

CITY OF BLOOMINGTON



May 13, 2019 @ 5:30 p.m.
COUNCIL CHAMBERS #115
CITY HALL

**CITY OF BLOOMINGTON
PLAN COMMISSION
May 13, 2019 at 5:30 p.m.**

❖City Council Chambers – Room #115

ROLL CALL

MINUTES TO BE APPROVED: April 2019

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

CONSENT AGENDA:

UV-14-19 **1301 S. Walnut St.**
David Howard
A recommendation to the Board of Zoning Appeals for a use variance to allow a ground floor dwelling unit in a new mixed use building.
Case Manager: Eric Greulich

SP/DP-15-19 **642 N. Madison St.**
City of Bloomington Redevelopment Commission
Site plan approval and preliminary plat approval to allow a two-lot subdivision.
Case Manager: Eric Greulich

PETITIONS:

DP-11-19 **Allen Dunn**
3727 E. Cameron Ave.
Preliminary plat approval for a two lot subdivision of 1.92 acres.
Case Manager: Eric Greulich

PUD-17-19 **1800 N. Walnut St.**
CDG Acquisitions LLC
Rezone 3.85 acres from Commercial Arterial (CA) to Planned Unit Development. Also requested is approval of a preliminary plan, district ordinance, and a waiver from the required 5 acre minimum lot size for a PUD.
Case Manager: Eric Greulich

UV-18-19 **921 W. 9th St.**
Bloomington Cooperative Living
A recommendation to the Board of Zoning Appeals for a use variance to allow a cooperative housing unit.
Case Manager: Ryan Robling

****Next Meeting June 10, 2019**

Last Updated: 5/10/2019

**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.**

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 3727 E. Cameron Ave.**

**CASE #: DP-11-19
DATE: May 13, 2019**

PETITIONER: Allen and Susan Dunn
3727 E. Cameron Ave., Bloomington

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

REQUEST: The petitioner is requesting preliminary plat approval of a 2-lot subdivision of 1.91 acres.

BACKGROUND:

Area: 1.91 acres
Current Zoning: Residential Single Family (RS)
Comprehensive Plan: Neighborhood Residential
Existing Land Use: Single Family Residential
Proposed Land Use: Single Family Residential
Surrounding Uses: North – Single family residence
West – Single family residence
East – Single family residence
South – Single family residence

SUMMARY: This 1.91 acre property is located at 3727 E. Cameron Avenue and is zoned Single Family Residential (RS). The property is adjacent to the Hoosier Acres Neighborhood. Surrounding land uses are all single family residences. The property has been developed with one single family residence and driveway. This lot is not part of the original Hoosier Acres subdivision and is described with a metes and bounds description.

The petitioner is proposing to subdivide the property to create a lot to be sold for a single family residence. The proposed Lot #2 will be approximately 0.72 acres and the existing residence will be located on the 1.19 acre Lot #1. Both proposed lots meet the minimum lot size and minimum lot width requirements. A 5' wide concrete sidewalk and a tree plot at least 5' wide with street trees are required along Cameron Avenue. No additional right-of-way dedication is required for Cameron Avenue since the current amount of right-of-way exceeds UDO requirements. The petitioner is requesting a waiver from the required installation of a sidewalk.

PRELIMINARY PLAT REVIEW: The Review Considerations for Preliminary Plats within BMC 20.09.180(h) require that the Plan Commission review (1) The written statement and supportive material submitted by the petitioner; (2) The Preliminary Plat; (3) The testimony of the petitioner; (4) The Growth Policies Plan (now the 2018 Comprehensive Plan); (5) Any applicable standards in *Chapter 20.02: Zoning Districts*; (6) Any applicable development standards in *Chapter 20.05: Development Standards*; (7) Any applicable subdivision standards in *Chapter 20.06: Subdivision Regulations*; (8) Any applicable design standards in *Chapter 20.07: Design Standards*; (9) Any other applicable provisions of the Unified Development Ordinance;

(10) The Planning and Transportation Department report; and (11) Such other additional information as may be required by the Plan Commission or Plat Committee to evaluate the petition.

Right-of-Way Dedication: There is currently 70' of right-of-way for Cameron Avenue which was dedicated with the original plat for the adjacent Hoosier Acres neighborhood. No additional right-of-way dedication is required since this is a local street and only requires 50' of dedicated right-of-way. Street trees not more than 40' on center are required within the tree plot and based on the 500' of frontage there would be 13 street trees required. These must be installed or bonded for prior to signature of the final plat.

Pedestrian Facilities/Alternative Transportation: With this subdivision request the petitioner is required to install a 5' wide concrete sidewalk that is separated from the street with at least a 5' wide tree plot. The sidewalk and street trees must be installed or bonded for with the final plat signature. Street tree species are to be coordinated with the City Urban Forester.

The petitioner has requested a waiver from section 20.07.140 Pedestrian Network Standards to not require the installation of a sidewalk along the property frontage. While there are not sidewalks along any of the interior streets within Hoosier Acres the construction of sidewalks, along with installation of other public improvements, has always been a requirement with the subdivision of land. The Department does not find that this position should be altered and that the sidewalk installation should not be waived.

Utilities: All utility service for this property will be provided by existing water and sanitary sewer lines along Cameron Avenue. No on-site detention is required with this subdivision.

Environmental: There are no environmental features on this site that would require preservation.

SUBDIVISION WAIVERS: The petitioner is requesting a waiver from the requirement to build a sidewalk along the street frontage. BMC 20.09.210 states that the Plan Commission may grant a Subdivision Waiver if, after a public hearing, it makes written findings of fact based upon the evidence presented to it in each specific case, that:

- (i) The granting of the Subdivision Waiver shall not be detrimental to the public safety, health, or general welfare, or injurious to other property; and

PROPOSED FINDING: The granting of a waiver to not require a sidewalk would be detrimental to the public safety, health, or general welfare as this would require pedestrians to use the street rather than a safer dedicated pedestrian facility. However, as noted there are not sidewalks along any adjacent properties.

- (ii) The conditions upon which the request for a Subdivision Waiver is based are unique to the property for which the Subdivision Waiver is sought and are not applicable generally to other property; and

PROPOSED FINDING: There are no unique conditions to the property that would prevent the installation of a sidewalk.

- (iii) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the subdivision regulations is carried out (Financial hardship shall not constitute grounds for a waiver); and

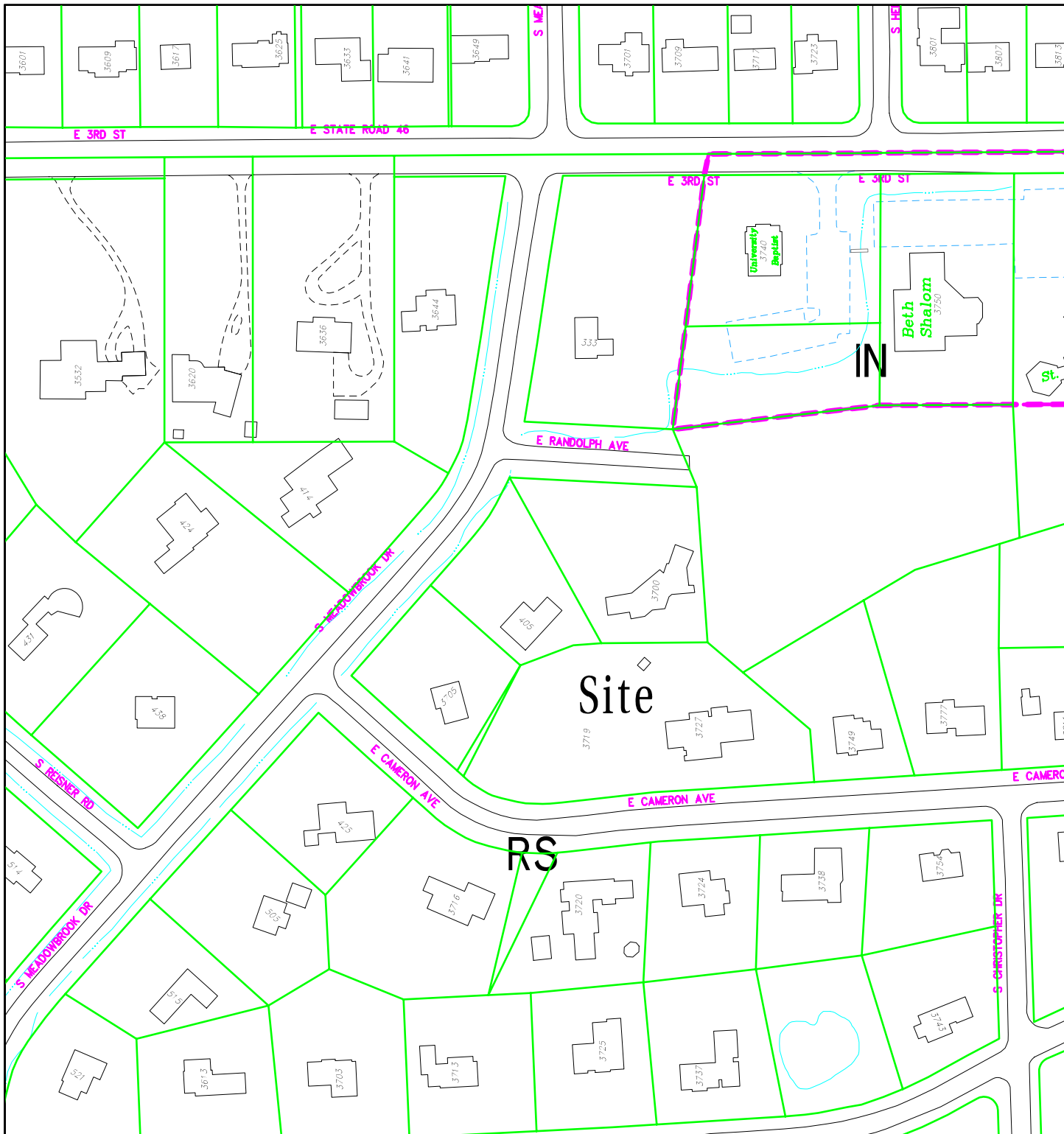
PROPOSED FINDING: Again, the Department does not find anything unique about the property that would prevent a sidewalk from being installed. It should certainly be noted that adjacent properties within this neighborhood are developed and there are no vacant lots in the neighborhood where future sidewalk installation would be required.

- (iv) The Subdivision Waiver shall not in any manner vary the provisions of the development standards, Comprehensive Plan, or Thoroughfare Plan.

PROPOSED FINDING: The Thoroughfare Plan aims to improve and advance transportation facilities, including the installation of sidewalks to promote multi-modal transportation. Therefore the granting of a waiver to not require the installation of a sidewalk would interfere with this goal.

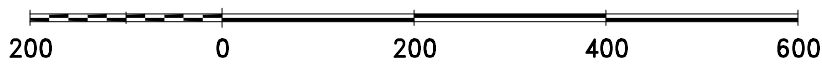
RECOMMENDATION: Based on the proposed findings, the Department recommends approval of this subdivision request and denial of the requested waiver from sidewalk installation with the following conditions:

1. A 5' wide concrete sidewalk separated from the street and at least a 5' wide tree plot and street trees not more than 40' from center are required within the right-of-way.
2. The new lot will have an address of 3719 E. Cameron Avenue and this must be shown on the final plat prior to signature.
3. A bond or compliance with condition #1 is required prior to plat signature.

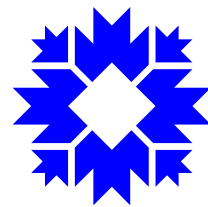


DP-11-19 Allen Dunn
 3727 E Cameron Ave
 Plan Commission
 Site Location, Zoning, Parcels

By: greulice
 12 Apr 19



City of Bloomington
 Planning & Transportation



Scale: 1" = 200'

Smith Brehob & Associates, Inc.



"Providing professional land planning, design, surveying and approval processing for a quality environment"

Stephen L. Smith, Founder.
Steven A. Brehob, BS.CNT.
Todd M. Borgman, PS
Don J. Kocarek, RLA
Katherine E. Stein, PE

March 6, 2019

Eric Greulich
City of Bloomington Planning and Transportation
401 N. Morton Street
Bloomington, IN. 47404

RE: Allen Dunn Subdivision, E Cameron Ave.

Dear Eric,

On behalf of our client, Allen Dunn, we respectfully request to be placed on the April 15th agenda for the City of Bloomington Plan Commission and on the May 13th agenda for the City of Bloomington Plat Committee for consideration of a 2 Lot Subdivision. With this 2 Lot Subdivision, we are requesting a waiver for sidewalk installation.

Details of the request are contained in the attached Petitioner's Statement. Also attached with this letter is the Preliminary Plat.

If you should have any further questions, please do not hesitate to contact me.

Sincerely,

Todd M. Borgman, PS
Smith Brehob & Associates, Inc.

Smith Brehob & Associates, Inc.



“Providing professional land planning, design, surveying and approval processing for a quality environment”

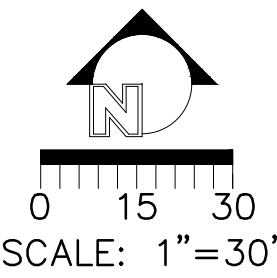
Stephen L. Smith, Founder.
Steven A. Brehob, BS.CNT.
Todd M. Borgman, PS
Don J. Kocarek, RLA
Katherine E. Stein, PE

PETITIONER'S STATEMENT

Location and Zoning– The property is located at 3727 E Cameron Avenue. The zoning of the site is RS (Residential Single-family).

While the property is not part of Hoosier Acres, it is almost entirely surrounded by the Subdivision. Cameron Avenue and the adjoining streets currently do not have sidewalks. Hoosier Acres was designed this way to reflect a rural setting. This setting has been enjoyed by its residents and passersby for nearly 70 years. We will happily install the required street trees to enhance this wonderful landscape. We feel a short and standalone sidewalk would negatively affect the long-standing beauty this neighborhood has provided to Bloomington.

ALLEN DUNN SUBDIVISION PRELIMINARY PLAT



LEGEND

RR SPIKE	M	MEASURED
STONE	P	PLATTED RECORD
REBAR	FRB	FOUND REBAR
IRON PIPE	SRB	SET REBAR
MAG NAIL	PIP	FOUND IRON PIPE
	FRS	FOUND RAILROAD SPIKE
	FMAG	FOUND MAG NAIL
	SMAG	SET MAG NAIL
	B/C	BUILDING CORNER
	FND	FOUND
	POD	POSSIBLE DEED OVERLAP
	B/S	BELOW GRADE
	A/G	ABOVE GRADE
SANITARY SEWER	S	
WATER LINE	W	
FENCE	X	

BASIS OF BEARINGS:
INDIANA STATE PLANE, WEST ZONE
VERTICAL DATUM: NAVD 88

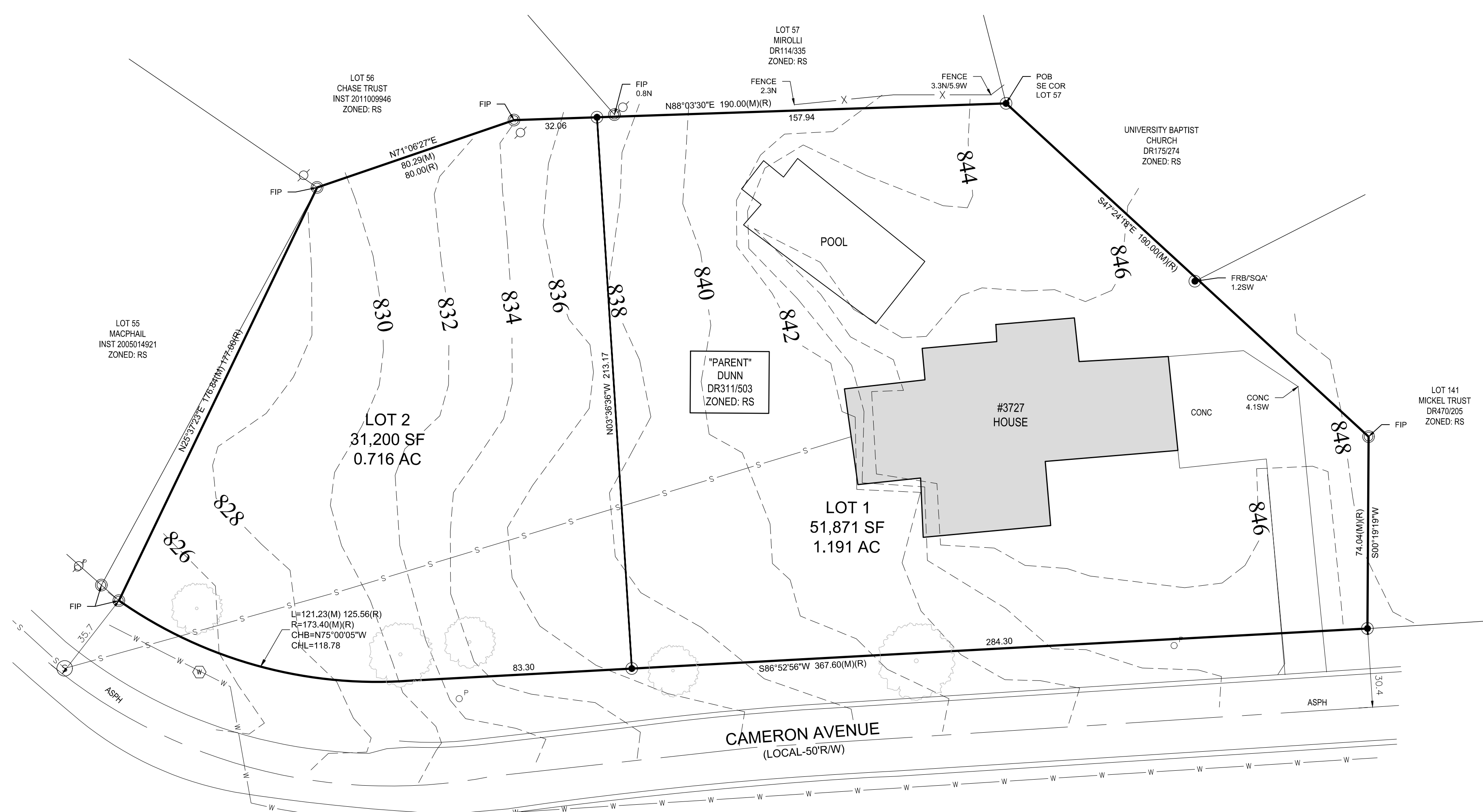
SETBACK TABLE

RESIDENTIAL SINGLE-FAMILY (RS):
FRONT - 15' FROM R/W
SIDE - 8', PLUS 4' FOR EACH ADDITIONAL STORY
REAR - 25'

OWNER/SUBDIVIDER
ALLEN W. & SUSAN PETERS DUNN
3727 E. CAMERON AVE.
BLOOMINGTON, IN 47401
812-334-8935
DEED RECORD 311/503
53-08-02-100-005-000-009

ADDRESS TABLE

LOT 1-3727 E CAMERON AVE, BLOOMINGTON, IN 47401
LOT 2-XXX E CAMERON AVE, BLOOMINGTON, IN 47401



UTILITY LINE LOCATIONS
ARE APPROXIMATE

OWNER'S CERTIFICATE

THE UNDERSIGNED, ALLEN W. DUNN & SUSAN PETERS DUNN BEING THE OWNER OF THE ABOVE DESCRIBED REAL ESTATE, DO HEREBY LAYOFF AND PLAT THE SAME INTO LOTS AND STREETS IN ACCORDANCE WITH THE PLAT AND CERTIFICATE.

THIS PLAT SHALL BE KNOWN AND DESIGNATED AS ALLEN DUNN SUBDIVISION.
STREETS AND RIGHTS-OF-WAY ARE TO HEREBY BE DEDICATED TO THE PUBLIC.

IN WITNESS WHEREOF, ALLEN W. DUNN & SUSAN PETERS DUNN HAVE EXECUTED THIS INSTRUMENT AND CAUSED HIS NAME TO BE SUBSCRIBED THEREON THIS ____ DAY OF _____, 2019.

ALLEN W. DUNN _____ SUSAN PETERS DUNN _____

STATE OF INDIANA)
COUNTY OF _____)SS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF INDIANA AND MONROE COUNTY, PERSONALLY APPEARED ALLEN W. DUNN & SUSAN PETERS DUNN ACKNOWLEDGED THE EXECUTION OF THE ABOVE REFERENCED PLAT, AS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 2019.

MY COMMISSION EXPIRES: _____

PLAN COMMISSION AND BOARD OF PUBLIC WORKS

UNDER THE AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947, ENACTED BY GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORDINANCE ADAPTED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF BLOOMINGTON AS FOLLOWS:

APPROVED AT BOARD OF PUBLIC WORKS AT A MEETING HELD:

PRESIDENT _____

MEMBER _____

MEMBER _____

APPROVED BY THE CITY PLAN COMMISSION AT A MEETING HELD:

TERRI PORTER, DIRECTOR OF PLANNING AND TRANSPORTATION

JOSEPH HOFFMAN, PRESIDENT OF PLAN COMMISSION

LEGAL DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 1 WEST, IN THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

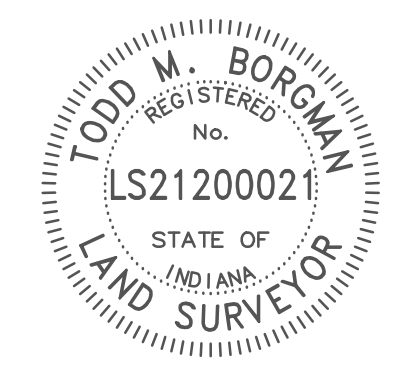
COMMENCING AT THE SOUTHWEST CORNER OF A TRACT AS HERETOFORE DEEDED TO THE ST THOMAS LUTHERAN CHURCH, SAID POINT BEING 553.00 FEET WEST AND 367.00 FEET SOUTH OF THE NORTHEAST CORNER OF THE AFORESAID NORTHEAST QUARTER SECTION; THENCE SOUTH 83 DEGREES 18 MINUTES WEST 294.20 FEET TO THE SOUTHEAST CORNER OF LOT NUMBER 58, HOOSIER ACRES THIRD ADDITION; THENCE SOUTH 30 DEGREES 30 MINUTES EAST 83.70 FEET TO THE NORTHEAST CORNER OF LOT NUMBER 57, HOOSIER ACRES THIRD ADDITION; THENCE SOUTH 03 DEGREES EAST 220.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT NUMBER 57, SAID CORNER ALSO BEING THE REAL POINT OF BEGINNING; THENCE SOUTH 48 DEGREES 17 MINUTES EAST 190.00 FEET; THENCE SOUTH 00 DEGREES 33 MINUTES 23 SECONDS EAST 74.04 FEET; THENCE SOUTH 86 DEGREES 00 MINUTES 14 SECONDS WEST 367.00 FEET; THENCE ON THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 125.56 FEET (122.84 FEET MEASURED), SAID CURVE HAVING A RADIUS OF 173.40 FEET; THENCE NORTH 25 DEGREES 55 MINUTES EAST 177.00 FEET; THENCE ON THE SOUTHERLY BOUNDARY OF SAID HOOSIER ACRES THIRD ADDITION, NORTH 69 DEGREES 30 MINUTES EAST FOR 80.00 FEET; THENCE CONTINUING ON SAID BOUNDARY NORTH 88 DEGREES 31 MINUTES EAST 190.00 FEET TO THE REAL POINT OF BEGINNING, CONTAINING 1.91 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

THIS SURVEY WAS PERFORMED UNDER THE DIRECTION OF THE UNDERSIGNED, AND TO THE BEST OF THIS SURVEYOR'S KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO SURVEY REQUIREMENTS IN 865 IAC 1.12 FOR THE STATE OF INDIANA.

DATED FEBRUARY 25, 2019

TODD M. BORGMAN
REGISTERED LAND SURVEYOR NO. 21200021
STATE OF INDIANA



I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. (TODD BORGMAN)

SURVEYOR'S REPORT

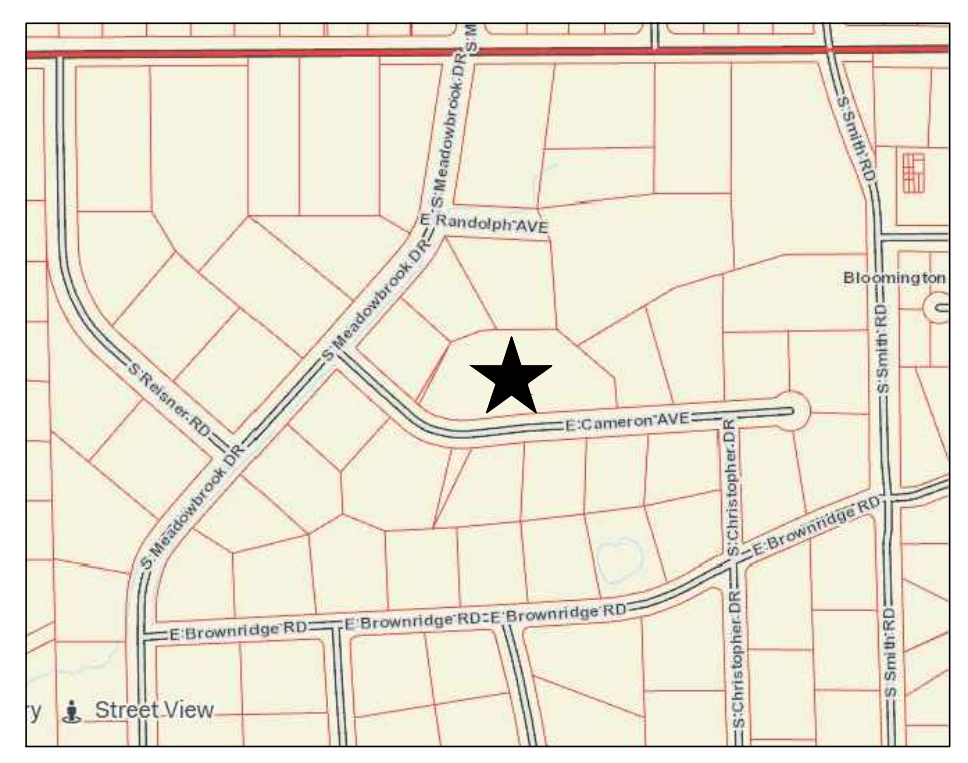
JOB NUMBER: 5840
TYPE OF SURVEY: RETRACEMENT AND ORIGINAL SURVEY
CLASS OF SURVEY: SUBURBAN SURVEY (865 IAC 1-12)
FIELD WORK COMPLETED: FEBRUARY 13, 2019
LOCATION OF SURVEY: 3727 CAMERON AVE, BLOOMINGTON, INDIANA

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12 (RULE 12) OF THE INDIANA ADMINISTRATIVE CODE (IAC), THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE UNCERTAINTY IN THE POSITION OF THE LINES AND CORNERS ESTABLISHED AND/OR REESTABLISHED ON THIS SURVEY AS A RESULT OF:

- 1) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS;
- 2) CLARITY AND/OR AMBIGUITY OF THE RECORD DESCRIPTION(S) USED AND/OR THE ADJOINER'S DESCRIPTIONS; AND
- 3) OCCUPATION OR POSSESSION LINES
- 4) MEASUREMENTS (RELATIVE POSITIONAL ACCURACY)

NOTE: THERE MAY EXIST UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES.

- 1) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS
MONUMENTS USED IN PERFORMANCE OF THIS SURVEY ARE LABELED HEREON. UP TO 1.2 FEET OF UNCERTAINTY.
 - 2) CLARITY AND/OR AMBIGUITY OF THE RECORD DESCRIPTION(S)
UP TO 4.3 FEET OF UNCERTAINTY IN RECORD VERSUS MEASURED DISTANCE.
 - 3) OCCUPATION OR POSSESSION LINES
POSSESSION LINES AT THE TIME OF THE SURVEY ARE LABELED HEREON. UP TO 6.7 FEET OF UNCERTAINTY.
 - 4) MEASUREMENTS (RELATIVE POSITIONAL ACCURACY)
SUBURBAN SURVEY (+/- 0.13 FOOT PLUS 100 PARTS PER MILLION) AS DEFINED IN 865 IAC 1-12, EFFECTIVE MAY 4, 2006.
- THEORY OF LOCATION**
THE FOUND MONUMENTS SHOWN HEREON WERE HELD FOR THEIR RESPECTIVE CORNERS. THE NORTHEAST LINES WERE RUN AT RECORD DISTANCE. THE SOUTHEAST LINE WAS RUN AT RECORD DISTANCE AND ANGLE. THE RECORD RADIUS WAS HELD FOR THE SOUTHWEST CURVE.



Smith Brehob & Associates, Inc.
453 S. Clarazz Boulevard
Bloomington, Indiana, 47401
P: 812.336.6536
W: <http://smithbrehob.com>
Job: 5840
Date: 2/25/19
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SUBDIVISION WAIVERS: BMC 20.09.210 states that the Plan Commission may grant a Subdivision Waiver if, after a public hearing, it makes written findings of fact based upon the evidence presented to it in each specific case, that:

- (i) The granting of the Subdivision Waiver shall not be detrimental to the public safety, health, or general welfare, or injurious to other property; and

PROPOSED FINDING: Granting the requested waiver will not be detrimental to public safety, health, or general welfare for the reasons that Hoosier Acres is an approximately 60 year old neighborhood that has no internal sidewalks; Cameron Avenue is a quiet residential street with 13 homes that ends in a cul-de-sac; Cameron Avenue experiences minimal automobile and pedestrian traffic; there is no evidence of a current or expected future problem with pedestrian safety that would be solved by requiring construction of a sidewalk; a sidewalk serving only the subject property would require pedestrian ingress/egress at locations that would be unexpected to passing motorists and bicyclists; and construction of a sidewalk can be expected to interfere with existing drainage from the subject property.

- (ii) The conditions upon which the request for a Subdivision Waiver is based are unique to the property for which the Subdivision Waiver is sought and are not applicable generally to other property; and

PROPOSED FINDING: Hoosier Acres consists of approximately ____ interior homes, none of which have sidewalks. The neighborhood is fully developed and there is no evidence to suggest that Cameron Avenue will experience future growth that will include sidewalk construction. It is unlikely that the City of Bloomington will construct sidewalks to all of Hoosier Acres or Cameron Avenue, or require homeowners to do so. Thus, a sidewalk on the subject property would be unique to the subject property and would impose a requirement that would not be a benefit to the general public. Finally, construction of a sidewalk can be expected to interfere with existing drainage from the subject property due to the topography of the site and current drainage patterns.

- (iii) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the subdivision regulations is carried out (Financial hardship shall not constitute grounds for a waiver); and

PROPOSED FINDING: The physical surroundings of the subject property include 13 homes on developed lots on a quiet street that ends in a cul-de-sac. No house on Cameron Avenue has a sidewalk and, therefore, requiring construction of a sidewalk on the subject property will not promote connectivity of a sidewalk network. It would be a hardship to the property owners to construct a sidewalk that will not—either immediately or in the foreseeable future-- connect to any other sidewalk or network of sidewalks and that would not provide a benefit to the subject property or Cameron Avenue in general.

- (iv) The Subdivision Waiver shall not in any manner vary the provisions of the development standards, Comprehensive Plan, or Thoroughfare Plan.

PROPOSED FINDING: Granting Subdivision Waivers is specifically contemplated by BMC 20.09.210. Further, there is recent precedent in Hoosier Acres on Meadowbrook Drive for waiver of the sidewalk requirement under similar circumstances. Therefore, granting the Petitioner's request will not vary the provisions of the development standards, Comprehensive Plan, or Thoroughfare Plan.

A History of Hoosier Acres

James M. Diehl



Hoosier Acres Neighborhood Association | 2006

In keeping with Brown's desire that the development be upscale, the lots were large and there were restrictions on the use of land. Houses had to be of a minimum size, and fences were to be no higher than 36 inches to preserve an open, country-like atmosphere. The roads, narrow and without sidewalks, were designed to be more like country lanes than vehicular thoroughfares. Since the lots had been farmland, there were no trees, and residents became avid tree planters. Evergreens, pin oaks, and hard maples were especially popular. Hoosier Acres was to have a rural air, but not too rural—outbuildings and farm animals were prohibited. In contrast to other developments, e.g., Park Ridge, where lots were sold to builders, who built houses on speculation and sold them to residents, in Hoosier Acres lots were sold to individual owners, who then had houses built, many of them designed by architects.

