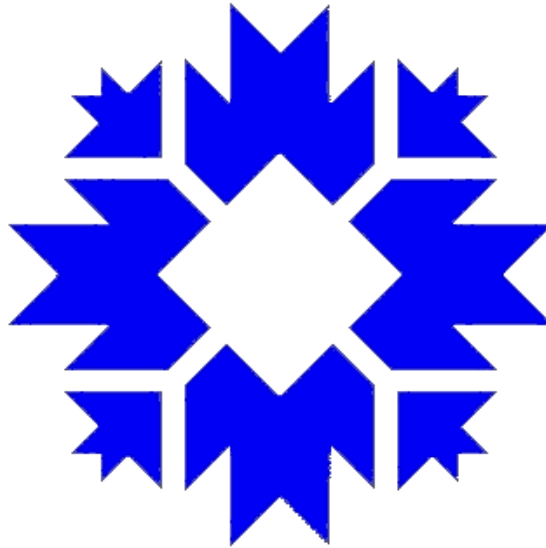


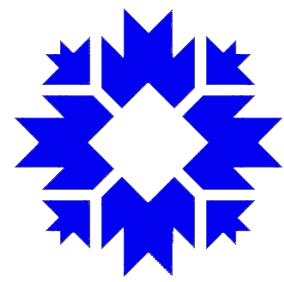
City of Bloomington Land Use Committee



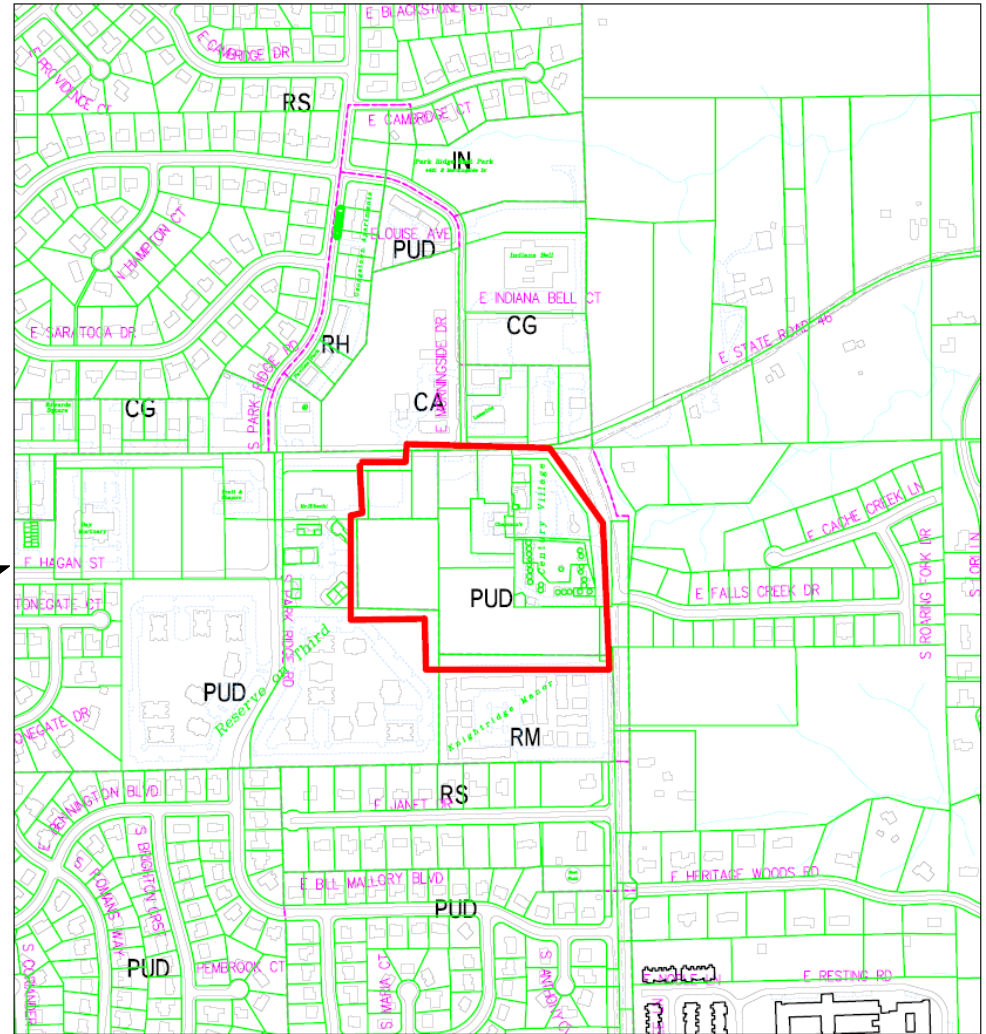
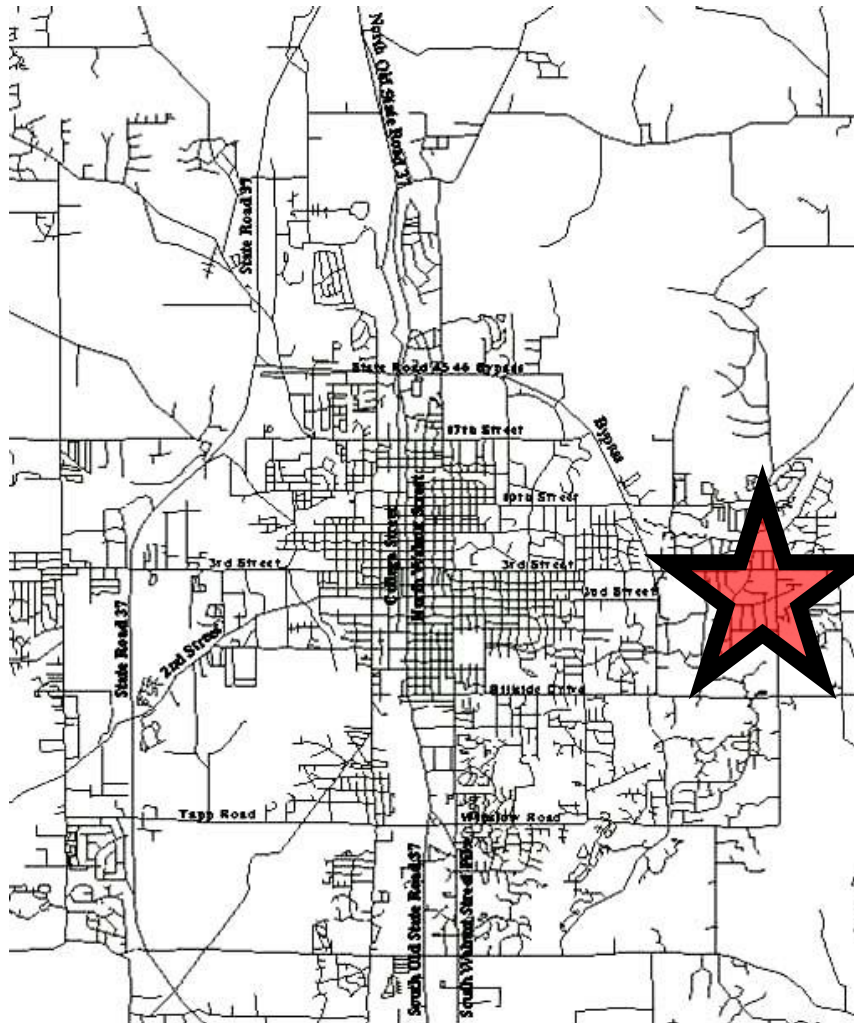
Wednesday, October 3, 2018

