/share the proposed emergency services and parking alley.

D. North/South Sidewalk required on East Edge of Maxwell St. (40' + 80' long)

Default: Build 5' sidewalk adjacent to property on Maxwell St.

Alt. Solution 1: Eliminate this requirement and utilize cost savings to support costs of new Short St. connection. (focusing on priorities?)

Alt. Solution 2: Relocate requirement to the West side of Maxwell St. (80' long) for future connection to existing sidewalks located on the West side of street. (May not be feasible due to ROW and other existing conditions)

E. Bike Parking:

Solution: Provide up to (8) Spaces in Building-G and provide up to (20) spaces in the barn/common house Basement.

F. Detention Pond(s): Mosquitos or other hazards.

The detention pond(s) do not hold water for any length of time, typically just 24 hours.

**SITE DENSITY:****Section 11**

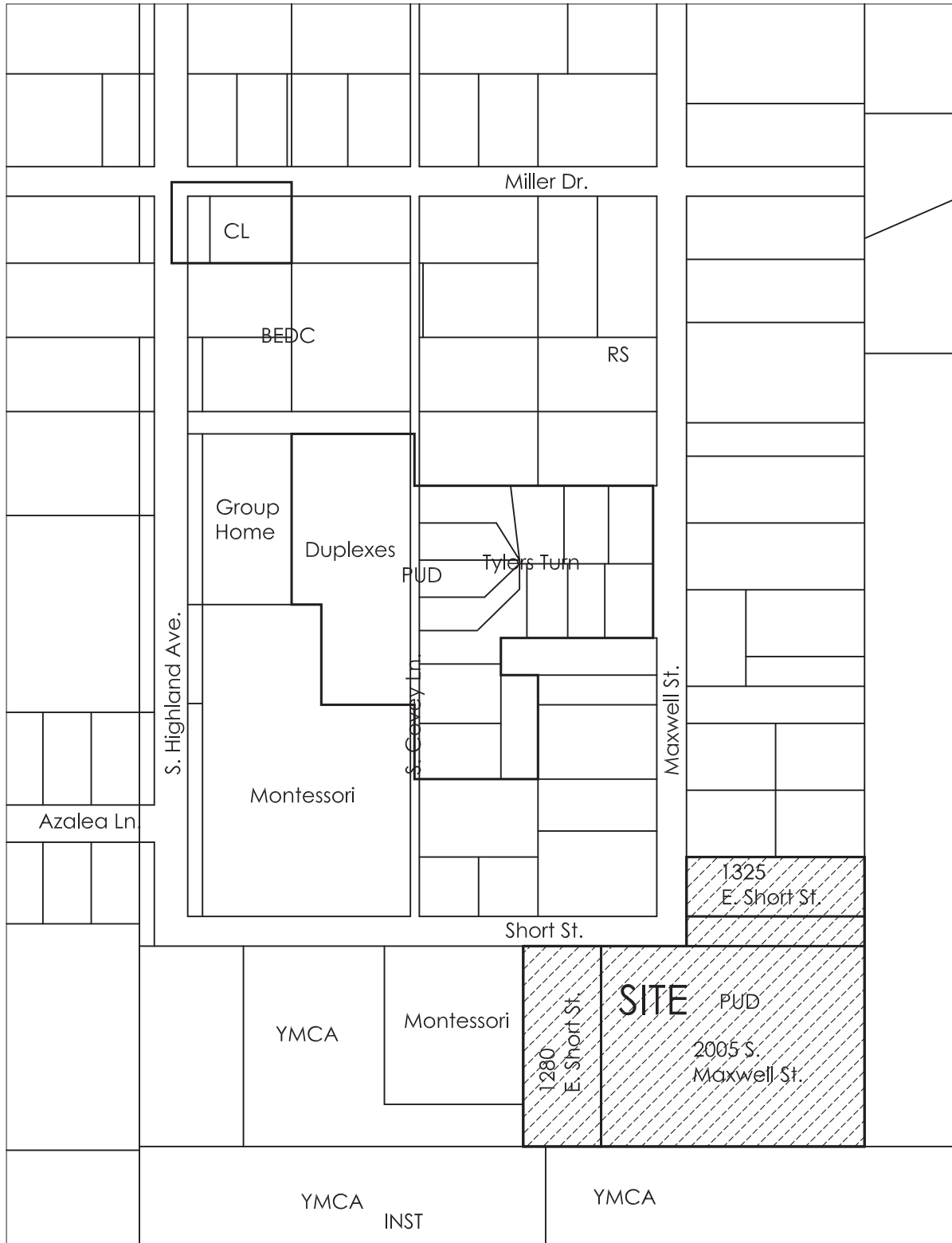
Revised 4-30-2018

**With Short St. R.O.W. included**

Description	SF	Acres	Dwelling Units	Subtotals	Totals
<b>Site/Land Areas (Gross)</b>					
Parcel-A, 2005 S. Maxwell St.	93,065	2.14			
Parcel-B, 1325 E. Short St.	19,261	0.44			
Parcel-C, 1280 E. Short St.	26,649	0.61			
	<b>138,975</b>			<b>3.19 Acres</b>	
<b>Parcel-D, Short St ROW</b>	<b>9,600</b>	<b>0.22</b>			
	<b>148,575</b>			<b>3.41 Acres</b>	
<b>Dwelling Units</b>					
Houses			27 Units		
RM Zoning District Standard =			7 Units per Acre		
Actual Density without Short St ROW included			27 Units	3.19 Acres	8.5 Units per Acre
Actual Density with Short St ROW included			27 Units	3.41 Acres	7.9 Units per Acre
ADU Overlay			(+ 5 ADU's max. Permitted on Garage Sites)		

**Previous 2014 PUD Approval**

Description	SF	Acres	Dwelling Units	Subtotals	Totals
<b>Site/Land Areas (Gross)</b>					
Parcel-A, 2005 S. Maxwell St.	93,065	2.14			
Parcel-B, 1325 E. Short St.	19,261	0.44			
	<b>112,326</b>			<b>2.58 Acres</b>	
<b>Parcel-D, Short St ROW</b>	<b>9,600</b>	<b>0.22</b>			
	<b>121,926</b>			<b>2.80 Acres</b>	
<b>Dwelling Units</b>					
Houses			25 Units		
RM Zoning District Standard =			7 Units per Acre		
Actual Density without Short St ROW included			25 Units	2.58 Acres	9.7 Units per Acre
Actual Density with Short St ROW included			25 Units	2.80 Acres	8.9 Units per Acre



# A Site Context Plan

Scale: 1" = 200'-0"



**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)
<b>Total:</b>	<b>3.41 Acres (148,575 sf)</b>

<b>Density:</b>	<b>3.41 Acres/27 Lots (7.9 Lots/Acre)</b>
<b>Impervious Surface:</b>	<b>41 % (61,303 SF)</b>