A History of Hoosier Acres

James M. Diehl



Hoosier Acres Neighborhood Association | 2006

In keeping with Brown's desire that the development be upscale, the lots were large and there were restrictions on the use of land. Houses had to be of a minimum size, and fences were to be no higher than 36 inches to preserve an open, country-like atmosphere. The roads, narrow and without sidewalks, were designed to be more like country lanes than vehicular thoroughfares. Since the lots had been farmland, there were no trees, and residents became avid tree planters. Evergreens, pin oaks, and hard maples were especially popular. Hoosier Acres was to have a rural air, but not too rural—outbuildings and farm animals were prohibited. In contrast to other developments, e.g., Park Ridge, where lots were sold to builders, who built houses on speculation and sold them to residents, in Hoosier Acres lots were sold to individual owners, who then had houses built, many of them designed by architects.

For Submission to the Bloomington Plan Commission

We the undersigned, after considering the various historical, aesthetic, and environmental issues, agree with the primary petitioners **Allen and Susan Dunn** that a waiver should be granted allowing the division of their lot at **3727 E. Cameron Ave.** into two lots without the requirement of a sidewalk being constructed along the frontage.

NAME	ADDRESS	SIGNATURE	DATE
M'Lissa Baye	3777 E Cameron Av	M'Lissa Baye	4/25/19
Mike Baye	3777 E Cameron Ave	M	4/27/19
Aiko MacPhail	3705 Cameron Av.	Aiko MacPhail	4/28/19
Patty Gibbs	3720 E. Cameron Ave.	Patricia Gibbs	4-28-19
Tom Gibbs	3720 E Cameron Ave	Tom Gibbs	4-28-19
Torie Krueger	3716 E Cameron Ave	Torie Krueger	4/28/19
Nolly Balas	3724 Cameron Ave.	Nolly Balas	4/28/19
Ed Balas	3724 Cameron Ave.	Ed Balas	4/28/19
Emanuel & Kathleen Michel	3749 E. Cameron Ave.	Emanuel & Kathleen Michel	4/28/19
Kathleen Michel	3749 Cameron Ave, E Cameron Ave	Kathleen Michel	4/28/19
Joy E. Mauro	609 Christopher Dr.	Joy E. Mauro	4-28-19
Harold A. Mauro	" " " "	Harold A. Mauro	4/28/19
ERICA KOVACS	3806 E Cameron Av	ERICA KOVACS	4/28/19
HAIBO JIAS	3806 E Cameron Av.	HAIBO JIAS	4/28/19
Kristi Gibbs	3817 E. Cameron Ave.	Kristi Gibbs	4/28/19
Kevin Gibbs	3817 E. Cameron Ave	Kevin Gibbs	4/28/19
Jat Chase	405 S Meadows	Jat Chase	4/30/19
Laura Stevens	505 S. Meadowbrook Dr.	Laura Stevens	4/30/19



View of 3727 E. Cameron Ave



View of new lot



West end of new lot



View of blind curve past west end of new lot



Closer view of blind curve at west end of new lot



view of the west end of proposed
sidewalk



West end of proposed sidewalk



East end of proposed sidewalk

A photograph of a residential street in a lush, green neighborhood. The road is paved and curves gently to the right. The area is filled with mature trees, some with vibrant green leaves, and well-maintained lawns. In the foreground, there are clumps of tall grasses and a small garden bed. A tall black street lamp stands on the left side of the road. The overall atmosphere is peaceful and suburban.

East Brownridge Rd in
Hoosier Acres Neighborhood



The lone sidewalk in Hoosier Acres at south edge of neighborhood

A photograph of a residential street scene. In the foreground, there is a shallow, muddy ditch with some green weeds. A paved road runs horizontally across the middle ground. A person wearing a light blue shirt and dark pants is walking on the road, moving away from the camera. To the left of the road, there are three grey trash bins with yellow lids. In the background, a large, two-story house with a grey roof and a white porch is visible, partially obscured by lush green trees and bushes. A flowering bush with purple blossoms is in the mid-ground. The overall scene is bright and sunny, suggesting a clear day.

Meadowbrook Dr with pedestrian and ditch



View of home built by Loren Wood at Brownridge Rd & Meadowbrook Dr.

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 1301 S. Walnut Street**

**CASE #: UV-14-19
DATE: April 11, 2016**

PETITIONER: David Howard
1414 E Rhorer Road, Bloomington

REQUEST: The petitioner is requesting a use variance to allow for a dwelling unit to be placed on the ground floor within a Commercial General (CG) Zoning District. This use variance request requires Plan Commission review of compliance with the Comprehensive Plan.

Area:	0.13 Acres								
Zoning:	CG								
Comp Plan Designation:	Urban Corridor								
Existing Land Use:	Multi-family Residential								
Proposed Land Use:	Multi-family Residential/Commercial								
Surrounding Uses:	<table> <tr> <td>North</td> <td>- Multi-Family Residential</td> </tr> <tr> <td>South</td> <td>- Multi-Family Residential</td> </tr> <tr> <td>East</td> <td>- Single Family Residential</td> </tr> <tr> <td>West</td> <td>- Commercial</td> </tr> </table>	North	- Multi-Family Residential	South	- Multi-Family Residential	East	- Single Family Residential	West	- Commercial
North	- Multi-Family Residential								
South	- Multi-Family Residential								
East	- Single Family Residential								
West	- Commercial								

REPORT: The petition site is zoned Commercial General (CG) and is located at the southeast corner of S. Walnut Street and E. Driscoll Drive. It is currently developed with a multi-family residence with a parking area in the rear.

The petitioner proposes to construct a three-story building with nine (9) one-bedroom apartments and commercial space on the ground floor. The apartments will be approximately 450 square feet each and fully furnished. The petitioner proposes that one of the nine apartment units to be located on the ground floor. This proposal complies with the Indiana State Building Code requirement related to provision of an accessible unit. To provide the accessible unit, the petitioners have the option of adding an elevator or including the unit on the ground floor. The Unified Development Ordinance does not allow residential units on the ground floor in multi-family buildings in the CG district. This UDO provision was written before the State Code requirement for an accessible unit. The petitioners must receive a use variance from the Board of Zoning Appeals (BZA) for the ground floor unit.

Ground floor units are prohibited on the first floor in the CG district by the UDO to ensure that significant amounts of commercial property along major roadways are not consumed by solely residential uses. The UDO restrictions on development size and the physical restrictions of the lot combine to limit development in a way that makes an elevator impractical for this site. The petition site is less than .14 acres. Because of the small size of the development, the petitioners have chosen to request the ground floor unit. The density of 9 one-bedroom units is allowed in the CG district, but only on the second floor and above.

COMPREHENSIVE PLAN: The Comprehensive Plan designates this property as Urban Corridor. This area is designed to transform strip retail and commercial corridors along major roadways into a more urban mixed-use district that will serve as an appropriate transition area from higher, more intensive uses to other districts, Focus Areas, and regional activity centers. The district serves nearby neighborhoods, but also the larger community. Integrating multifamily residential uses into existing retail and commercial areas within the district can apply a mixed-use approach within individual buildings sites or between adjacent properties.

Land use policies for this area state that:

Site design must reimagine the built context into a mixed-use district.

Emphasis must be placed on urban design and the creation of a distinctive design style in each area.

Site design features to consider include building to street frontages, structures that are multistory and pedestrian-scaled

The following provide additional land development policy guidance:

- Buildings should be developed with minimal street setbacks, with parking located behind the building, and with an emphasis on minimizing pedestrian obstacles to accessing businesses.
- To increase pedestrian and transit accessibility, street cuts should be limited as much as possible to reduce interruptions of the streetscape, tree plots, and sidewalks.
- Development and redevelopment within the district is particularly suited to high-density residential and mixed residential/commercial use and taller building heights, with the possibility of three or four-story buildings.
- Access to public transit service is an important component of the Urban Corridor district.

PROPOSED FINDING: Although residential units are allowed only on the second floor and above, the Department finds this property to have unique constraints that limit the size of the building and make ground floor residential reasonable. Due to the physical constraints of the lot on development, such as 2 frontages, a relatively small lot size, and adjacent ground floor residential uses, the Department finds that this request does not substantially interfere with the general and specific policies of the Comprehensive Plan for this area.

CONCLUSION: The Department finds that the proposed use does not substantially interfere with the intents of the Comprehensive Plan. The proposal provides a mixed

use building, even though the building contains a single ground floor apartment. The petition will redevelop an under-developed lot and the scale and massing of the proposal will fit the surrounding area. Furthermore, the requirement for the commercial use of ground floor space within this district was to ensure that properties along major roadways were not unduly used for solely residential use rather than mixed-use as encouraged by the Comprehensive Plan. Commercial space is provided, in addition to the ground floor apartment. The Department will also recommend that the use variance approval be conditional on the allowance of only one ground floor unit, as proposed in this development.

RECOMMENDATION: The Department finds that this use variance will not substantially interfere with the Comprehensive Plan. Based upon the proposed finding, staff recommends forwarding a positive recommendation to the Board of Zoning Appeals.



City of Bloomington
Bloomington Environmental Commission

MEMORANDUM

Date: May 13, 2019
To: Bloomington Plan Commission
From: Bloomington Environmental Commission
Subject: UV-14-19: David Howard
1301 S. Walnut St.

The purpose of this memo is to convey the environmental concerns and recommendations provided by the City of Bloomington Environmental Commission (EC) with the hope that action will be taken to enhance the project's environment-enriching attributes. The EC reviewed the petition and offers the following comments and requests for your consideration.

The EC is aware this petition addresses a Use Variance for parking standards and a ground floor dwelling unit, and not for site design, and has no objections to either. However, after reviewing the plans, we offer the following recommendations to consider when the site plan is crafted.

1.) GREEN ROOF

The rendering provided shows a patio and gathering space on the roof. There are some potted plants shown on the design, but that does not qualify this as a "green roof". If the petitioner is actually planning for a green or vegetated roof, please provide details of the design.

2.) SOLAR ENERGY GENERATION

The gathering space on the roof appears by the rendering to be flat. This would be a perfect place to install solar photovoltaic cells. The use of PV cells will reduce the use of greenhouse-gas emitting pollutants. Solar power is now financially competitive with coal, especially considering the full-cost accounting prices.

3.) RECYCLING

The EC recommends that space be allocated for recyclable materials collection, which will reduce the facility's carbon footprint and promote healthy indoor and outdoor environments. Recycling has become an important norm that has many benefits in energy and resource conservation. Recycling is now an elementary environmental practice, given that the City of Bloomington has been promoting it since the early seventies. Consequently, recycling is an important contributor to Bloomington's environmental quality and sustainability and is expected in a 21st-century structure.

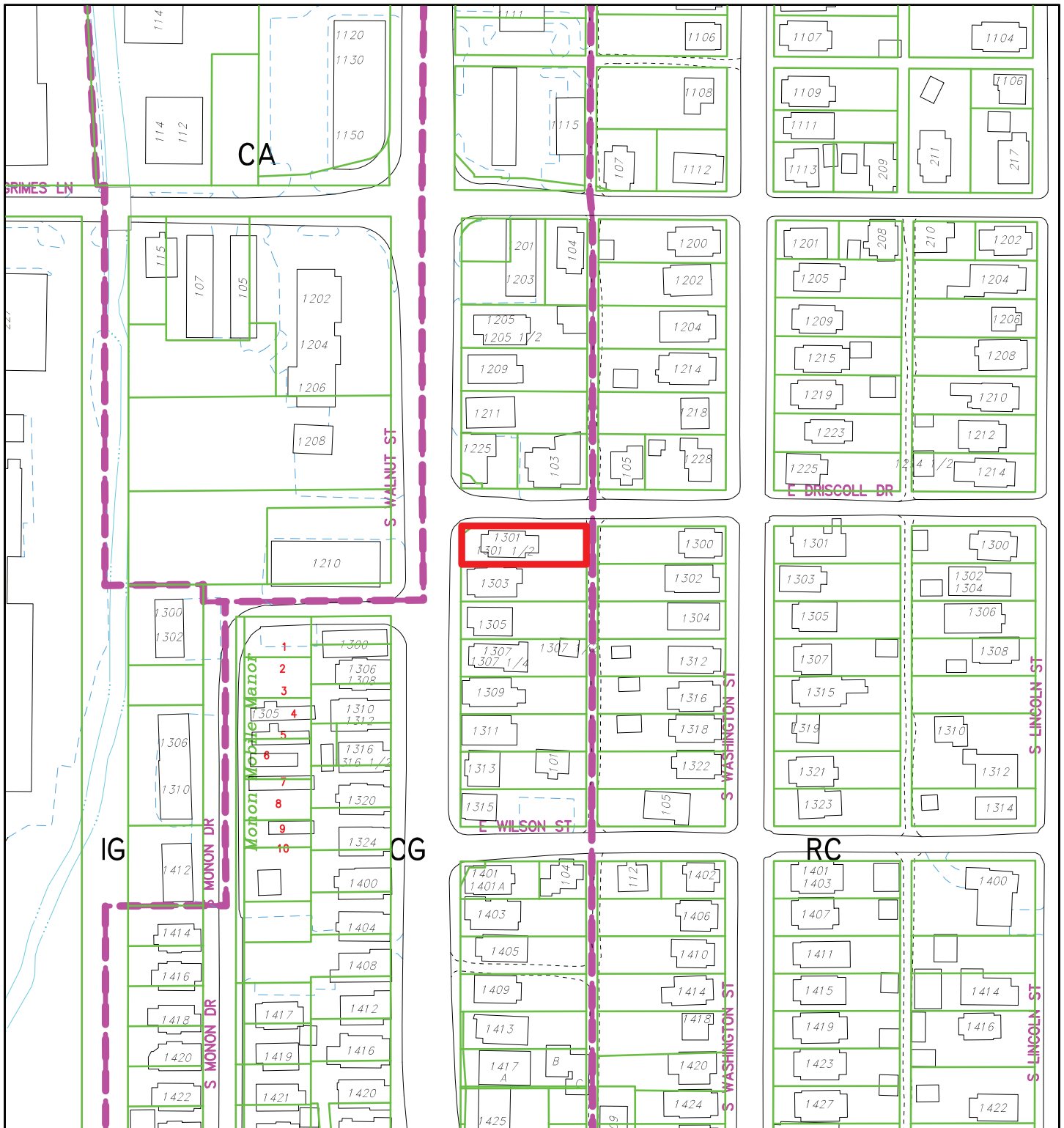
4.) REUSE CONSTRUCTION AND DEMOLITION MATERIALS

The EC recommends that the Petitioner reuse or recycle all of the construction and demolition materials possible, which result from demolition.

5.) STREETSCAPE PLANTS

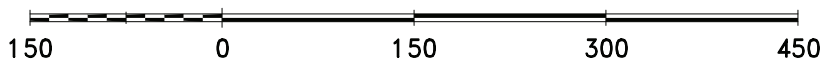
This petition sits in an important location that has long been part of Bloomington's core gateway to the south and where walkability is vital now more than ever. Because the area is already built out, the opportunities for environmental enhancement are limited. Augmenting the walkability by installing as much landscape material as possible along both street fronts will enhance the environmental integrity of the site. Additionally, the Petitioner should consider collecting rainwater to water these plants. Walkability decreases automobile use, thus reducing carbon emissions; improves public health; amplifies quality of life; and saves money.

The EC recommends the site be designed with plantings that benefit local pollinating insects and birds, reduce the heat island effect, and slow and cleanse rainwater. Using native plants provides food and habitat for birds, butterflies and other beneficial insects, promoting biodiversity in the city. Native plants do not require chemical fertilizers or pesticides and are water efficient once established.



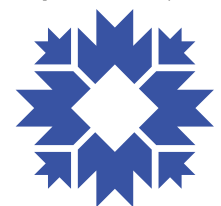
UV-14-19 David Howard
 1301 S Walnut Street
 Plan Commission
 Site Location, Zoning, Parcels

By: greulice
 9 May 19

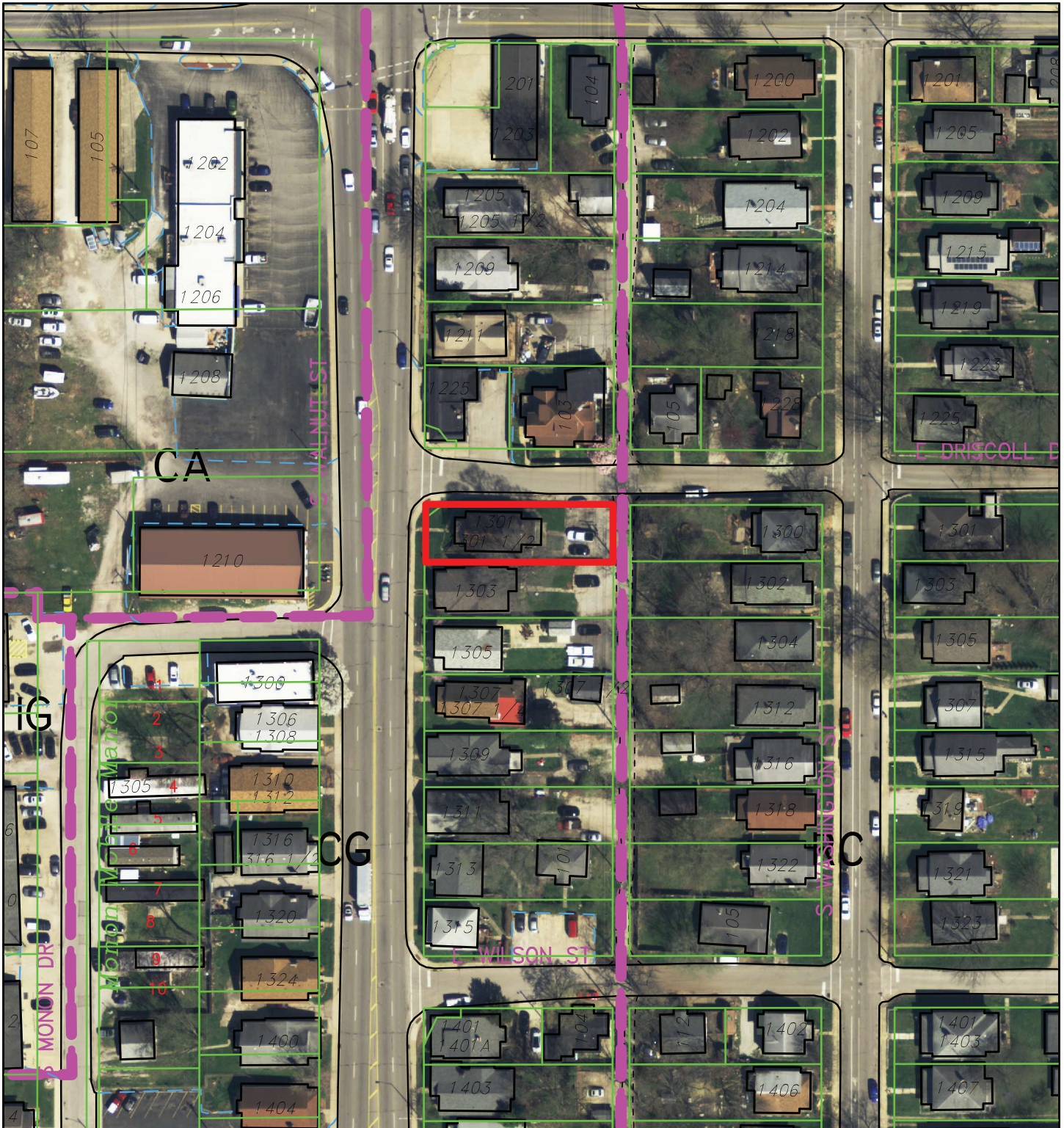


For reference only; map information NOT warranted.

City of Bloomington
 Planning & Transportation



Scale: 1" = 150'



UV-14-19 David Howard

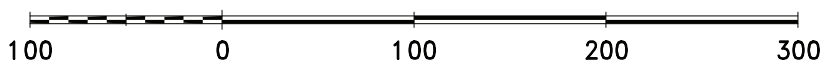
1301 S Walnut Street

Plan Commission

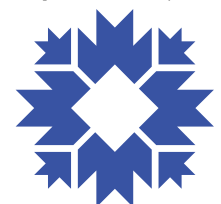
2019 Aerial Photograph

By: greulice

9 May 19



City of Bloomington
Planning & Transportation



Scale: 1" = 100'

For reference only; map information NOT warranted.

1301 south walnut street, bloomington indiana
april 05 2019

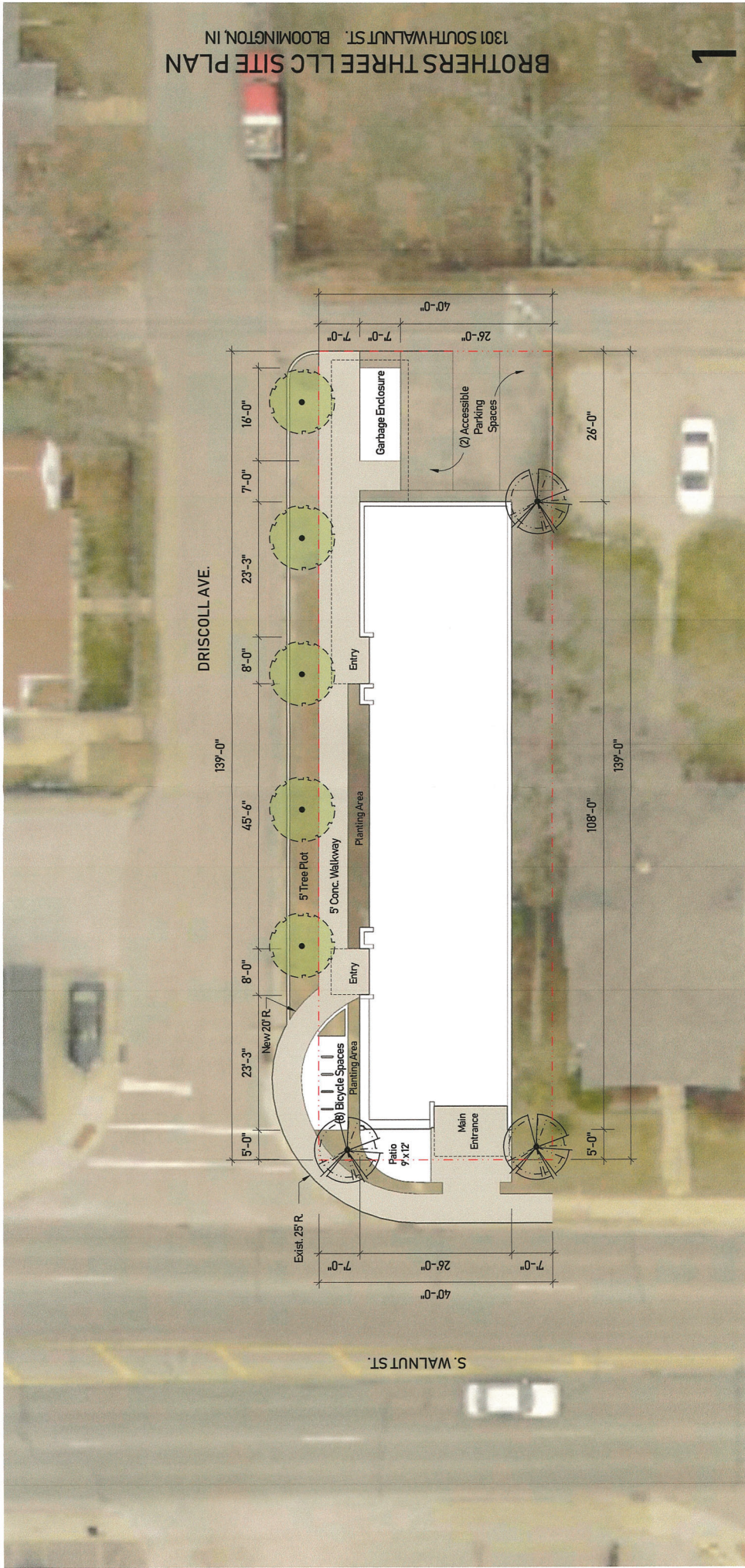
We are proposing the construction of a new multi-use building on the corner of Driscoll Street and South Walnut Street.

The proposed building will consist of a coffee shop/restaurant space, outdoor seating, bicycle and street parking, a green roof, one accessible loft dwelling on the first floor, along with eight additional single loft units above.

We are requesting a use variance to allow a ground floor dwelling unit, this ground floor unit is being used to meet our ADA requirement. Also being requesting is a variance from the minimum number of required parking spaces to allow 2. To help offset the minimum parking spaces required we are proposing to provide 14 bicycle parking spaces along with 4 on street parking spaces.

Thankyou,

Chad Vencel, representing David Howard of HHI Inc.



BROTHERS THREE LLC SITE PLAN

1301 SOUTH WALNUT ST. BLOOMINGTON, IN

1

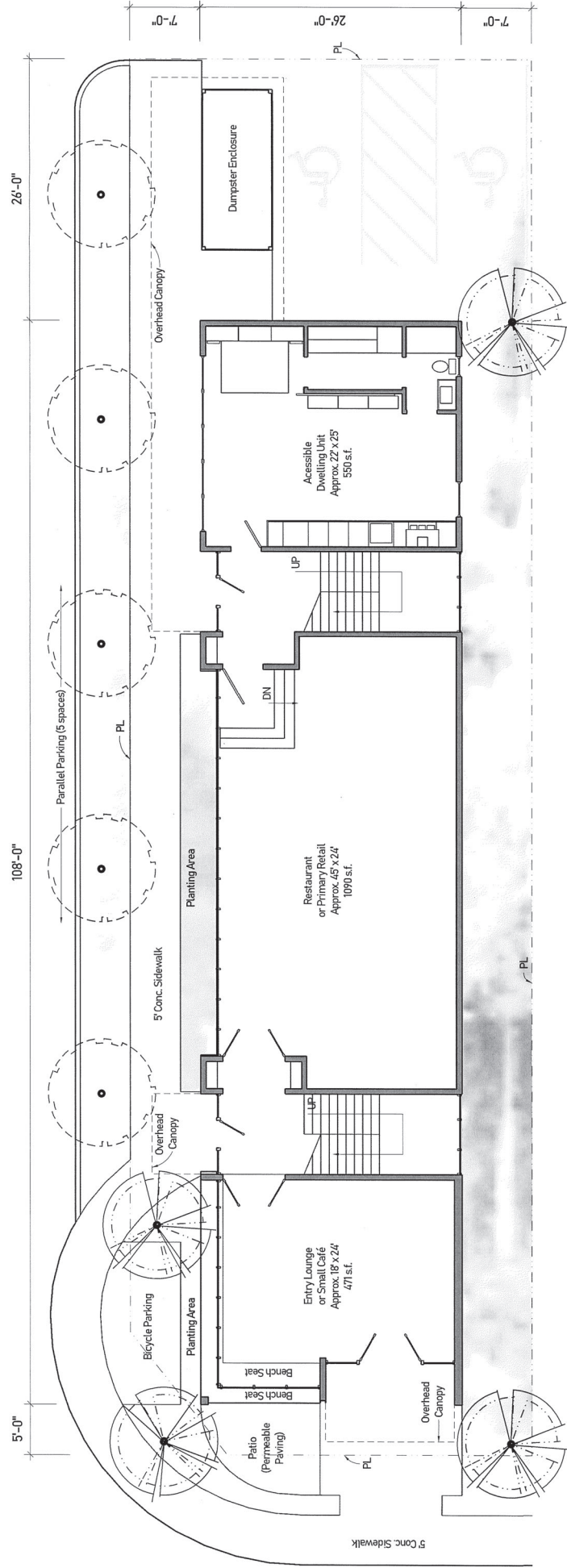
SITE PLAN

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

04.29.20



DRISCOLL AVE.



S. WALNUT ST.

BROTHERS THREE LLC
1301 SOUTHWALNUT ST. BLOOMINGTON IN



NORTH

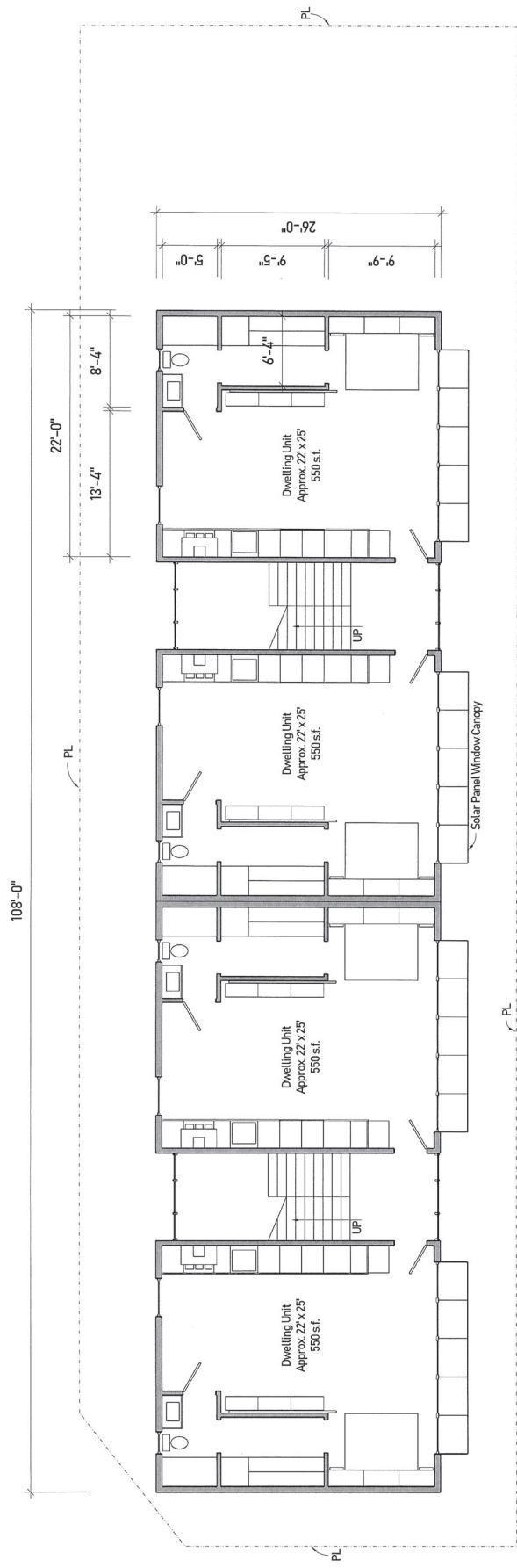
1

1st FLOOR
PLAN

3

05098.19

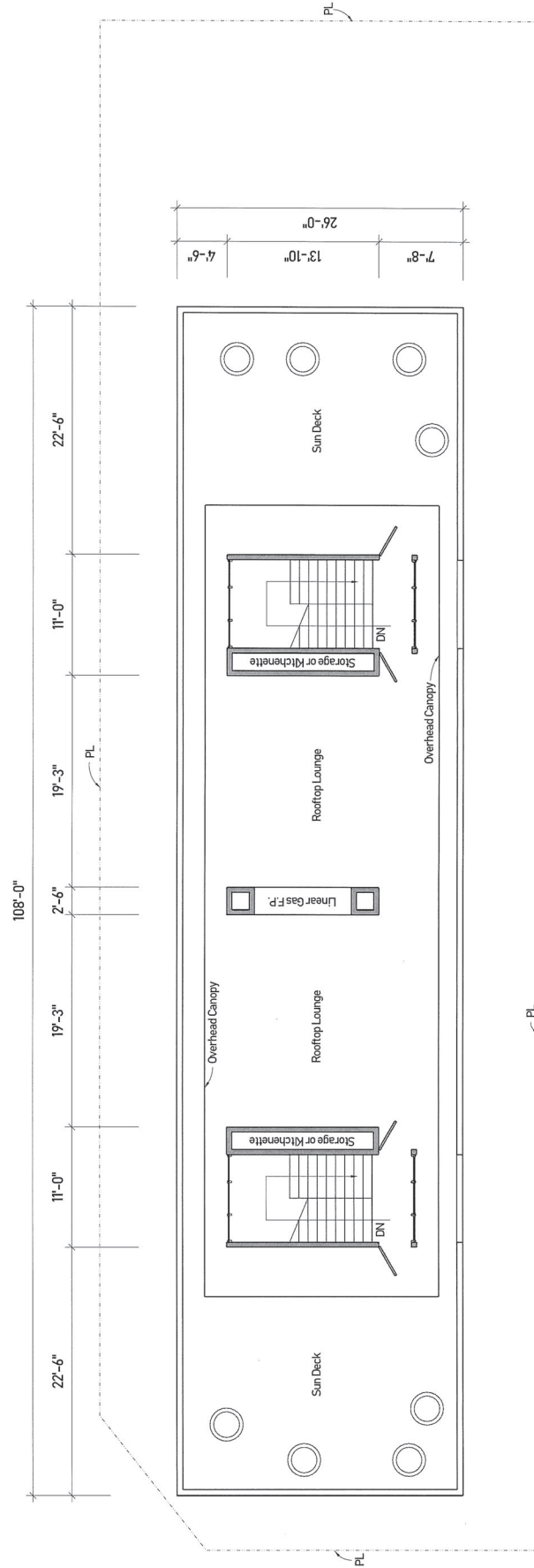
SCALE: 1" = 10'-0"



2
2nd & 3rd
FLOOR
PLAN
3
05/08.19

SCALE: 1" = 10'-0"

BROTHERS THREE LLC
1301 SOUTH WALNUT ST., BLOOMINGTON, IN



NORTH

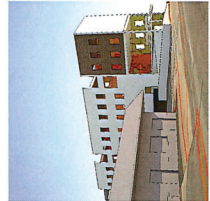
SCALE: 1" = 10'-0"

3

ROOF
PLAN

49
05/28/19

BROTHERS THREE LLC
1301 SOUTH WALNUT ST. BLOOMINGTON, IN



Concept

SOURCE OF TITLE: 2019001722 WAR

Lot Number Seven (7) in Driscoll Addition to the town of City of Bloomington, Indiana.