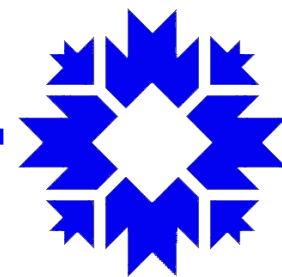
5:30 PM

Council Chambers



Location





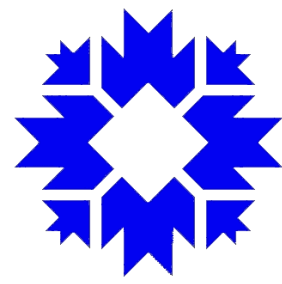
Changes Since PC Hearing

- Unit Configuration

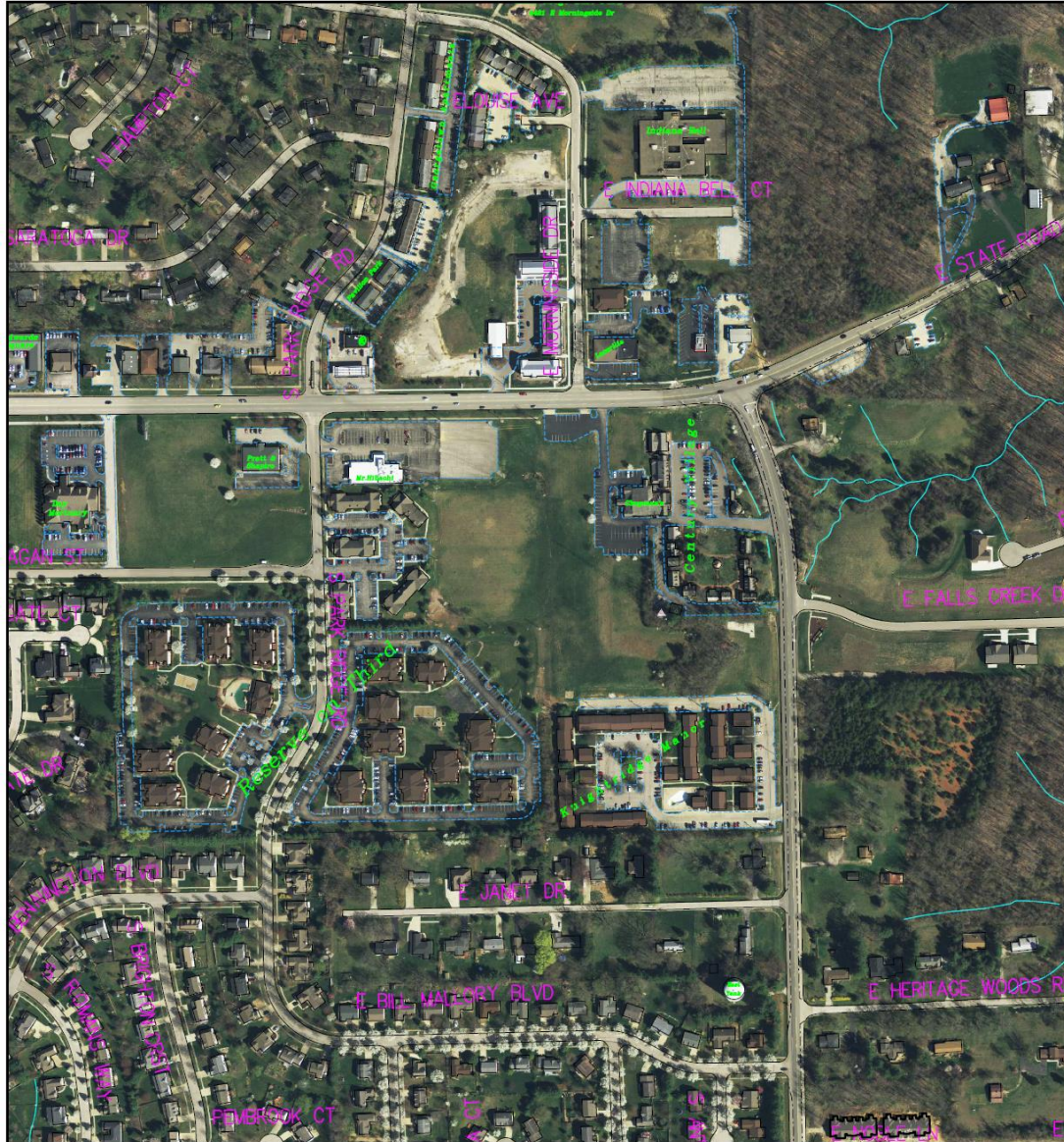
- Efficiencies, 2s and 3s Added
- 1s and 4s reduced

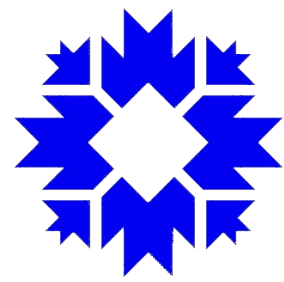
	Efficiency	One Bedroom		Two Bedroom	Three Bedroom	Townhouse		Four Bedroom	Totals
<u>Plan Commission Packet</u>	S 1	A 1	A 2	B 1	C 1	TH 1	TH 2	D 1	
Units		120				120			240
DUE*		30				180			210
Bedrooms		120				480			600

	Efficiency	One Bedroom		Two Bedroom	Three Bedroom	Townhouse		Four Bedroom	Totals
<u>Revised Proposal (10/1/18)</u>	S 1	A 1	A 2	B 1	C 1	TH 1	TH 2	D 1	
Units	36	24	14	38	40	26	26	28	232
DUE*	7.2	6	3.5	25.08	40	39	39	42	202
Bedrooms	36	24	14	76	120	104	104	112	590



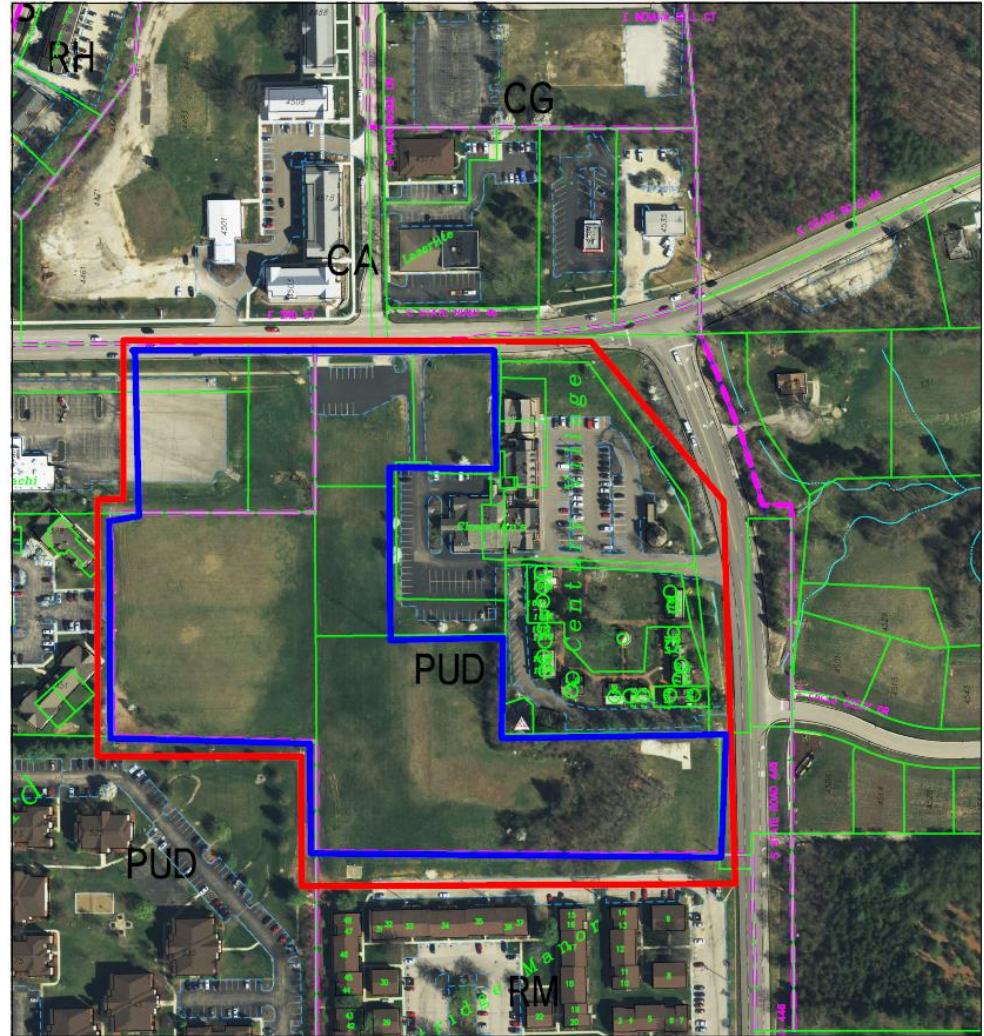
Site Overview

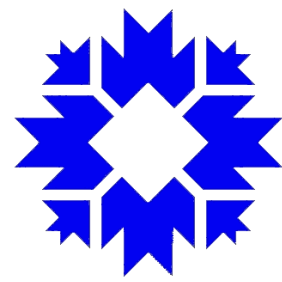




Site Information

- 14.07 acres
- Zoned PUD
- GPP: Urban Corridor & Neighborhood Residential
- Commercial / Vacant / Hotel