**Parking Spaces:**  
 North Lot: 28 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

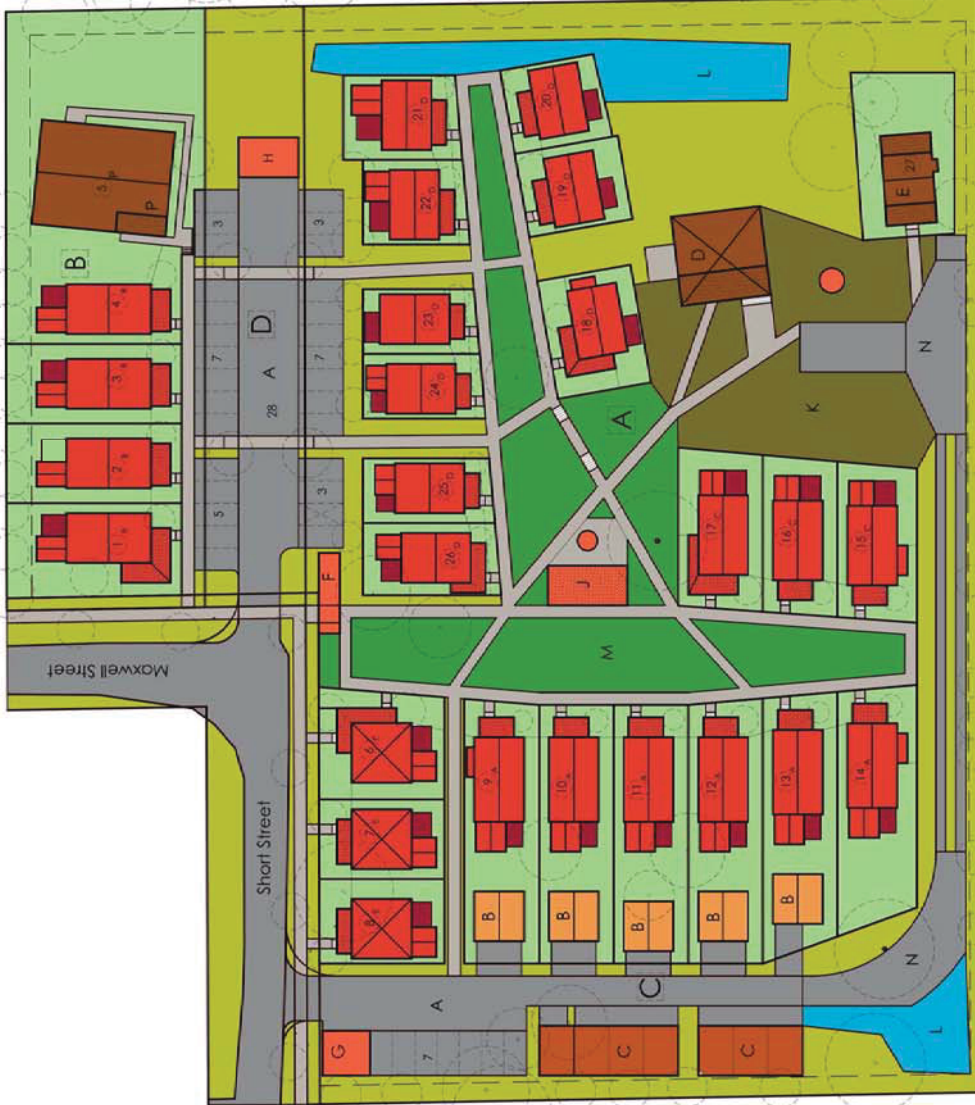
**B-TOWN CoHousing**

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

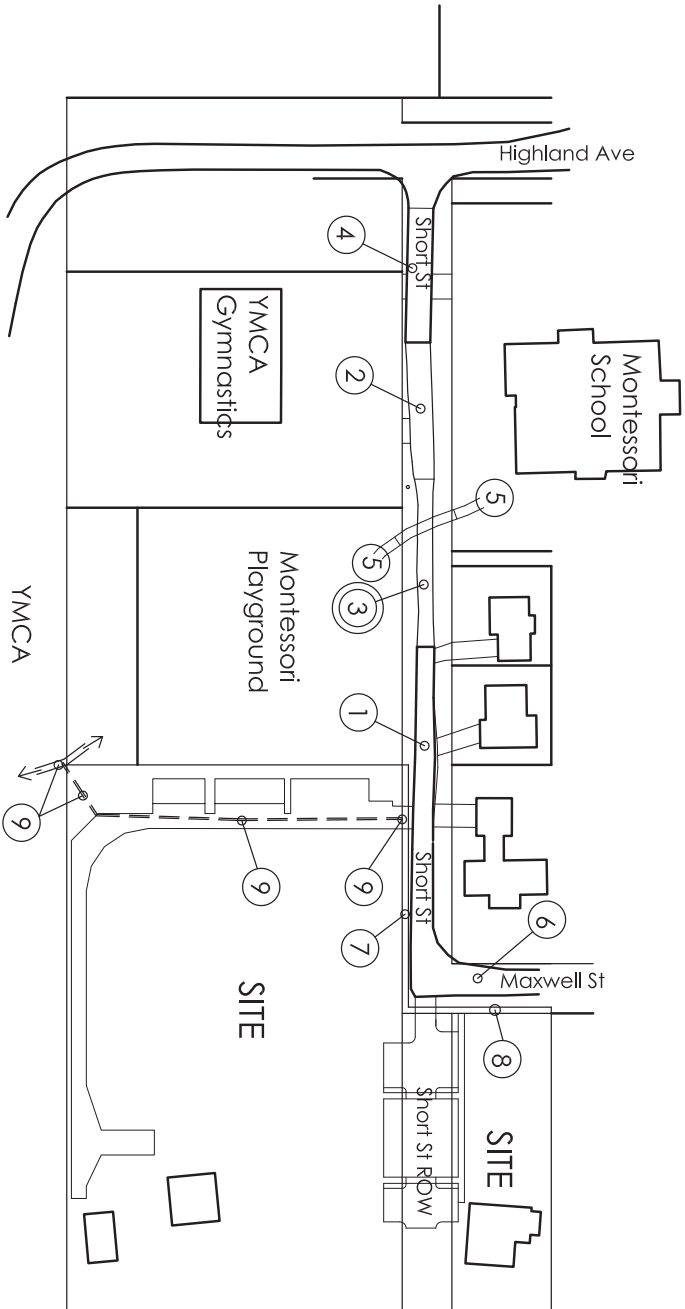
**Developer:**  
 Loren Wood Builders

**Urban Design and Architecture:**  
 MCA Marc Comett, Architects + Urbanists

**C-101**



**A Proposed Site Plan -2018 PUD**



**KEY LEGEND**

- ① Existing Short St (paved) 16' width, no curbs, gutters, sidewalks or storm-water system
- ② Existing Short St (gravel) 20-15' widths
- ③ Existing Short St ROW (no street) low area Connectivity Solution: 12' Alley/Cueing Street for 225' length. See PUD Revisions for Details
- ④ Existing Short St (paved parking drive) 20' width, no curbs, gutters, sidewalks or storm-water system
- ⑤ Existing pedestrian path crossing (Montessori School)
- ⑥ Existing Maxwell St (paved) 20' width, no curbs, gutters, sidewalks or storm-water system
- ⑦ New 5' sidewalk and tree-plot along PUD Site on Short St.
- ⑧ New 5' sidewalk and tree-plot along PUD Site on Maxwell St.
- ⑨ New North/South Path thru Site from Short St. at North to Southeast Corner to connect to existing YMCA/Montessori Trail (path uses emergency access drive)

**A Short St. Connectivity Plan**

Scale: 1" = 100'-0"



**B-TOWN CoHousing**

Date: 2-1-2018 Revised: 3-30-2018

Developer:  
Loren Wood Builders

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

4-30-2018

B-Town Cohousing PUD

Img-1 Short St. Connection



Existing Conditions:

Short St. Looking East @ 80' West of West PL Corner of B-Town Cohousing PUD Site

Observations: The South edge of the existing 16' wide street (Short St) is heavily wooded with trees as close as 3' from the road edge. The tree area gives way to a steep slope of a 12-14' tall embankment. This treed area is approximately 10' wide at most and the effective width for horizontal construction is only 5'-6' on the South edge of the existing 16' wide Short St.



4-30-2018

B-Town Cohousing PUD

Img-2 Short St. Connection



Existing Conditions:

Short St. Looking West near the dead end.

Observations: The dead end of Short St. looking West leads into the drainage area of the Montessori School Playground Crossing with the School and the YMCA Gymnastics Facility in the background.

4-30-2018

B-Town Cohousing PUD

Img-3 Short St. Connection



Existing Conditions:

Short St. Looking East towards the dead end at the PUD.

Observations: The dead end of Short St. looking East from the drainage area of the Montessori School Playground Crossing with the B-Town Cohousing PUD Site in the background.

4-30-2018

B-Town Cohousing PUD

Img-4 Short St. Connection



Existing Conditions:

Short St. Looking East towards low, drainage area.

Observations: The dead end of Short St. looking East toward the low, drainage area of the Montessori School Playground Crossing. The space to build the new street is narrow between the existing Hickory tree on the left and the tree on the right (far left tree of the cluster in the center of photo)

4-30-2018

B-Town Cohousing PUD

Img-5 Short St. Connection from Montessori School side



Existing Conditions:

Short St. Looking East towards dead-end.

Observations: The gravel dead end of Short St. looking East toward the low, drainage area of the Montessori School Playground Crossing. The area is a turn-around between the YMCA Gymnastics Facility and the School.

4-30-2018

B-Town Cohousing PUD

Img-11 Maxwell St. Existing Conditions



Existing Conditions:

Maxwell St. Looking North from intersection of Short St. @ B-Town Cohousing PUD Site

Observations: The existing street is 20' wide and has no curbs, gutters, sidewalk or storm-water management.

Notes: Maxwell St. has a non-connected sidewalk on the West side of the street approximately 190 feet North of this intersection. The non-connected sidewalk runs North for approximately 390 feet and ends 400 feet South of the intersection of Miller Drive.

4-30-2018

B-Town Cohousing PUD

Img-21 YMCA Pedestrian Trail at SW corner of PUD Site



Looking South



Looking North

Existing Conditions:

Pedestrian Trail at SW Corner of B-Town Cohousing PUD Site

Observations: The existing trail goes from the Montessori School Playground and YMCA Gymnastics Facility at the North end to the Main YMCA Facility to the South end.

4-30-2018

B-Town Cohousing PUD

Img-A Existing Streets in the Historic Core Neighborhoods - Wilson St in BPNA



Existing Conditions:

Wilson St. looking East between Grant and Palmer

Observations: The existing street in the Bryan Park Neighborhood (BPNA) is approximately 11'-12' wide in this block. The street has no curbs, gutters, sidewalks or storm-water management. It acts as a (calmed) multi-use street in which people walk, bike and drive in the same space. It is within one block of the new South Dunn Street PUD and was used as a template for the neighborhood discussions.

4-30-2018

B-Town Cohousing PUD

Img-B New Streets in the Historic Core Neighborhoods - Driscoll St in BPNA, South Dunn Street PUD



Existing Conditions:

Driscoll St. looking East at Palmer

Observations: The new street in the Bryan Park Neighborhood (BPNA) is approximately 15' wide in this block. The street has curbs, gutters, one attached sidewalk and minimal storm-water management. It acts as a (calmed) narrow street in which people bike and drive on a narrow space. It is part of the new South Dunn Street PUD and was created thru neighborhood discussions.