EXCEPTING THEREFROM A part of Lot 7 in Driscoll Addition to the City of Bloomington, Indiana, as recorded in Plat Book 3, page 24, Office of the Recorder of Monroe County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of said Lot 7; thence North 90 degrees 00 minutes 00 seconds East along the North line of said Lot 12.35 feet; thence South 52 degrees 53 minutes 53 seconds West 15.58 feet to the West line of said Lot; thence North 00 degrees 00 minutes 00 seconds East along said West line 9.50 feet to the point of beginning, containing 59 square feet, more or less, in said exception.

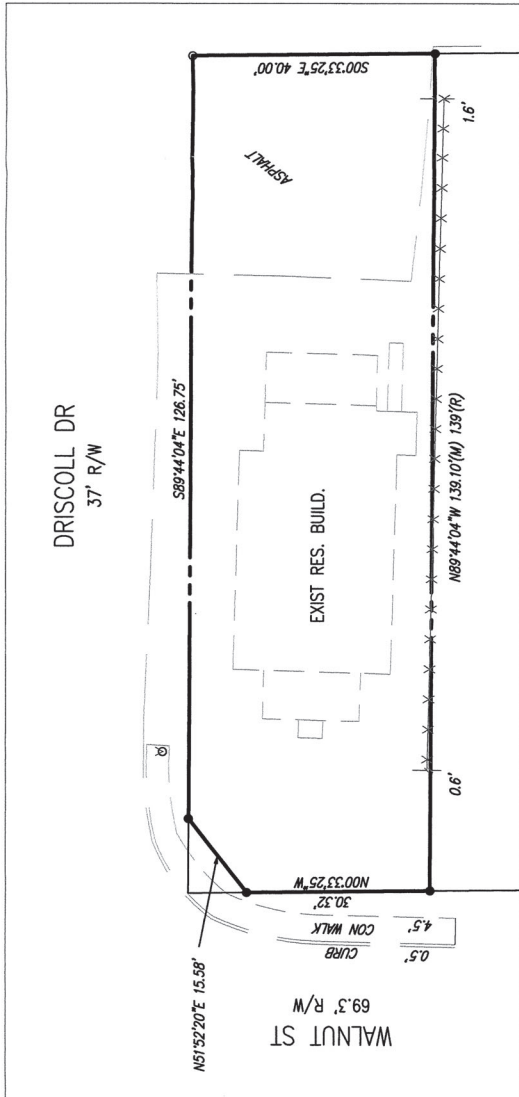
SURVEYOR'S REPORT

According to Indiana Administrative Code (865 IAC1-12-12), the following is the theory of location applied in establishing the lines and corners by this survey:

1. The East line of subject parcel was constructed by extending a line through found rail road spikes in the Southeast corner of Lot 8 and the Southeast corner of Lot 11 in Driscoll Addition.
2. The North and South lines of subject parcel was constructed parallel with a line through a rail road spike in the Southeast corner and a rebar found in the Southwest corner of said Lot 8 Driscoll Addition at record distance from the East line as cited above.
3. The North line was constructed parallel to South line cited above at record distance from East line and with exception taken out by record distances from Northwest corner.

The following is a professional opinion of the cause and amount uncertainty in the lines and corners of the surveyed parcel because of the following:

- A. Availability and condition of reference monuments:
 - a. Other corner monuments found in this block of Driscoll Addition within 1.3 feet of corners constructed by this survey.
- B. Occupation or possession lines:
 - a. Board link fence extends 0.6 feet North of South line on East end of fence and 1.6 feet South of South line on its East end as shown on plat.
- C. Clarity or ambiguity of record description and adjoiners' record descriptions.
 - a. Basis of bearing of exception being unstated creates ambiguity of 0.1 foot.
- D. Relative positional accuracy of the measurements is 0.13 feet (21mm) +/- 50 ppm, consistent with a 'Suburban Survey' as defined by Indiana Code.



I affirm under penalties of perjury, that I have taken reasonable care to reduce each social security number in this document, unless required by law.



Charles D. Graham
 Charles D. Graham
 Indiana L.S. 29500014
 Bynum Fanyo & Associates, Inc.
 528 North Walnut Street
 Bloomington, Indiana 47404-3804
 812-332-8030

CERTIFICATION:
I certify that the survey as shown by the plat was performed wholly under the direction of myself, a registered land surveyor in the State of Indiana, and to the best of my belief and knowledge was executed according to 865 IAC 1-12.



SCALE: 1" = 20 ft.
BEARINGS BASED ON SPCS IN WEST NAD 83
FIELD DATE: 03/21/2019

- RAIL ROAD SPIKE SET ○
- REBAR SET (BFA 9500014) ●
- FIRE HYDRANT ◊
- BOUNDARY LINE ——— X
- EXISTING FENCE ———

RETRACEMENT SURVEY
 LOT 7 DRISCOLL ADDITION
 PARCEL 53-01-54-726-000.000-009
 Brothers Three LLC
 1301 S Walnut ST Bloomington IN

Date: 03/28/2019

5019027



BYNUM FANYO & ASSOCIATES, INC.
 528 North Walnut Street
 Bloomington, Indiana 47404
 Phone (812)332-8030 Fax (812)339-2990

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 642 N. Madison Street**

**CASE #: SP/DP-15-19
DATE: May 13, 2019**

**PETITIONER: City of Bloomington
Redevelopment Commission
401 N. Morton Street**

**CONSULTANT: Bledsoe Riggert Cooper and James
1351 W. Tapp Road**

REQUEST: The petitioner is requesting site plan and preliminary plat approval for a 2 lot subdivision.

REPORT: The petition site is located on the east side of N. Madison Street between West Maker Way and W. 11th Street. The property is 1.01 acres and is part of the larger 12 acre Certified Technology Park. The site is zoned Commercial Downtown (CD) and is within the Showers Technology Park Overlay (STPO). There are 2 existing buildings on this site that were associated with the Showers Brothers Furniture business, the Dimension Mill and the Kiln Building. Both of these buildings are locally designated historic structures. A platted alley runs along the east side of this property.

The petitioner is proposing to subdivide the lot to place each building on its own lot. No new construction is proposed with this petition. The site plan review component of this petition is needed to allow the property line to be placed between the existing buildings and to allow the proposed Lot #4 to not meet the 75% impervious surface coverage requirement. The 2 buildings are approximately 8' apart and the sideyard setback requirement for buildings in the STPO is 5'. With this petition, both buildings would be equidistant from the proposed property line and would have a 3.9' setback.

Plan Commission Site Plan Review: One aspect of this project requires that the petition be reviewed by the Plan Commission, per BMC 20.03.370. This aspect is as follows:

The Plan Commission shall review:

- Any proposal that does not comply with all of the standards of Section 20.03.400 *Showers Technology Park Overlay (STPO)*.

PRELIMINARY PLAT REVIEW:

Right of Way: All required right-of-way was dedicated with previous plats. No additional right-of-way dedication is required with this plat.

Minimum Lot Size: The proposed Lot #7 for the Kiln Building will be 0.43 acres and the Lot #4 for the Dimension Mill will be 0.58 acres. There is no minimum lot size requirement in the CD zoning district.

Environmental: There are no environmental features on this site that require preservation. Green infrastructure was installed in the adjacent right-of-way to provide functionality and improve the pedestrian experience through an enhanced green space.

CRITERIA AND FINDINGS FOR SITE PLANS

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

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

(i) Is consistent with the Comprehensive Plan;

Proposed Findings:

- The site is in the Certified Technology Park and Trades District area of the Comprehensive Plan.
- The Trades District is highlighted as an ideal place to attract new investments and for the provision of jobs.
- One of the main goals of the Trades District is to create jobs in the technology sector. New businesses are identified as a primary use and work force focused residences to help support and serve these businesses. (p. 54)
- The Trades District, within the Showers Technology Park, and locations associated with the Convention Center are necessary for employment and business growth. These highly valued goals must be preferred when considering development approvals. (p.86)
- Land use policy guidance shall first utilize the 2013 Certified Technology Park Master Plan and Redevelopment Strategy to aid in land development approvals. (p.97) This document highly encourages the presence of Technology Park offices to support the development of the overall Technology Park.
- Preservation and reuse of historic structures is also highlighted in the Comprehensive Plan and Trades District plan, both of those goals are furthered with this approval to allow for the 2 historic buildings to be located on their own lots.

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

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

Proposed Findings:

- Protect and enhance the central business district, which contains many unique and historic structures.

- The downtown is targeted for intensified usage of vacant and underutilized buildings and sites.
- The project allows for the reuse of historic buildings and furthers the goals of both the Trades District section of the Comprehensive Plan and Certified Technology Park plans.

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

Proposed Findings:

- This project meets the requirements of Chapter 5 standards, but does not meet the sideyard building setback requirement and impervious surface coverage outlined in Chapter 3.

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

Proposed Findings:

- The proposal meets the subdivision standards outlined in Chapter 7, pending approval of the requested deviations for the sideyard building setback and impervious surface coverage.

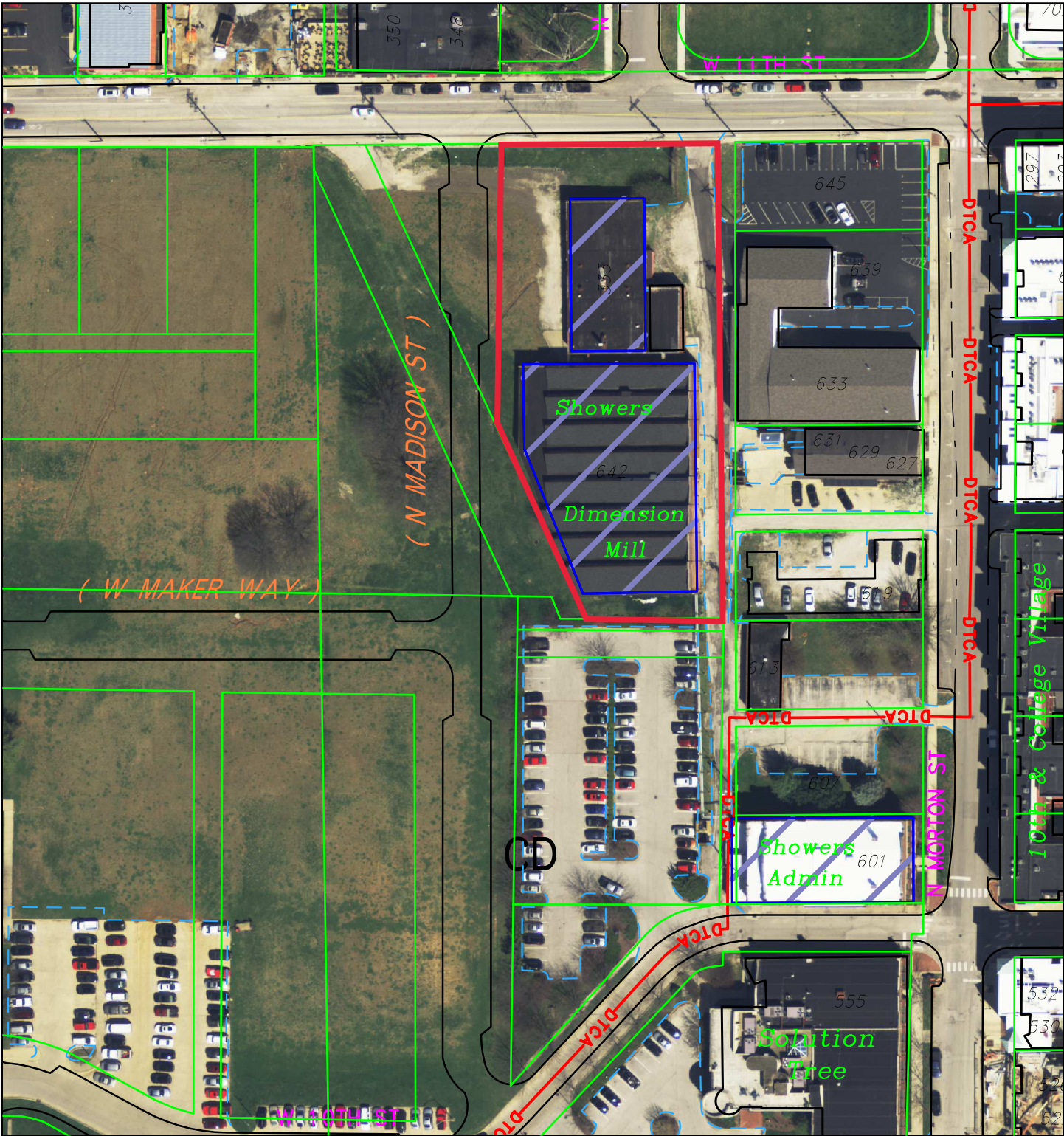
(v) Satisfies any other applicable provisions of the Unified Development Ordinance.

Per 20.03.380, the Plan Commission shall approve a site plan that meets all of the standards of 20.03.400, 20.03.410, and 20.09.120.

- The petition meets the standards with the exception of the 2 deviations being requested for building setback and maximum impervious surface coverage.

CONCLUSION: The granting of this approval allows for the 2 historic buildings to be sold and used separately by assigning them separate lots which promotes redevelopment within the Trades District. There is no new construction proposed with this petition.

RECOMMENDATION: Based on the findings in the staff report, the Department recommends the Plan Commission adopt the proposed findings and approve the site plan and preliminary plat for case #SP/DP-15-19.



SP/DP-15-19 City of Bloomington Redevelopment Commission

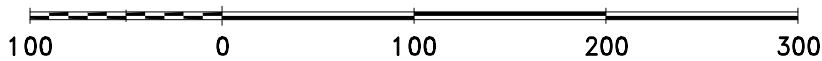
642 N Madison St

Plan Commission

2016 Aerial Photograph

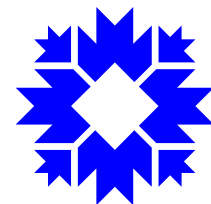
By: greulice

9 May 19

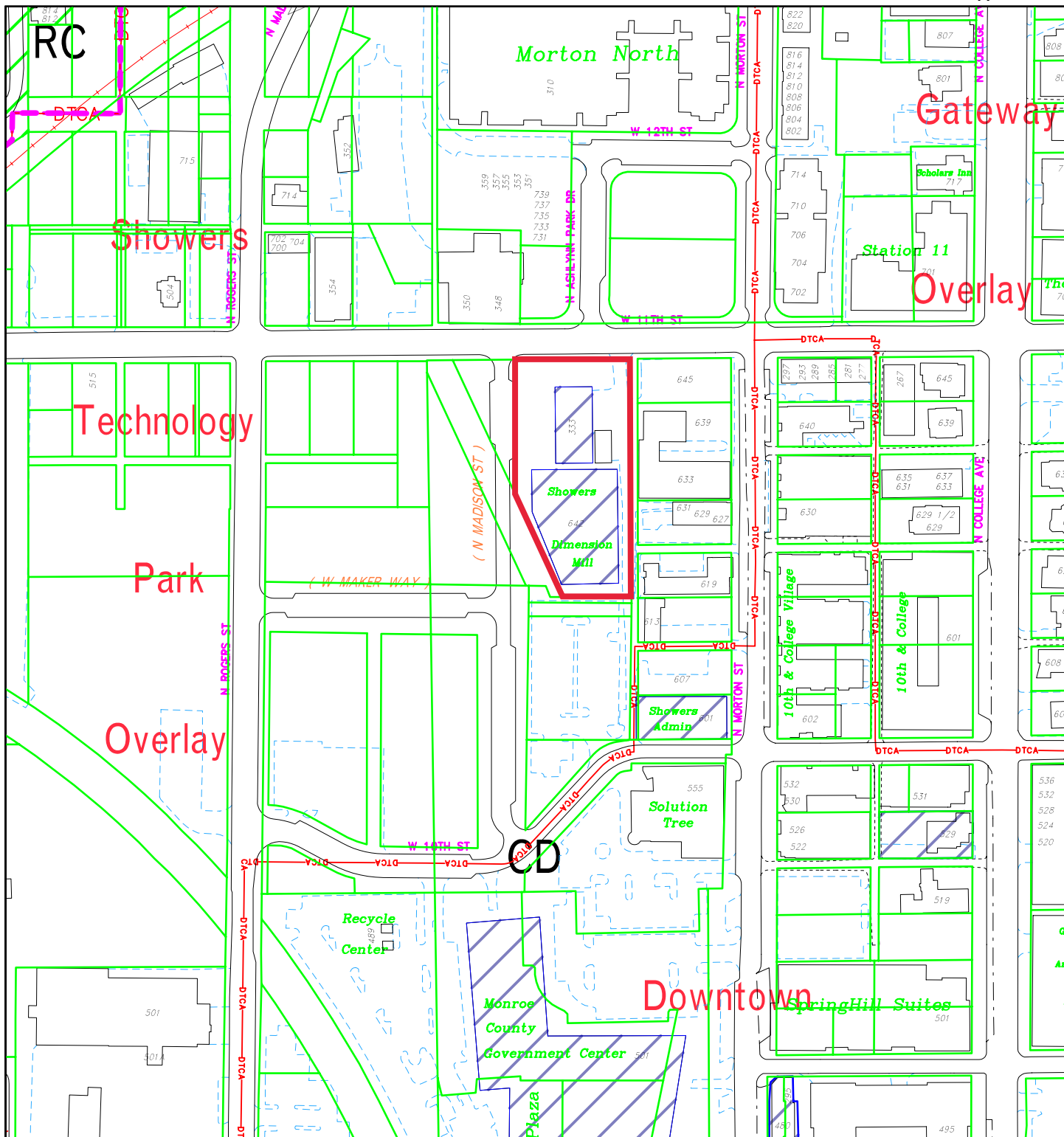


For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation



Scale: 1" = 100'



SP/DP-15-19 City of Bloomington Redevelopment Commission

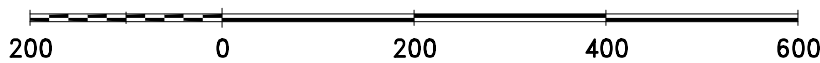
642 N Madison Street

Plan Commission

Site Location, Zoning, Parcels

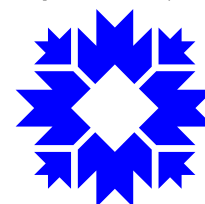
By: greulice

9 May 19



For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation



Scale: 1" = 200'



Eric Greulich <greulice@bloomington.in.gov>

Draft Petitioner's Statement - Lot 4 Trades District

Larry Allen <allenl@bloomington.in.gov>
To: Eric Greulich <greulice@bloomington.in.gov>
Cc: Brian Payne <payneb@bloomington.in.gov>

Mon, Apr 8, 2019 at 3:07 PM

Here is a draft of the petitioner's statement with some added language:

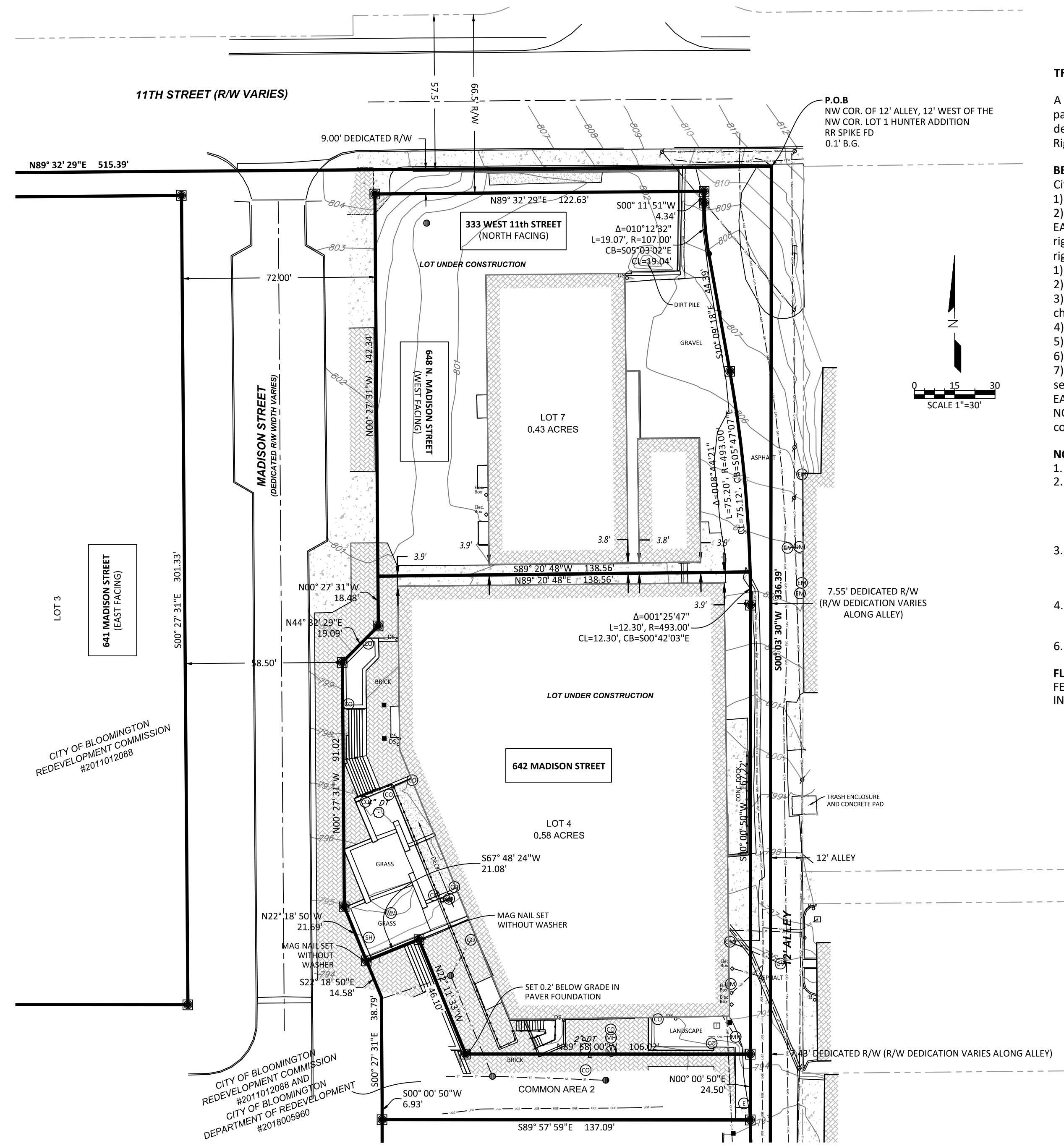
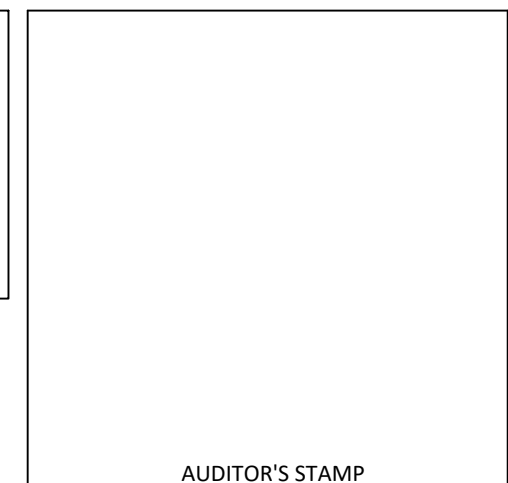
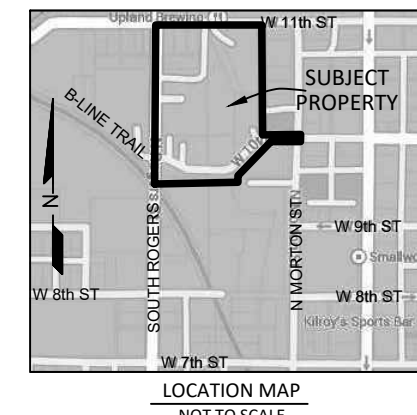
The City of Bloomington Redevelopment Commission (RDC) is petitioning for an amendment of Lot 4 in the Trades District Amendment 1 Final Plat recorded as Instrument No. 2019002507, in the Office of the recorder of Monroe County, Indiana. As part of the amendment, the RDC is requesting a setback waiver from the minimum five-foot setback required by BMC 20.03.400(d) for each of the two existing buildings within the Showers Technology Park Overlay.

The RDC is separating the two properties to enable renovation and development of the Kiln north of the Dimension Mill as was set out in the Bloomington Certified Technology Park Master Plan (CTP Master Plan, pp. 25, 35-36). This separation will ensure that the Kiln can be redeveloped for adaptive re-use. As noted in the master plan, "[a]ny improvements to this facility must adhere to the historic standards and are subject to Historic Preservation Commission review prior to any development" (CTP Master Plan, p. 36).



TRADES DISTRICT LOT 4 AMENDMENT PRELIMINARY PLAT

A PART OF THE TRADES DISTRICT FINAL PLAT, A PART OF THE NORTHEAST QUARTER OF SECTION 32, AND A PART OF THE NORTHWEST QUARTER OF SECTION 33 ALL IN TOWNSHIP 9 NORTH, RANGE 1 WEST, BLOOMINGTON, INDIANA



TRADES DISTRICT AMENDMENT 1 FINAL PLAT

A part of the Trades District Final Plat as recorded as Instrument Number 2018005027, a part of the Northeast quarter of Section 32, and a part of the Northwest Quarter of Section 33 all in Township 9 North, Range 1 West, Monroe County, Indiana, being more particularly described as being the Trades District Amendment 1 Final Plat certified by Matthew M. Knoy, LS20800146, February 14, 2019 as Bledsoe Riggert Cooper & James, Inc. job number 8120 as follows:

- BEGINNING** at the Northwest corner of a 12 foot wide alley being 12 feet west of the Northwest Corner of Lot 1 in Hunter Addition to the City of Bloomington; thence along the west line of said alley the following Two (2) courses:
- 1) SOUTH 00 degrees 03 minutes 30 seconds WEST, 336.39 feet; thence
 - 2) SOUTH 00 degrees 00 minutes 30 seconds EAST, 201.91 feet; thence leaving said west line, NORTH 89 degrees 26 minutes 12 seconds EAST, 12.00 feet to the north right-of-way line of 10th Street; thence NORTH 89 degrees 27 minutes 30 seconds EAST, along said north right-of-way, 120.94 feet; thence leaving said north right-of-way, SOUTH 00 degrees 47 minutes 52 seconds WEST, 32.18 feet to the south right-of-way line of 10th Street; thence along said south right-of-way the following Seven (7) courses:
 - 1) NORTH 89 degrees 57 minutes 02 seconds WEST, 132.88 feet; thence
 - 2) SOUTH 00 degrees 09 minutes 30 seconds WEST, 9.74 feet; thence
 - 3) SOUTH 81 degrees 13 minutes 31 WEST, 9.97 feet to a non-tangent curve concave to the southeast, having a radius of 20.00 feet, a chord bearing of SOUTH 62 degrees 12 minutes 31 seconds WEST, and a chord length of 13.32 feet; thence
 - 4) southwesterly along said curve 13.58 feet; thence
 - 5) SOUTH 42 degrees 59 minutes 02 seconds WEST, 185.47 feet; thence
 - 6) SOUTH 00 degrees 28 minutes 28 seconds WEST, 29.39 feet; thence
 - 7) SOUTH 88 degrees 49 minutes 52 seconds WEST, 240.79 feet; thence leaving said south right-of-way, SOUTH 88 degrees 49 minutes 52 seconds WEST, 132.96 feet to the east 57.5 foot right-of-way line of North Rogers Street; thence NORTH 00 degrees 33 minutes 32 seconds EAST, along said east right-of-way, 755.17 feet to the south 50 foot right-of-way line of 11th Street; thence leaving said east right-of-way, NORTH 89 degrees 32 minutes 29 seconds EAST, along said south right-of-way line of 11th Street, 515.39 feet to the Point of Beginning, containing 8.69 acres, more or less and subject to all legal rights of way and easements.

- NOTES:**
1. FIELD WORK WAS COMPLETED APRIL 26, 2019.
 2. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH ESTABLISHED FROM STATIC GPS OBSERVATIONS DATED SEPTEMBER 13, 2016 AND POST-PROCESSED USING OPUS (NGS ONLINE POSITIONING USER SERVICE). REFERENCE FRAME NAD 83(2011) EPOCH 2010.0000, INDIANA STATE PLANE COORDINATES ZONE 1302 WEST, U.S. SURVEY FEET. THESE COORDINATES DIFFER BY AS MUCH AS 2.0 FEET FROM THE PUBLISHED DATA ESTABLISHED BY THE CITY OF BLOOMINGTON UTILITIES CONTROL MONUMENTATION SURVEY DATED APRIL 30, 1998.
 3. THIS PLAT IS NOT COMPLETE WITHOUT THE ASSOCIATED ALTA/ACSM LAND TITLE SURVEY AND REPORT OF SURVEY RECORDED SEPARATELY AS INSTRUMENT NO. 2017003363, THE TRADES DISTRICT FINAL PLAT AND REPORT OF SURVEY RECORDED SEPARATELY AS INSTRUMENT NO. 2018005027, AND THE TRADES DISTRICT AMENDMENT 1 FINAL PLAT AND REPORT OF SURVEY RECORDED SEPARATELY AS INSTRUMENT NO. 2019002507.
 4. ALL EXISTING EASEMENTS MAY NOT BE SHOWN AND THOSE SHOWN MAY NOT BE SHOWN IN THEIR ENTIRETY. REFER TO ALTA/ACSM LAND TITLE SURVEY BY BEN E. BLEDSOE RECORDED IN THE OFFICE OF THE RECORDER AS INSTRUMENT NO. 2017003363 AND BOUNDARY SURVEY BY STEPHEN L. SMITH DATED JANUARY 22, 1999 FOR ADDITIONAL EASEMENT REFERENCES.
 6. LOT 4 AND LOT 7 ARE UNDER CONSTRUCTION AT THE TIME OF THIS PLAT AMENDMENT.

FLOOD ZONE:
 FEMA HAS NOT DESIGNATED THIS PROPERTY AS A SPECIAL FLOOD HAZARD AREA, PROPERTY IS LOCATED IN FLOOD ZONE X PER FLOOD INSURANCE RATE MAP NO. 18105C0141D EFFECTIVE DECEMBER 17, 2010.