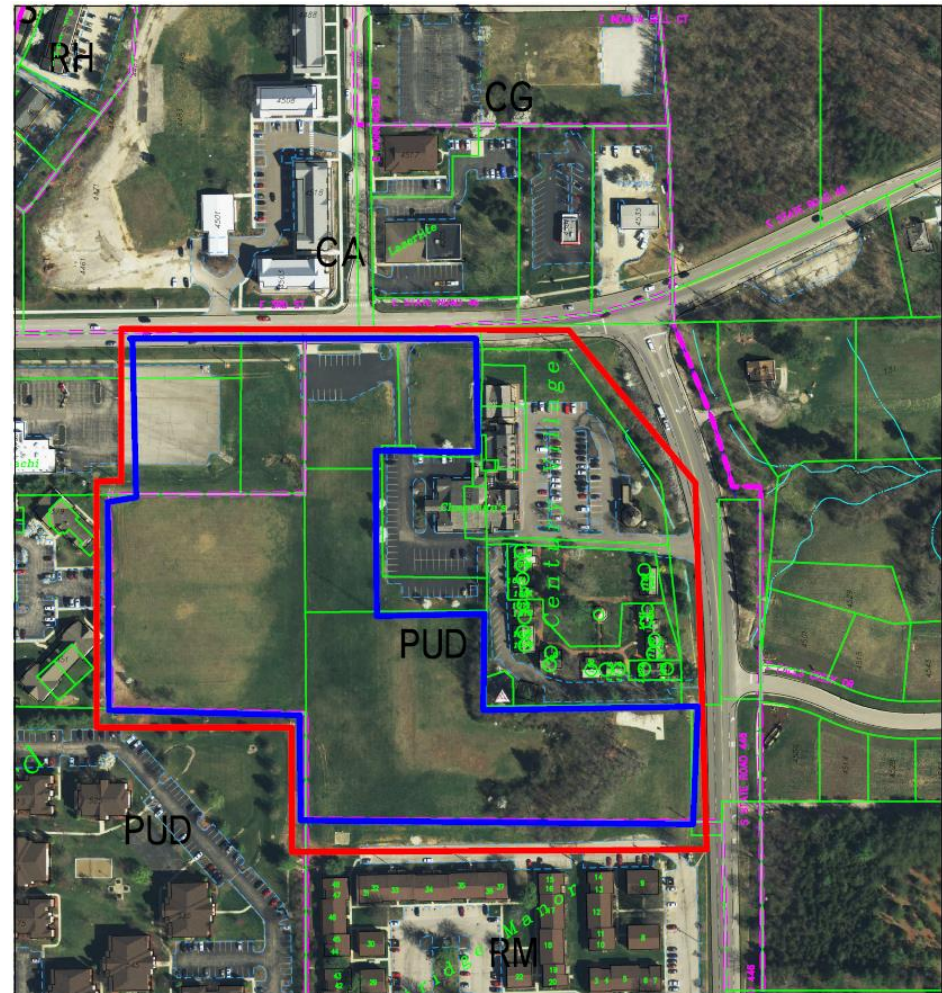


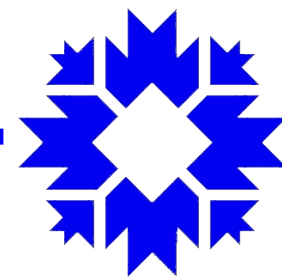


Petition Overview: Preliminary Plan Amendment

Amendments

- Add Uses
 - First-Floor Residential
 - Medical Clinic
 - Fitness/Training Studio
- Add .71 acres
- Increase Permitted Density





Petition Overview: Preliminary Plan Amendment - Uses

Uses

- Carry-Over Existing Uses

- Unique ‘Restaurant, Limited Service’
- Recommend UDO ‘Banquet Hall’

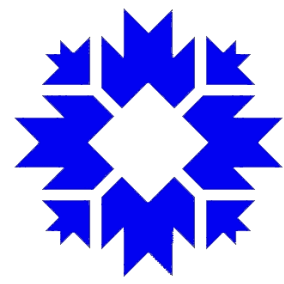
- Adding Medical Clinic

- Adding Fitness/Training Studio

- Adding Dwelling, Multifamily

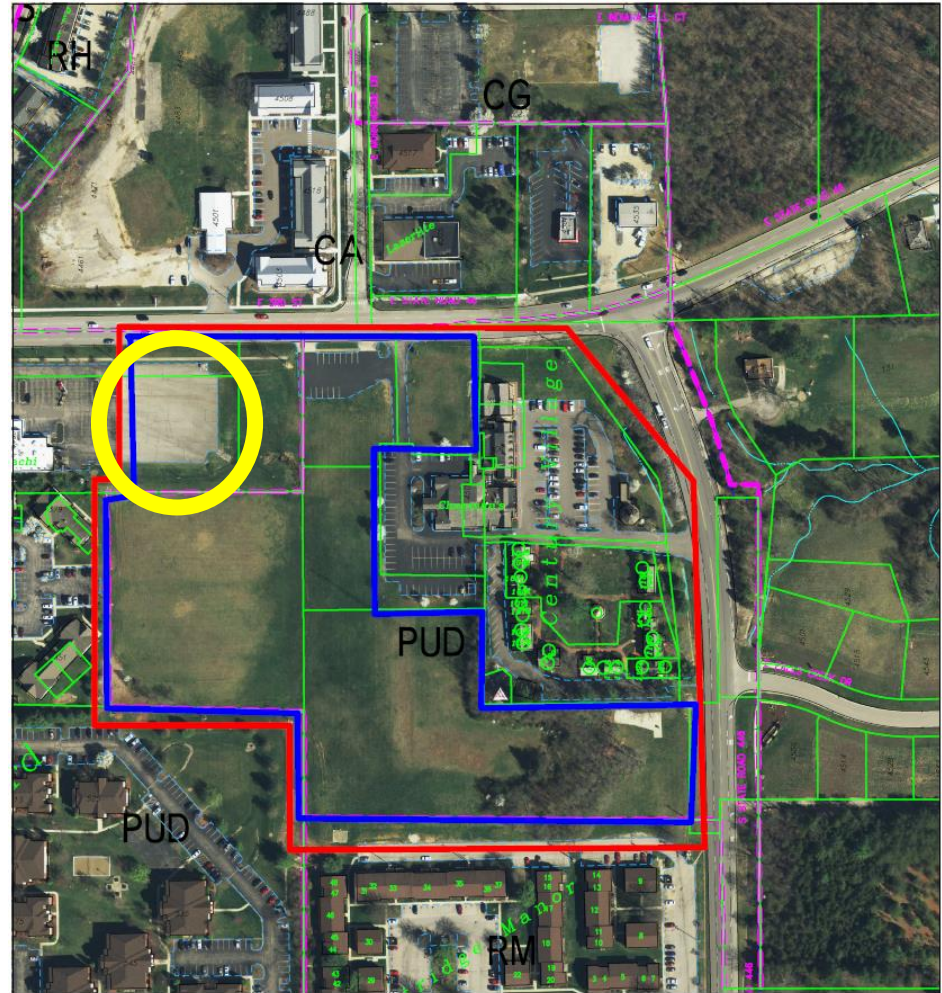
- Maximum of 250 Units
- DUE standards of RH