4-30-2018

B-Town Cohousing PUD

Img-C Existing Streets in the Historic Core Neighborhoods - Davis St in BPNA, South Dunn Street PUD

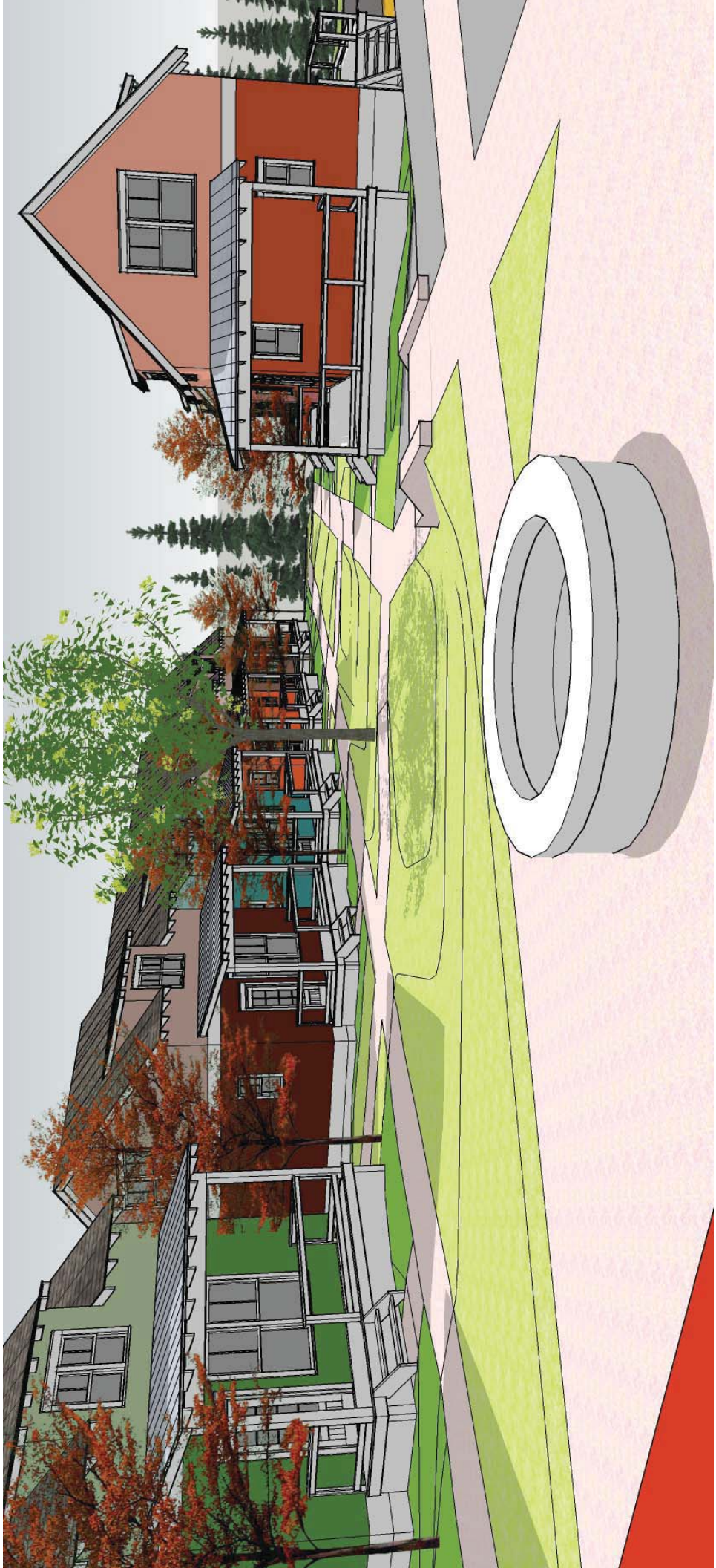


Existing Conditions:

Davis St. looking East from Grant St.

Observations: The existing street in the Bryan Park Neighborhood (BPNA) is approximately 16' wide in this block. The street has no curbs, gutters, sidewalks or storm-water management. It acts as a (calmed) narrow street in which people walk, bike and drive on a narrow space. It is typical of the neighborhood.







## 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](http://www.bloomingtoncohousing.org)

Created a meetup.com site: [www.meetup.com/bloomington-cohousing](http://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.



**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.

**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



MCA architects + urbanists © 2018

Front Elevation Type-A (20' wide)



M C A architects + urbanists © 2018

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





M C A architects + urbanists © 2018

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



M C A architects + urbanists © 2018

Front Elevation Type-E (24' wide)

**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)
<b>Total:</b>	<b>3.41 Acres (148,575 sf)</b>
<b>Density:</b>	<b>3.41 Acres/27 Lots (7.9 Lots/Acre)</b>
<b>Impervious Surface:</b>	<b>41 % (61,303 SF)</b>
<b>Parking Spaces:</b>	North Lot: 28 spaces West Carports: 7 spaces Private Garages: 10 spaces <b>TOTAL: 52 spaces</b>

**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 Comett, Architects + Urbanists

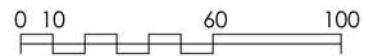
**C-101:D1**



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



# 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

**BLOOMINGTON PLAN COMMISSION  
STAFF REPORT  
Location: 1640 N. Jordan Avenue**

**CASE #: UV-04-18  
DATE: May 14, 2018**

**PETITIONER:** UJ Eighty Corporation  
444 Lake Cook Road, Suite 11 Deerfield IL

**CONSULTANT:** Mallor Grodner LLP  
511 Woodscrest Drive Bloomington

**REQUEST:** The petitioner is requesting use variance approval to allow for the use 'Dwelling, Single-Family (detached)' in the Institutional (IN) zoning district. This use variance request requires Plan Commission review of compliance with the Growth Policies Plan.

<b>Area:</b>	<b>0.95 Acres</b>								
<b>Zoning:</b>	<b>IN</b>								
<b>Comprehensive Plan Designation:</b>	<b>Institutional/Civic</b>								
<b>Existing Land Use:</b>	<b>Vacant</b>								
<b>Proposed Land Use:</b>	<b>Dwelling, Single-Family (detached)</b>								
<b>Surrounding Uses:</b>	<table> <tr> <td><b>North</b></td> <td>- Government Operations</td> </tr> <tr> <td><b>South</b></td> <td>- Government Operations</td> </tr> <tr> <td><b>East</b></td> <td>- Fraternity/Sorority</td> </tr> <tr> <td><b>West</b></td> <td>- Fraternity/Sorority</td> </tr> </table>	<b>North</b>	- Government Operations	<b>South</b>	- Government Operations	<b>East</b>	- Fraternity/Sorority	<b>West</b>	- Fraternity/Sorority
<b>North</b>	- Government Operations								
<b>South</b>	- Government Operations								
<b>East</b>	- Fraternity/Sorority								
<b>West</b>	- Fraternity/Sorority								

**REPORT:** The petition site is zoned Institutional (IN) and is located on the north side of N. Jordan Avenue between N. Fisher Court and Balfour Street. The property previously housed a fraternity, and currently houses an individual, who the petitioner indicates was the 'live-in house director' for a fraternity that previously occupied the building.

The petitioner proposes to allow the 'live-in house director' to reside in the building. The only residential uses allowed in the IN zoning district are related to group care and 'fraternity/sorority house' and there are no such uses currently on the site. Therefore the petitioner is requesting a use variance to allow the residential use to continue as 'dwelling, single family (detached)'. The petitioners must receive a use variance from the Board of Zoning Appeals (BZA) for the residential use.

**COMPREHENSIVE PLAN:** The Comprehensive Plan designates this property as Institutional/Civic. The Institutional/Civic designation

**GROWTH POLICIES PLAN:** The Growth Policies Plan (GPP) designates this property as Public/Semi-Public/Institutional. The Public/Semi-Public/Institutional designation intent "is to provide adequate land to support compatible government, social service, and limited non-profit entities. These uses are distributed community-wide; special attention should be paid to how they interact with adjacent properties, especially

residential uses.’ The designation includes such uses as libraries, schools, cemeteries, municipal buildings, fire stations, and utility stations as well as hospitals and similar land uses essential to the City’s efficient operation and residents’ overall well-being.’ Land use policies for this area state that:

*Public agencies should periodically meet to coordinate future facilities needs in advance of land acquisition/construction.*

*Non-profit land uses should be located in every sector of the community to provide a balanced distribution of services.*

*Uses in this category should provide measures to mitigate undesirable operational impacts such as light and noise pollution, traffic congestion, and spillover parking.*