LEGEND:

- 5/8" REBAR WITH YELLOW CAP STAMPED "BRCJ INC 6892 IN" SET FLUSH
- ⊕ MAG NAIL WITH WASHER SET STAMPED "BRCJ INC 6892 IN" SET FLUSH
- ⊠ RR SPIKE SET

OWNER/DEVELOPER
 City of Bloomington Redevelopment Commission
 401 West 17th Street
 Bloomington, IN 47404

RECORD INFORMATION
 City of Bloomington Redevelopment Commission
 Instrument Number 2011012088

ZONING
 Subject: CD
 Adjainers: CD

PRO FORMA
 SURVEY
 DRAFT

Bledsoe Riggert Cooper James

BRCJ

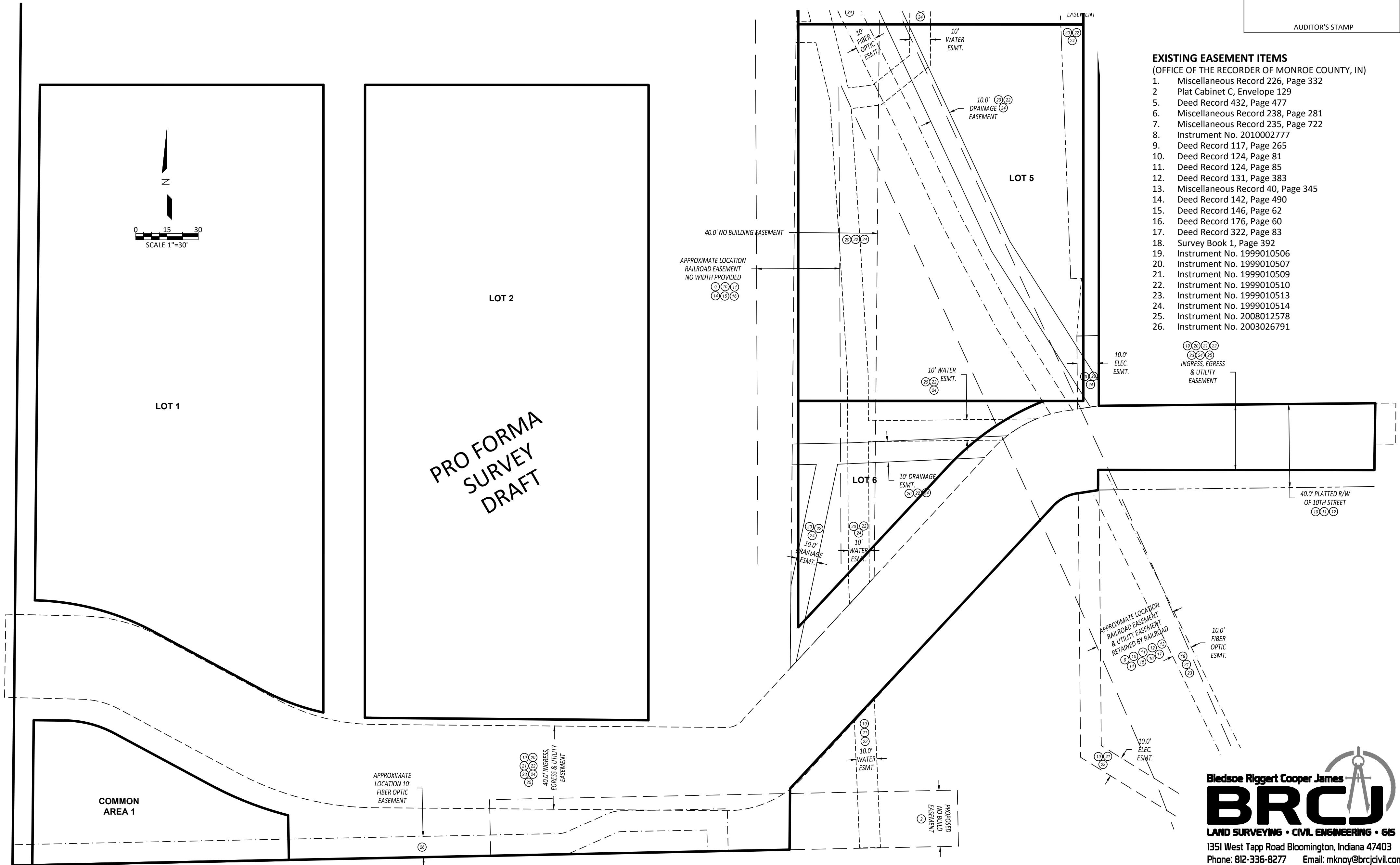
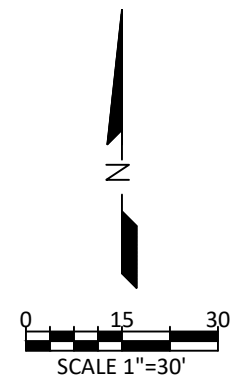
LAND SURVEYING • CIVIL ENGINEERING • GIS

1351 West Tapp Road Bloomington, Indiana 47403
 Phone: 812-336-8277 Email: mknoy@brcjcivil.com

TRADES DISTRICT LOT 4 AMENDMENT PRELIMINARY PLAT
 A PART OF THE TRADES DISTRICT FINAL PLAT, A PART OF THE NORTHEAST QUARTER OF SECTION 32, AND A PART OF THE NORTHWEST QUARTER OF SECTION 33 ALL IN TOWNSHIP 9 NORTH, RANGE 1 WEST, BLOOMINGTON, INDIANA

RECORDER'S STAMP

AUDITOR'S STAMP



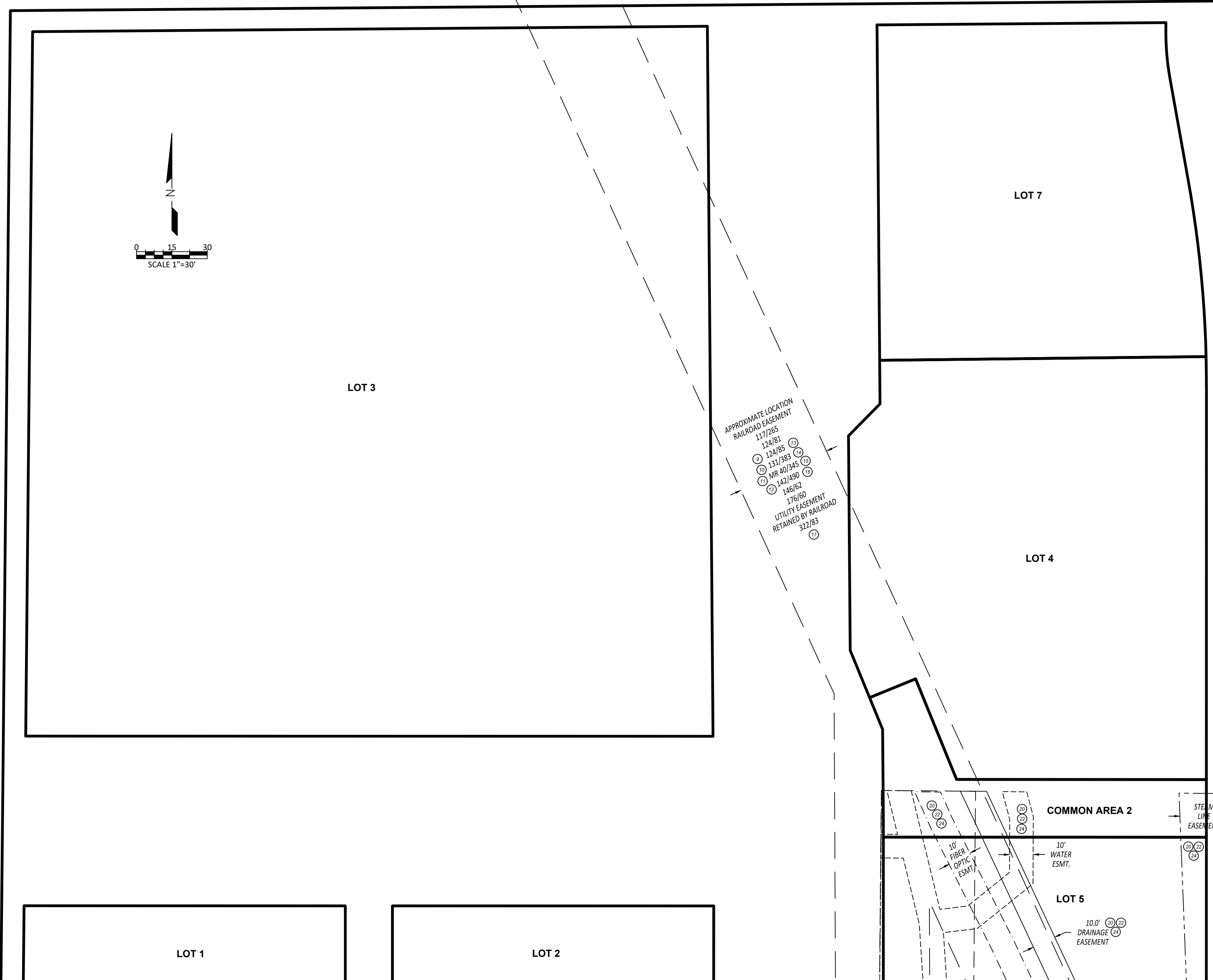
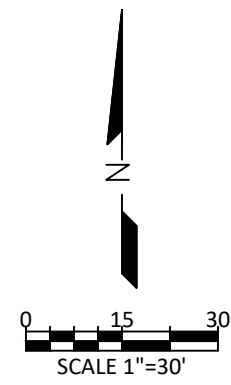
- EXISTING EASEMENT ITEMS**
 (OFFICE OF THE RECORDER OF MONROE COUNTY, IN)
1. Miscellaneous Record 226, Page 332
 2. Plat Cabinet C, Envelope 129
 5. Deed Record 432, Page 477
 6. Miscellaneous Record 238, Page 281
 7. Miscellaneous Record 235, Page 722
 8. Instrument No. 2010002777
 9. Deed Record 117, Page 265
 10. Deed Record 124, Page 81
 11. Deed Record 124, Page 85
 12. Deed Record 131, Page 383
 13. Miscellaneous Record 40, Page 345
 14. Deed Record 142, Page 490
 15. Deed Record 146, Page 62
 16. Deed Record 176, Page 60
 17. Deed Record 322, Page 83
 18. Survey Book 1, Page 392
 19. Instrument No. 1999010506
 20. Instrument No. 1999010507
 21. Instrument No. 1999010509
 22. Instrument No. 1999010510
 23. Instrument No. 1999010513
 24. Instrument No. 1999010514
 25. Instrument No. 2008012578
 26. Instrument No. 2003026791

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**PRO FORMA
 SURVEY
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OWNER CERTIFICATION

The undersigned, City of Bloomington Redevelopment Commission, being the owner of the described real estate herein, do hereby layoff and two lots in accordance with the plat and certificate.

All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

This plat shall be known and designated as Trades District Lot 4 Amendment Plat.

In Witness Whereof, the City of Bloomington Redevelopment Commission, have executed this instrument and caused their names to be subscribed thereto, this ____day of _____, 2019.

City of Bloomington Redevelopment Commission

STATE OF INDIANA, COUNTY OF MONROE

Before me, a Notary Public for said County and State, _____, personally appeared and acknowledged the execution of this instrument this ____day of _____, 2019.

Notary

Notary Signature

My commission expires: _____

County of Residence: _____

PLAN COMMISSION AND BOARD OF PUBLIC WORKS

Under the authority provided by Chapter 174, Acts of 1947, enacted by the General Assembly of the State of Indiana and ordinance adopted by the Common Council of the City of Bloomington, Indiana, this plat was given approval by the City of Bloomington as follows:

APPROVED BY THE PLAT COMMITTEE AT A MEETING HELD: _____, 2019

APPROVED BY THE CITY BOARD OF PUBLIC WORKS AT A MEETING HELD: _____, 2019

Director of Planning & Transportation Department

Member of Plat Committee

President of Board of Public Works

Member of Board of Public Works

Member of Board of Public Works

REPORT OF SURVEY

This survey is an original survey. This survey was performed at the request of the City of Bloomington Redevelopment Commission to split Lot 4 of the Trades District Amendment 1 Final Plat into two lots (Lot 4 and Lot 7) for the existing buildings to be placed on two separate lots. This survey is not complete without the Trades District Amendment 1 Final Plat and report of survey recorded separately as Instrument No. 2019002507.

The property is currently in the name of the City of Bloomington Redevelopment Commission (Instrument Number 2011012088). No field work was performed for this amendment.

SURVEYOR'S CERTIFICATION

This survey was executed according to survey requirements contained in Section 1 through 19 of 865 IAC 1-12.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field. All existing easements may not be shown and those shown may not be shown in their entirety on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW."

Certified April 29, 2019

Matthew M. Knoy
Professional Surveyor No. LS20800146
State of Indiana

**PRO FORMA
SURVEY
DRAFT**



**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 1800 N. Walnut St**

**CASE #: PUD-17-19
DATE: May 13, 2019**

PETITIONER: CDG Acquisitions, LLC
7711 Bonhomme Ave., St. Louis, MO

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

REQUEST: The petitioner is requesting a rezone from Commercial Arterial (CA) to Planned Unit Development (PUD) and approval of a Preliminary Plan and District Ordinance. Also requested is a waiver from the required 5 acre minimum for a Planned Unit Development and delegation of final plan approval to staff.

BACKGROUND:

Area: 3.85 acres
Current Zoning: Commercial Arterial
Comp Plan Designation: Neighborhood Residential
Existing Land Use: Motel
Proposed Land Use: Dwelling, Multi-Family / Commercial
Surrounding Uses: North – Commercial/Dwelling, Multi-Family
 West – Miller Showers Park
 East – Multi-Family, Dwelling
 South – Hotel/Multi-Family, Dwelling

REPORT: The property is located at 1800 N. Walnut Street and is zoned Commercial Arterial (CA). The 3.85 acre property is currently developed with a series of buildings for a motel. Surrounding zoning includes Commercial Arterial (CA) and Residential High Density Multifamily (RH) to the north and south, Residential High Density Multifamily (RH) to the east, and Institutional (IN) to the west. The surrounding properties have been developed with a mix of high density multi-family residences and commercial spaces. This property fronts directly on N. Walnut Street. There are no environmental constraints on this property.

The petitioner proposes to create a Planned Unit Development in order to construct 2 buildings that would range in height from 5 to 6 stories. The proposal includes a minimum of 6,000 square feet of commercial space, 6,000 square feet of amenity space, and apartments on the upper floor and portions of the ground floors. The multifamily portion of the proposal includes a mix of studio units, one-bedroom units, two-bedroom units, and four-bedroom units for a possible total of 270 units and 820 bedrooms. The overall density is proposed at a maximum of 77 D.U.Es per acre. All of the apartments would be fully furnished. The building will also contain a structured parking garage accessed from the south side of the building with 410 parking spaces. There would also be 8 parking spaces provided along the front for the commercial space. The proposed parking ratio is a minimum 0.50 spaces per bedroom and a maximum of 0.75 spaces per bedroom.

COMPREHENSIVE PLAN: This property is designated as *Urban Corridor* and *Neighborhood Residential* and is also within an area identified as *Gateway North*. The Comprehensive Plan

identifies several characteristics and provides land use guidance for the *Neighborhood Residential* district. However, most of the area within this land use district involves the typical suburban residential neighborhoods, so a lot of the guidance is aimed at those areas and does not precisely fit the proposed redevelopment of this particular location. This petition site, as well as a majority of the area surrounding it, is unique in that it has been built out with a mix of commercial and high-density, student oriented housing rather than the typical suburban neighborhoods found elsewhere in the City within this land use designation. The Comprehensive Plan does provide guidance regarding the intent within the *Neighborhood Residential* and *Urban Corridor* areas relative to this proposed development as well as offer guidance for land use approvals:

- **Policy 4.4.4:** Until such time as a reasonable balance of different housing types is achieved in the Downtown and nearby areas, strongly discourage new student-oriented housing developments in these areas.
- **Policy 5.3.4:** Redirect new student-oriented housing developments away from the Downtown and nearby areas, and toward more appropriate locations closely proximate to the IU campus that already contain a relatively high percentage of student-oriented housing units, are within easy walking distance to the campus, and have direct access to university-provided parking as well as the university transit system.
- Optimize street, bicycle, and pedestrian connectivity to adjacent neighborhoods and other 20-minute walking destinations.
- In new development or redevelopment projects, utilities should be placed underground if feasible and located so as to minimize potential conflicts with trees and other landscaping features.
- Buildings should be developed with minimal street setbacks, with parking located behind the building, and with an emphasis on minimizing pedestrian obstacles to accessing businesses.
- Development and redevelopment within the district is particularly suited to high-density residential and mixed residential/commercial use and taller building heights, with the possibility of three or four-story buildings.
- Access to public transit service is an important component of the Urban Corridor district.
- Affordable housing units are an important component of the Urban Corridor district.
- To increase pedestrian and transit accessibility, street cuts should be limited as much as possible to reduce interruptions of the streetscape, tree plots, and sidewalks.
- *Gateway North* - Due to its close proximity to Indiana University, the character of this Focus Area can support the diversification of housing types, including, but not limited to, multifamily residential and commercial uses — such as student housing and service facilities.
 - Emphasis should be on architectural and site design characteristics that establish Gateway North branding.
 - Streetscape development from a multimodal standpoint should be highly emphasized on the primary facades and walkways of new developments.

The development of this parcel will add mixed uses and student oriented development that is located outside of the Downtown, within 10 minutes to IU facilities, adjacent to nearby goods and services, and that is directly on the main commercial thoroughfare. The Department feels that the proposed Preliminary Plan is consistent with the intent and development guidance of the Comprehensive Plan for this area.

PRELIMINARY PLAN:

Uses/Development Standards: The petitioner is proposing to utilize the Commercial Downtown (CD) zoning district for the permitted uses and development standards for this project, with some modifications. The deviations from the CD district include requesting to allow first-floor residential uses, increased density, setbacks, building height, and signage. There are some modifications that are needed to the proposed development standards in order to make them consistent. A specific overlay district is needed to identify exactly what uses are allowed as there are some variations between allowed land uses within the CD district. Some of the language in the signage section needs to be modified as there are conflicts between wall signage allowance and projecting signs. In addition, the freestanding sign allowance section needs to be modified to be specific to this project rather than a broad allowance. Architecture standards are addressed separately in this report.

Residential Density: The maximum residential density allowed in the CA district is 15 units per acre, which is the densest by-right development allowed in the UDO outside of the downtown. The petitioner is proposing a maximum of 77 units per acre for the PUD. The petitioner is proposing a possible number of 270 units with 820 bedrooms. The Comprehensive Plan calls for medium- to high-density multifamily residential in the *Neighborhood Residential*, but also encourages higher density along the *Urban Corridor* areas when appropriately designed. This specific area has been heavily developed with various commercial buildings, large hotels, and high density student oriented housing.

Height and Bulk: The petitioners are proposing two buildings that would vary from 5 to 6 stories, with a maximum proposed height of 85 feet. There is a substantial amount of elevation change across the property with 30' of grade change from the east side of the site to the west side. The petitioner has incorporated a varying amount of façade modulation, building heights, and different materials to break up the building massing and provide visual interest. A review by the Department has found that the proposed massing is adequately mitigated by the proposed modulations and articulations. The petitioner has included massing models with the submitted elevations and floor plans to show the building massing in relation to surrounding buildings.

Parking, Streetscape, and Access: A minimum number of 410 structured parking spaces are proposed in a garage that would be located in the middle portion of the building. There would also be 8 parking spaces provided along the front for the 6,000 square foot commercial space. The proposed parking ratio for the residential component is a minimum 0.50 spaces per bedroom and a maximum of 0.75 spaces per bedroom.

The petitioner will be relocating the existing sidewalk along Walnut Street to provide a 5' wide tree plot. However, due to an existing underground gas line, street trees may not be possible in the tree plot. The petitioner is proposing to install a dense planting of shrubs within the tree plot instead.

There is one access point for this project that also is shared with the adjacent property to the south. The petitioner will be adjusting the location of the shared access point to align with the cross connection across College/Walnut to the west. This has been shown as a curbless roundabout that would allow fire trucks to drive across it if they need to access the site.

Bicycle Parking and Alternative Transportation: The development has 270 units and 820 proposed bedrooms. The UDO requires one bicycle parking space for every 6 bedrooms. Since the project is larger than 20,000 square feet, all bicycle parking spaces must be covered. The petitioner is proposing to provide a minimum of one bicycle parking space for every 2 units. Based on the number of bedrooms, the UDO would require a total of 136 bicycle spaces. Based on the petitioner's proposal of one bicycle space for every 2 units, only 135 spaces would be provided. The Department believes that a higher standard for bicycle parking should be utilized for this PUD and recommends that one bicycle space be required for every 4 bedrooms, thus equaling 205 parking spaces required, as the development will be geared toward IU students and is in close proximity to campus, allowing for easy bicycle access.

Bloomington Transit has indicated that a bus shelter is desired at this location and should therefore be included with the site plan. Bloomington Transit has also indicated difficulties with managing space at bus stations throughout their service area and in order to alleviate congestion at bus stops, the petitioner must coordinate and contract with Bloomington Transit to provide any additional shuttle service that may be needed.

Architecture/Materials: The petitioner has utilized the Commercial Downtown zoning district for architecture standards. The proposed building includes a wide range of materials including brick veneer, cementitious panels, cementitious lap siding, and board and batten panels. Modulation and articulation have been shown both horizontally and vertically along with different building heights. Two courtyard areas are provided in the eastern building that will feature pedestrian entrances.

Environmental Considerations: The petition site is currently developed with a motel use with several buildings and parking areas. There are no known sensitive environmental features.

Housing Diversity: The petitioner is still working on their housing diversity options and will have more information on this aspect by the 2nd hearing.

20.04.080(h) Planned Unit Development Considerations

The UDO outlines that in their consideration of a PUD District Ordinance and Preliminary Plan, the Plan Commission and Common Council shall consider as many of the following as may be relevant to the specific proposal. The following list shall not be construed as providing a prioritization of the items on the list. Each item shall be considered individually as it applies to the specific Planning Unit Development proposal.

- (1) The extent to which the proposed Preliminary Plan meets the requirements, standards, and stated purpose of Chapter 20.04: Planned Unit Development Districts.

Section 20.04.010 of the UDO, states that the purpose of the planned unit development (PUD) is to encourage flexibility in the development of land in order to promote its most appropriate use; to improve the design, character and quality of new developments; to encourage a harmonious and appropriate mixture of uses; to facilitate the adequate and economic provision of streets, utilities, and city services; to preserve the natural, environmental and scenic features of the site; to encourage and provide a mechanism for arranging improvements on sites so as to preserve desirable features; and to mitigate the

problems which may be presented by specific site conditions. It is anticipated that planned unit developments will offer one or more of the following advantages:

- (a) Implement the guiding principles and land use policies of the Comprehensive Plan; specifically reflect the policies of the Comprehensive Plan specific to the neighborhood in which the planned unit development is to be located;
 - (b) Buffer land uses proposed for the PUD so as to minimize any adverse impact which new development may have on surrounding properties; additionally provide buffers and transitions of density within the PUD itself to distinguish between different land use areas;
 - (c) Enhance the appearance of neighborhoods by conserving areas of natural beauty, and natural green spaces;
 - (d) Counteract urban monotony and congestion on streets;
 - (e) Promote architecture that is compatible with the surroundings;
 - (f) Promote and protect the environmental integrity of the site and its surroundings and provide suitable design responses to the specific environmental constraints of the site and surrounding area; and
 - (g) Provide a public benefit that would not occur without deviation from the standards of the Unified Development Ordinance.
- (2) The extent to which the proposed Preliminary Plan departs from the Unified Development Ordinance provisions otherwise applicable to the subject property, including but not limited to, the density, dimension, bulk, use, required improvements, and construction and design standards and the reasons why such departures are or are not deemed to be in the public interest.

PROPOSED FINDING: The proposed deviations from the UDO that are outlined in the PUD District Ordinance are necessary to further the purpose of the PUD which is to provide an innovative building that is appropriately designed for this area. The Petitioner has attempted to address deviations related to increased building height through modulation and recessing sections of the building. These architectural elements also help break up the massing of the building that is a result of the increased density and building size. It is completely at Plan Commission discretion if the proposed deviations from the UDO standards are warranted.

- (3) The extent to which the Planned Unit Development meets the purposes of this Unified Development Ordinance, the Comprehensive Plan, and any other adopted planning objectives of the City. Any specific benefits shall be specifically cited.

PROPOSED FINDING: This petition does further many of the goals of the UDO and the Comprehensive Plan. Specifically it addresses the goals of diversifying the location of student oriented housing that is not in the Downtown. The proposed location is adjacent to goods and services, within walking distance to IU facilities, and is surrounded by student oriented housing. Although the building provides many features and amenities for the tenants, the amount of overall public benefit is still being evaluated.

- (4) The physical design of the Planned Unit Development and the extent to which it:
- a. Makes adequate provision for public services;
 - b. Provides adequate control over vehicular traffic;

- c. Provides for and protects designated common open space; and
- d. Furthers the amenities of light and air, recreation and visual enjoyment.

PROPOSED FINDING: The PUD provides adequate public services by improving an existing misaligned drive cut across Walnut Street. There will be only 2 drive cuts on Walnut Street with this petition that will serve this property and the property to the south. Common open space has been provided on this site and there is also a public park immediately to the west of this property. Modulation has been provided throughout the building to provide light and air throughout the property and building.

- (5) The relationship and compatibility of the proposed Preliminary Plan to the adjacent properties and neighborhood, and whether the proposed Preliminary Plan would substantially interfere with the use or diminish the value of adjacent properties and neighborhoods.

PROPOSED FINDING: This site is surrounded by high density multifamily residences and commercial uses. While the density proposed on this site is higher than surrounding properties, this type of dense infill development is encouraged when surrounded by appropriate infrastructure and goods and services. In addition, it is located immediately adjacent to several grocery stores and shopping areas, as well as is on a Bloomington Transit bus route.

- (6) The desirability of the proposed Preliminary Plan to the City's physical development, tax base and economic well-being.

PROPOSED FINDING: The provision of an estimated 820 bedrooms units and commercial space along a major corridor will increase the tax base to the City and provide a unique building along our Gateway. In addition, the construction of the building will benefit the local workforce and adjacent commercial businesses.

- (7) The proposal will not cause undue traffic congestion, and can be adequately served by existing or programmed public facilities and services.

PROPOSED FINDING: This site will be accessed directly from Walnut Street and no connections through adjacent residential neighborhoods will be required. Existing utility service to this area is in place to support this development.

- (8) The proposal preserves significant ecological, natural, historical and architectural resources.

PROPOSED FINDING: There are no known significant ecological, natural, historical or architectural resources on this site.

- (9) The proposal will not be injurious to the public health, safety, and general welfare.

PROPOSED FINDING: At this time the Department does not identify any negative impacts to the public health, safety, or general welfare of the community.

- (10) The proposal is an effective and unified treatment of the development possibilities on the

PUD site.

PROPOSED FINDING: The establishment of a PUD for this property allows a unique development that would not otherwise be accomplished within an existing zoning district and under the UDO guidelines. The creation of this PUD allows the necessary deviations from the UDO requirements to allow the construction of unique buildings in order to accomplish one of the goals of the Comprehensive Plan in terms of providing an appropriate location for student oriented housing that is not located within the Downtown.

CONCLUSION: The proposed PUD offers a unique architectural design and a range of benefits and features for the tenants that will also benefit the community by providing student housing that is adjacent to other student housing in a location that is well served, along a major arterial road, and proximate to IU's campus. At this time the Department has questions about the following items and is interested in any uncertainties the Plan Commission may have that we can address with the petition before the next hearing-

- Is the height and massing appropriate for this area?
- Have enough environmentally sustainable development practices been included?
- Is a higher bicycle parking standard appropriate?
- Has enough information been presented for the Plan Commission to feel comfortable delegating final plan approval to staff?

RECOMMENDATION: The Planning and Transportation Department recommends that the Plan Commission forward this petition to the required second hearing.



City of Bloomington
Bloomington Environmental Commission

MEMORANDUM

Date: May 13, 2019
 To: Bloomington Plan Commission
 From: Bloomington Environmental Commission
 Subject: PUD-17-19: North Walnut Planned Unit Development
 CDG Acquisitions LLC student apartments (formerly Motel 6)
 1800 N. Walnut Street

The purpose of this memo is to convey the environmental concerns and recommendations of the Environmental Commission (EC) with the hope that action will be taken to enhance its environment-enriching attributes. The EC reviewed the petition and offers the following comments and requests for your consideration.

This request does not include details that would be necessary for a Site Plan because the request is for changing the property from a Residential Core (RC) zoning district to a Planned Unit Development (PUD). The purpose of a PUD is to encourage flexibility in development; however, the EC does not agree with all of the requests being made in the proposed PUD District Ordinance.

1.) STAFF REVIEW

If the rezone to a PUD is granted, the EC does not believe that the future development plans should be delegated to staff for review. This petition is too large with too many variables to bypass Plan Commission and public review.

2.) FOLLOW UDO ENVIRONMENTAL STANDARDS

The EC believes that any PUD District Ordinance should not reduce the environmental protection requirements to less than the minimum Unified Development Ordinance (UDO) standards. A number of years ago staff and citizens of Bloomington worked tirelessly to craft the development regulations we now find in the Bloomington Municipal Code. These standards went through a public process and were vetted by the citizenry and voted on by our lawmakers. Although it's time to update those regulations, the trend in Bloomington had been to strengthen its environmental standards, not weaken them.

The 2018 Comprehensive Plan, Chapter 3 Environment, states explicitly that a goal for Bloomington is to limit the amount of impervious surface coverage in new developments and increase greenspace and tree planting. According to Stand4Forests, a single mature tree can sequester up to 48 pounds of carbon

per year. We cannot afford to think vegetation is only important outside the urban environment; every public, residential, or commercial yard must contribute its small part to cumulatively protect and expand flora and faunal environments in Bloomington.

The new Consolidated Draft of the UDO contains some regulation changes that will certainly be promulgated, and just as certainly, some that will not. We cannot yet begin using rules from the draft as if they have been vetted by other bodies and the public. Therefore, the EC is not considering what might, in the future, get passed for this location.

3.) IMPERVIOUS SURFACE COVERAGE

The Petitioner is requesting that the District Ordinance allow up to 70% impervious surface coverage on the site. The EC believes that is too much. The current zoning is Commercial Arterial (CA), which allows a maximum of 60%. (The Consolidated Draft also allows a maximum of 60% impervious coverage in this district, which is called Mixed Use Corridor (MC).) The EC believes the impervious surface should remain at a maximum of 60% of the site.