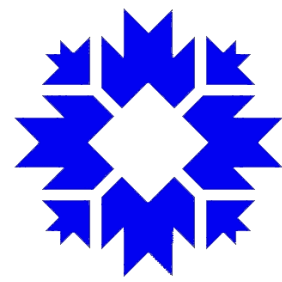
- Assisted Living
- Day Care Centers
- Dwelling units limited to a maximum of 250 units, with application of DUE standards of the RH zone district
- A single, detached single-family residence to serve as the manager’s home
- Financial Institutions with a drive-through
- Hotel/Motel
- Offices, including medical and professional
- Personal Services
- Radio/TV Stations
- Retail sales in enclosed buildings, limited to first floor and 5,000 square feet per user, except as noted below
- Restaurants, sit down, with pick up only window for carry-out orders allowed
- Banquet Facility (including wedding chapel) (see definition)
- Restaurant, Limited Service (see definition)
- Indoor Amusement
- Social Services
- Government Offices
- Brewpub
- Medical clinic
- Fitness/training studio



Petition Overview: Preliminary Plan Amendment - Area

- Additional .71 acres from Adjacent PUD





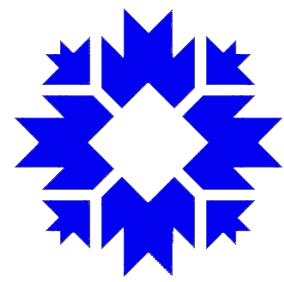
Petition Overview: Preliminary Plan Amendment - Density

Current

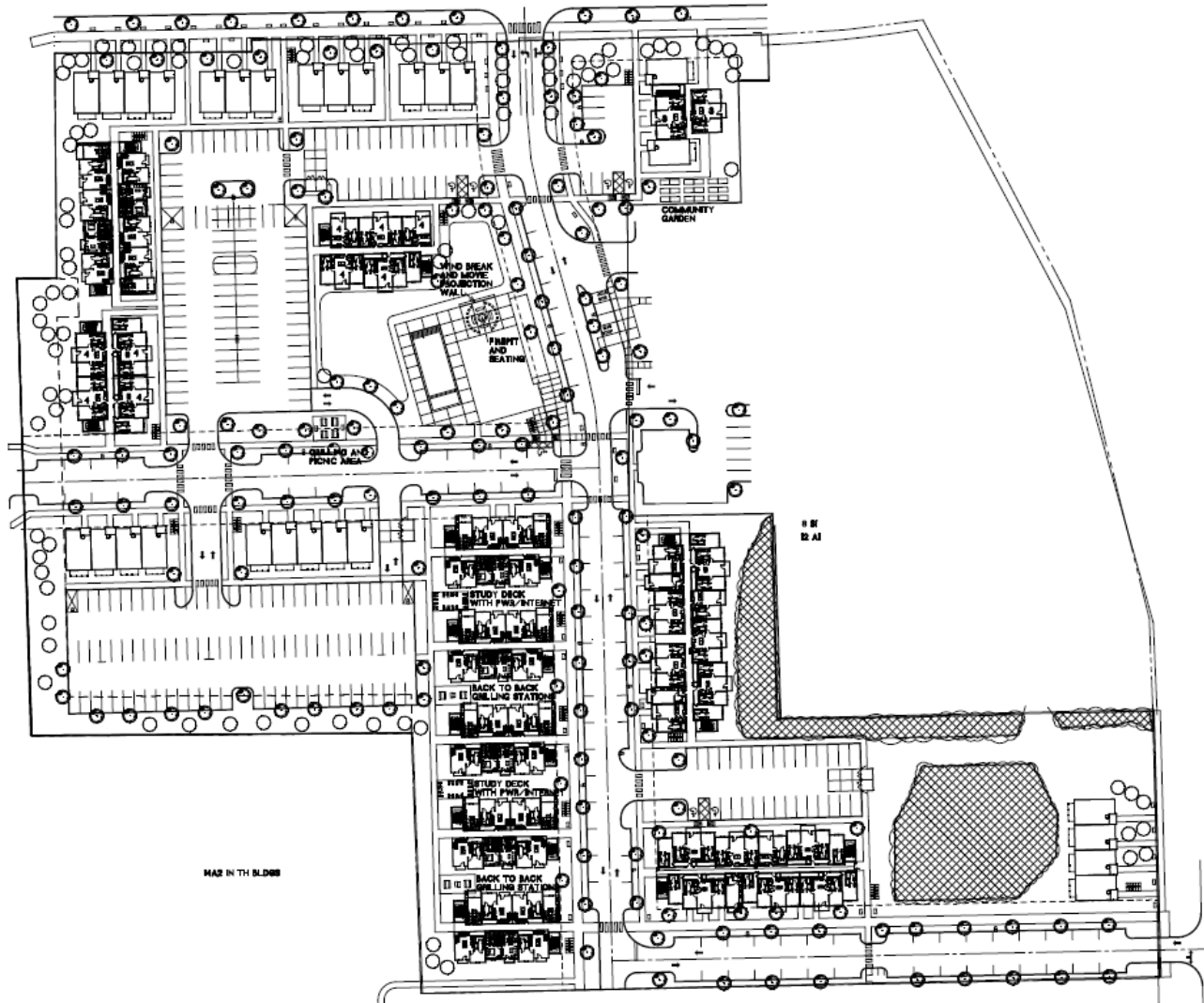
- Limited to 50 Units of **second floor** multifamily units
- ~3.64 units/acre

Proposed

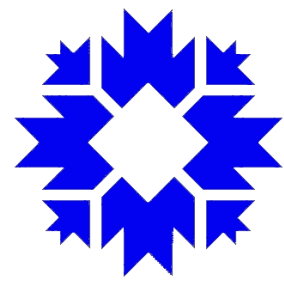
- Limit to 250 Units of Dwelling, Multifamily (includes ground floor residential)
- 17.76 units/acres