**Proposed Finding:**

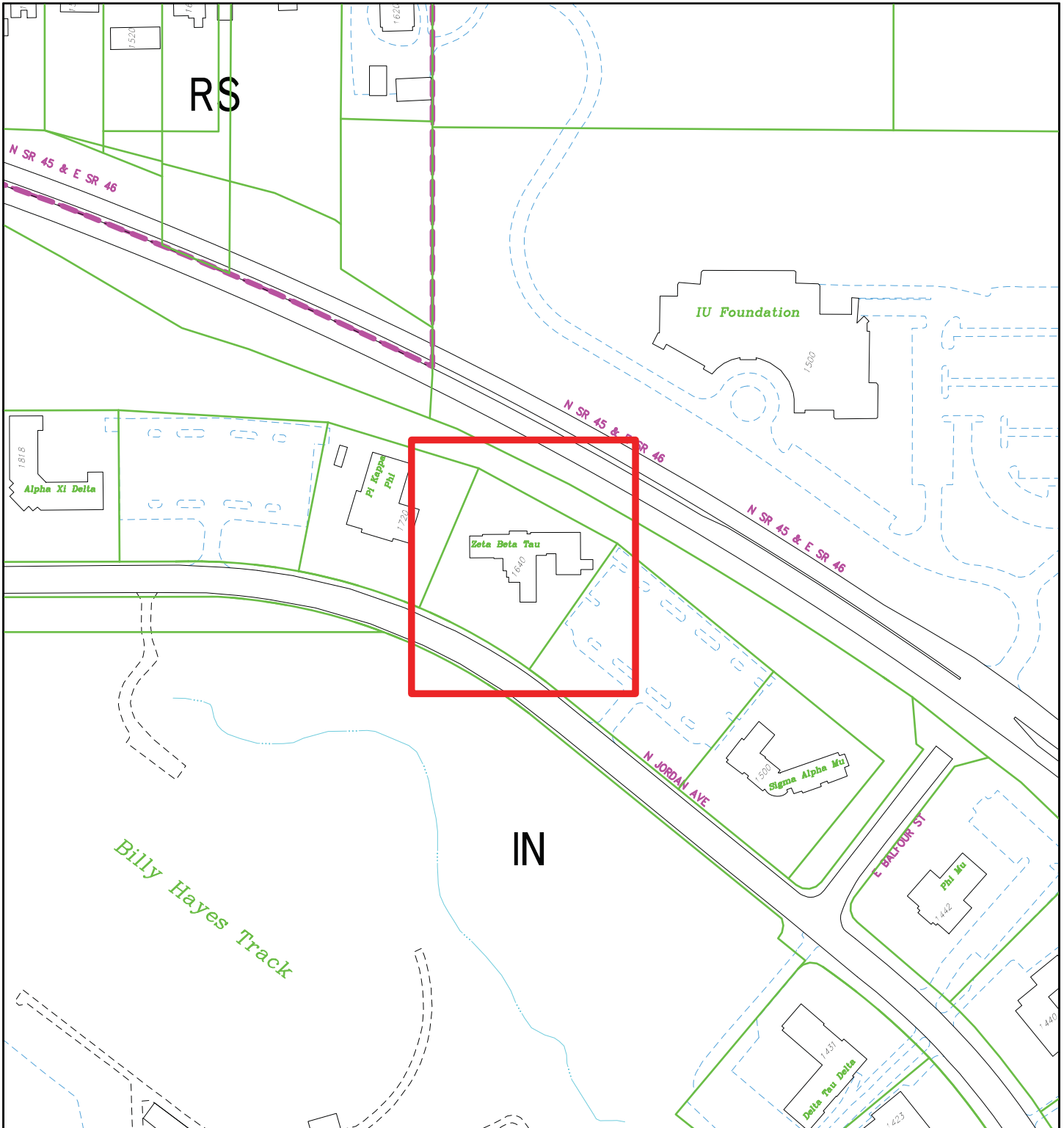
- The Comprehensive Plan district intent does not foresee single-family dwelling uses in the Institutional/Civic area. Residential uses that are foreseen are directly related to the institutional nature of the properties and their surroundings, such as Indiana University. Properties immediately adjacent to the petition site are institutional in nature. The Department finds that this request does substantially interfere with the general and specific policies of the Comprehensive Plan for this area.

---

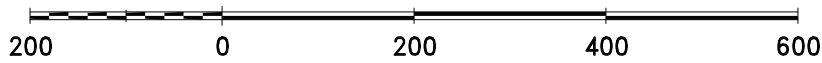
**CONCLUSION:** The Department finds that the proposed use does substantially interfere with the intents of the Comprehensive Plan. Land in this designation is intended for institutional uses. While some residential uses are currently allowed in the Institutional zoning district, those uses are for group care or fraternity/sorority uses. There are 26 approved uses in the Institutional zone that could be used on the property and that do align with the Comprehensive Plan designation for the property.

---

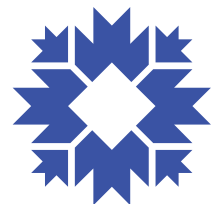
**RECOMMENDATION:** The Department finds that this use variance will substantially interfere with the goals and objectives of the Comprehensive Plan by allowing a use unrelated to the institutional character of the area. Based upon the written report, staff recommends forwarding a negative recommendation to the Board of Zoning Appeals.



By: scanlanj  
13 Apr 18



City of Bloomington  
Planning & Transportation



Scale: 1" = 200'

For reference only; map information NOT warranted.



By: scanlanj  
13 Apr 18

50 0 50 100 150

For reference only; map information NOT warranted.

City of Bloomington  
Planning & Transportation

N

Scale: 1" = 50'



MALLOR | GRODNER  
*Attorneys*

**Garry L. Founds**  
*Attorney at Law*  
*Registered Civil Mediator*

gfound@s@lawmg.com

March 21, 2018

Board of Zoning Appeals  
City of Bloomington  
401 North Morton Street  
Bloomington, Indiana 47404

**Re: UJ Eighty Corporation: 1640 N. Jordan Ave.**

Dear Members of the BZA:

UJ Eighty Corporation, an Indiana corporation ("Petitioner"), respectfully requests a Use Variance for the property located at 1640 North Jordan Avenue in Bloomington, Indiana, which is more particularly described by its legal description as 013-52000-03, N. Jordan Ave. Extension Lot 3 (the "Property").

The Property is presently zoned Institutional. The structure located on the Property has been used as a fraternity/sorority house since its construction in 1984 and since Petitioner's acquisition of the Property in June 2002. Petitioner proposes a Use Variance to use the Property as a "single family detached dwelling," as such term is defined under the Bloomington, Indiana Unified Development Ordinance ("UDO"), Section 20.11. In support of its petition, Petitioner states the following:

### **I. Background**

On August 4, 2016, Petitioner leased the Property to the Gamma-Kappa Chapter of Tau Kappa Epsilon, Inc. ("TKE") pursuant to that certain Lease Agreement dated August 4, 2016 (the "Lease Agreement"). Under the Lease Agreement, the Property was intended to be used, occupied, and maintained by TKE as a student dormitory for the members of TKE and as lodging for TKE's House Director. The term of the Lease Agreement began on August 5, 2016 and continues until May 14, 2019.

Sometime around February 8, 2018, the individuals residing at the Property (the "Occupants") read in the Indiana Daily Student that TKE was no longer recognized by Indiana University (the "University") or by TKE's national organization and that the Occupants could no longer reside at the Property because of this loss of recognition. No other notice was ever given to any of the Occupants. No other justification for the University's notification was provided. The University then told the Occupants that they could move into the University's own dormitories, if they paid the applicable dormitory fees. Most Occupants left the Property and

Monroe County Board of Zoning Appeals  
March 21, 2018  
Page 2

moved into the University's dormitories or found other housing alternatives. There are multiple pending public records requests related to this but once they are fulfilled, we should be able to provide more information.

On February 25, 2018, Petitioner received a Notice of Violation from the City of Bloomington Planning and Transportation Department ("Planning") dated February 22, 2018 (the "February 22 NOV"). On March 3, 2018, Petitioner received a Notice of Violation from Planning dated February 28, 2018 (the "February 28 NOV") (collectively, the February 22 NOV and the February 28 NOV are the "NOVs"). The February 22 NOV, which was defective, stated that it served as a formal warning of non-compliance with the UDO, Section 20.02.500 [Institutional (IN); Permitted Uses], at the Property. The February 22 NOV went on to state that "as of February 18, 2018, 1640 N. Jordan Ave no longer meets the UDO definition of a 'fraternity', a permitted use in Institutional zoning districts." The February 22 NOV also alleged that two individuals had not vacated the Property and that their occupation of the Property was an illegal land use.

In the February 28 NOV, Planning restated its warning of non-compliance with the UDO, Section 20.02.500, by stating that the Property no longer meets the UDO definition of a "Fraternity/Sorority House." The February 28 NOV was intended to correct defects in the February 22 NOV. In the February 28 NOV, Planning offered two options to "remedy the situation and avoid further enforcement." The first of which was to cease use of the Property as a dwelling unit.

One of the Occupants who allegedly prompted the issuance of the NOVs was a live-in house director (the "Caretaker"). Most other fraternity and sorority houses in the area have non-student adult live-in directors, and the University is aware of this practice. It should also be noted that individuals are living in the building located on the Christian Fellowship parcel, even though these individuals are not members of a fraternity or sorority. Petitioner should be treated no differently than these other property owners. The role of these live-in house directors includes ensuring that fraternity/sorority houses are monitored and properly maintained. The Petitioner now desires a use variance to allow the Caretaker to remain on the Property to ensure proper care and maintenance, to protect the Property and the surrounding properties, and to preserve the Property for use as a fraternity/sorority house or other student housing.

On March 7, 2018, Petitioner filed its Appeal of Notice of Violation, challenging the claims contained in the NOVs (the "Appeal"). Petitioner anticipates that resolution of the Appeal could take a substantial amount of time. Therefore, Petitioner requests that the length of the requested use variance track resolution of the Appeal. Of course, if the Appeal is decided in Petitioner's favor, the requested use variance will no longer be necessary.

## II. The Necessity of the Requested Variance

Petitioner acknowledges Planning's observation that other buildings around Bloomington might currently be vacant without a live-in caretaker. But those situations certainly are not ideal. Moreover, this particular situation is different. Unlike other vacant buildings around Bloomington, the structure located on the Property was built to be a residence. It is located in what is effectively a residential area. It is not a warehouse or other commercial property, which likely would not have proper living facilities and which would not ordinarily have residential occupants.

Also, the risks created by a vacant house are unique. A vacant house, as opposed to a vacant warehouse or other commercial structure, presents unusual and more significant problems for its owner, the Property itself, future occupants or owners, and its neighbors. Of course, an empty house is an easy target for crime. It is more easily vandalized and burglarized. But there are also other potential dangers to the structure and the neighbors.