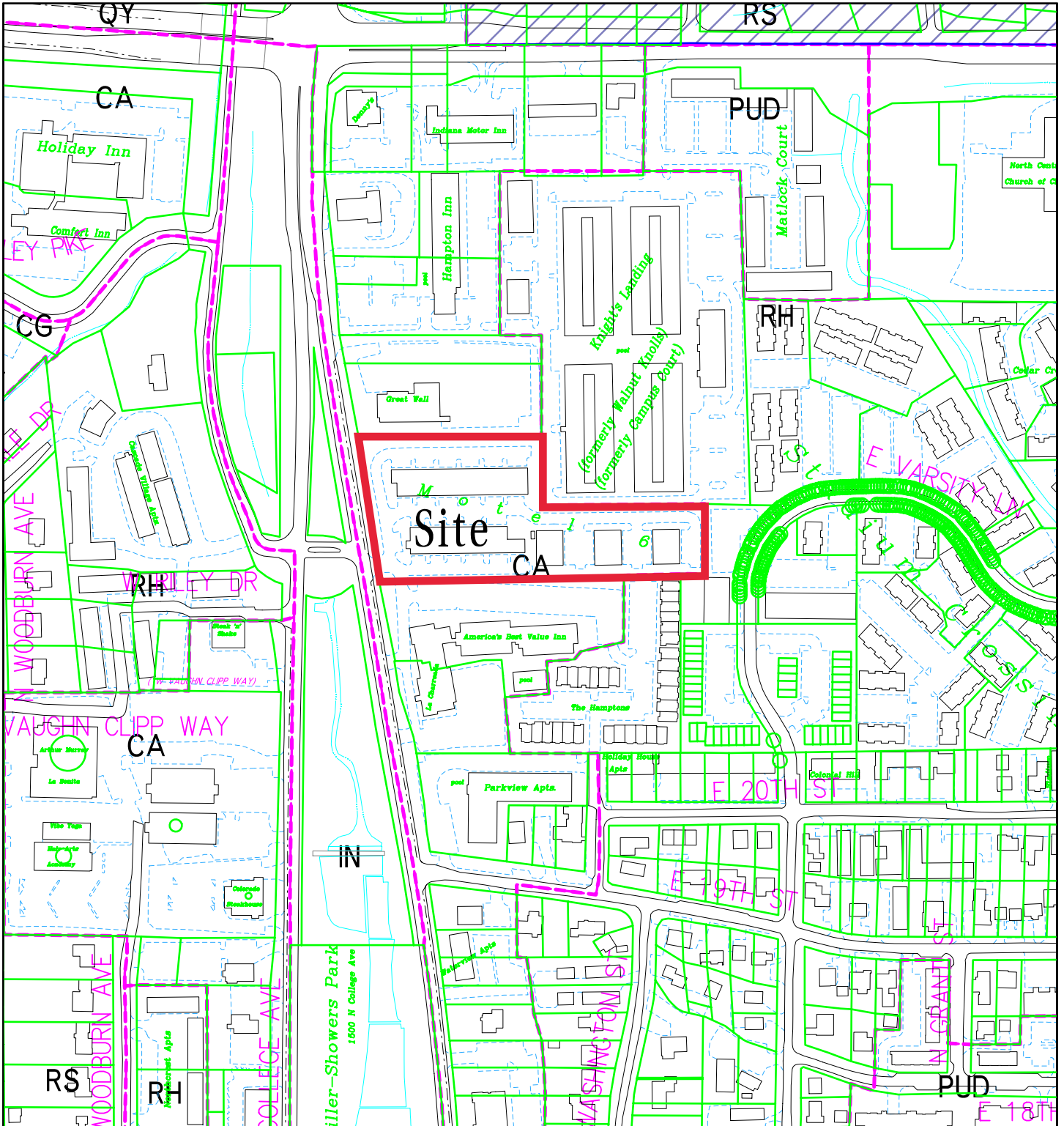
4.) MAXIMUM DENSITY AND HEIGHT

The maximum density currently allowed in a CA zoning district is 15 units per acre. The request is to allow up to 75 units per acre in the District Ordinance. The EC has no issue with granting a variance for some additional density or increase in building height, but not at the expense of green space. We all are well aware that urban sprawl is not desirable and that Bloomington tries to limit it to the extent it can. However, we cannot pave so much of our city that it feels more like New York City than like Bloomington.

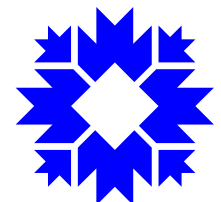
5.) LANDSCAPE PLAN

The EC appreciates that the District Ordinance calls for only native plants to be used; however, the Petitioner may rethink the commitment that 50% of all shrubs be evergreen. There are very few native evergreen shrubs, and this rule would limit biodiversity to the extent of being undesirable.

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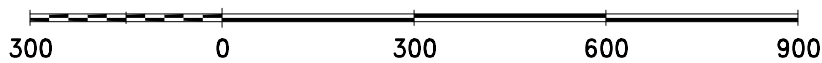


City of Bloomington
 Planning & Transportation

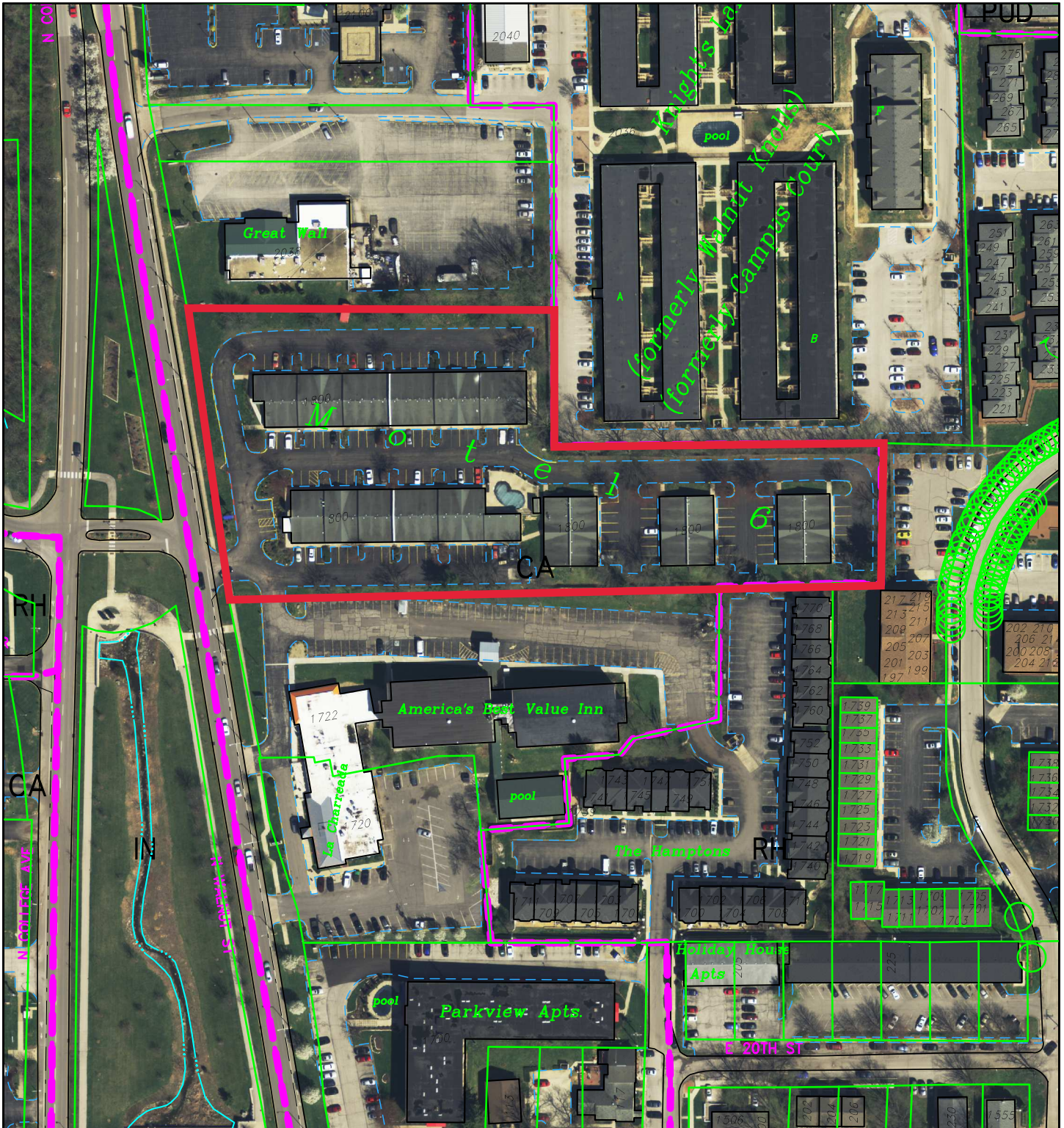


Scale: 1" = 300'

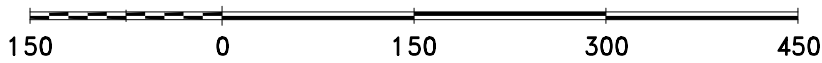
By: greulice
 22 Mar 19



For reference only; map information NOT warranted.



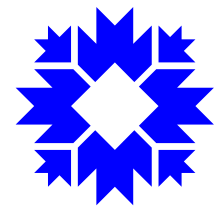
By: greulice
22 Mar 19



For reference only; map information NOT warranted.



City of Bloomington
Planning & Transportation



Scale: 1" = 150'

Smith Brehob & Associates, Inc.



“Providing professional land planning, design, surveying and approval processing for a quality environment”

Stephen L. Smith, P.E., P.L.S.
Steven A. Brehob, BS.CNT.
Todd M. Borgman, P.L.S.
Don J. Kocarek, R.L.A.
Katherine E. Stein, P.E.

April 8, 2019

Eric Greulich
City of Bloomington Planning and Transportation
401 N. Morton Street
Bloomington, IN. 47404

RE: 1800 North Walnut Planned Unit Development

Dear Eric,

On behalf of our client, CDG Acquisitions, LLC we respectfully request to be placed on the May 13th agenda for the City of Bloomington Plan Commission for consideration of a rezone petition for the property located at 1800 N. Walnut Street.

CDG Acquisitions seeks to rezone the property from CA (Commercial Arterial) to a Planned Unit Development to permit the development of a purpose-built student housing project with a ground floor commercial component. Details of the project are contained in the attached petitioner's statement, development materials and proposed Planned Unit Development Ordinance. We also request that if successful in the rezone petition that future development plans be delegated to staff for review and approval. Furthermore, we request a waiver of the minimum 5 acre requirement for a PUD zoning designation.

We look forward to working with staff, the Administration, Plan Commission and Council on this project located within a targeted student housing area.

Sincerely,

Steven A. Brehob
Smith Brehob & Associates, Inc.

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“Providing professional land planning, design, surveying and approval processing for a quality environment”

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Steven A. Brehob, BS.CNT.

Todd M. Borgman, P.L.S.

Don J. Kocarek, R.L.A.

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PETITIONER’S STATEMENT

Detailed elements of the proposal are contained in the proposed Planned Unit Development Ordinance. Additional information and highlights are discussed below:

Location – The site is located at 1800 N. Walnut Street. The 3.85-acre site is currently in use as a Motel 6. This location is a highly visible site in Bloomington and is located along a gateway entry corridor.

Proposed Use – The site is underutilized in its present configuration. It is located within an area that is overwhelmingly student oriented. It is adjacent to the stadium and park and ride, walkable to the north edge of campus, has good pedestrian access, is convenient to shopping and services, and is on a bus route. The 2018 Comprehensive Plan recommends this type of location for new multifamily housing catered largely to IU students. As such, the proposed use is a purpose-built student housing development with commercial and active uses on the ground floor fronting N. Walnut. The current zoning of CA (Commercial Arterial) would permit student housing but it’s resultant density would be an underutilization of the site. CDG seeks to rezone the site to Planned Unit Development.

Density – The proposed density for the site is to allow for up to seventy-five units per acre. Dwelling Unit Equivalency (DUE’s) would be used. Ground floor commercial space totaling 6,400 sf will be included in the development with associated parking for the commercial use in front of the building.

Architectural style – A modern architectural style building is proposed on site. There are no adjacent historical buildings or architectural themes or character to draw context from. Adjacent buildings are a mix of commercial styles from the late 70’s to early 90’s. Accordingly, a new modern style building provides the opportunity to make a positive, exciting statement along the entry corridor.

Site Constraints – There is a significant elevation change across the site from Walnut Street back towards the east with Walnut Street being the lowest point. Some adjacent sites on the east side of Walnut (Hampton Inn, Denny’s) sit substantially above the roadway. To fit on the site, the proposed building will have to transition up in levels from west to east. There is also an existing 20” water line crossing the site that will have to be considered in the redevelopment of the site. Shallow bedrock also drives the design.



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Transportation – The site’s entry drive will be relocated to the north to line up with the existing median crossover from College Avenue through the Miller Showers Park. Aligning the drive with the crossover will provide for a significant improvement in vehicular access to and egress from the site. The proposed building will wrap a parking garage structure. Based on previous projects completed by CDG and the sites superior access to pedestrian facilities, the park and ride at the stadium and transit service, a parking ratio of 50% has been proposed and is appropriate for this location. CDG is also exploring a partnership arrangement with Bloomington Transit for additional bus or shuttle service.

Sustainability – The proposed development will incorporate energy saving features and devices based on National Green Building Standard (NGBS) scoring and provide a scorecard detailing the energy conservation and green building practices. Redevelopment will result in a reduction of existing impervious surface area on site. Water quality enhancement will be included in the site’s storm water collection network, where none currently exists, improving water quality of the discharge from the site. Landscaping will consist of plant material native to Indiana and will be selected based on sustainability without the need for irrigation.

Diverse Housing – CDG is working with the Administration to meet the City’s need for diversified housing.

1800 N. Walnut Planned Unit Development—Development standards.

(a) Density and Intensity Standards.

(1) Maximum residential density: seventy-five units per acre.

(A) Dwelling unit equivalents:

Four-bedroom unit = one and one-half units;

Three-bedroom unit = one unit;

Two-bedroom unit with less than nine hundred fifty square feet = 0.66 of a unit;

One-bedroom unit with less than seven hundred square feet = 0.25 of a unit;

Efficiency or studio unit with less than five hundred fifty square feet = 0.20 of a unit.

(2) Maximum impervious surface coverage: seventy percent.

(b) Height Standards.

(1) Minimum structure height: twenty feet.

(2) Maximum structure height: The vertical dimension from the top of the roof deck and the adjacent ground grade shall not exceed 85'. Parapets, chimneys, vents, mechanical equipment, utility service structures and other architectural features shall not be included in the measurement of vertical dimensions.

(c) Parking Standards.

(1) Minimum Surface Parking Setback.

(A) Front yard: parking and drive aisles may be permitted between the building and the right of way line, but must be set back a minimum of 10';

(B) Side yard: seven feet;

(C) Rear yard: seven feet.

(2) Residential parking standards: Minimum of 0.50 spaces per bedroom and maximum of 0.75 spaces per bedroom.

(3) Nonresidential parking standards: one space per every one thousand square feet.

(d) Building Setback Standards. Building setback standards are:

- (1) Build-to line: n/a;
- (2) Maximum front setback: one hundred feet from the existing public right-of-way;
- (3) Minimum front setback: forty feet;
- (4) Minimum side setback: seven feet;
- (5) Minimum rear setback: ten feet.

(e) Ground Floor Nonresidential Uses.

- (1) The building will consist of no less than 12,000 square feet of nonresidential uses on the ground floor, including, no less than 6,000 square feet of retail/commercial uses. Nonresidential uses shall be limited to those permitted in the Commercial Arterial zoning district.

1800 N. Walnut Planned Unit Development—Architectural standards.

These architectural standards shall apply to new building construction and building additions. Where an addition is made to an existing building, the architectural standards shall apply only to the new construction. Interior remodeling of existing structures shall not cause the exterior of the building to be subject to the architectural standards.

(a) Site Plan.

(1) Building Orientation and Entrances.

(A) For all buildings, any facade facing a public street shall be considered a primary facade.

(B) A minimum of one pedestrian entrance shall be provided for any primary facade which contains at least sixty-six feet of frontage facing a public street. No primary pedestrian entrance shall be located on a building facade adjacent to an alley.

(C) At least one pedestrian entrance to a building shall be constructed at an elevation that is within three feet of the adjacent sidewalk elevation.

(2) Lighting.

(A) Pedestrian scaled lighting shall be provided as approved by the board of public works and shall meet the following standards:

(i) Height: pedestrian scaled street lights shall be less than fifteen feet high.

(B) All exterior building lighting shall comply with Chapter 20.05, LG: Lighting Standards.

(4) Mechanical Equipment and Service Areas. Utility service boxes, telecommunication devices, cables, conduits, vents, turbines, flues, chillers and fans, trash receptacles, dumpsters, service

bays and recycling storage areas shall be screened from public view by incorporating the following design standards:

- (A) Locate mechanical equipment and service areas at the rear of the building, along an alley facade or on the building rooftop;
- (B) Mechanical equipment and service areas shall be screened using either architectural screen walls, screening devices or landscaping; and
- (C) Mechanical equipment located on a building rooftop shall be set back from the building edge a sufficient distance to screen the equipment from view from the adjacent streets.

(b) Architectural Character.

(1) Void-to-Solid Percentage.

- (A) First Floor (Building Base). Transparent glass areas shall comprise a minimum of forty percent of the wall/facade area of the first floor facade/elevation facing N. Walnut.
- (B) Upper Stories (Building Middle). Transparent glass or facade openings shall comprise a minimum of fifteen percent of the wall/facade area of each floor above the first floor facade along each street, but shall not exceed seventy percent of the wall/facade area of each floor above the first floor facade facing a street.

(2) Windows.

- (A) All windows shall be transparent and shall not make use of dark tinting or reflective glass.

(3) Materials. The following materials are not permitted as primary exterior finish materials:

- (i) Smooth-faced or split-faced cement block;
- (ii) Vinyl;
- (iii) Highly reflective materials;
- (iv) EIFS;
- (v) Precast concrete.

(4) Materials. The following materials are not permitted as secondary exterior finish materials:

- (i) Vinyl;
- (ii) Highly reflective materials;
- (iii) EIFS.

(5) Entrance Detailing. The primary pedestrian entrance for a building shall incorporate two or more of the following architectural design features:

- (A) Recessed entry (minimum of four feet);
- (B) Ornamental paving and integral landscape planters;
- (C) Canopy or awning;
- (D) Portico;
- (E) Prominent building address, building name and enhanced entryway exterior lighting;
- (F) Public art display, the size of which shall be adequate to be clearly viewed by pedestrians using the adjoining sidewalk;
- (G) Raised corniced entryway parapet (may exceed building height three feet) or a gable;
- (H) Landscaped patio area or front porch.

(c) Mass, Scale and Form.

(1) Building Facade Modulation. Facade modulation is required and shall be incorporated through recessing and through banding and/or articulation of exterior materials or change of materials by incorporating repeating patterns, textures and/or colors used on exterior facade materials.

- (A) Building facades along each street shall utilize a maximum facade width interval of eighty feet and a minimum facade width interval of twenty feet for a facade module.
- (B) The building facade module shall be offset by a minimum depth (projecting or recessing) of two feet.
- (C) All vertical offsets expressed on the facade shall be a minimum of two feet.

(3) Building height step back: n/a.

1800 N. Walnut Planned Unit Development - Landscape Standards

General Landscaping Standards

(a) Plant Material Type

(1) All plant material shall be plant material native to Indiana as listed in the plant material table of the City of Bloomington Unified Development Ordinance.

Streetscape

(b) Streetscape - This standards section applies to lawn areas within or abutting the public right-of-way where street trees would typically be planted but cannot due to the presence of existing utility

conflicts that preclude street tree installation.

(1) Shrubs

(A) Number. A minimum of one shrub shall be planted per five feet of property that abuts a public right-of-way.

(B) Type. A minimum of fifty percent of the required shrubs shall be evergreen.

(C) Vision Clearance. Shrubs shall be planted outside the vision clearance triangle as defined in the City of Bloomington Unified Development Ordinance. Shrubs shall be located a minimum of ten feet from a driveway cut, traffic control sign, or street light, and a minimum of three feet from a fire hydrant.

(D) Responsibility. Maintenance of the streetscape shall be the responsibility of the property owner.

General Parking

(a) Parking Lot Perimeter Plantings. Parking lots shall be screened from streets and adjacent uses using a combination of plant materials, decorative fences, decorative walls, and/or earthen berms. Parking lots with four or more spaces shall have the following perimeter planting:

(1) Trees.

(A) Number. Parking lot perimeter areas shall contain one tree per four parking spaces.

(B) Type. A minimum of seventy-five percent of the required trees shall be large, canopy trees.

(C) Location. Trees shall be planted within ten feet of the parking lot edge.

(2) Shrubs.

(A) Number. Parking lot perimeter areas shall contain three shrubs per one parking space.

(B) Type. A minimum of fifty percent of the shrubs shall be evergreen.

(C) Location. Shrubs shall be planted within five feet of the parking lot edge.

(D) Height. Shrubs planted in parking lot perimeter areas shall be selected from species that grow to a minimum height of four feet.

Multifamily Residential

(a) Interior Plantings. The following standards apply:

(1) Trees.

(A) Number. Any areas of a site not covered by a structure, parking lot or required buffer yard shall be planted with a minimum of fourteen large canopy trees, five evergreen trees, and five medium or small canopy trees per acre.

(2) Shrubs.

(A) Number. Lots shall be planted with a minimum of thirty-six shrubs per acre.

(B) Type. A minimum of fifty percent of the required shrubs shall be evergreen.

(C) Substitution. One ornamental tree may be substituted for every four shrubs; however, substitution shall not exceed fifty percent of the required shrubs.

(D) Foundation Plantings. Shrubs and ornamental trees along foundation walls of structures shall be planted no closer than two feet and eight feet respectively from the foundation wall.

1800 N. Walnut Planned Unit Development – Signage Standards

(a) Wall Signs.

(1) The following standards shall apply to wall signs for individual use by the primary development.

(A) The cumulative square footage of all wall signs shall not exceed one and one-half square feet per lineal foot of primary façade.

(B) One wall sign is allowed for each building elevation.

(C) Limits. No use shall be limited to less than thirty square feet of wall signage and no use shall be permitted to exceed three hundred twenty square feet of aggregate wall signage.

(D) Maximum Projection. Except an awning sign, no part of a wall sign shall project more than twelve inches from the wall or face of the building to which it is attached.

(E) Illumination. Sign may be internally or indirectly illuminated.

(b) Freestanding Signs.

(1) Number.

(A) Lots with thirty feet or less of public street frontage are not permitted any freestanding signs.

(B) Lots with greater than thirty feet and less than five hundred feet of frontage on a public street are permitted one freestanding sign.

(C) Lots with five hundred feet or more of public street frontage shall be permitted two freestanding signs.

(D) Where a lot has more than one public street frontage, each street frontage shall be regulated independently.

(E) In no case shall any lot have more than four freestanding signs.

(2) Area.

(A) Freestanding signs on lots with at least seventy-five feet of public street frontage shall not exceed forty-five square feet.

(B) Where a lot has more than one public street frontage, each street frontage shall be regulated independently.

(3) Height.

(A) For the primary development with at least fifty thousand square feet of gross floor area, the maximum sign height shall be fifteen feet.

(4) Separation. Where a lot is permitted multiple freestanding signs, no two freestanding signs shall be within one hundred feet of each other, as measured along the public right-of-way.

(c) Projecting Signs.

(1) One projecting sign is allowed for each building elevation.

(2) Projecting Signs shall not exceed 60 square feet.

(3) Projecting signs may be internally illuminated

(4) Sign may not project more than 5' from the building façade.

(d) Secondary Retail Tenants.

(1) The following standards shall apply to wall signs for individual use by the retail tenants.

(A) The cumulative square footage of all wall signs shall not exceed one and one-half square feet per lineal foot of primary façade.

(B) One wall sign is allowed for each tenant space.

(C) Limits. No use shall be limited to less than thirty square feet of wall signage and no use shall be permitted to exceed sixty square feet of aggregate wall signage.

(D) Maximum Projection. Except an awning sign, no part of a wall sign shall project more than twelve inches from the wall or face of the building to which it is attached.

(E) Illumination. Sign may be internally or indirectly illuminated.

(2) Window Graphics.

(A) Each retail tenant is allowed up to 25% coverage vinyl window graphics.

1800 N. Walnut Planned Unit Development - Green Development Standards

In order to promote energy conservation and green building techniques, the applicant aims to incorporate energy saving features and devices based on ICC/ASHRAE 700-2015 National Green Building Standard (NGBS). The applicant will provide a summary checklist which will include, but not be limited to, the NGBS items listed below. Additionally the project will include stormwater management, heat island mitigation, support of multi-modal transportation, including electric car charging stations, use of native landscape vegetation and permeable hardscape surfaces, use of Energy Star appliances, energy efficient mechanical systems, water-saving plumbing fixtures, user controls for thermal comfort and lighting, high reflectance roofing materials, bicycle storage facilities, on-site recycling for occupant refuse, furnished units, energy efficient lighting and building envelope insulation that meets or exceeds applicable Energy Code requirements.

1) Lot Design, Preparation and Development

- a) A lot is selected within five miles (8,046 m) of a mass transit station with provisions for parking.
- b) Walkways, street crossings, and entrances designed to promote pedestrian activity are provided. New buildings are connected to existing sidewalks and areas of development.
- c) Dedicated bicycle parking and racks are indicated on the site plan and constructed for mixed-use and multifamily buildings: Minimum of 1 bicycle parking space per 2 residential units
- d) At least 75% of total length of the utilities on the lot are designed to use one or more alternative means: Placement of utilities under paved surfaces instead of yards
- e) Permeable materials are used for driveways, parking areas, walkways, patios, and recreational surfaces and the like according to the following percentages: less than 25 percent
- f) Off-street parking areas are shared or driveways are shared.
- g) In a multifamily project, parking capacity does not exceed the local minimum requirements.
- h) Structured parking is utilized to reduce the footprint of surface parking areas. Greater than 75 percent.
- i) Water permeable surfaces, including vegetative paving systems, are utilized to reduce the footprint of impervious surface driveways, fire lanes, streets or parking areas. 25 percent to 75 percent.
- j) Hardscape: Not less than 50 percent of the surface area of the hardscape on the lot meets one or a combination of the following methods. Permeable hardscaping: Permeable hardscaping materials are installed.
- k) The lot contains a mixed-use building.

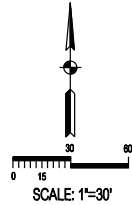
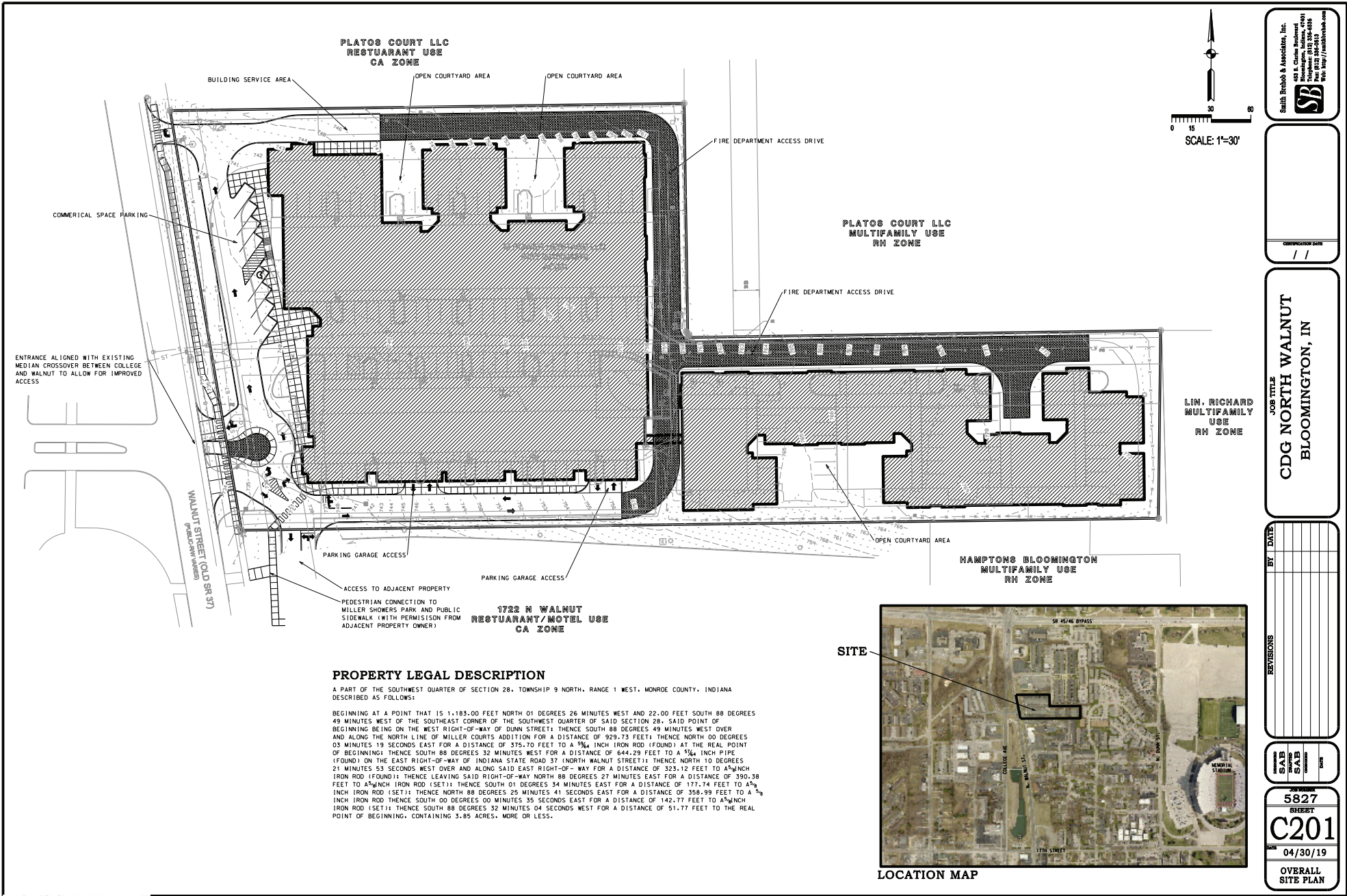
2) Quality of Construction Materials and Waste

- a) Finished floor area of a dwelling unit is limited. Finished floor area is calculated in accordance with ANSI Z765 for single family and ANSI/BOMA Z65.4 for multifamily buildings. Only the finished floor area for stories above grade plane is included in the calculation. Less than or equal to 1,500 square feet (139 m²)
- b) Structural systems are designed or construction techniques are implemented that reduce and optimize material usage. Minimum structural member or element sizes necessary for strength and

stiffness in accordance with advanced framing techniques or structural design standards are selected.

- c) Stories above grade are stacked, such as in 1½-story, 2-story, or greater structures. The area of the upper story is a minimum of 50 percent of the area of the story below based on areas with a minimum ceiling height of 7 feet (2,134 mm).
 - d) Capillary breaks A capillary break and vapor retarder are installed at concrete slabs in accordance with ICC IRC Sections R506.2.2 and R506.2.3 or ICC IBC Sections 1907 and 1805.4.1.
 - e) Building materials with visible mold are not installed or are cleaned or encapsulated prior to concealment and closing.
 - f) Insulation in cavities is dry in accordance with manufacturer's instructions when enclosed (e.g., with drywall).
 - g) The moisture content of lumber is sampled to ensure it does not exceed 19 percent prior to the surface and/or cavity enclosure.
 - h) Where required by the ICC, IRC, or IBC, a water-resistive barrier and/or drainage plane system is installed behind exterior veneer and/or siding.
 - i) Flashing is provided as follows to minimize water entry into wall and roof assemblies and to direct water to exterior surfaces or exterior water-resistive barriers for drainage.
 - j) All window and door head and jamb flashing is either self-adhered flashing complying with AAMA 711-13 or liquid applied flashing complying with AAMA 714-15 and installed in accordance with fenestration or flashing manufacturer's installation instructions.
 - k) Through-wall flashing is installed at transitions between wall cladding materials or wall construction types.
 - l) Architectural features that increase the potential for water intrusion are avoided: No roof configurations that create horizontal valleys in roof design.
 - m) A minimum of 90 percent of roof surfaces, not used for roof penetrations and associated equipment, on-site renewable energy systems such as photovoltaics or solar thermal energy collectors, or rooftop decks, amenities and walkways, are constructed of one or more of the following: Minimum initial SRI of 78 for low-sloped roof (a slope less than 2:12) and a minimum initial SRI of 29 for a steep-sloped roof (a slope equal to or greater than 2:12).
 - n) A gutter and downspout system or splash blocks and effective grading are provided to carry water a minimum of 5 feet (1524 mm) away from perimeter foundation walls.
 - o) Water is directed to drains or swales to ensure drainage away from the structure.
- 3) Energy Efficiency
- a) The building shall comply with Section 702 (Performance Path), Section 703 (Prescriptive Path), or Section 704 (HERS Index Target Path).
 - b) Space heating and cooling system is sized according to heating and cooling loads calculated using ACCA Manual J, or equivalent.
 - c) Duct system is sized and designed in accordance with ACCA Manual D or equivalent.
 - d) Windows, skylights and sliding glass doors have an air infiltration rate of no more than 0.3 cfm per square foot (1.5 L/s/m²), and swinging doors no more than 0.5 cfm per square foot (2.6 L/s/m²)
 - e) Lighting efficacy in dwelling units is in accordance with one of the following: Lighting power density, measured in watts/square foot, is 1.1 or less.