3rd Street Updated Conceptual Site Plan

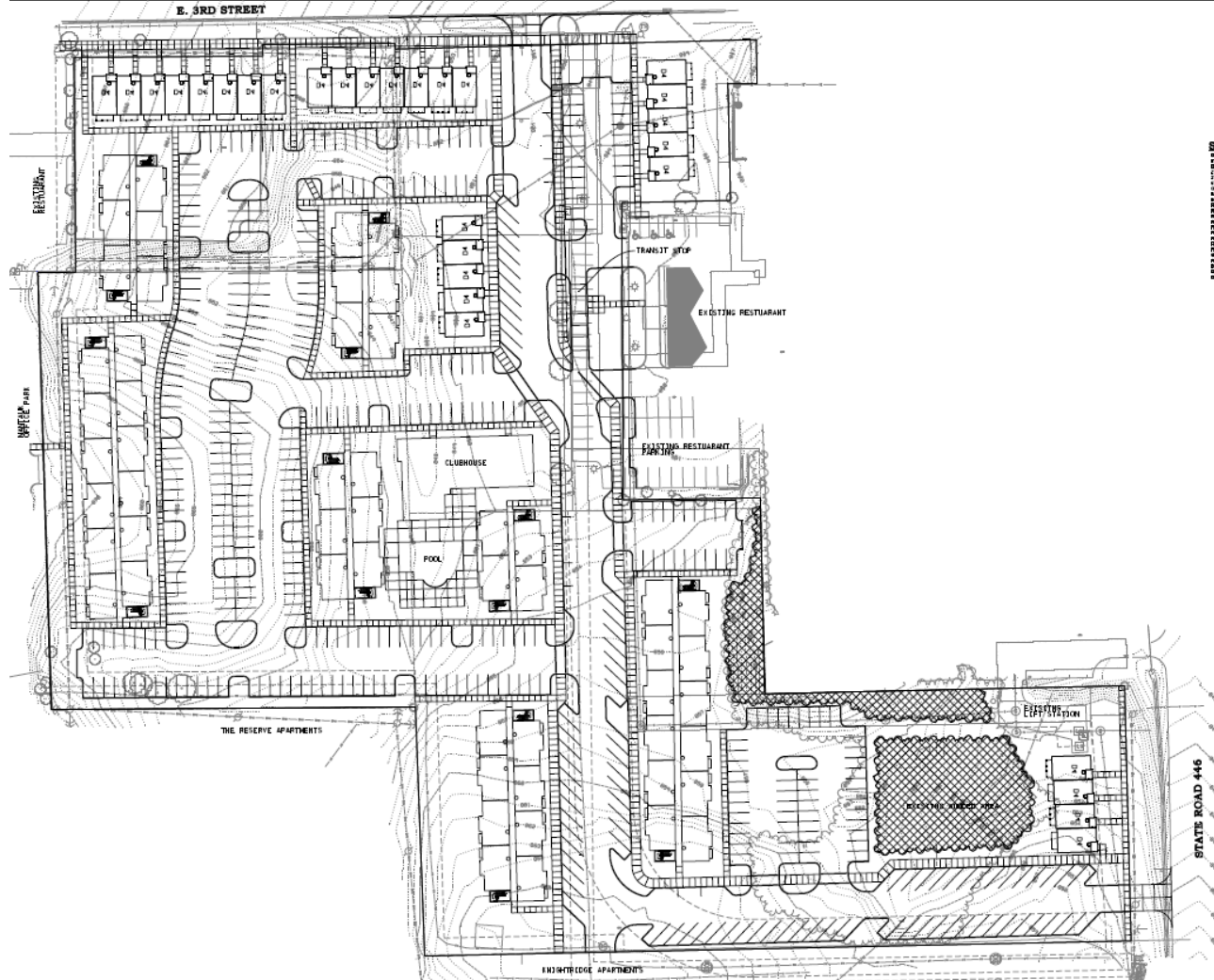


State Road 446

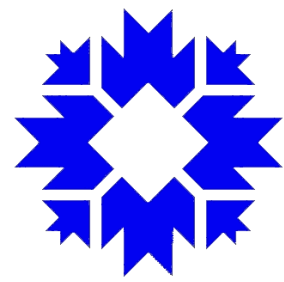


3rd Street

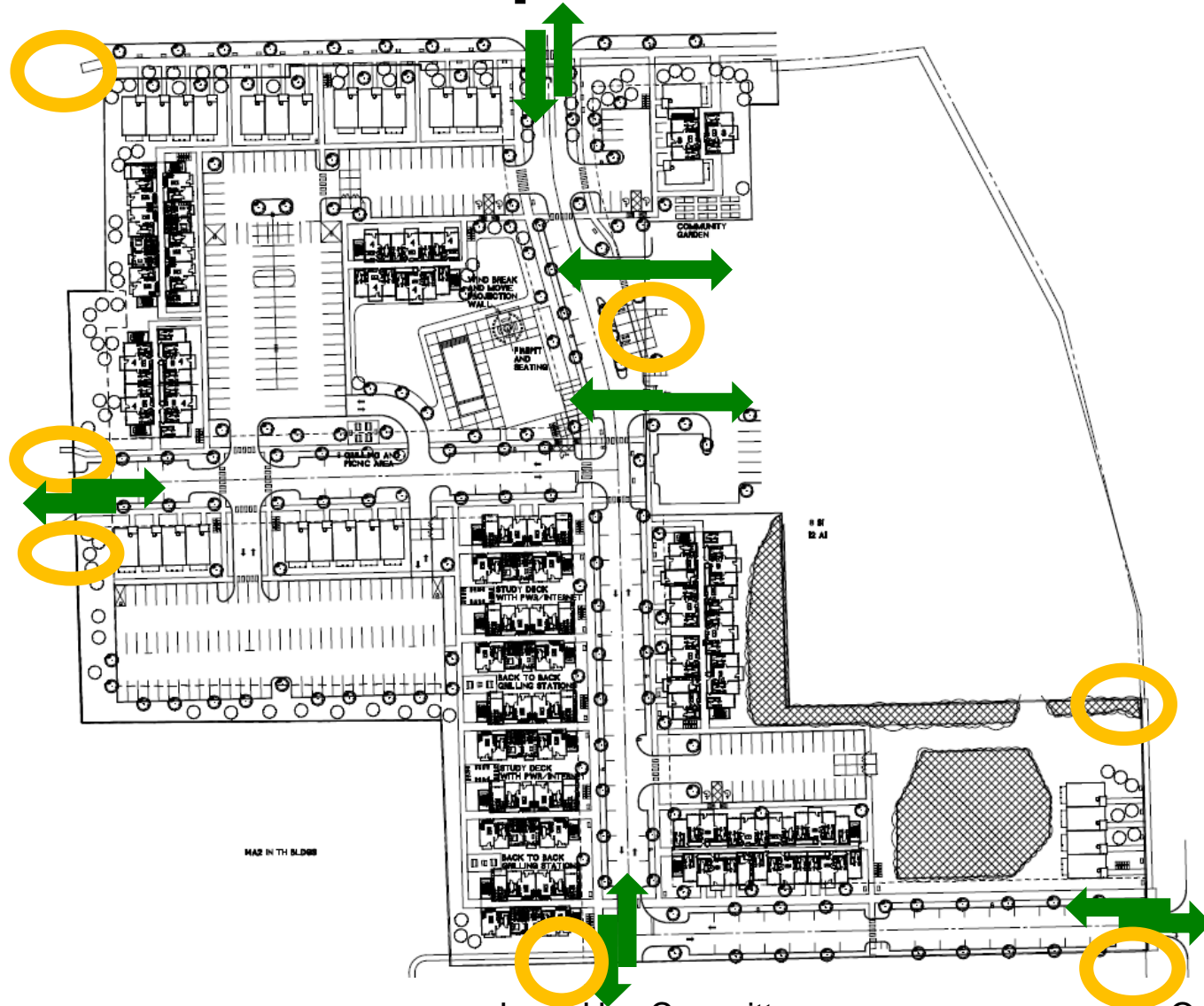
July Plan Commission Site Plan

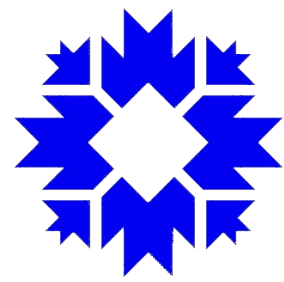


State Road 446

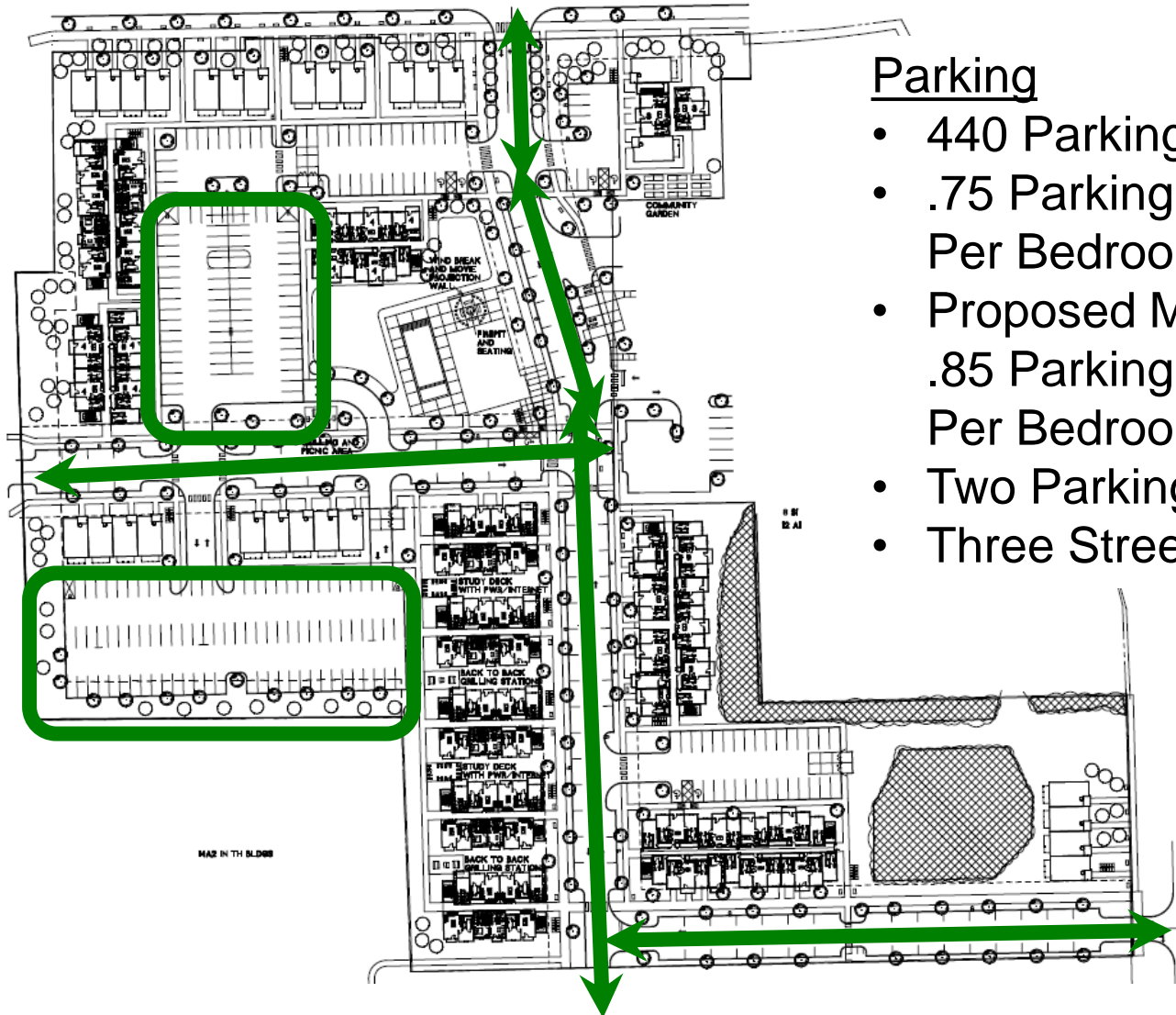