One should also consider the location of this house and the surrounding fraternities and sororities. These properties are not vandalized in the middle of the days with hundreds if not thousands of students walking by. It happens at night, when Planning claims that Petitioner is not allowed to have a "watchman" on site to stop this from occurring

Plumbing can be damaged by vacancy, and taking the typical precautions, such as draining pipes etc., will not completely protect against this problem. Valves, gaskets, and hoses need water to stay pliable. If any of these dries out, the seal will crack and will fail when the water is turned back on, resulting in leaks and possible flooding. The pipes can also dry out, crack, and result in similar damage when water pressure is restored. The valves in dishwashers and similar appliances can get stuck in the closed position when they remain unused for extended periods. When the water is turned back on, it is likely to result in leaks and/or flooding, and the owner might need to replace the appliance or the damaged parts. A lack of use, cleaning, and flushing of toilets means that drains do not get flushed through regularly, and, as a result, they can start to emit odors. These unused drains also provide a good access point for pests and vermin to enter the house.

A vacant house attracts small wildlife, of which there is an abundance in Bloomington. Squirrels and similar animals can chew access holes to enter the structure. These animals, once inside, cause property damage and health risks. Small animals can also chew insulation and wiring, resulting in not only property damage, but also fire.

Fire is a danger that is best limited by occupation. Fire will not be detected nearly as quickly in a vacant house as compared to an occupied house, and fire can spread much more quickly in a vacant house than it can in an occupied house. Statistics from the U.S. Fire

Monroe County Board of Zoning Appeals  
March 21, 2018  
Page 4

Administration indicate that 53% of all vacant building fires spread to involve the entire structure, and 10% of all vacant building fires spread to adjacent properties.<sup>1</sup>

Clearly, a vacant house is not an ideal situation. The presence of a live-in Caretaker could alleviate these health and safety risks without any downside deriving from the Caretaker's occupancy. When the naturally associated risks and dangers can be prevented easily with a temporary use variance to allow continued occupation, the decision to allow a temporary use variance to protect the Property, its owners, the neighborhood, and other innocent parties seems like a rather obvious decision and is easy and proper for the Board of Zoning Appeals to make.

With these issues in mind, the applicable UDO factors for a use variance are easily satisfied.

### **III. Satisfaction of UDO Factors**

The requested use variance satisfies the factors set forth in the UDO, Section 20.09.140.

#### **A. The approval will not be injurious to the public health, safety, morals and general welfare of the community.**

As explained in the preceding section of this letter, the requested use variance certainly will not be injurious to the public health, safety, morals, or general welfare of the community. In fact, the requested use variance will help improve and, to a substantial extent, is necessary to protect the public health, safety, and general welfare of the community.

#### **B. The use and value of the area adjacent to the property included in the use variance will not be affected in a substantially adverse manner.**

Almost all other surrounding properties are used as fraternity or sorority housing, which is, at heart, a residential purpose. The Property is bound on the North by the Highway 45/46 Bypass, and to the South by Jordan Avenue. The contiguous parcel to the West, 1720 North Jordan Avenue, is owned by the Alpha Psi Chapter of Pi Kappa Phi, Inc., and is used as the fraternity house for Pi Kappa Phi. The contiguous parcel to the East is owned by the University and is used as parking for fraternities. In fact, of the approximately 22 parcels on the North Jordan Avenue Extension between North Fee Lane and East 17<sup>th</sup> Street, only five (5) are used for purposes that appear to be unrelated to the housing of students: 1968 North Jordan Avenue is owned by Christian Student Fellowship at Indiana University, Inc. (the "Christian Fellowship"); the property contiguous and to the east of 1968 North Fee Lane appears to be owned by the University and used by the Christian Fellowship building for parking; and the three other parcels are vacant and owned by the University.

---

<sup>1</sup> U.S. Fire Administration, Topical Fire Report Series, Volume 18, Issue 9, January 2018.

Monroe County Board of Zoning Appeals  
March 21, 2018  
Page 5

It is also instructive to note that most other fraternity and sorority houses in the area have non-student adult live-in directors. This use, according to Planning, is a violation of the UDO, since such individuals are not students and are not recognized as members of a fraternity or a sorority. It should also be noted that individuals are living in the building located on the Christian Fellowship parcel, even though these individuals are not members of a fraternity or sorority. Petitioner should be treated no differently than these other property owners.

Petitioner's requested use will not differ in any substantive manner from the predominate use of the surrounding properties and Petitioner's requested use will not affect in any way the use of adjacent properties. Moreover, for the reasons discussed above, Petitioner's requested use will protect the value of adjacent properties.

**C. The need for the variance arises from some condition peculiar to the property itself.**

The Property is unique in that the structure located on the Property is constructed as a residence, to be used only as a residence for either students or, as is sometimes the case with the University mandated live-in house director, non-students. This use is actually the same use requested by Petitioner. Petitioner is not requesting temporary residential use of an office or warehouse or similar commercial structure. Rather, Petitioner is requesting a use variance to allow residential use of a "house." This is a unique scenario in that, although the structure located on the Property is a house, and although that structure is designed only for use as a residence, the structure cannot be used as such solely due to the Property's unique zoning status. It should also be noted that Petitioner's requested use for the Property is actually a less intense use than that of nearly any other authorized use of the Property and of all surrounding properties.

**D. The strict application of the terms of the Unified Development Ordinance will constitute an unnecessary hardship if they are applied to the subject property.**

If the Zoning Ordinance is strictly applied, Petitioner will be required to seek a rezoning for the Property. In addition, and more importantly, strict application of the UDO in this instance will put the Property at substantial risk for crime, vandalism, and property damage, as noted above. These hardships clearly are not necessary, given the fact that the Property is already designed for the very use that is being requested—a residence.

**E. The approval of the use variance will not interfere substantially with the goals and objectives of the Growth Policies Plan.**

Given that the requested use is essentially the same as the prior use of the Property and the use of the surrounding properties, and given the temporary nature of the requested variance, Petitioner's requested use will not conflict in any manner with the Growth Policies Plan. Petitioner's requested use is also a less intense use of the Property than almost every other use for which the Property is authorized under its current zoning status. Finally, no aspect of the

Monroe County Board of Zoning Appeals  
March 21, 2018  
Page 6

structure currently located on the Property and no other physical aspect of the Property will need to be altered in any manner to accommodate Petitioner's requested use.

#### **IV. Conclusion**

In sum, not only does Petitioner's requested use satisfy all of the factors that the UDO requires for a use variance, Petitioner's requested use also provides beneficial protections for the Property, its neighbors, and the surrounding community and properties. For the foregoing reasons, Petitioner requests a Use Variance to use the Property as a single family detached dwelling.

Sincerely,

Michael Shartiag  
President, UJ 80 Corporation

Timothy M. Burke  
Sean P. Callan  
Micah E. Kamrass  
Manley Burke, LPA

Garry L. Founds  
D. Michael Allen  
Mallor Grodner LLP

**BLOOMINGTON PLAN COMMISSION  
STAFF REPORT  
LOCATION: 1816 W. Fountain Drive**

**CASE #: ZO-05-18  
DATE: May 14, 2018**

**PETITIONER:** JB's Salvage  
1803 W. Fountain Drive, Bloomington

**CONSULTANT:** Thomas Densford  
608 W. 3<sup>rd</sup> Street, Bloomington

**REQUEST:** The petitioner is requesting to rezone 2.37 acres from Residential Single-Family (RS) to Industrial General (IG).

**BACKGROUND:**

**Area:** 2.37 acres  
**Current Zoning:** RS  
**Comprehensive Plan Designation:** Employment Center  
**Existing Land Use:** Vacant  
**Proposed Land Use:** Salvage/Scrap Yard  
**Surrounding Uses:** North – Dwelling, Single-Family  
West – Building Trades Shop / Business/Professional Office (RotoRooter)  
East – Dwelling, Single-Family and Building Trades Shop / Business/Professional Office (Comcast)  
South – Salvage/Scrap Yard (JB's Salvage)

**REPORT:** The property is located at 1816 W. Fountain Drive, and is zoned Residential Single-Family (RS). Surrounding land uses to the north and east are single-family residential, and properties to the west and east are used as building trades shop / business/professional office sites. The property on the south side of Fountain Drive is JB's Salvage, owned by the petitioner. The petition site was previously developed with a single-family home that has since been removed. The detached garage is still on the site.

The petitioner is requesting to rezone the property from Residential Single-Family (RS) to Industrial General (IG). The rezone is requested in order to allow for a recycling drop-off center to be located on the site. The desired use is described by the use 'Salvage/Scrap Yard' in the Unified Development Ordinance (UDO). Salvage/Scrap Yard is defined as follows:

A facility, usually outdoors, where waste or scrap materials are bought, sold, exchanged, collected, salvaged, stored, baled, packed, disassembled, or handled, including, but not limited to, motor vehicles or parts thereof, used lumber, household garbage, inoperable machinery or appliances, scrap iron and other metals, paper, plastics, glass, rags or tires. Where such materials are a by-product of a permitted use, such activity shall be considered "Outdoor Storage," as defined and permitted separately in this Unified Development Ordinance.

Salvage/Scrap Yard is not an approved use in the current zoning district.

The petitioner has submitted a preliminary site plan, which indicated that the recycling center development would consist of areas for citizens to drive onto the property and sort their recycling in roll-offs or bins on large pads near Fountain Drive.