- f) Photo or motion sensors are installed on 75 percent of outdoor lighting fixtures to control lighting.
 - g) In a multifamily building, occupancy controls are installed to automatically reduce light levels in garages and parking structures when the space is unoccupied.
 - h) Structured parking garages are designed to require no mechanical ventilation for fresh air requirements.
- 4) Indoor and Outdoor Water Use
- a) Energy Star or equivalent water-conserving appliances are installed for dishwasher and washing machine.
 - b) The total maximum combined flow rate of all showerheads controlled by a single valve at any point in time in a shower compartment is 1.6 to less than 2.5 gpm.
 - c) Water-efficient lavatory faucets with a maximum flow rate of 1.5 gpm (5.68 L/m), tested at 60 psi (414 kPa) in accordance with ASME A112.18.1, are installed: all lavatory faucets in the dwelling unit(s).
 - d) A water closet is installed with an effective flush volume of 1.28 gallons (4.85 L) or less and meets the flush performance criteria when tested in accordance with ASME A112.19.2/CSA B45.1 or ASME A112.19.14 as applicable.
- 5) Pollutant Source Control
- a) Air handling equipment or return ducts are not located in the garage, unless placed in isolated, air-sealed mechanical rooms with an outside air source.
 - b) Wall-to-wall carpeting is not installed adjacent to water closets and bathing fixtures.
 - c) Site-applied interior architectural coatings, which are inside the water proofing envelope, are in accordance with one or more of the following: Zero VOC as determined by EPA Method 24 (VOC content is below the detection limit for the method)
 - d) A minimum of 85 percent of site-applied adhesives and sealants located inside the waterproofing envelope are in accordance with one of the following, as applicable. The emission levels are in accordance with CDPH/EHLB Standard Method v1.1. Emission levels are determined by a laboratory accredited to ISO/IEC 17025 and the CDPH/EHLB Standard Method v1.1 is in its scope of accreditation.
 - e) 85 percent of wall, ceiling, and floor insulation materials are in accordance with the emission levels of CDPH/EHLB Standard Method v1.1.
 - f) Environmental tobacco smoke is minimized by one or more of the following: All interior common areas of a multifamily building are designated as non-smoking areas with posted signage and exterior smoking areas of a multifamily building are designated with posted signage and located a minimum of 25 feet from entries, outdoor air intakes, and operable windows.
 - g) Verify there are no moisture, mold, and dust issues per 602.1.7.1(3), 901.4-901.11, ASTM D7338 Section 6.3, and ASTM D7338 Section 7.4.3.



South Branch & Associates, Inc.
 428 S. Clavin Boulevard
 Bloomington, Indiana, 47401
 Phone: (317) 344-6600
 Fax: (317) 344-6413
 Web: http://southbranch.com

COMPLETION DATE
 / /

JOB TITLE
**CDG NORTH WALNUT
 BLOOMINGTON, IN**

REVISIONS	BY	DATE

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OVERALL SITE PLAN

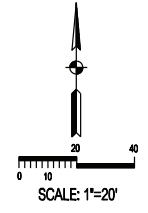
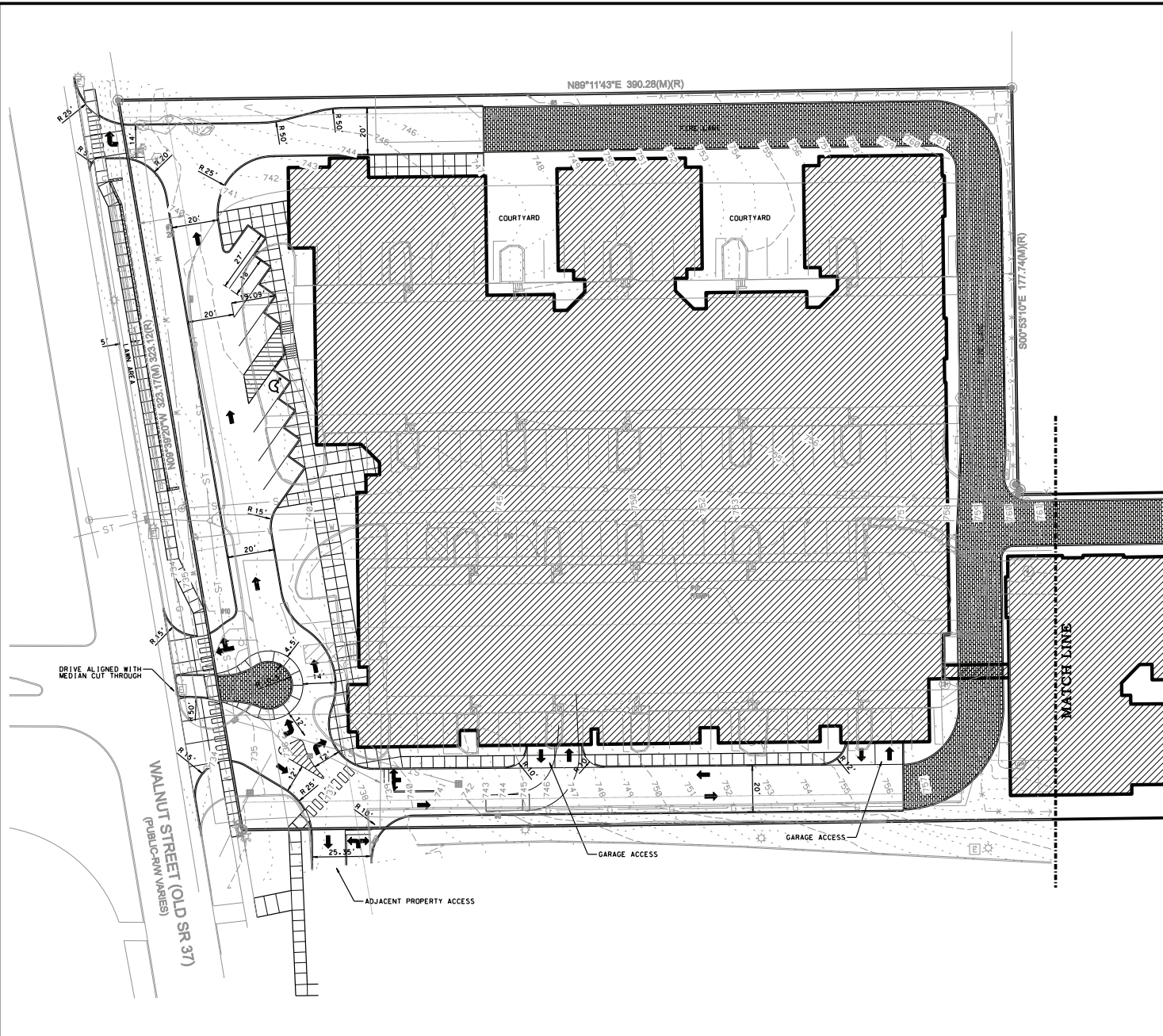
PROPERTY LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 1 WEST, MONROE COUNTY, INDIANA DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS 1,183.00 FEET NORTH 01 DEGREES 26 MINUTES WEST AND 22.00 FEET SOUTH 88 DEGREES 49 MINUTES WEST OF THE SOUTHWEST CORNER OF SAID SECTION 28, SAID POINT OF BEGINNING BEING ON THE WEST RIGHT-OF-WAY OF DUNN STREET; THENCE SOUTH 88 DEGREES 49 MINUTES WEST OVER AND ALONG THE NORTH LINE OF MILLER COURTS ADDITION FOR A DISTANCE OF 929.73 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 375.70 FEET TO A 3/4" INCH IRON ROD (FOUND) AT THE REAL POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 32 MINUTES WEST FOR A DISTANCE OF 644.29 FEET TO A 5/8" INCH PIPE (FOUND) ON THE EAST RIGHT-OF-WAY OF INDIANA STATE ROAD 37 (NORTH WALNUT STREET); THENCE NORTH 10 DEGREES 21 MINUTES 53 SECONDS WEST OVER AND ALONG SAID EAST RIGHT-OF-WAY FOR A DISTANCE OF 325.12 FEET TO A 1/2" INCH IRON ROD (FOUND); THENCE LEAVING SAID RIGHT-OF-WAY NORTH 88 DEGREES 27 MINUTES EAST FOR A DISTANCE OF 390.38 FEET TO A 1/2" INCH IRON ROD (SET); THENCE SOUTH 01 DEGREES 34 MINUTES EAST FOR A DISTANCE OF 177.74 FEET TO A 5/8" INCH IRON ROD (SET); THENCE NORTH 88 DEGREES 25 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 358.99 FEET TO A 3/4" INCH IRON ROD; THENCE SOUTH 00 DEGREES 00 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 142.77 FEET TO A 1/2" INCH IRON ROD (SET); THENCE SOUTH 88 DEGREES 32 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 51.77 FEET TO THE REAL POINT OF BEGINNING, CONTAINING 3.85 ACRES, MORE OR LESS.



LOCATION MAP



SITE LEGEND

- BRASSAGE EASMENT 10' DE
- UTILITY EASMENT 10' DE
- DR. & UT. EASMENT 10' DASH
- 2" ROLL CURB
- 2" CURB AND GUTTER
- 4" STANDING CURB
- CONCRETE SIDE WALK
- HANDICAPPED RAMP
- HANDICAPPED RAILING
- RET. WALL (CONCRETE)
- RET. WALL (MASONRY)
- RET. WALL (STONE)
- RET. WALL (WOOD)
- FENCE (BARB WIRE)
- FENCE (CHAIN LINK)
- FENCE (SMOOTH WIRE)
- FENCE (POST & RAIL)
- FENCE (WOOD SLAT)
- GUARD RAIL
- PROMISED STREET TREE
- BOLLARD
- DUMPSTER (WOOD)
- DUMPSTER (MASONRY)

Smith Brothers & Associates, Inc.
 428 S. Clavin Boulevard
 Bloomington, Indiana, 47401
 Phone: (812) 334-9400
 Fax: (812) 334-9413
 Web: <http://smithbros.com>

DATE	DESCRIPTION

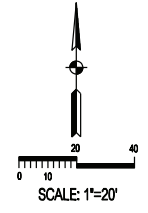
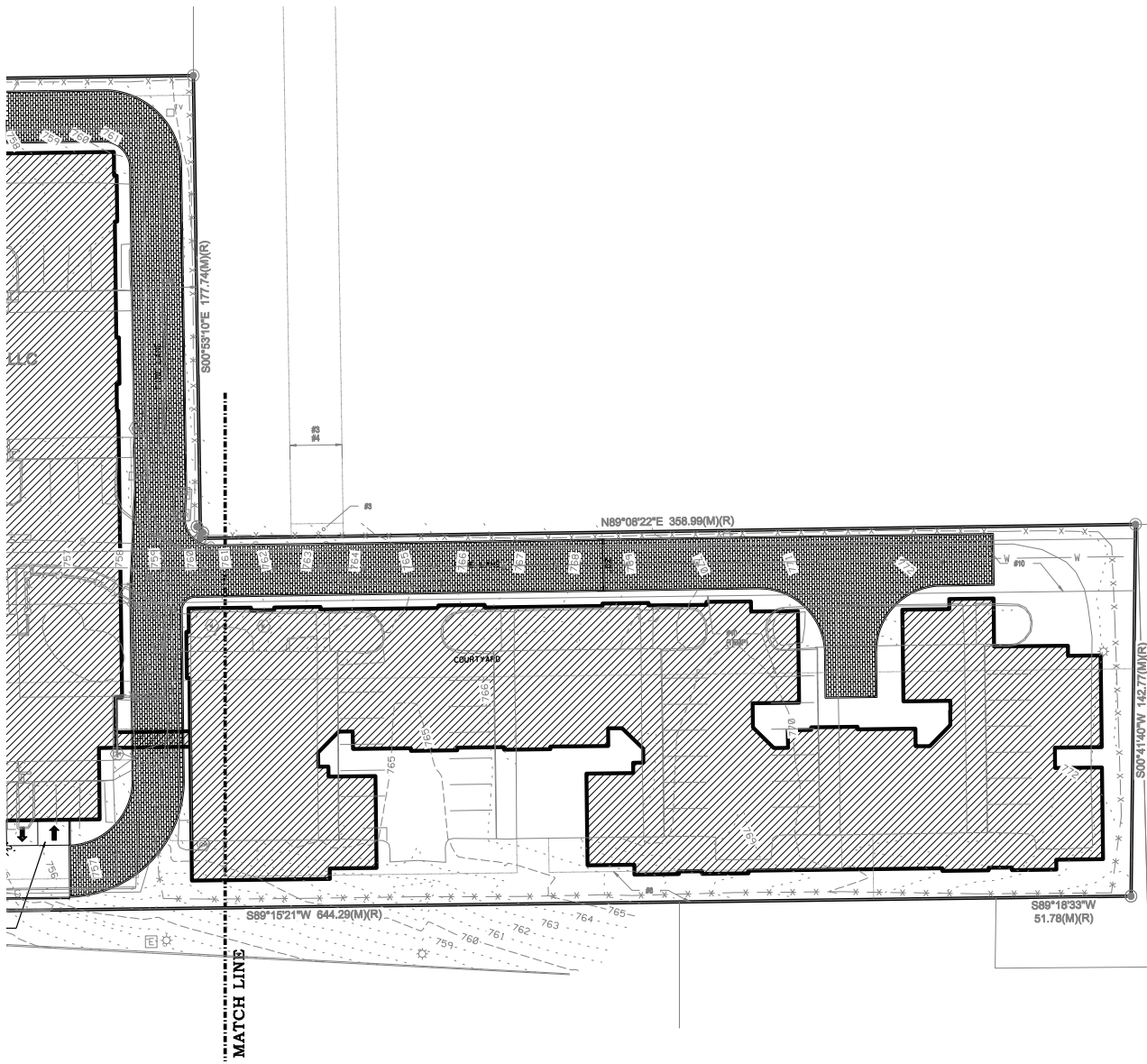
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CDG NORTH WALNUT
BLOOMINGTON, IN

BY	DATE

DATE	BY	DESCRIPTION

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 DATE: 04/30/19
 ENLARGED
 CONCEPT
 SITE PLAN

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SITE LEGEND

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

Smith Brothers & Associates, Inc.
 428 S. Clavin Boulevard
 Bloomington, Indiana, 47401
 Phone: (317) 384-8400
 Fax: (317) 384-8413
 Web: http://smithbros.com

COMPLETION DATE

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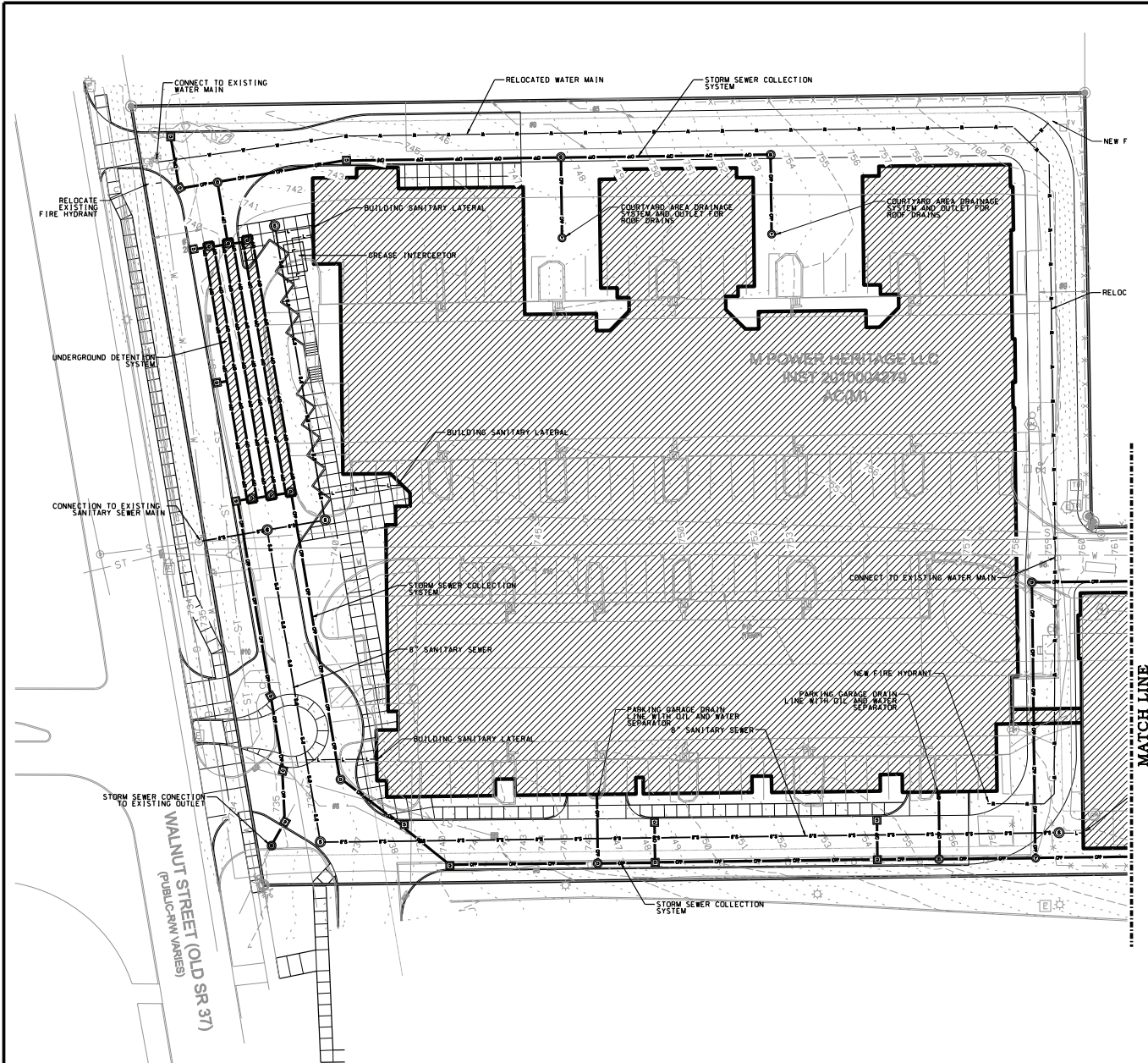
JOB TITLE
**CDG NORTH WALNUT
 BLOOMINGTON, IN**

REVISIONS

NO.	DATE	BY

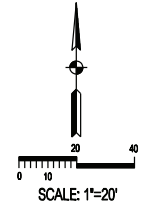
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5827
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C203
 DATE 04/30/19
 ENLARGED
 CONCEPT
 SITE PLAN
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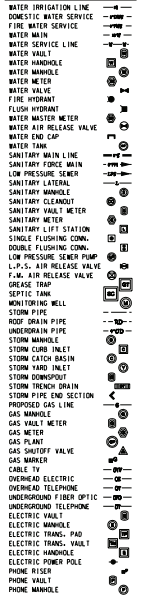


UTILITY NOTES

- 11 ALL PROJECTS WILL REQUIRE A PRE-CONSTRUCTION MEETING WITH THE CITY OF BLOOMINGTON UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR AND/OR DEVELOPER MUST CONTACT THE UTILITIES TECHNICIAN AT (317) 349-3853 TO SCHEDULE THE MEETING.
- 12 CONTRACTOR SHALL NOTIFY THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPARTMENT ONE (1) WORKING DAY PRIOR TO CONSTRUCTION OF ANY WATER, STORM OR SANITARY UTILITY WORK. A CRU INSPECTOR MUST HAVE NOTICE SO WORK CAN BE INSPECTED, DOCUMENTED, AND A PROPER AS-BUILT MADE. WHEN A CONTRACTOR WORKS ON WEEKENDS, A CRU DESIGNATED HOLIDAY, OR BEYOND NORMAL CRU WORK HOURS, THE CONTRACTOR WILL PAY FOR THE INSPECTOR'S OVERTIME. FOR CRU WORK HOURS AND HOLIDAY INFORMATION, PLEASE CONTACT THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPARTMENT AT (317)349-3853.
- 13 SEE SPECIFICATIONS FOR SIZES OF WATER SERVICE LINES AND SEWER LATERALS NOT SPECIFICALLY NOTED ON THE PLANS.
- 14 UNLESS SHOWN ON THE PLANS, A MINIMUM SEWER ELEVATION: 1) UNLESS THE LINES FLOOR ELEVATION THAT WILL ALLOW GRAVITY SEWER SERVICE WITHOUT A SPECIAL BACKWATER VALVE. ANY FLOOR ELEVATION THAT WILL BE SERVED BY GRAVITY SEWER MUST BE ABOVE THE FIRM ELEVATION OF THE UPSTREAM SANITARY MANHOLE. IF NOT A BACKWATER VALVE MUST BE INSTALLED ACCORDING TO SEC. 604.01 OF THE UNIFORM PLUMBING CODE. SEE SPECIFICATIONS PACKET FOR MORE DETAIL.
- 15 ON ALL EXISTING SANITARY MAINS, RYES SHALL BE CUT AND SLEEVED IN PLACE BY CITY OF BLOOMINGTON UTILITIES PERSONNEL WITH CITY OF BLOOMINGTON UTILITIES FURNISHING ALL MATERIAL, EQUIPMENT, AND LABOR NECESSARY FOR INSTALLATION. DEVELOPER SHALL PROVIDE ALL NECESSARY EXCAVATION, SHORING, BACKFILL, AND SURFACE REPAIRS. PLEASE CONTACT NANCY AXSON AT (317) 349-3869 FOR MORE INFORMATION.
- 16 WHEN CONNECTING A NEW PIPE TO AN EXISTING MANHOLE, THE MANHOLE SHALL BE CORE-DRILLED. PIPES SHALL BE CONNECTED TO THE MANHOLE BY EITHER: 1) A FLEXIBLE CONNECTOR OR APPROVED EQUAL. TABLE AND THROUGH SHALL BE MODIFIED AS NECESSARY TO DIRECT THE FLOW FROM THE NEW PIPE. INSERT OF CONNECTOR SHALL BE NO MORE THAN ONE FOOT HIGHER THAN THE INVERT OUT FOR THIS STRUCTURE.
- 17 IN ACCORDANCE WITH SECTION 4.2.2.2 OF THE CRU CONSTRUCTION SPECIFICATIONS ALL SEWER LATERALS SHALL HAVE A WEATHER-RESISTANT AT LEAST EVERY 30 FEET. ALL WEATHER-RESISTANT IN GRASSY AREAS OR IN PAVEMENT SHALL BE SUB-SURFACE AND PROTECTED BY A SUITABLE METAL CASTING SUCH AS EAST-JORDAN CATALOGUE NO. 2915 OR MECHAN CATALOGUE NO. R-1974-A. IN GRADE AREAS, THE CASTING SHALL BE PROVIDED WITH A CIRCULAR CONCRETE COLLAR FLUSH WITH THE TOP OF THE CASTING AND THE GROUND SURFACE. THE COLLAR SHALL BE MINIMUM 4" THICK AND SHALL EXTEND AT LEAST 18" BEYOND THE TOP OF THE CASTING ON ALL SIDES. IN PAVEMENT, THE TOP OF THE CASTING SHALL BE FLUSH WITH THE SUBGRADING PAVEMENT. TOP OF CASTING SHALL BE NO MORE THAN 3" BELOW THE TOP OF THE CASTING. A MID-INSULATED SOLID COPPER LOCATOR WIRE SHALL BE WRAPPED AROUND ALL NON-METALLIC PIPES SO THAT THE REVOLUTION IS MADE AT LEAST EVERY PIPE JOINT. SPLICES ARE TO BE MADE WITH AN APPROVED CONNECTOR, AND ARE TO BE SUITABLY PROTECTED AGAINST CORROSION. THE WIRE IS TO BE BROUGHT TO THE SURFACE WITH A CLEAN-OUT IN A CASTING. ALSO SEE THE CRU CONSTRUCTION SPECIFICATIONS FOR THE "STANDARD SANITARY LATERAL CLEAN-OUT DETAILS".
- 18 WHEREVER CROO PIPE IS USED FOR SEWER, ALL RYES SHALL BE MARKED, SIZED FOR CROO ON THE RUN AND SDR-35 ON THE BRANCH. TRANSITION FROM CROO TO SDR-35 PIPE SHALL BE MADE BY USE OF A HARD CROO TO SDR-35 ADAPTER RYE.
- 19 ALL D.I.P. USED FOR SANITARY SEWER SHALL HAVE CERAMIC EPDM LINING, MINIMUM THICKNESS 40 MILS, AND SHALL BE PROTECTED 40% AS MANUFACTURED BY INHIBIT PROTECTIVE COATINGS. RYES FOR D.I.P. SHALL BE HARD D.I.P. TO SDR-35 ADAPTER RYES.
- 20 THE OWNERSHIP OF THE WATER AND SANITARY SEWER MAINS IN THIS DEVELOPMENT WILL BE OWNED AND MAINTAINED BY THE CITY OF BLOOMINGTON UTILITIES. OWNERSHIP WILL TAKE EFFECT AFTER FINAL WALK-THROUGH, WHEN ACCEPTANCE HAS BEEN RECEIVED AND FINAL ACCEPTANCE IS GIVEN. ANY EXCEPTIONS SHALL BE INDICATED WITH SYMBOLS ON THE PLANS, ADDRESSED BY LETTER AND APPROVED IN WRITING BY THE UTILITIES ENGINEER.
- 21 FURNISHING INSULATING CONCRETE VALVE SHALL BE INSTALLED ON THE FIRM 12" ABOVE THE FLOOR AT THE TERMINATION POINT. THIS VALVE WILL BE USED TO HYDRAULIC PRESSURE TEST AGAINST AND WILL REMAIN AS A PART OF THE SYSTEM. ONCE ALL TESTING IS COMPLETE, THE LINE WILL NOT BE DISMANELED OR CONNECTION TO THE FIRE SUPPRESSION SYSTEM. PLEASE CONTACT NANCY AXSON (317)349-3869 FOR ADDITIONAL INFORMATION.
- 22 ALL DUCTILE IRON PIPE (DIP) WILL REQUIRE POLYETHYLENE ENCASEMENT SHALL AND SHALL BE 3/4" MIN. THICK. UNLESS OTHERWISE SPECIFIED, THE ENCASEMENT ON 48" HIGH DUCTILE IRON SHALL BE 1/2" POLYETHYLENE ENCASEMENT MATERIAL, INCLUSIVE OF VALVES AND FITTINGS. THE MATERIAL SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH MANHOLE-100-02-01-01, USING PLASTIC TIE STRAPS OR ENVIRONMENTAL OR ADHESIVE TAPE PROVIDING THE PIPE WITH A SECURE PROTECTIVE ENCASEMENT.
- 23 BACKFLOW PREVENTER CONDUIT REQUIREMENTS:
 - MANHOLE HEAD EQUIPMENT MUST BE PLACED ON THE OUTSIDE OF THE BUILDING.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE MANHOLE HEAD DEVICE FROM CRU.
 - CONTRACTOR IS RESPONSIBLE FOR INSTALLING CONDUIT AND BRINGING FROM THE METER LOCATION, THROUGH THE BUILDING WALLS, AND ATTACHING THE DEVICE TO THE WALL AT A POINT HIGH ENOUGH TO KEEP IT OUT OF REACH FROM TAMPERING AND DAMAGE, YET ACCESSIBLE WITH HOODS.
 - CRU WILL MAKE THE WIRING CONNECTIONS AT THE TWO END POINTS.



UTILITY LEGEND



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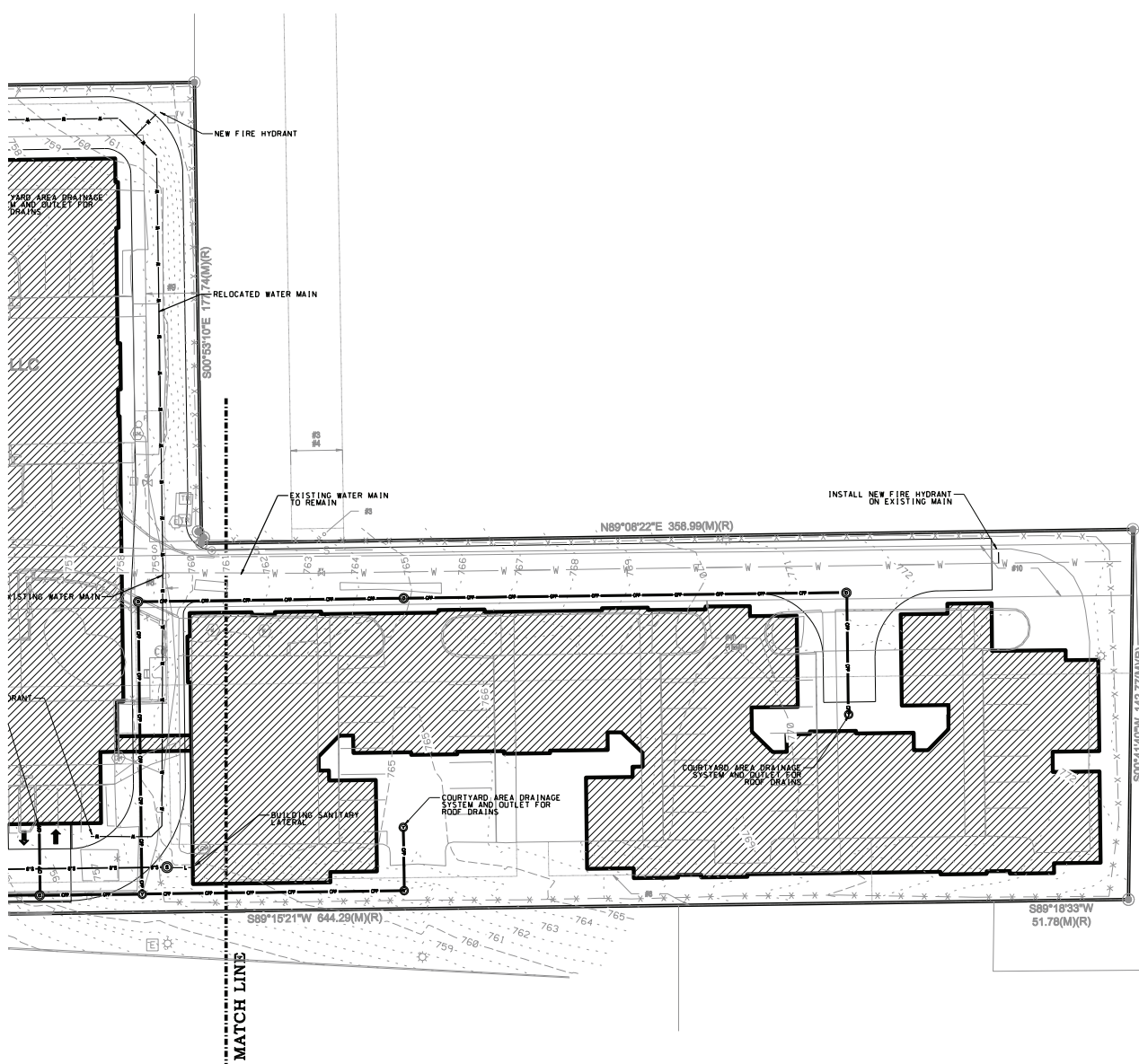
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JOB TITLE
**CDG NORTH WALNUT
BLOOMINGTON, IN**

REVISIONS	DATE

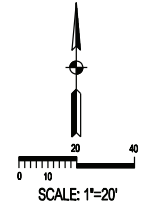
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CHECKED BY: **SAB**
DATE: **04/30/19**

SHEET
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ENLARGED CONCEPT
UTILITY PLAN