Conceptual Site Plan



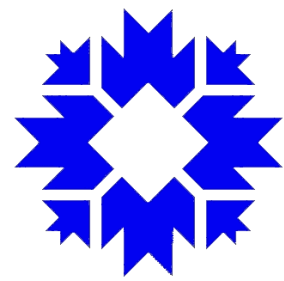


Conceptual Site Plan

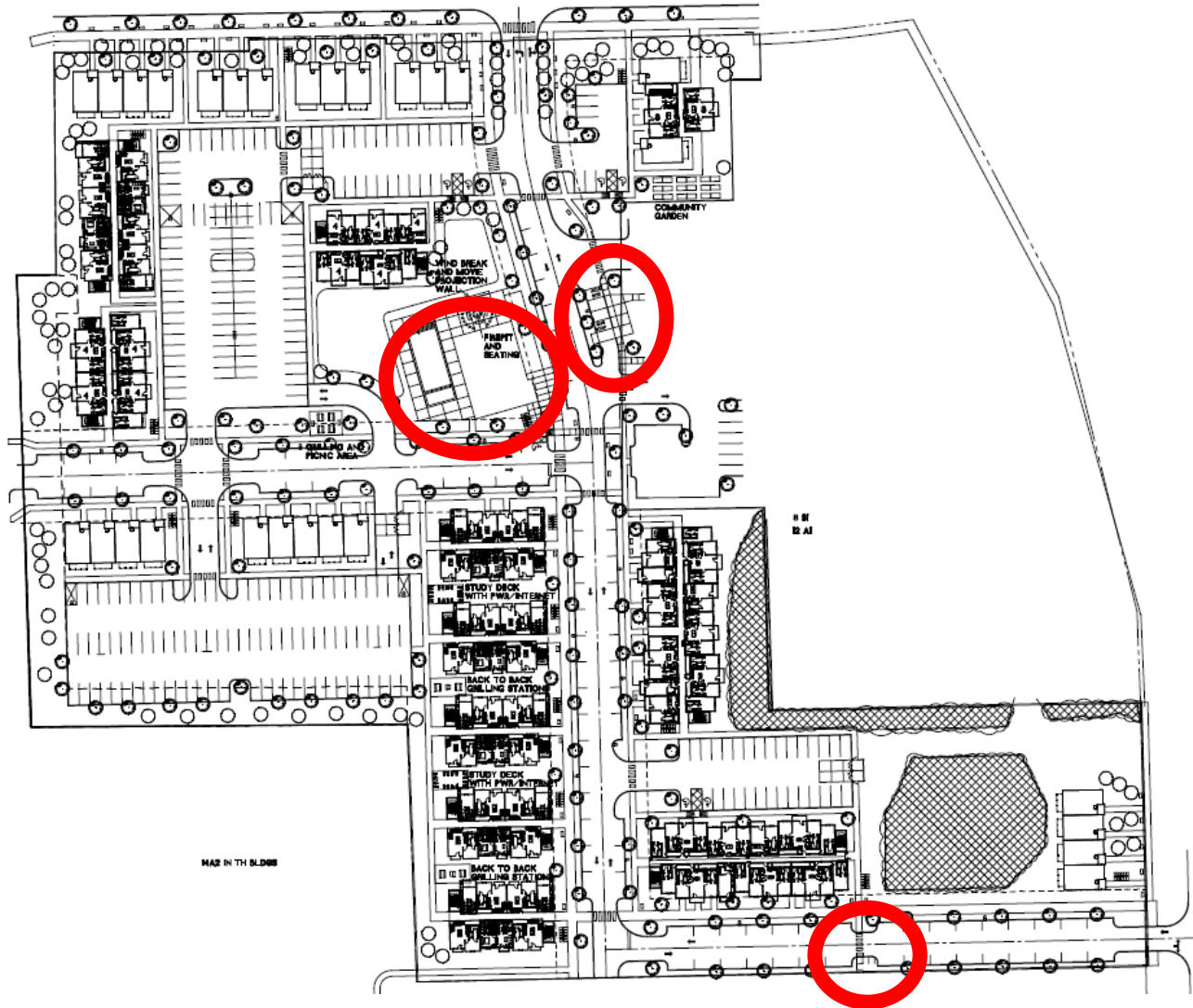


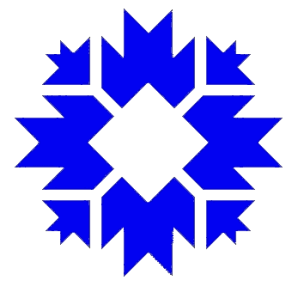
Parking

- 440 Parking Spaces
- .75 Parking Spaces Per Bedroom
- Proposed Maximum: .85 Parking Spaces Per Bedroom
- Two Parking Decks
- Three Street Designs