---

**COMPREHENSIVE PLAN:** This portion of Fountain Drive is designated as ‘Employment Center’ in the new Comprehensive Plan. The intent of the district is to provide locations for business and professional offices, light assembly plants, flex-tenant facilities, and research and development centers. The district seeks to provide locations for a mix of office and light/high-tech manufacturing uses. While some uses that generate noise, dust, and other disturbances are anticipated in the district, the Plan indicates that those may need to be located on large lots that are separated from residential areas. Many of the uses allowed in the Industrial General zoning district are not compatible with the desired future of the Employment Center district.

---

**ISSUES:**

**Surrounding Zones and Uses:** While there are some industrial and business uses in the area including the large development for JB’s Salvage to the south, much of the land north and northeast of the site is zoned and used as single-family residential. The residence that is nearest to the proposed drop-off location is less than 200 feet away. It may be possible to mitigate the negative effects of the proposed use through buffering, conservation, and restriction on hours of operation, but with a rezone, any of the 27 permitted uses in the IG zoning district could be operated on this site. Some of the more impactful uses include an auto body shop and gas station. Additionally, the salvage/scrap yard definition is broad enough that more intense uses than what is currently proposed may be permitted under that definition.

Approval of the rezone would create an expansion of industrial land immediately adjacent to an established residential neighborhood. The Comprehensive Plan envisions the protection of existing single-family residential neighborhoods as well as sensitive development on areas immediately adjacent that contain other uses.

---

**CONCLUSION:** The Department does not promote rezoning a property to a zone that does not match the Comprehensive Plan designation for the area. While there is IG zoning on a smaller parcel adjacent to the petition site, the majority of the area is single-family residential. The Department does not feel that the rezone is compatible with the neighborhood or the Comprehensive Plan.

---

**RECOMMENDATION:** The Department recommends continuance of the petition to a second hearing, with an anticipated negative recommendation to the Common Council.



# MEMORANDUM

Date: May 14, 2018  
To: Bloomington Plan Commission  
From: Bloomington Environmental Commission  
Subject: ZO-05-18: JB's Salvage  
1816 W. Fountain Drive

---

The purpose of this memo is to convey the questions, concerns, and recommendations of the Environmental Commission (EC) to enable the plan to provide the best possible environmental protections and enhancements.

- 1) Gravel pads and driveways for trucks and roll-offs should be replaced with concrete. The gravel will produce an unnecessary amount of dust, sometimes called "fugitive dust", which is regulated by the US EPA Clean Air Act.
- 2) Calculations should be done now to ensure the proper amount of tree cover is retained at the site plan review stage.
- 3) Please explain the flow process of materials that will allow this to be a single stream collection facility with no processing or separation occurring. Will the material be transported directly to a recycling facility for separation?
- 4) The EC believes that incineration is not actually recycling. Is the intent to use the collected material for secondary fuel or will it be recycled?
- 5) The EC believes that the heavy truck traffic will, in fact, have detrimental impacts to the residential properties adjacent to the site, through both noise and air pollution, road degradation, and safety.
- 6) The EC requests clarification on whether or not an NPDES (National Pollutant Discharge Elimination System) permit will be required for this use, and if the Storm Water Pollution Prevention Plan (SWPPP) has yet been considered.



**SCHMIDT**  
ASSOCIATES

April 5, 2018

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

Re: 1816 North Fountain Drive Review Summary  
City Architect - Project Review - 2017-040.BPR

Dear Terri:

Per your request, Schmidt Associates has reviewed the Plan Commission Submittal for 1816 North Fountain Drive dated April 4, 2018.

Staff comments received for this project are as follows:

The petitioner is requesting a rezone from Residential Single-Family to Industrial General, in order to be able to operate a recycling drop-off site (Salvage/Scrap Yard, which is a conditional use in the IG zoning district) at the site. The Comprehensive Plan designation for the site is Employment and there is IG immediately adjacent.

Some big issues will be proximity to residential uses and site design to buffer the use.

Our comments regarding the project context and design are as follows:

The site is two separate tracts of land totaling approximately 2.37 acres. It is in an area currently defined by an unusual mix of light industrial and single-family homes. The site appears to be currently occupied by a single-family residence with a detached garage. The proposed project appears to demolish the house, but keep the existing garage. The project also appears to involve no new construction beyond site work. This would include: paving, fencing, and landscaping.

This appears to be a first submittal since the package is limited to:

- Plot Plan
- Google Earth aerial of the site
- Site Survey
- Two versions of a Schematic Site Improvement Plan.
- No Petitioner's Statement was provided for review, but it may not yet be available.

415 Massachusetts Avenue  
Indianapolis, IN 46204  
317.263.6226  
317.263.6224 (fax)  
www.schmidt-arch.com

#### Principals

Ron Fisher, AIA, LEED AP  
Wayne Schmidt, Hon.D., FAIA  
Sarah Hempstead, AIA, LEED AP  
Desma Belsaas, AIA, LEED AP  
Kevin Shelley, AIA, LEED AP  
Brett Quandt, CDA  
Lisa Gomperts, FAIA, LEED AP  
Tom Neff, AIA, RID, LEED AP  
Anna Marie Burrell, AIA, RID  
Kyle Miller, PE, LEED AP

#### Associates

Steve Alspaugh, AIA, LEED AP  
Ben Bain, CPSM  
Ryan Benson, AIA  
Eric Broemel, PE, CEM  
Duane Dart, AIA, CMO/OE, LEED AP  
Craig Flandermeyer, RLA, LEED AP  
Jim Heitzelman  
Greg Hempstead, AIA, LEED AP  
Cindy McLoed, AIA  
Steve Schoecher, AIA, LEED AP  
Megan Scott, CPSM  
Charlie Wilson, CPD, LEED AP  
Mary Ellen Wolf, AIA, LEED AP  
Liming Zhang, RLA, CPESC, LEED AP

#### Registered Professionals

Jeff Burnett, PE  
Asia Coffee, IIDA, RID  
Shane Cox, PE  
Matt Durbin, CTS, MCSE  
Laura Hardin, IIDA, RID  
Allen Jacobsen, PE  
Eddie Layton, AIA, LEED AP  
Robin Leising, CSI, CCA  
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  
April 5, 2018  
Page 2

## **MASSING AND LAYOUT**

1. There are no new buildings planned, so there is nothing to review. See site list below for any comments on the site layout.

## **MATERIALS**

1. See the site list below for any comments on the proposed site materials.

## **SITE**

1. Site buffering presented consists of an 8' high chain-link fence with privacy slats.
2. The eastern lot appears heavily vegetated and will require considerable clearing.
3. The eastern drop off loop is assumed to be one-way counterclockwise for cars.
  - a. The width is not labeled but it appears narrow.
4. The properties to the west and east along Fountain Drive appear to be commercial in nature.
5. Distance of residential structure to NE appears to be approximately 150' from the proposed improvement.
6. Consider placing fencing closer to the improvements to contain any loose refuse/recycling.
7. Preservation of existing trees and placement of fence immediately around the containers/circulation space may provide improved buffer to existing residential versus an 8' fence right at the property line.
8. Consider utilizing a single curb cut into the site opposite the drive access on the south side of Fountain Drive to minimize road access points.



Letter to Terri Porter  
City Architect - Project Review  
April 5, 2018  
Page 3

## ENVIRONMENTAL CONSIDERATIONS

1. No environmental strategies were presented with this submittal.

Determination of zoning issues relative to the Petitioner's Request for rezoning shall be entirely by the City of Bloomington.

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*

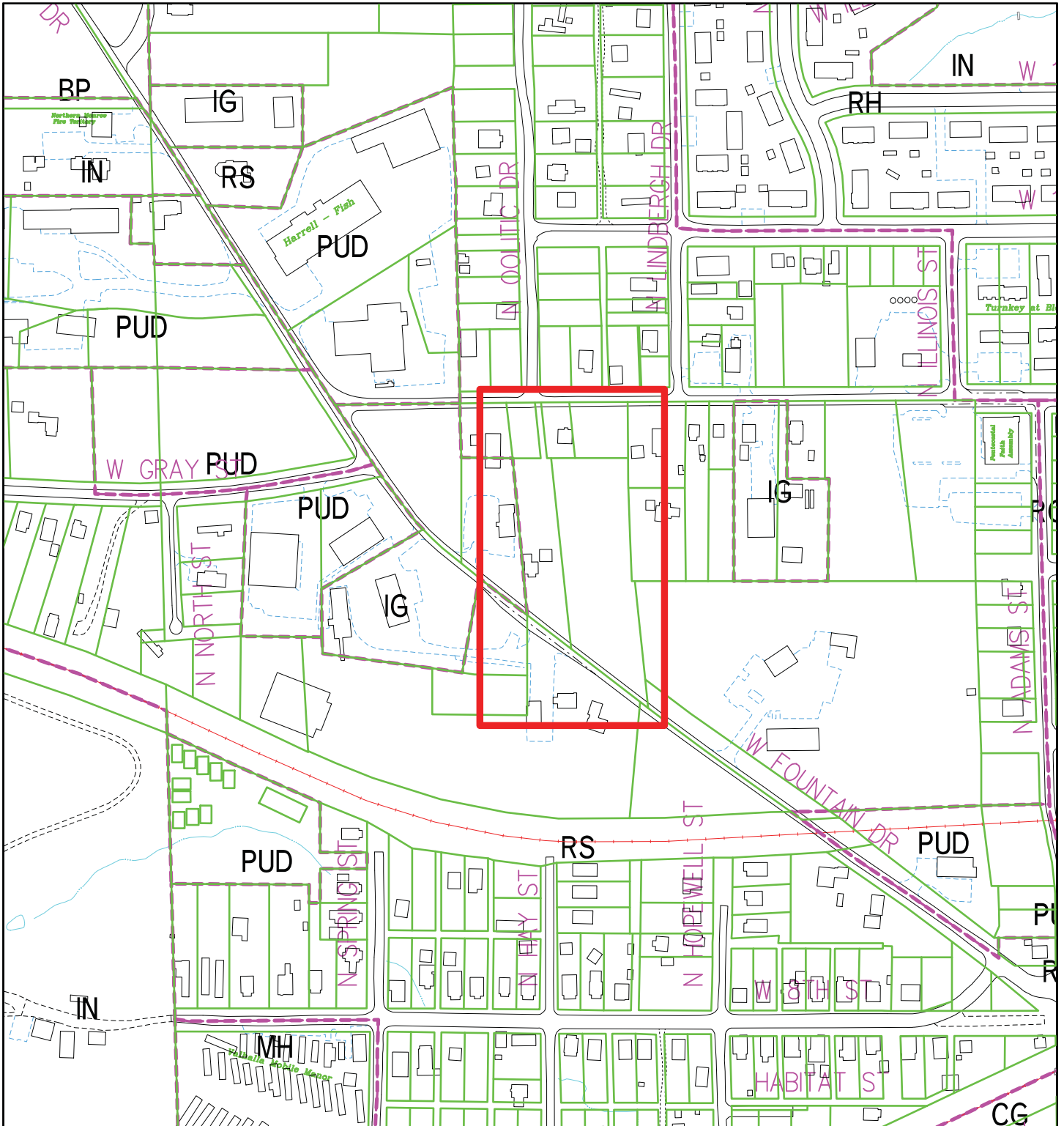
Sarah Hempstead, AIA, LEED AP  
CEO / Principal  
[shempstead@schmidt-arch.com](mailto:shempstead@schmidt-arch.com)