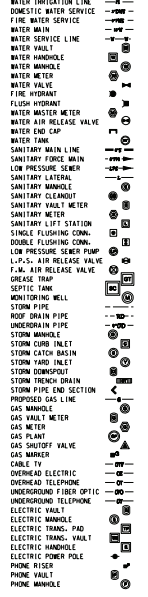


UTILITY NOTES

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- 12 CONTRACTOR SHALL NOTIFY THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPARTMENT ONE (1) WORKING DAY PRIOR TO CONSTRUCTION OF ANY WATER, SEWER OR SANITARY SEWER UTILITY WORK. A CBU INSPECTOR MUST HAVE NOTICE SO WORK CAN BE INSPECTED, DOCUMENTED, AND A PROPER AS-BUILT MADE. WHEN A CONTRACTOR WORKS ON WEEKENDS, A CBU DESIGNATED HOLD DAY, OR BEYOND NORMAL CBU WORK HOURS, THE CONTRACTOR WILL PAY FOR THE INSPECTOR'S OVERTIME. FOR CBU WORK HOURS AND HOLD DAY INFORMATION, PLEASE CONTACT THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPARTMENT AT (812)349-3660.
- 13 SEE SPECIFICATIONS FOR SIZES OF WATER SERVICE LINES AND SEWER LATERALS NOT SPECIFICALLY NOTED ON THE PLANS.
- 14 M+4 IF SHOWN ON THE PLANS, = MINIMUM SEWER ELEVATION.
- 17 INDICATES THE LOWEST FLOOR ELEVATION THAT WILL ALLOW GRAVITY SEWER SERVICE WITHOUT A SPECIAL BACKWATER VALVE. ANY FLOOR ELEVATION THAT WILL BE SERVED BY GRAVITY SEWER MUST BE ABOVE THE RIM ELEVATION OF THE UPSTREAM SANITARY MANHOLE. IF NOT A BACKWATER VALVE MUST BE INSTALLED ACCORDING TO SEC. 905.04 OF THE UPSTREAM PLUMBING CODE. SEE SPECIFICATIONS PACKET FOR MORE DETAIL.
- 15 ON ALL EXISTING SANITARY MAINS, WYES SHALL BE CUT AND SLEEVED IN PLACE BY CITY OF BLOOMINGTON UTILITIES PERSONNEL WITH CITY OF BLOOMINGTON UTILITIES FURNISHING ALL MATERIAL, EQUIPMENT, AND LABOR NECESSARY FOR INSTALLATION. DEVELOPER SHALL PROVIDE ALL NECESSARY EXCAVATION, SHORING, BACKFILL, AND SURFACE REPAIR. PLEASE CONTACT NANCY AXSON AT (812) 349-3669 FOR MORE INFORMATION.
- 16 WHEN CONNECTING A NEW PIPE TO AN EXISTING MANHOLE, THE MANHOLE SHALL BE CORE-DRILLED. PIPE SHALL BE CONNECTED TO THE MANHOLE BY EITHER A FLEXIBLE BOOT COR-N-WAY, 1 OR 2 FLEXIBLE CONNECTOR OR APPROVED EQUAL. TABLE AND THROUGH SHALL BE NOTIFIED AS NECESSARY TO DUMP THE FLOW FROM THE NEW PIPE. INVERT OF CONNECTION SHALL BE NO MORE THAN ONE FOOT HIGHER THAN INVERT OUT FOR THIS STRUCTURE.
- 17 IN ACCORDANCE WITH SECTION 4.5.2.2-5.1.1 OF THE CBU CONSTRUCTION SPECIFICATIONS ALL SEWER LATERALS SHALL HAVE A CLEAN-OUT AT LEAST EVERY 50 FEET. ALL CLEAN-OUTS, WHETHER IN GRASSY AREAS OR IN PAVEMENT, SHALL BE SUB-SURFACE AND PROTECTED BY A SUSTAINABLE CASTING SUCH AS EAST COSEAN CATALOGUE NO. 2975 OR NEHEAN CATALOGUE NO. R-1914-L. IN GRASSY AREAS, THE CASTING SHALL BE PROVIDED WITH A CONCRETE COLLAR FLUSH WITH THE TOP OF THE CASTING AND THE GROUND SURFACE. THE COLLAR SHALL BE MINIMUM 6" THICK AND SHALL EXTEND AT LEAST 18" BEYOND THE OUTSIDE OF THE CASTING ON ALL SIDES. IN PAVEMENT, THE TOP OF THE CASTING SHALL BE FLUSH WITH THE SURROUNDING PAVEMENT. TOP OF CLEAN-OUT SHALL BE NO MORE THAN 3" BELOW THE TOP OF THE CASTING. A #10 INSULATED SOLID COPPER LOCATOR WIRE SHALL BE WRAPPED AROUND ALL NON-METALLIC PIPES SO THAT ONE REVOLUTION IS MADE AT LEAST EVERY PIPE JOINT. SPIGLES ARE TO BE MADE WITH AN APPROVED CONNECTOR, AND ARE TO BE SUSTAINABLY PROTECTED AGAINST CORROSION. THE WIRE IS TO BE BROUGHT TO THE SURFACE WITH A CLEAN-OUT IN A CASTING. ALSO SEE THE CBU CONSTRUCTION SPECIFICATIONS FOR THE "STANDARD SANITARY LATERAL CLEAN-OUT DETAILS WPS".
- 18 WHEREVER CROD PIPE IS USED FOR SEWER, ALL WYES SHALL BE HANCED, SIZED FOR CROD ON THE MAIN AND SDR-35 ON THE BRANCH. TRANSITION FROM CROD TO SDR-35 PIPE SHALL BE MADE BY USE OF 2" HANCED CROD TO SDR-35 ADAPTER WYES.
- 19 ALL D.I.P. USED FOR SANITARY SEWER SHALL HAVE CERAMIC EPOXY LINING, MINIMUM THICKNESS 40 MILS, AND SHALL BE PROTECTED 401, AS MANUFACTURED BY INGRESS PROTECTIVE COATINGS. WYES FOR D.I.P. SHALL BE HANCED D.I.P. TO SDR-35 ADAPTER WYES.
- 100 THE OWNERSHIP OF THE WATER AND SANITARY SEWER MAINS IN THIS DEVELOPMENT WILL BE OWNED AND MAINTAINED BY THE CITY OF BLOOMINGTON UTILITIES. OWNERSHIP WILL BE EFFECT AFTER FINAL WALK-THROUGH. WHEN EASEMENTS ARE RECORDED AND FINAL ACCEPTANCE IS GIVEN, ANY EXCEPTIONS SHALL BE INDICATED WITH SYMBOLS ON THE PLANS, ADDRESSED BY LETTERS AND APPROVED IN WRITING BY THE UTILITIES ENGINEER.
- 111 A PERMANENT INDICATING CONTROL VALVE SHALL BE INSTALLED ON THE FINE LINE 12" ABOVE THE FLOOR AT THE TERMINATION POINT. THIS VALVE WILL BE USED TO MONITOR PRESSURE TEST AGAINST AND WILL REMAIN AS A PART OF THE SYSTEM, ONCE ALL TESTING IS COMPLETE, THE LINE WILL NOT BE DISMANTLED FOR CONNECTION TO THE FIRE SUPPRESSION SYSTEM. PLEASE CONTACT NANCY AXSON (812)349-3669 FOR ADDITIONAL INFORMATION.
- 123 ALL DUCTILE IRON PIPE (DIP) WILL REQUIRE POLYETHYLENE ENCASEMENT (SEEKS) AND SHALL BE HANG-LOW-DENSITY POLYETHYLENE ENCASEMENT OF SMALL HIGH-DENSITY POLYETHYLENE (HDPE). POLYETHYLENE ENCASEMENT MATERIAL, INCLUDING OF WELDS AND FITTINGS, THE MATERIAL SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH POLYMER CH-100-2-2.1. USING PLASTIC TIE STRIPS OR CONCRETE/EPHAL OR ADHESIVE TAPE PROVIDING THE PIPE WITH A SECURE PROTECTIVE ENCASEMENT.
- 133 BACKFLOW PREVENTER CONDUIT REQUIREMENTS:
 - RATIO HEAD EQUIPMENT MUST BE PLACED ON THE OUTSIDE OF THE BUILDING.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE RADIO HEAD DEVICE FROM CBU.
 - CONTRACTOR IS RESPONSIBLE FOR INSTALLING CONDUIT AND WIRING FROM THE METER LOCATION, THROUGH THE BUILDING WALL, AND ATTACHING THE DEVICE TO THE WALL AT A POINT HIGH ENOUGH TO KEEP IT OUT OF REACH FROM TAMPERING AND DAMAGE, YET ACCESSIBLE WITH A LADDER.
 - CBU WILL MAKE THE WIRING CONNECTIONS AT THE TWO END POINTS.



UTILITY LEGEND



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 428 S. Clouse Boulevard
 Bloomington, Indiana, 47401
 Phone: (812) 349-3633
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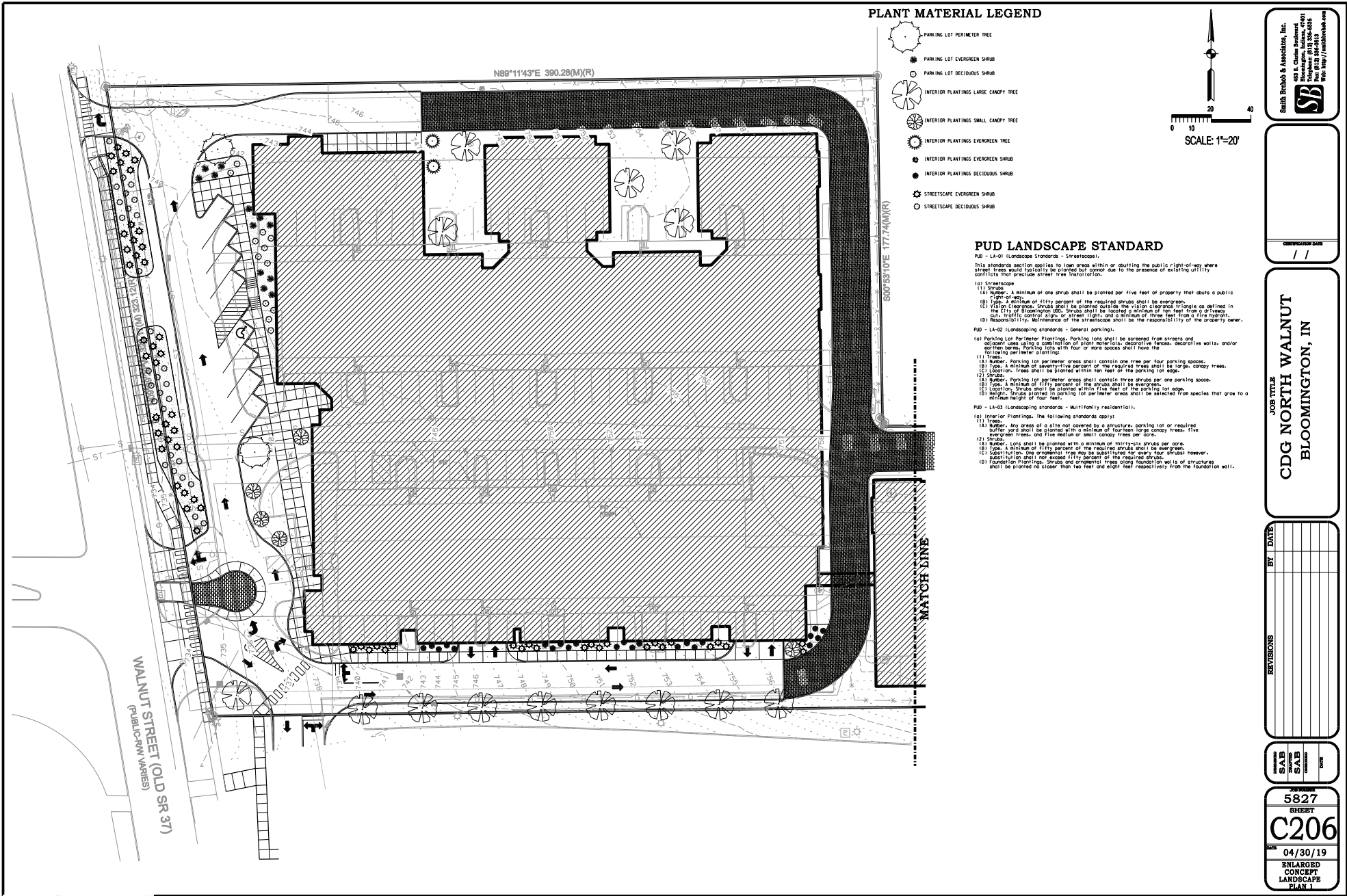
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JOB TITLE: **CDG NORTH WALNUT BLOOMINGTON, IN**

NO.	DATE	REVISIONS

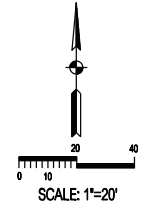
DATE: 04/30/19

SHEET: **C205**
 ENLARGED CONCEPT UTILITY PLAN



PLANT MATERIAL LEGEND

- PARKING LOT PERIMETER TREE
- PARKING LOT EVERGREEN SHRUB
- PARKING LOT DECIDUOUS SHRUB
- INTERIOR PLANTINGS LARGE CANOPY TREE
- INTERIOR PLANTINGS SMALL CANOPY TREE
- INTERIOR PLANTINGS EVERGREEN TREE
- INTERIOR PLANTINGS EVERGREEN SHRUB
- INTERIOR PLANTINGS DECIDUOUS SHRUB
- STREETSCAPE EVERGREEN SHRUB
- STREETSCAPE DECIDUOUS SHRUB



PUD LANDSCAPE STANDARD

- PUD - LA-01 (Landscape Standards - Streetscape).**
 This standards section applies to low areas within or abutting the public right-of-way where street tree planting is required or planted but cannot due to the presence of existing utility. It does not include street tree installation.
- (a) Streetscape
 (1) Shrubs
 (A) Number: A minimum of one shrub shall be planted per five feet of property that abuts a public right-of-way.
 (B) Type: A minimum of fifty percent of the required shrubs shall be evergreen.
 (C) Location: Shrubs shall be planted outside the vision triangle triangle as defined in the City of Bloomington UDO. Shrubs shall be located a minimum of ten feet from a driveway, curb, traffic control sign, or street light, and a minimum of three feet from a fire hydrant.
 (D) Responsibility: Maintenance of the streetscape shall be the responsibility of the property owner.
- PUD - LA-02 (Landscape Standards - General Planting).**
- (a) Parking Lot Perimeter Plantings: Parking lots shall be screened from streets and adjacent uses using a combination of plant materials, decorative fences, decorative walls, and/or screen barriers. Parking lots with four or more spaces shall have the following perimeter planting:
 (1) Trees
 (A) Number: parking lot perimeter areas shall contain one tree per four parking spaces.
 (B) Type: A minimum of seventy-five percent of the required trees shall be large canopy trees.
 (2) Shrubs
 (A) Number: Parking lot perimeter areas shall contain three shrubs per one parking space.
 (B) Type: A minimum of fifty percent of the shrubs shall be evergreen.
 (C) Location: Shrubs shall be planted within five feet of the parking lot edge.
 (D) Height: Shrubs planted in parking lot perimeter areas shall be selected from species that grow to a minimum height of four feet.
- PUD - LA-03 (Landscape Standards - Multifamily Residential).**
- (a) Interior Frontage: The following standards apply:
 (1) Trees
 (A) Number: Any areas of a site not covered by a structure, parking lot or required buffer yard shall be planted with a minimum of fourteen large canopy trees, five evergreen trees and five medium or small canopy trees per acre.
 (2) Shrubs
 (A) Number: Lots shall be planted with a minimum of thirty-six shrubs per acre.
 (B) Type: A minimum of fifty percent of the required shrubs shall be evergreen.
 (C) Substitution: One ornamental tree may be substituted for every four shrubs; however, substitution shall not exceed fifty percent of the required shrubs.
 (D) Foundation Plantings: Shrubs and ornamental trees along foundation walls of structures shall be planted no closer than ten feet and eight feet, respectively, from the foundation wall.

Smith Brothers & Associates, Inc.
 424 S. Clark Boulevard
 Bloomington, Indiana, 47401
 Phone: (317) 344-4616
 Fax: (317) 344-4613
 Web: http://smibrothers.com

COMPILED DATE
 / /

JOB TITLE
**CDG NORTH WALNUT
 BLOOMINGTON, IN**

REVISIONS	BY	DATE

SAB	DATE

SHEET
C206
 DATE
 04/30/19
 ENLARGED
 CONCEPT
 LANDSCAPE
 PLAN 1

PUD SUBMITTAL
BLOOMINGTON, IN



PERSPECTIVES - VIEW 1



04/29/2019

PERSPECTIVES - VIEW 2



04/29/2019

ELEVATIONS

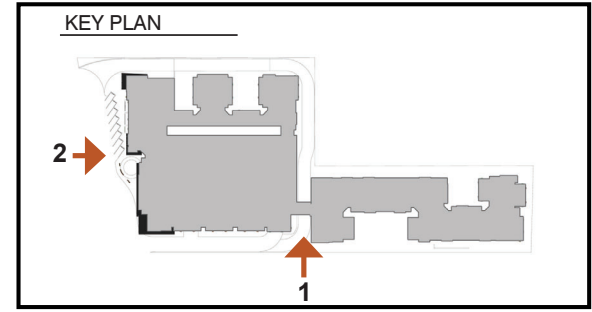
FINISH SCHEDULE											
1	BRICK VENEER 1 - LIGHT	4	CEMENTITIOUS LAP SIDING	7	VINYL WINDOWS	10	MESH RAILING	13	PT-1	16	PT-4
2	BRICK VENEER 2 - DARK	5	BOARD AND BATTEN	8	ALUMINUM STOREFRONT	11	MTL. CANOPY	14	PT-2	17	PT-5
3	CEMENTITIOUS PANEL	6	WOODTONE	9	BALCONY W/ MTL. PNL. RAILING	12	TRIM BOARD	15	PT-3	18	PT-6



1 ELEVATION FACING SOUTH
SCALE: 1"=50'

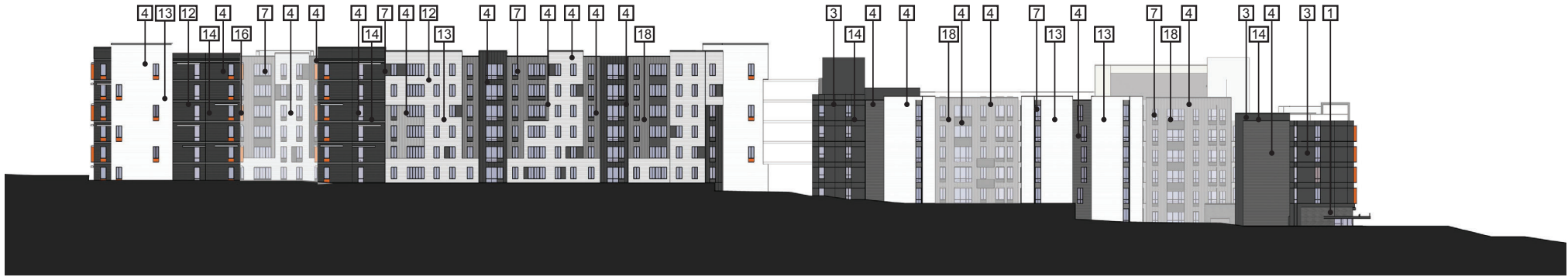


2 ELEVATION FACING EAST
SCALE: 1"=50'

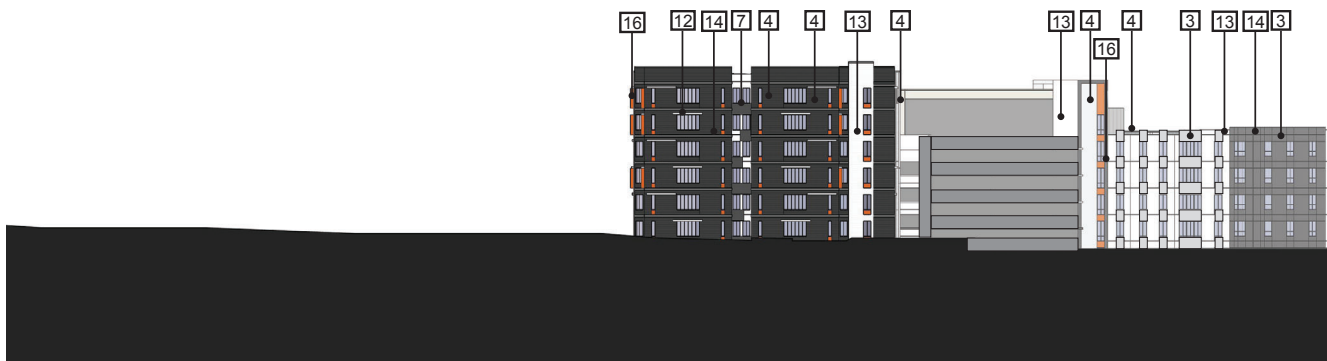


ELEVATIONS

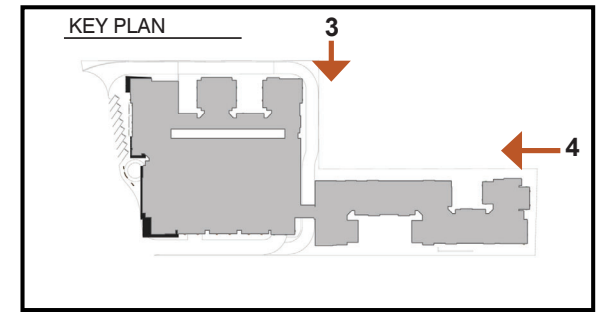
FINISH SCHEDULE					
1 BRICK VENEER 1 - LIGHT	4 CEMENTITIOUS LAP SIDING	7 VINYL WINDOWS	10 MESH RAILING	13 PT-1	16 PT-4
2 BRICK VENEER 2 - DARK	5 BOARD AND BATTEN	8 ALUMINUM STOREFRONT	11 MTL. CANOPY	14 PT-2	17 PT-5
3 CEMENTITIOUS PANEL	6 WOODTONE	9 BALCONY W/ MTL. PNL. RAILING	12 TRIM BOARD	15 PT-3	18 PT-6

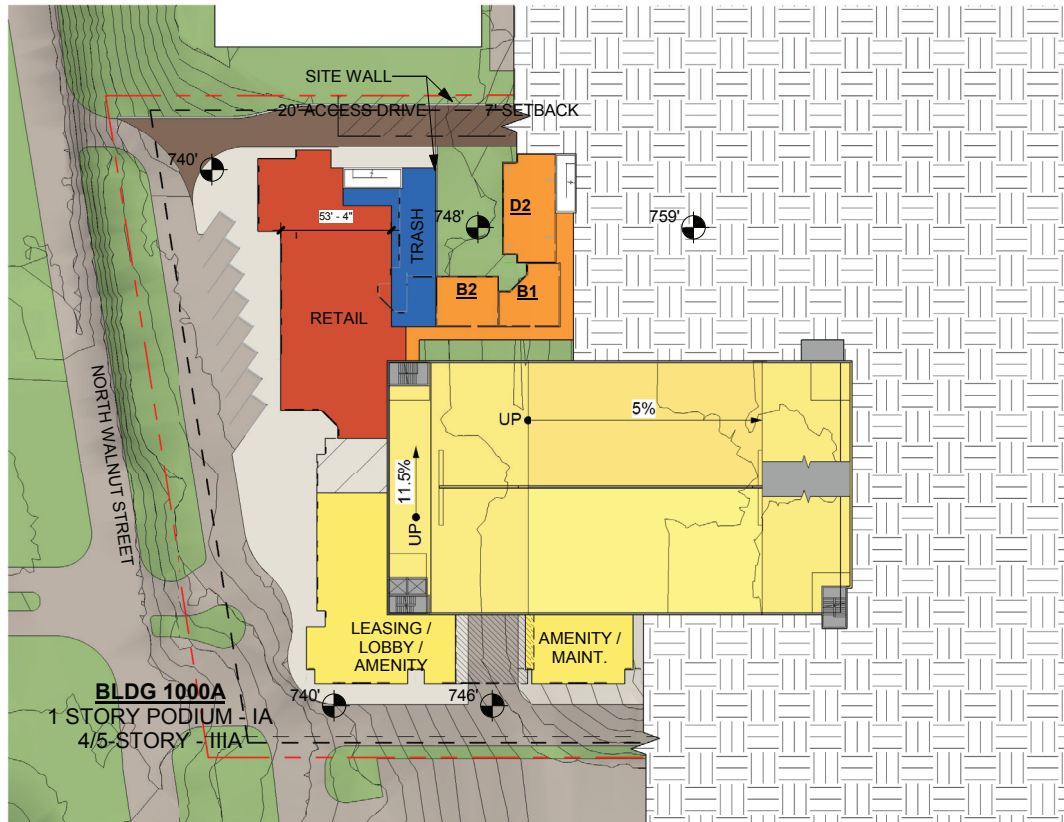


3 ELEVATION FACING NORTH
SCALE: 1"=50'



4 ELEVATION FACING WEST
SCALE: 1"=50'





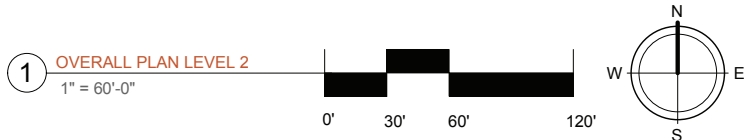
N WALNUT BLOOMINGTON		4/29/2019
LOT COVERAGE CALCS		
ZONING	PARCEL ZONING	3.85 ACRES
	OVERLAY ZONING	167,844 SF
TOTAL RESIDENTIAL GROSS SF		330,600 SF
TOTAL AMENITY / LEASING / SERVICE		16,080 SF
RETAIL GROSS SF		6,700 SF
TOTAL SF		353,380 SF
81.67% RESIDENTIAL EFFICIENCY		270,007 SF
1,000 SF AVG. - TOTAL UNITS		270 UNITS
329 SF AVG. - TOTAL BEDS		820 BEDS
PARKING REQUIRED		TOTAL
RETAIL*		7 SP
RESIDENTIAL***		410 SP
TOTAL		417 SP

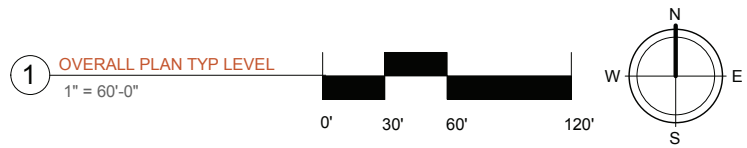
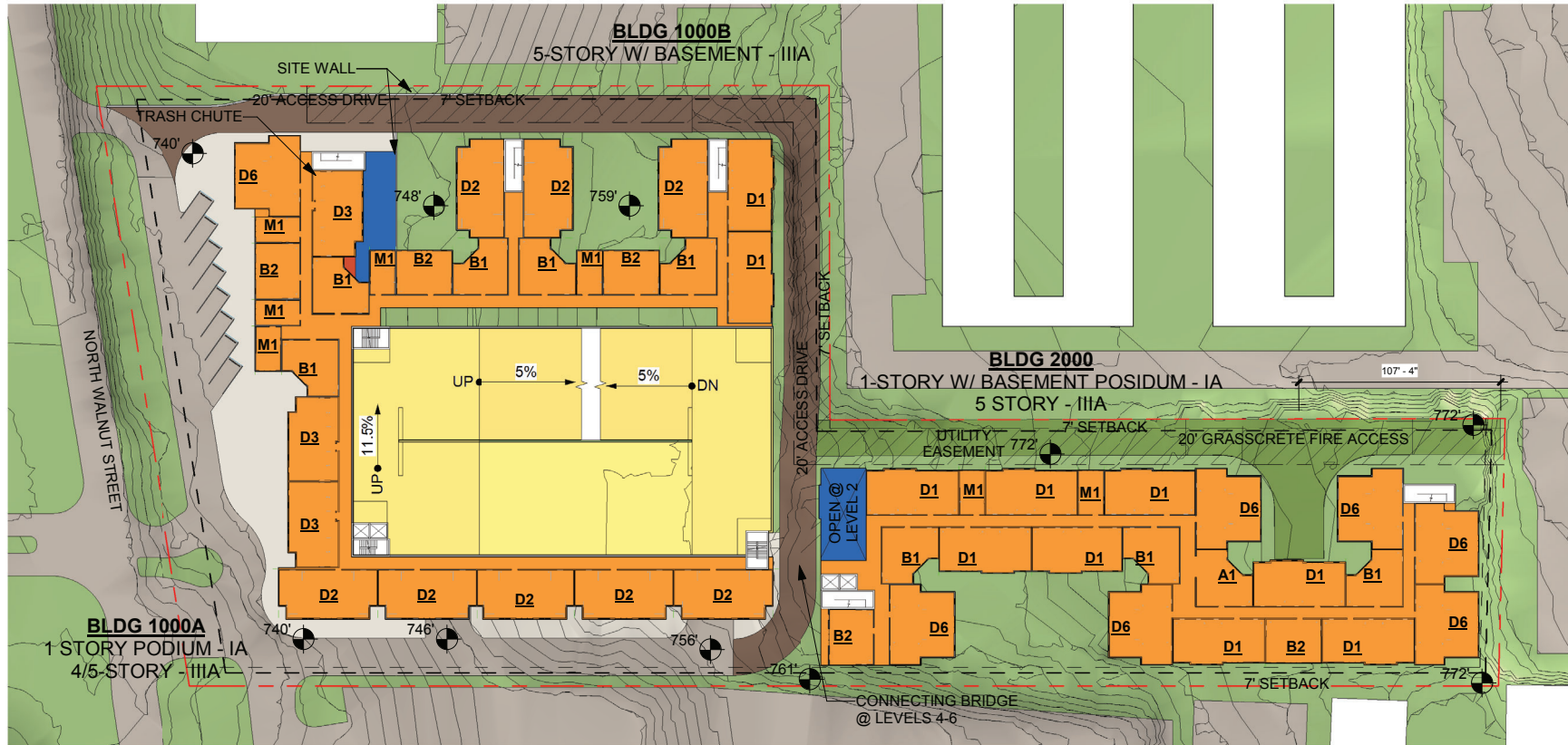
* RETAIL PARKING 1.00 SP/ 1,000 SF
 *** RESIDENTIAL PARKING AVG 0.50 SP/ 1.00 BED

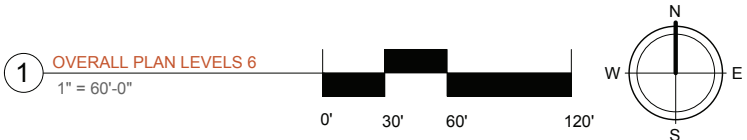
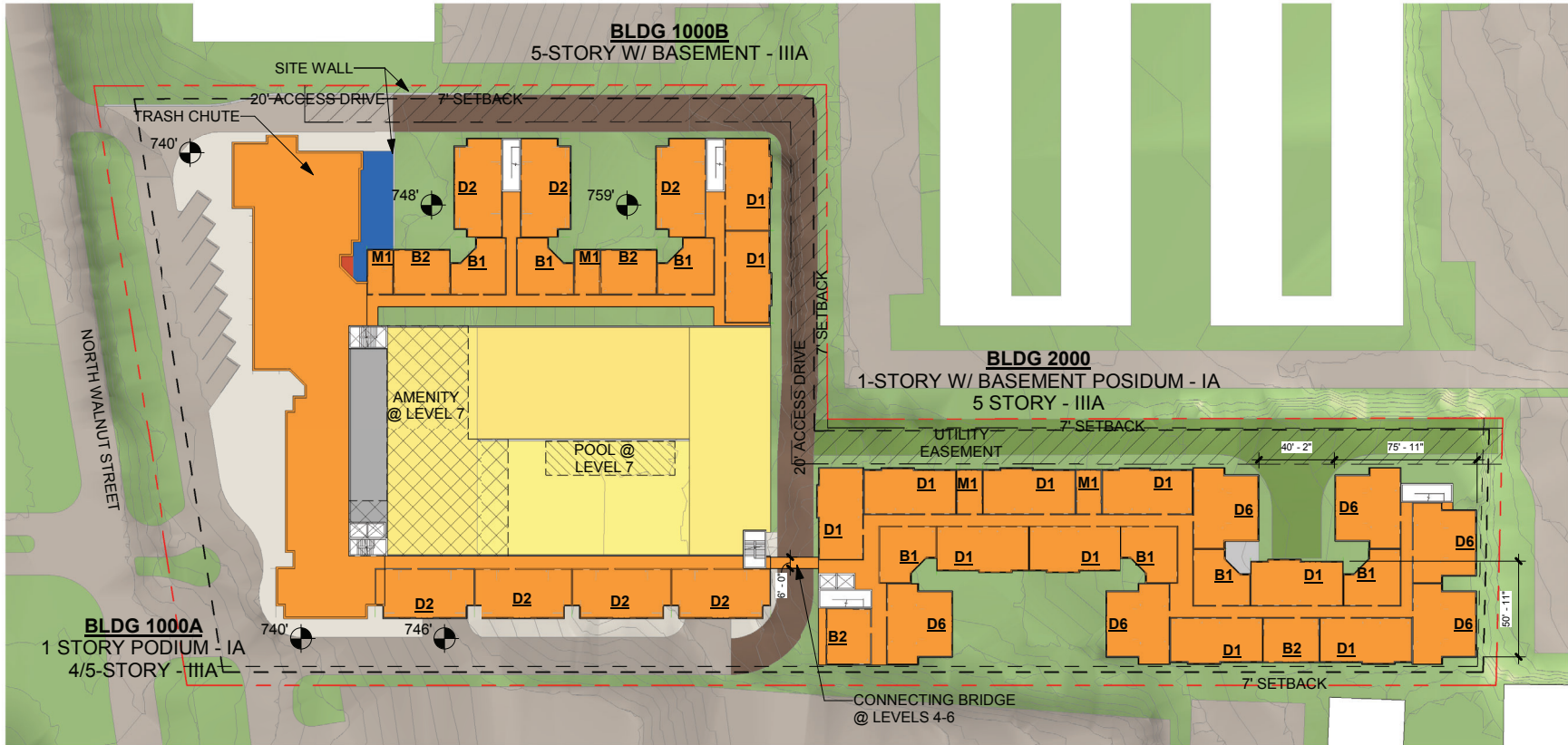
UNIT MIX		4/29/2019	
UNIT TYPE	DESCRIPTION	TOTAL UNITS	TOTAL BEDS
M	MICRO STUDIO	34	34
1B	1 BEDROOM / 1 BATH	2	2
2B	2 BEDROOM / 2 BATH	76	152
4B	4 BEDROOM / 4 BATH	158	632
TOTAL UNITS		270	820