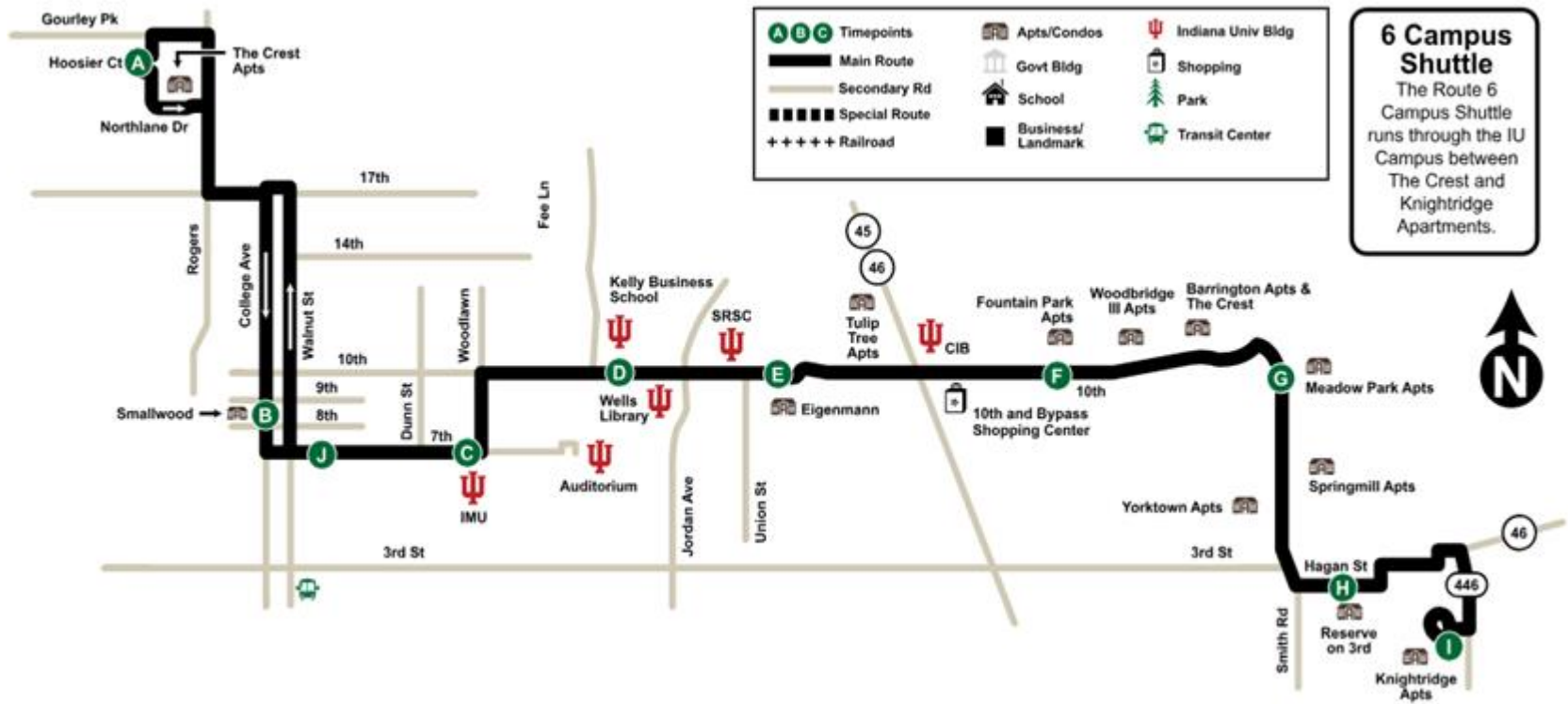


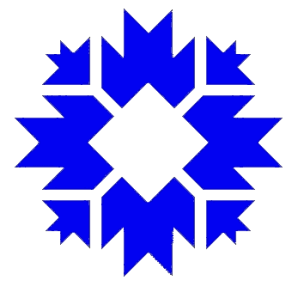
Conceptual Site Plan



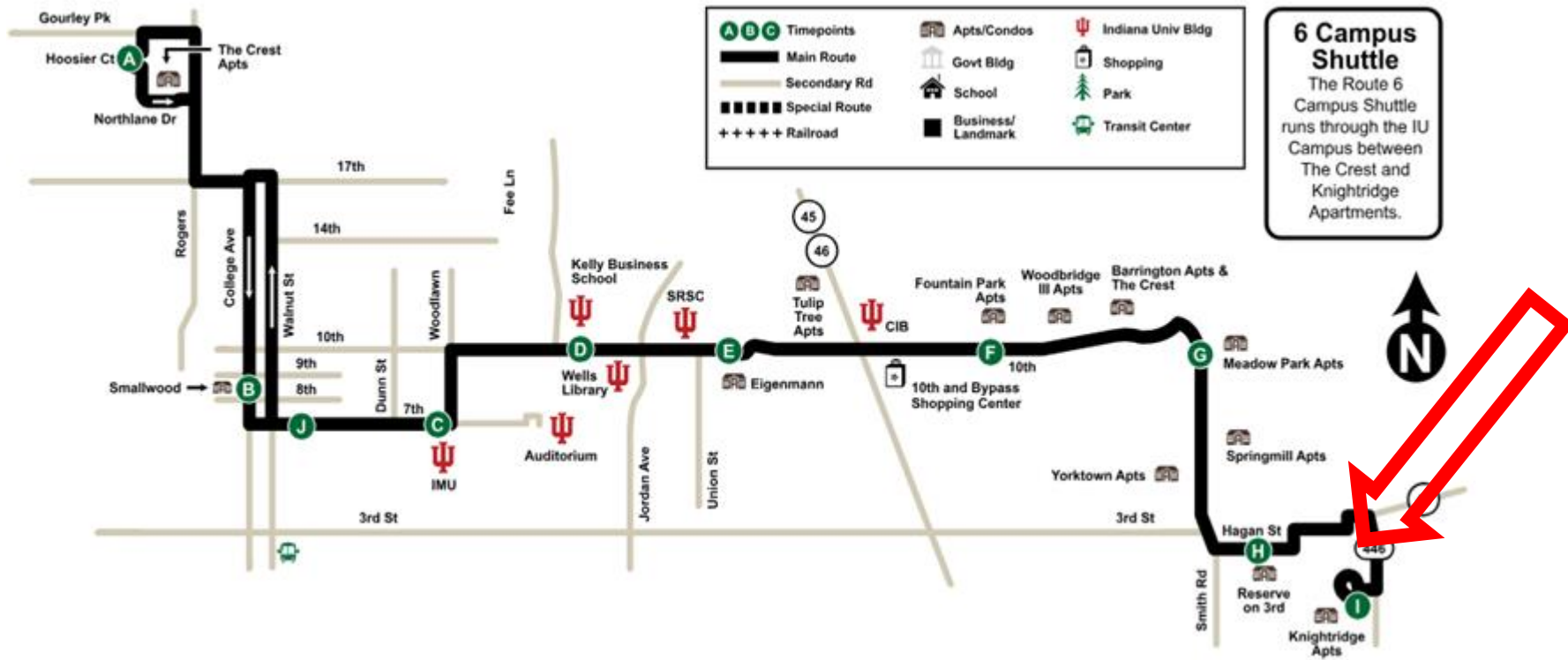


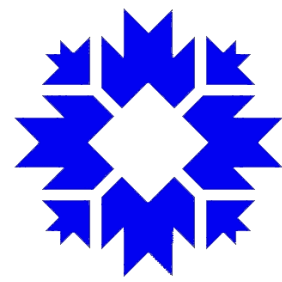
Transit Information





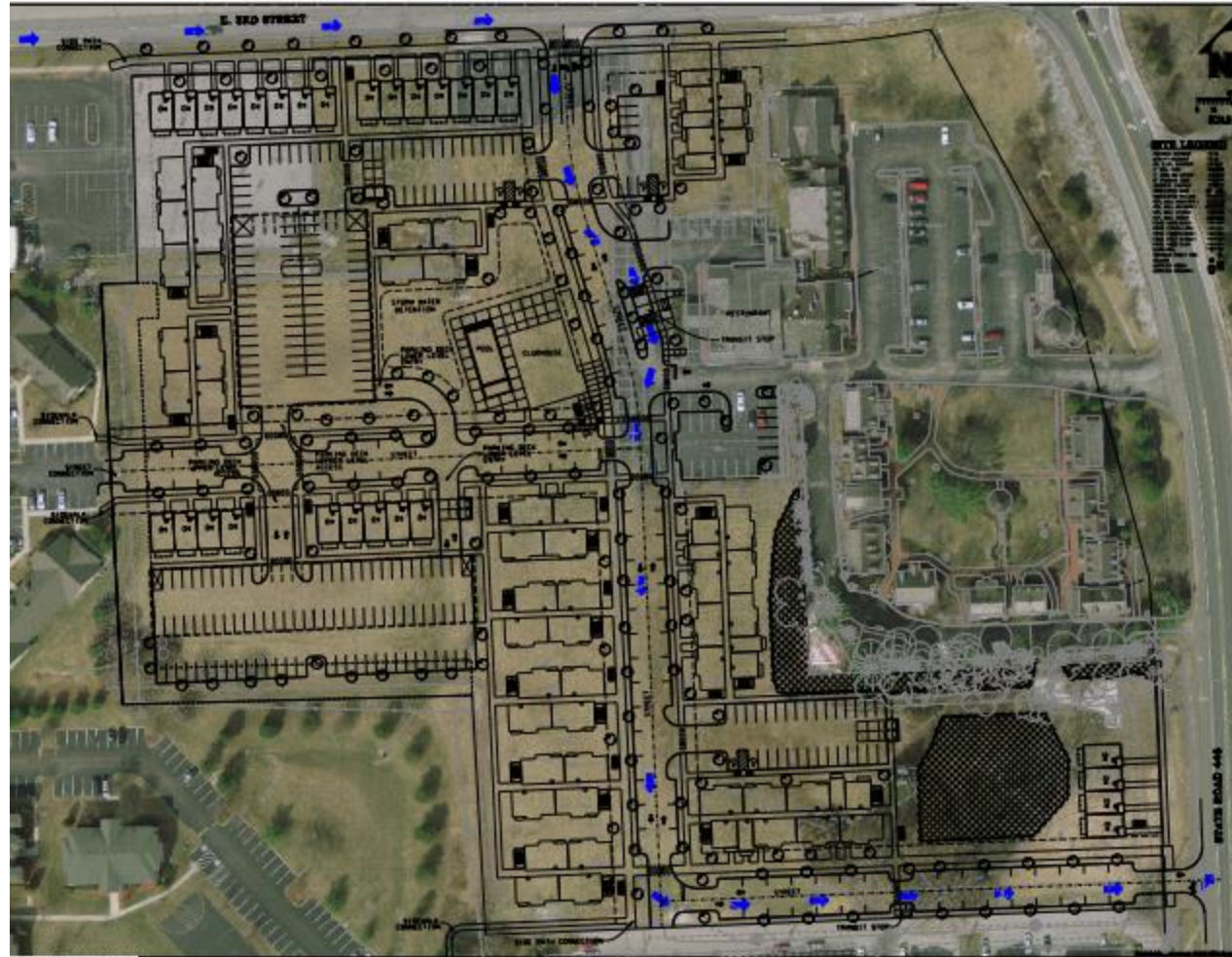
Transit Information

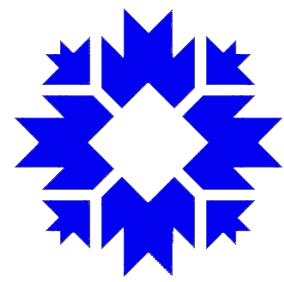




Transit Information

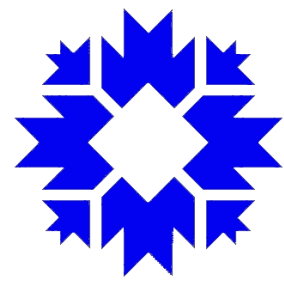
- Route 6 Bus
- Arrives in this Area Every 40 Minutes
- 92.9 % of 1.067M Riders in 2017: IU Students





New Townhouse Renderings

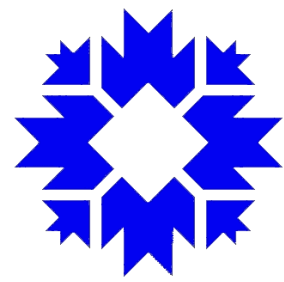




Apartment Renderings



1 BLDG ELEVATION
SCALE 1/8" = 1'-0"



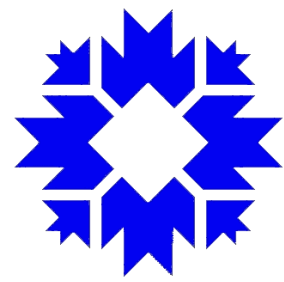
Apartment Renderings





Apartment Renderings





Club Renderings



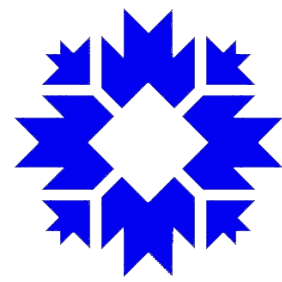


Club Renderings



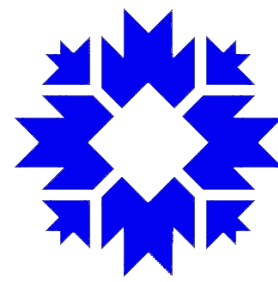
2 CLUB - NORTH SIDE

SCALE: 3/16" = 1'-0"



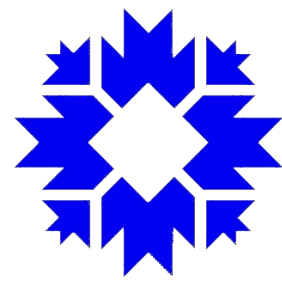
Conclusion

- Large Mixed-Use Development: Bringing Residential Use to Commercial PUD
- Consistent with the Comprehensive Plan
- Housing on Transit Route and Major Thoroughfare
- On-Site Transit Stops
- Tree Preservation
- Electric Vehicle Parking
- Bicycle / Pedestrian Connections
- Diverse Housing Contributions
- Potential Future Roadway Connections
- Appropriate Building Massing



Recommendation

The Plan Commission forward the Preliminary Plan Amendment to the Common Council with no recommendation.



Staff Recommended Conditions