Craig M. Flandermeyer, RLA, LEED AP BD+C  
Sustainable Design Advocate/Associate  
[cflandermeyer@schmidt-arch.com](mailto:cflandermeyer@schmidt-arch.com)

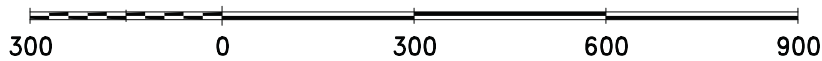
Steven K. Alsbaugh, AIA, LEED AP BD+C  
Design Architect/Associate  
[salspaugh@schmidt-arch.com](mailto:salspaugh@schmidt-arch.com)

SKH

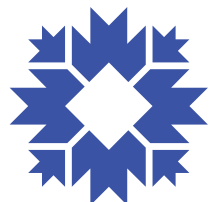
Copy: Jackie Scanlan, The City of Bloomington  
Lisa Gomperts, Schmidt Associates



By: scanlanj  
4 Apr 18



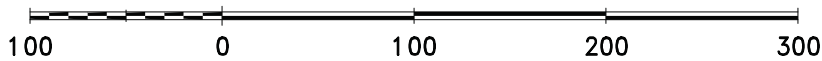
City of Bloomington  
Planning & Transportation



Scale: 1" = 300'



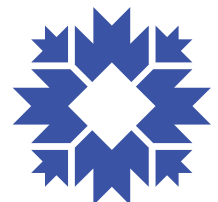
By: scanlanj  
4 Apr 18



For reference only; map information NOT warranted.



City of Bloomington  
Planning & Transportation



Scale: 1" = 100'



PRACTICING LAW IN  
THE PARIS DUNNING HOUSE  
NATIONAL HISTORIC REGISTER

## BAUER & DENSFORD

ATTORNEYS AT LAW

April 9, 2018

JAWN J. BAUER  
jbauerlaw@bauerdensford.com

THOMAS E. DENSFORD  
tom@bauerdensford.com

Terri Porter, Director  
City of Bloomington Planning & Transportation  
Bloomington Board of Zoning Appeals  
401 N. Morton Street, Suite 130  
Bloomington, IN 47404

**RE: JB's Salvage, Inc.**  
**Petition to Rezone Property Located at**  
**1816 W. Fountain Drive, Bloomington, Indiana from**  
**Residential (RS) to Commercial General (CG)**

Dear Ms. Porter:

Please accept this Petition tendered by JB's Salvage, Inc. on behalf of the John R. Robinson Credit Shelter Trust to rezone unimproved property located at 1816 W. Fountain Drive, Bloomington, Indiana from Residential (RS), currently regulated by Section 20.02.050 of the Bloomington Unified Development Ordinance to Industrial General (IG) to be regulated by Section 20.02.410 of the Bloomington Unified Development Ordinance, subject to the Conditional Use – General Standards in 20.05.023.

JB's Salvage purposes to operate and maintain a low density, single stream recycling collection center for residential recyclable materials. The purpose of this sustainable development is to promote recycling by providing a conveniently located recycling drop off center within the City of Bloomington, to service the recycling needs of Bloomington City residents. No processing of trash or recycle materials will occur on this site; nor will any recyclable materials or trash be stored on this site. The site will be enclosed by a security fence and include amenities focusing upon the convenience and safety of patrons of the center.

The proposed use and site location is consistent with the goal of the City of Bloomington Growth Policies Plan to provide sustainable solid waste consumption practices that facilitate expected recycling services, utilizing a cost effective, lifecycle-focused approach. Further, the proposed site would provide a local resource which will address the highly volatile recycling market, by encouraging residential recycling as a sustainable, household waste disposal practice.

The recycling center will supplement the recycling collection services provided by the City of Bloomington, Department of Public Works. The recycling center will provide a means to collect recyclable materials, which may otherwise be treated as solid waste, for reuse or resale.

West Fountain Drive is predominately comprised of industrial uses, planned unit developments and commercial businesses, including:

<b>Business</b>	<b>Address</b>	<b>Zoning Designation</b>
Bruce's Welding and Fabrication	1308 W. Fountain Drive	PUD
GOC Technology/ Emission Control Specialists	1309 W. Fountain Drive	RS
Comcast	1600 W. Fountain Drive	RS
JB's Salvage Auto Parts Recycling Center	1803 W. Fountain Drive	RS
BPI LLC	1820 W. Fountain Drive	IG
Shelby Bloomington LLC	1920 W. Fountain Drive	IG
Fleetwood's Towing	1603 W. Gray Street	IG
Indiana University Health Bloomington, Inc. Warehouse	1607 W. Gray Street	IG
Harrell-Fish Inc.	2002/ 2010 W. Fountain Drive	IG
Bloomington Cellular Services, Inc.	2010 W. Fountain Drive	PUD
Bender Lumber Company	2051 W. Fountain Drive	PUD
ServiceMaster Clean	2049 W. Fountain Drive	PUD

While the site is also located in proximity to several residential properties, located along Eleventh Street, the proposed use is generally compatible with the surrounding uses. The proposed Site Plan addresses applicable use standards required by the Bloomington Unified Development Ordinance and Commercial General Development Standards by incorporating efficient parking and traffic flow patterns and buffers the commercial use in order to ease the transition to residential uses.

West Fountain Drive and adjacent roadways which service the proposed site have been recently upgraded to accommodate increased industrial and commercial traffic, in conjunction with the construction of access corridors servicing the Interstate 69 upgrades. Further, the low impact, minimum scale commercial activities and services do not create the need for heavy truck traffic or other detrimental impacts to surrounding residential uses along Eleventh Street and are generally compatible with the commercial and industrial used in the area.



Thank you for your consideration of this Petition. Please let us know if additional information or discussions are necessary, pending further review by Planning Department staff.