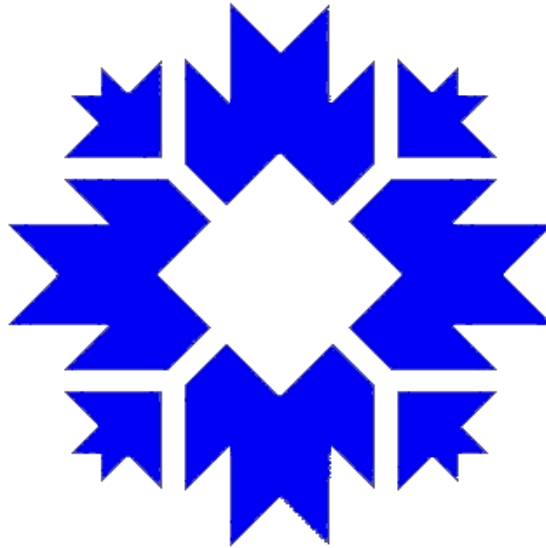
1. PUD Final Plan approval is delegated to the Planning and Transportation Department staff.
2. All landscaping for this project will meet RH landscaping requirements with the exception of parking lot island totals, which can match but not be less than those shown on the Preliminary Plan.
3. Utility plan must be designed so as not to conflict with required street tree locations.
4. Final Plat approval is delegated to the Plat Committee.
5. All required bicycle parking to meet Chapter 5 Unified Development Ordinance standards shall be included at the Final Plan stage



Staff Recommended Conditions

6. Petitioner shall install the side path adjacent to the site along 3rd Street, the sidewalk along State Road 446, and the off-site side path, as described in the petitioner statement, before final occupancy will be issued for any new buildings.
7. Right-of-way dedication is required for all streets that do not currently have the required amount of right-of-way. This must be done within 180 days of Council approval.
8. Petitioner shall install electric vehicle charging stations to support at least 10% of the final parking spaces.
9. Petitioners shall submit for approval a long-term maintenance plan for the on-site permeable pavers before final occupancy will be issued for any new buildings.

City of Bloomington Land Use Committee



Wednesday, October 3, 2018

5:30 PM

Council Chambers