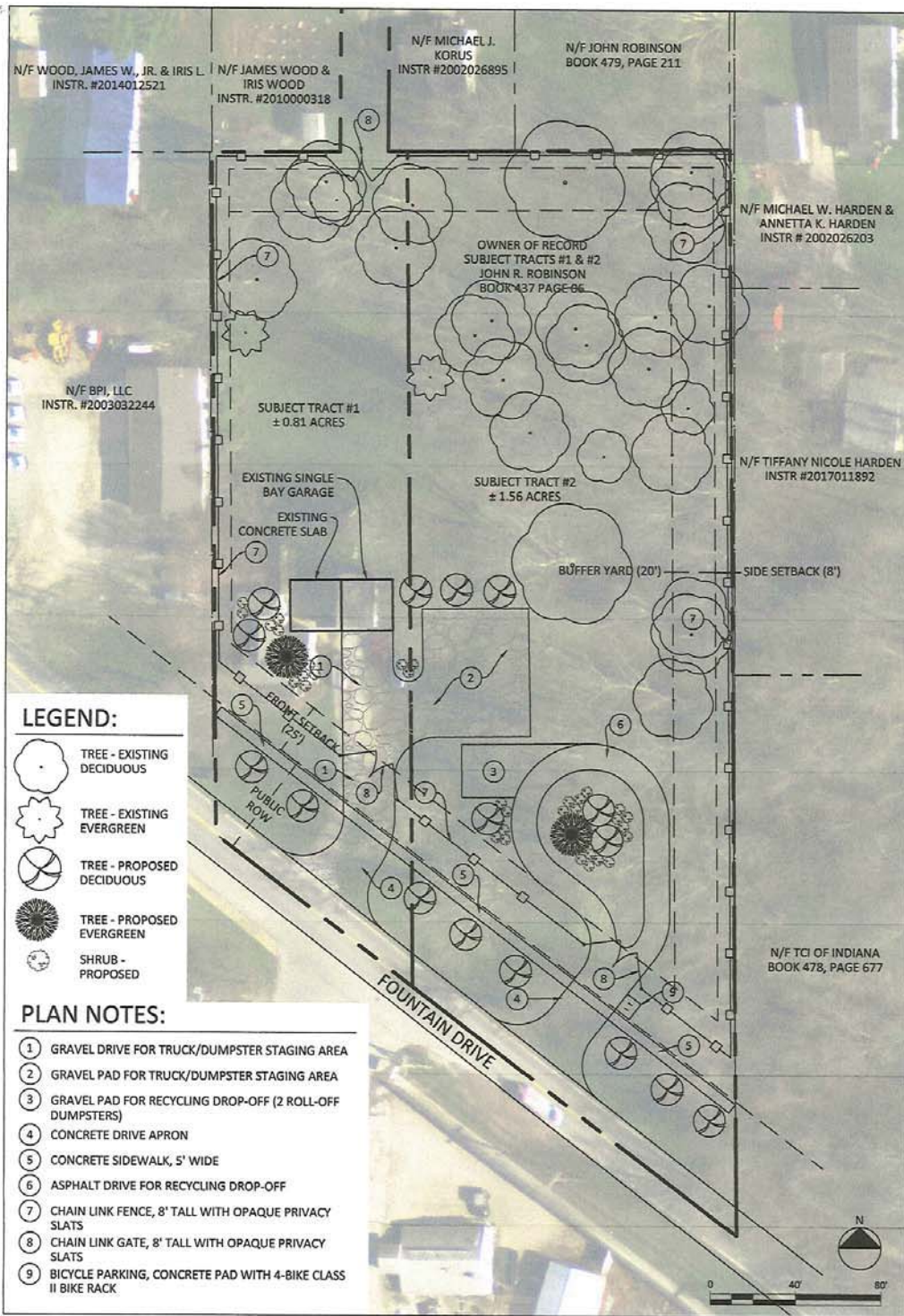
Sincerely,



Thomas E. Densford

Exhibits include:

- Exhibit A - Site Plan Drawing
- Exhibit B - Plat of Retracement Survey



**ABRAM-MOSS**  
 DESIGN GROUP, LLC  
 9215 WEST MALLORY ROAD BLOOMINGTON, INDIANA 47404 812-955-0539 INFO@ABRAM-MOSS.COM

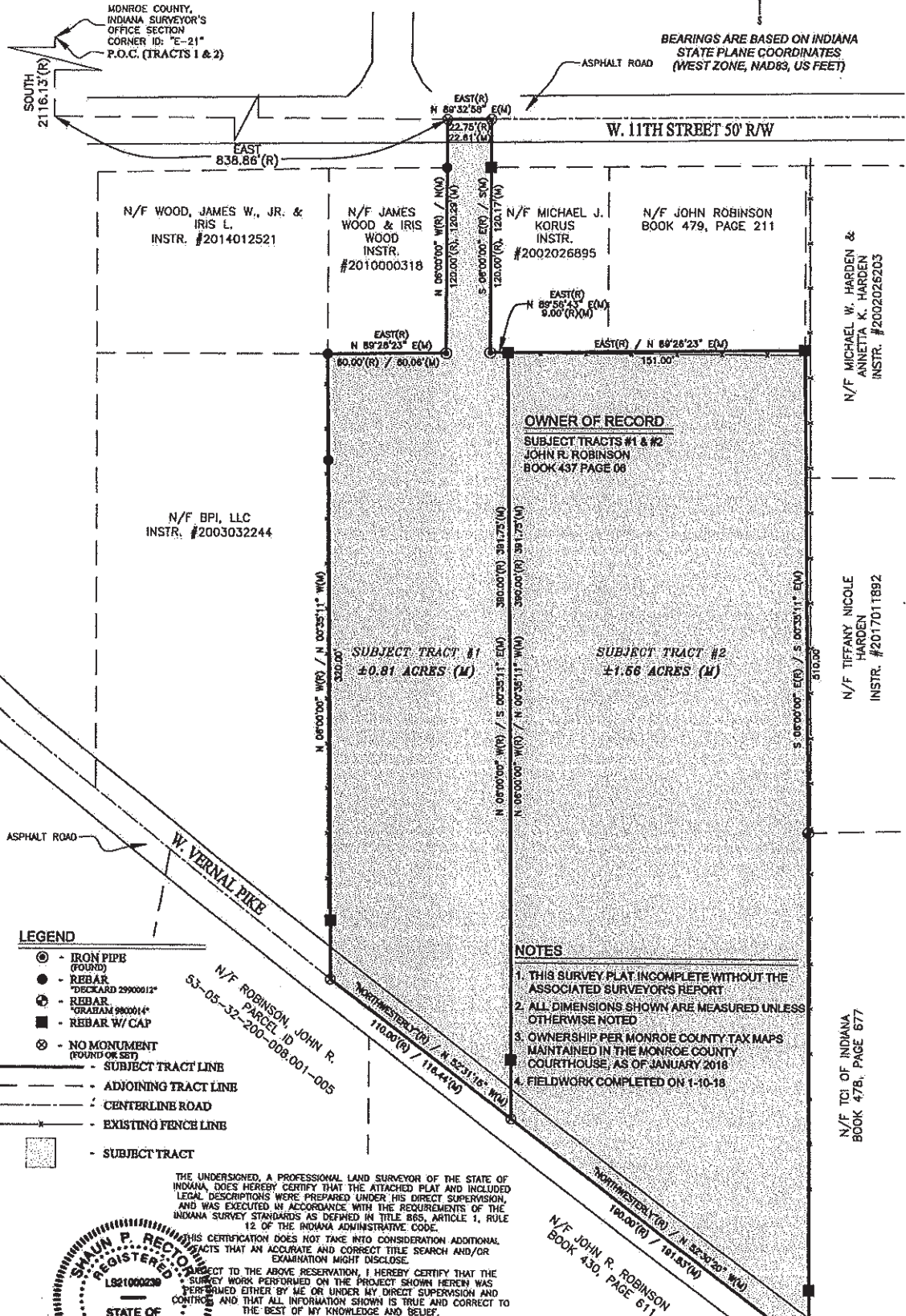
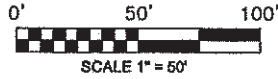
**SCHEMATIC**  
**SITE IMPROVEMENT PLAN**  
 JB'S DISPOSAL SERVICES STAGING SITE  
 AMDG-2018001

SKETCH NO: C-001  
 SKETCH GRP: SCHEMATICS  
 PRINT DATE: 02/14/2018  
 DRAWN BY: C. MOSS  
 DESIGNED BY: C. MOSS  
 REVIEWD BY: C. MOSS

# PLAT OF RETRACEMENT SURVEY

A PART OF THE NORTHWEST QUARTER OF SECTION THIRTY-TWO (32), TOWNSHIP NINE (9) NORTH, RANGE ONE (1) WEST,  
SITUATED IN BLOOMINGTON TOWNSHIP, MONROE COUNTY, INDIANA

PARCEL NO. 63-05-32-200-036.000-004 & 63-05-32-200-022.000-004



- LEGEND**
- - IRON PIPE (FOUND)
  - - REBAR "DEKARD 29900012"
  - - REBAR "GRAHAM 9900014"
  - - REBAR W/CAP
  - ⊙ - NO MONUMENT (FOUND OR SET)
  - - - SUBJECT TRACT LINE
  - - - ADJOINING TRACT LINE
  - - - CENTERLINE ROAD
  - - - EXISTING FENCE LINE
  - ▨ - SUBJECT TRACT

- NOTES**
1. THIS SURVEY PLAT IS INCOMPLETE WITHOUT THE ASSOCIATED SURVEYOR'S REPORT
  2. ALL DIMENSIONS SHOWN ARE MEASURED UNLESS OTHERWISE NOTED
  3. OWNERSHIP PER MONROE COUNTY TAX MAPS MAINTAINED IN THE MONROE COUNTY COURTHOUSE, AS OF JANUARY 2018
  4. FIELDWORK COMPLETED ON 1-10-18

SHAUN P. RECTOR  
REGISTERED SURVEYOR  
LS21000239  
STATE OF INDIANA  
LAND SURVEYOR

THE UNDERSIGNED, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF INDIANA, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT AND INCLUDED LEGAL DESCRIPTIONS WERE PREPARED UNDER HIS DIRECT SUPERVISION, AND WAS EXECUTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE INDIANA SURVEY STANDARDS AS DEFINED IN TITLE 85S, ARTICLE 1, RULE 12 OF THE INDIANA ADMINISTRATIVE CODE.

IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND SEAL AT BLOOMINGTON, INDIANA, ON 1/22/18

DATE

SEE SHEET 2 OF 2 FOR SURVEYED DESCRIPTIONS AND SURVEYOR'S REPORT

PLAT OF RETRACEMENT SURVEY  
JOHN R. ROBINSON  
A PART OF THE NW QUARTER OF SECTION 32, TOWNSHIP 9N, RANGE 1W, MONROE COUNTY, INDIANA

REVISION NO.: 1

TRICO Surveying & Mapping, Inc.  
441 West County Pike, Bloomington, IN 47404  
Phone: 812-330-7036 Fax: 812-330-7035 Web: www.tricosurveying.com

DRAWN BY: SPR  
CHECKED BY: KDF  
DATE: 01-22-2018  
SCALE: 1" = 50'  
JOB NO.: JMP12117JBS

SHEET  
1 OF 2