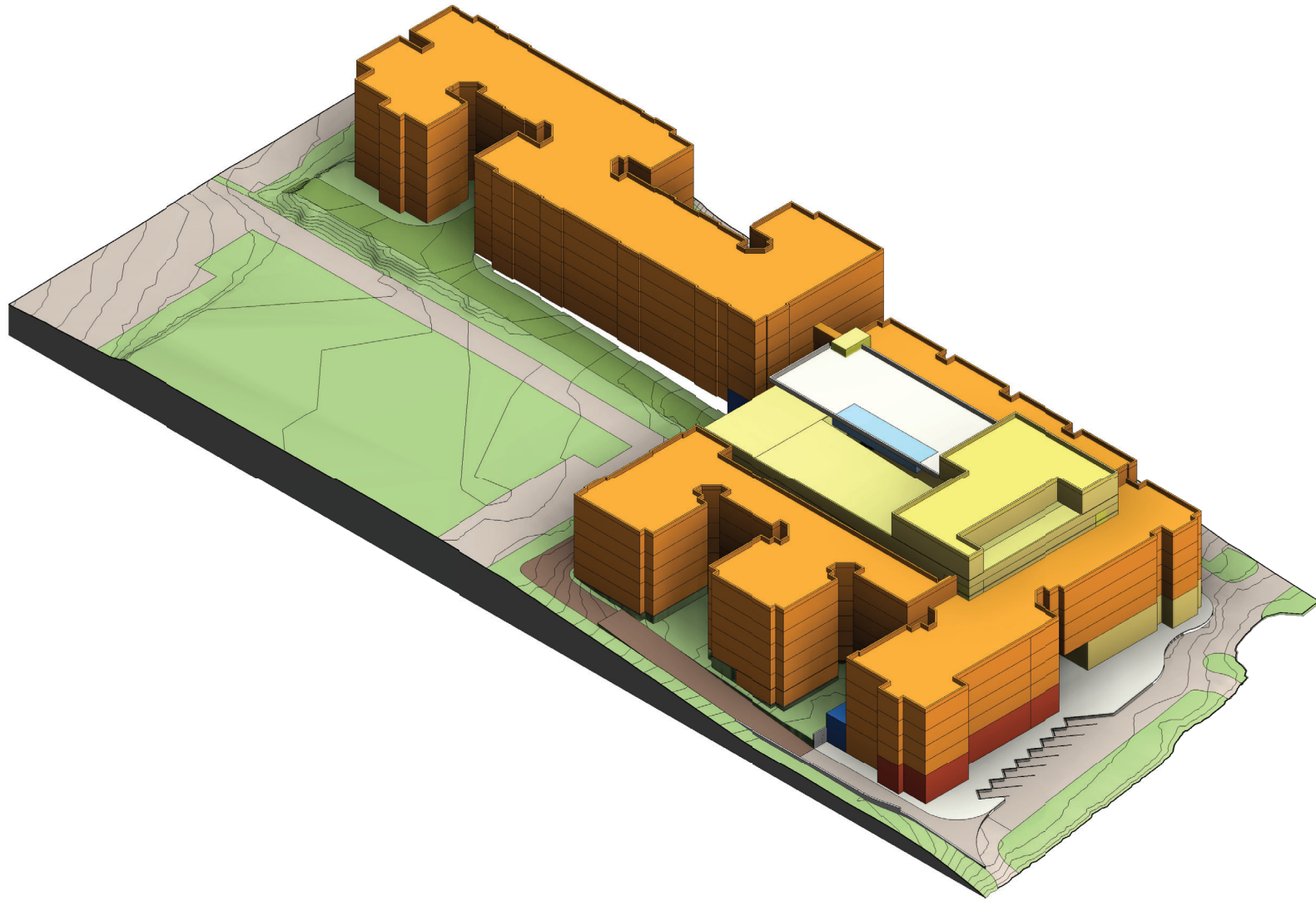
1 OVERALL PLAN LEVEL 1
 1" = 60'-0"

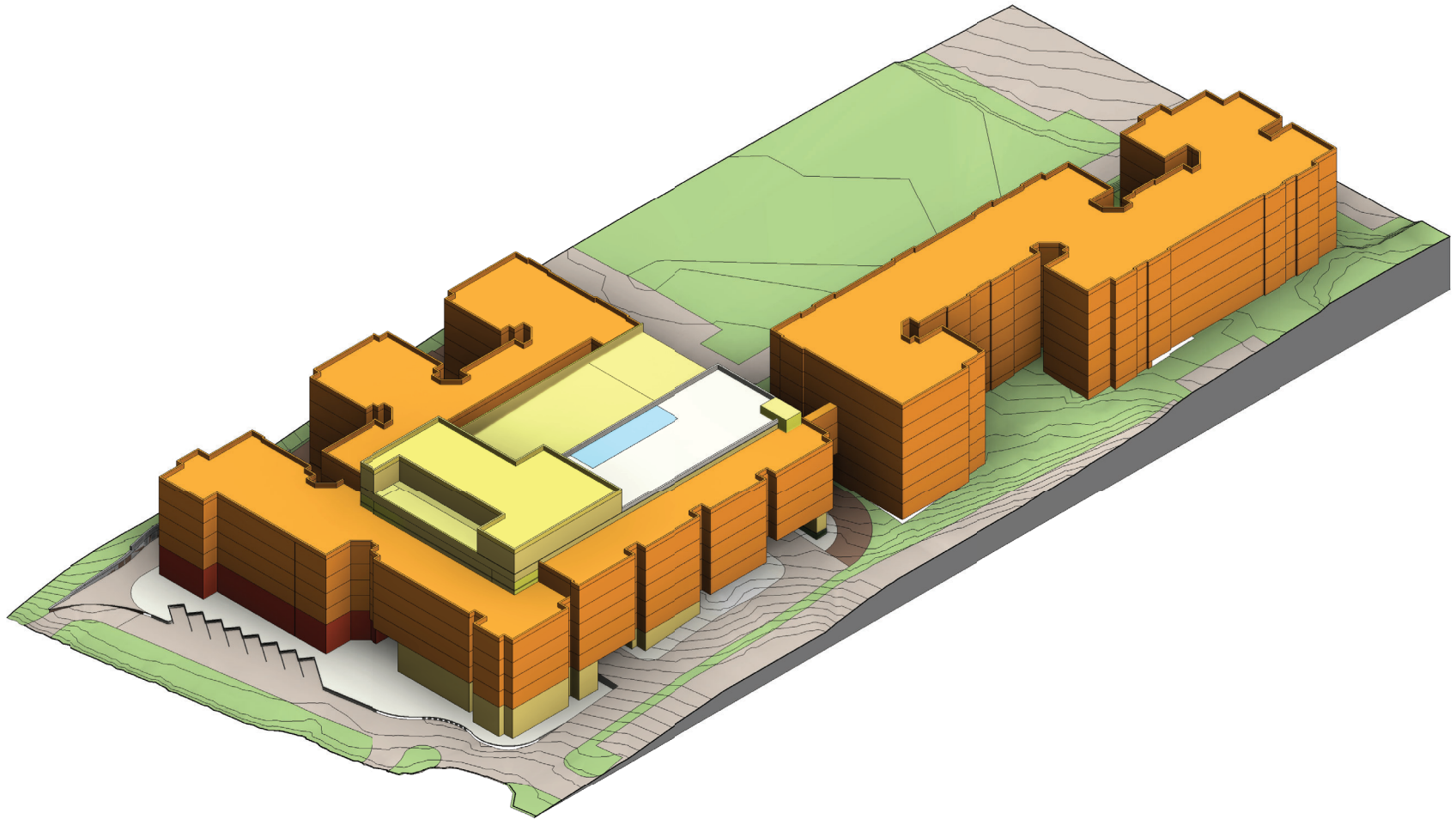














04/29/19



**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
LOCATION: 921 W 9th Street**

**CASE #: UV-18-19
DATE: May 13, 2019**

PETITIONERS: Bloomington Cooperative Living, Inc.
404 W Kirkwood Ave., Bloomington, IN

REQUEST: The petitioners are requesting a use variance to allow a cooperative housing unit.

Area:	0.18 Acres
Zoning:	RC
Comprehensive Plan Designation:	Mixed Urban Residential
Existing Land Use:	Dwelling, Single-Family (detached)
Proposed Land Use:	Housing Cooperative
Surrounding Uses:	North - Reverend Ernest D. Butler Park South - Single-Family East - Single-Family West - Single-Family

REPORT: The 8,184 square foot property is located at 921 W 9th St. The property is zoned Residential Core (RC) and has been developed with a two-story single family house. The surrounding properties to the south, east, and west are also zoned RC, and have been developed with single family houses. The property to the north is zoned Institutional (IN), and is home to Reverend Ernest D. Butler Park. The property fronts on both W 9th St. to the north, and N John St to the west. There is an unimproved alley to south of the property.

The petitioners are proposing to reuse the existing building for a new cooperative housing unit. The petitioners would be modifying the interior of the building to create 12 private bedrooms, and 3 private two-bedroom suites. This would allow space for 19 unrelated adults, with the 3 private two-bedroom suites being designed for families with children. Tenants would share common kitchen spaces, living areas, and bathrooms. The petitioners are proposing to create 4 parking spaces, including one van accessible space. The petitioners are proposing to pave the alley to the south of the property, which will then be used to access the newly created parking. The proposed parking will be paved with pervious paving and will not increase the impervious surface coverage of the lot. Additional on-street parking will be available along N John St. to the west, and W 9th St. to the north. The petitioners are proposing to install a new second story egress stair which would allow access to the second story from the outside. No other change to the exterior of the building are being proposed.

Housing cooperatives are typically characterized by several distinct elements including that each resident has to be a member of the coop, each resident/member has certain

responsibilities related to the maintenance of the house and property, meals are frequently prepared and eaten as a group, members contribute to and control the capital of the cooperative, and all residents are governed by specific rules of behavior with quiet hours of the building being established.

The Unified Development Ordinance (UDO) does not currently include cooperative housing units as a defined use. In the past the Department has proposed the use of the following definition for another location and will propose its use at this location as well –

“A building used for the purpose of residential living where the residents share common areas and cooking, dining, and maintenance duties. All residents shall be members of a Cooperative Corporation with membership open regardless of age, sexual orientation, gender, religion, ethnicity, etc. Governance of the cooperative is provided by the membership. Members are linked to the cooperative by sharing similar values of community, grass roots organization, and economic/environmental sustainability.”

The petitioners are requesting a variance in order to be able to utilize an existing large structure as a cooperative housing unit in a primarily single-family residential neighborhood.

COMPREHENSIVE PLAN: The Comprehensive Plan designates this property as Mixed Urban Residential. The guidance for this land use is primarily geared towards single family development along with some larger higher density buildings. The Mixed Urban Residential district was intended to encourage the rehabilitation of older structures for residential uses. This petition is residential in nature and will be rehabilitating an existing structure.

The guidance for parking in Mixed Urban Residential districts is primarily geared towards limited on-site parking accessed from alleys to the rear of the property, as well as encouraging on-street parking. This petition will utilize both alley accessed on-site parking and on-street parking.

In addition, Policy 5.4.1 in the Comprehensive Plan gives guidance to “Promote and maintain housing options within neighborhoods to ensure that a diversity of housing types, a mix of household incomes, and a variety of homeownership and rental opportunities exist, including for locally protected classes of vulnerable residents. This petition will

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The Bloomington Environmental Commission (EC) has made four recommendations for the petitioner to include when the final site plan is submitted.

- 1.) The Petitioner will need to submit a compliant Landscape Plan with the Site Plan
- 2.) The Petitioner will need to recalculate the impervious surface coverage

- 3.) The Petitioner should reuse or recycle all of the construction and demolition materials possible, which result from demolition.
- 4.) The Petitioner should submit all environment-protecting practices they commit to using.

CONCLUSION: The Department finds that the proposed use does not substantially interfere with the intents of the Comprehensive Plan. The proposal provides a residential living space in an area designed for residential units. The petition will rehabilitate a very large currently existing single-family dwelling unit, allowing for an alternative residential option in an existing neighborhood with no new structures required.

RECOMMENDATION: The Department recommends that the Plan Commission forward petition UV-18-19 to the Board of Zoning Appeals with a positive recommendation.



City of Bloomington
Bloomington Environmental Commission

MEMORANDUM

Date: May 13, 2019
To: Bloomington Plan Commission
From: Bloomington Environmental Commission
Subject: UV-18-19: Bloomington Cooperative Living
921 W. 9th Street

The purpose of this memo is to convey the environmental concerns and recommendations provided by the City of Bloomington Environmental Commission (EC) with the hope that action will be taken to enhance the project's environment-enriching attributes. The EC reviewed the petition and offers the following comments and requests for your consideration.

The EC is aware this petition addresses variances for parking standards and for a cooperative housing project in a Residential Core zoning district and not for site design, and has no objections to either. However, after reviewing the plans, we offer the following recommendations to consider when the Site Plan is crafted.

1.) LANDSCAPE

There are several plants on the illustrative plan that will need to be modified. The Petitioner will need to submit a compliant Landscape Plan with the Site Plan. Some suggestions while crafting the Landscape Plan include the following.

- Plant at least two Asian pear trees because they are not self-pollinating and need another tree to provide fruit.
- Provide scientific names of all plants. As an example of why we have that requirement, Asian pear trees come in different heights and the Petitioner needs to be mindful of utility lines.
- Sugar maples are no longer acceptable as Street Trees.
- Interior plants are not sufficient
- Because the pervious surface areas are small, the Petitioner should work with staff to decide on plant material that will satisfy both the UDO requirements and the food sources that the Petitioners are seeking.

2.) IMPERVIOUS SURFACE COVERAGE

The plan shows the calculations for the impervious surface coverage considers the area underneath the two story wooden deck on the east side of the building as pervious. The Planning and Transportation

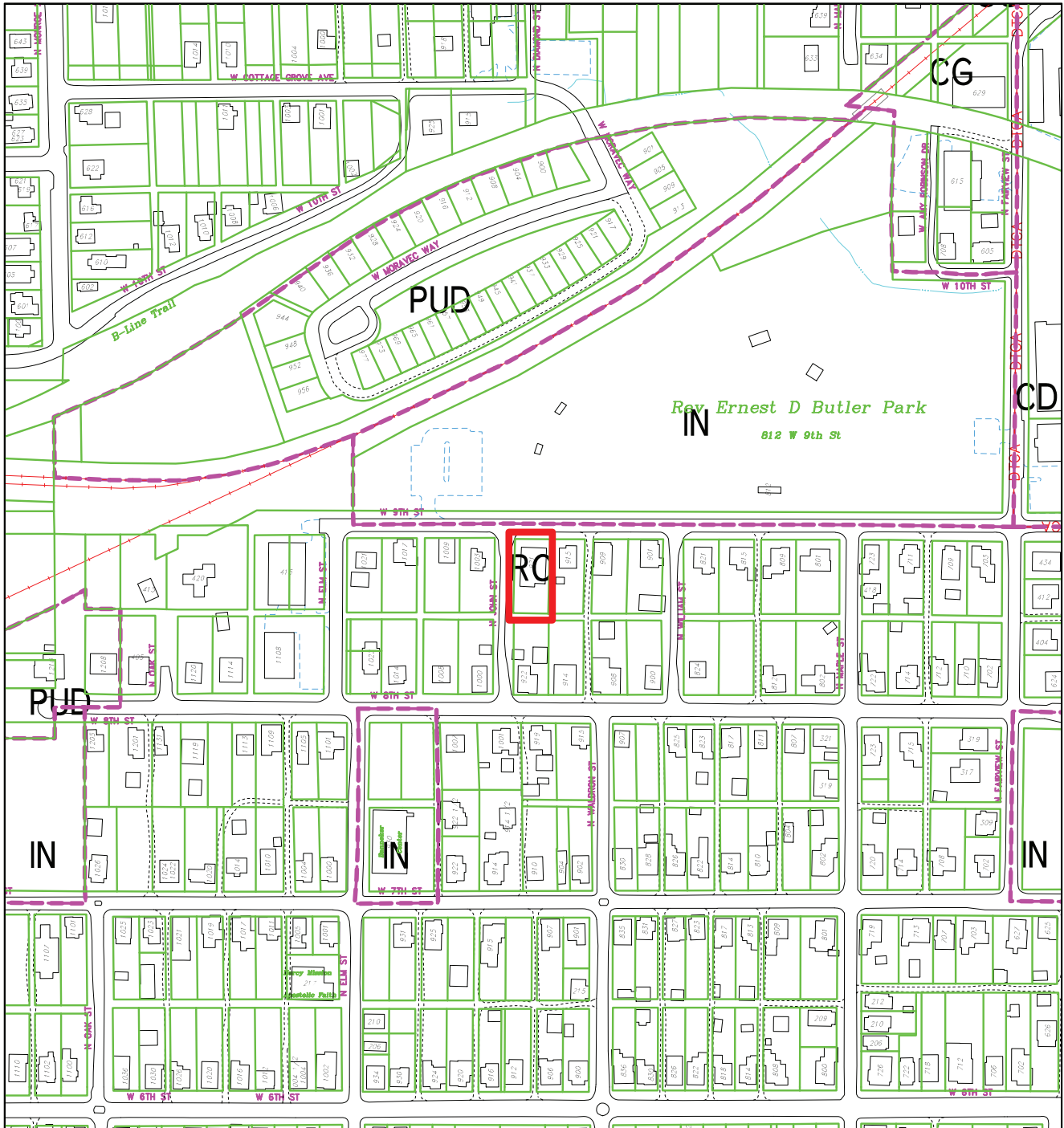
Department considers that area as impervious. Please recalculate the impervious surface counting that area as impervious.

3.) REUSE CONSTRUCTION AND DEMOLITION MATERIALS

The EC recommends that the Petitioner reuse or recycle all of the construction and demolition materials possible, which result from demolition.

4.) ENVIRONMENT-PROTECTING BUILDING PRACTICES

The EC realizes this is a remodel and not a new build, so not as many environment-protecting building practices can be used as could be on a new build. However, please submit all the practices you commit to using.



V-18-19 Bloomington Cooperative Living, Inc.

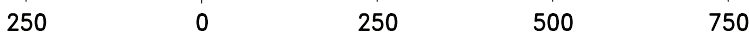
921 W 9th St.

Plan Commission

Site Location, Zoning, Parcels

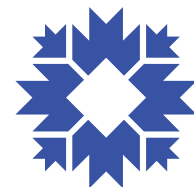
By: roblnglr

9 May 19



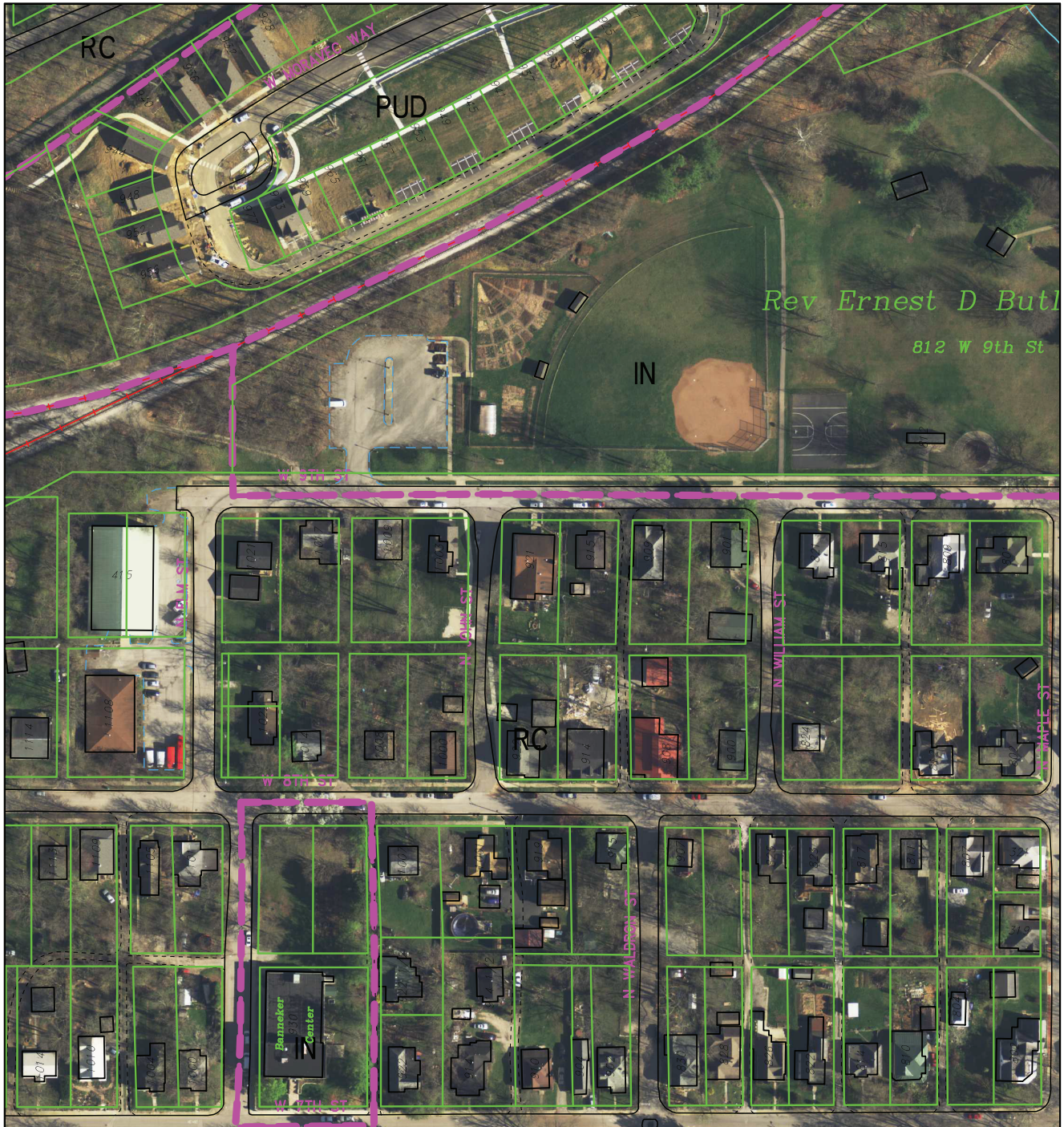
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City of Bloomington
Planning & Transportation



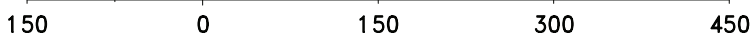
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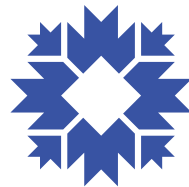
V-18-19 Bloomington Cooperative Living, Inc
 921 W 9th St.
 Plan Commission
 2016 Aerial Photograph

By: robtingr
 9 May 19

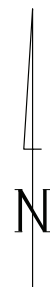


For reference only; map information NOT warranted.

City of Bloomington
 Planning & Transportation



Scale: 1" = 150'



Petitioner's Statement:
921 W 9th Street
Cooperative Use and Parking Variance

Bloomington Cooperative Living
April 8, 2018 — 921 W 9th St.

Who is BCL

Bloomington Cooperative Living has a twelve-year history in Bloomington as a collective of low-income residents self-organized to provide themselves with housing, food and community. Our mission statement is “to build the foundations for a sustainable society through the practice of cooperative living.”

Emily Cheney, seeking to promote cooperation and community in Bloomington while simultaneously addressing a dire need for affordable housing, started a small cooperative house ten years ago. Since then, BCL has steadily grown. Six years ago, with support from community members, Middle Way house, and several cooperative financing organizations, we bought the old Middle Way house building at Kirkwood & Madison, and earlier this year, with the support of IUCU and the city's Affordable Housing Fund, we refinanced the property, partnering with the city to ensure permanently affordable & ecologically-sustainable housing for our 20 residents at 404 W. Kirkwood. We also sub-rent two other properties, housing a total of 45 residents (all screened for low-income status) between the three houses, who meet monthly as the BCL “general assembly” and communicate online via the Slack project management website to coordinate the essential functions of the organization. Internally, BCL houses meet together each week in a practice of cooperation and democratic self-governance. For 10 years (8 as an official 501(c)3 nonprofit), BCL has self-organized and grown as a vibrant example of a diverse community of low-income residents meeting their needs together.

In addition to coordinating the essential functions of a house (finances, chores, maintenance, etc.), members of BCL each cook once a week, and buy bulk organic produce and CSAs to supply the houses with shared food. Members also facilitate non-resident community members purchasing discounted bulk organic goods via Indiana Common Ground, our buying club which purchases in bulk from the supplier (UNFI) that serves Bloomington. Additionally, our boarding program allows non-residents to participate in any house's food program, supporting and participating in dinners at a pro-rated cost and labor contribution. For four years, our 404 W Kirkwood property has offered weekly use of our industrial-size kitchen to Food Not Bombs, which serves weekly vegan meals to dozens of Bloomington's food-insecure population. BCL houses, and cooperatives in general, have a history of acting as centers of social and ecological responsibility. Externally, we've partnered with Middle Way for years to provide workshops on consent and sexual assault to ensure that we can provide a different offering from the gendered issues associated with so many group-housing situations. All three houses have a history of hosting workshops, meetings and benefit events for public good, from permaculture workshops and benefits for Avalon Community Garden to voter registration events. With the support of the Bloomington Community Orchard partner planting project, our 404 W. Kirkwood property has a small nascent native fruit and nut orchard and all three houses seek to grow some of their own food in house gardens, which are made fertile with compost from house food waste.

Our cooperative houses seek to be positive contributors to the community, but even more importantly, the practice of sharing space and living together within these principles of sustainability, diversity, and cooperation produces a certain kind of citizen, a practice which we see as critical to making the most of Bloomington's future.

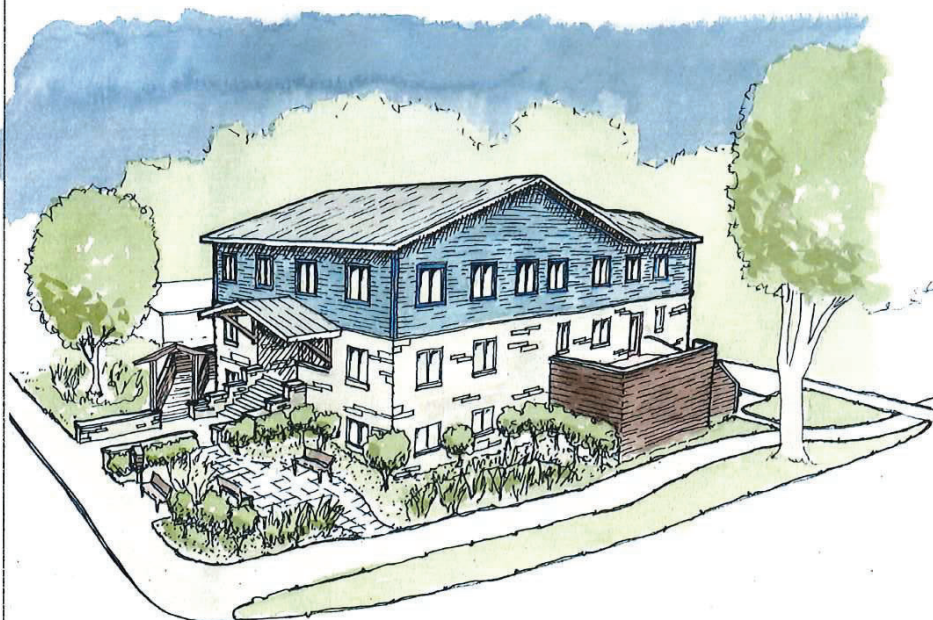
The 921 W 9th St. Project

Noting Bloomington's urgent need of affordable housing, we have been observing the market for several years, seeking opportunities to expand into a second owned property. After closing on the refinance of our 404 W. Kirkwood house this year, we began discussion around acquiring and renovating the property at 921 W 9th St, a 7500 sq. ft. building facing the Butler Park gardens, in a quiet northern nook of the Near West Side neighborhood.

Given the 2012 Service Community Assessment of Needs report (SCAN), which emphasizes Bloomington's need for affordable housing, our goal in 921 W. 9th St. is to provide affordable communal housing for working people and young families. To that end, we put forward a design that uses suites of rooms with some private space and communal kitchens to split the difference between the single-unit model we currently offer and apartments. We hope that the property and its residents can become an anchor for the Near West Side community.

921 W. 9th St. is an ideal location for our next cooperative house. Access to Butler Park, community garden, the B-Line trail and bus lines, as well as its central location will help to support a community of workers and families. Presently the house sits abandoned and gutted, with crumbling masonry and little vegetation. It is intermittently broken into and occupied by transients seeking shelter and privacy. If given the opportunity to improve the property, BCL will transform it into a space of beauty, human connection, and community responsibility.

To address the housing crisis reported in SCAN and realize our vision of expanding affordable housing, we require a use variance on the 921 lot to allow for a cooperative house. Despite the need for truly affordable development in Bloomington and the long history of success of the cooperative model, currently the Unified Development Ordinance does not list cooperative housing as a permitted use. As such it is necessary that BCL seek a variance to establish a new cooperative house in Bloomington. We request that this use variance be tied to BCL Inc. specifically, in order to fully ensure a cooperative will occupy the house. BCL prides itself on sustainable practices and most of our members do not own cars. Street parking adjacent to the lot allows for 6-8 vehicles and our site plan accounts for 5 additional spots behind the house. We therefore request a parking variance from the minimum number of parking spaces.



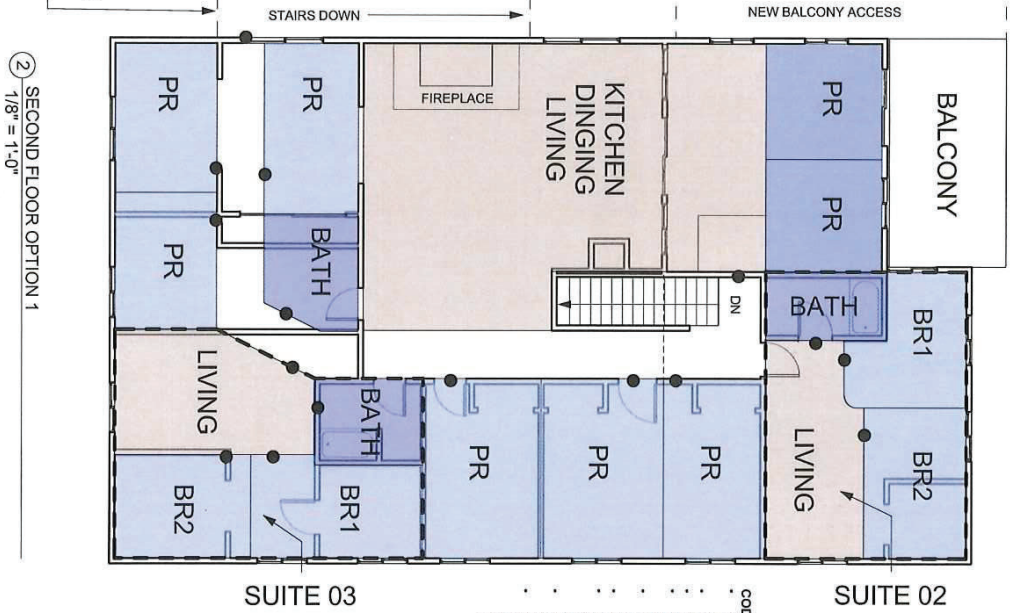
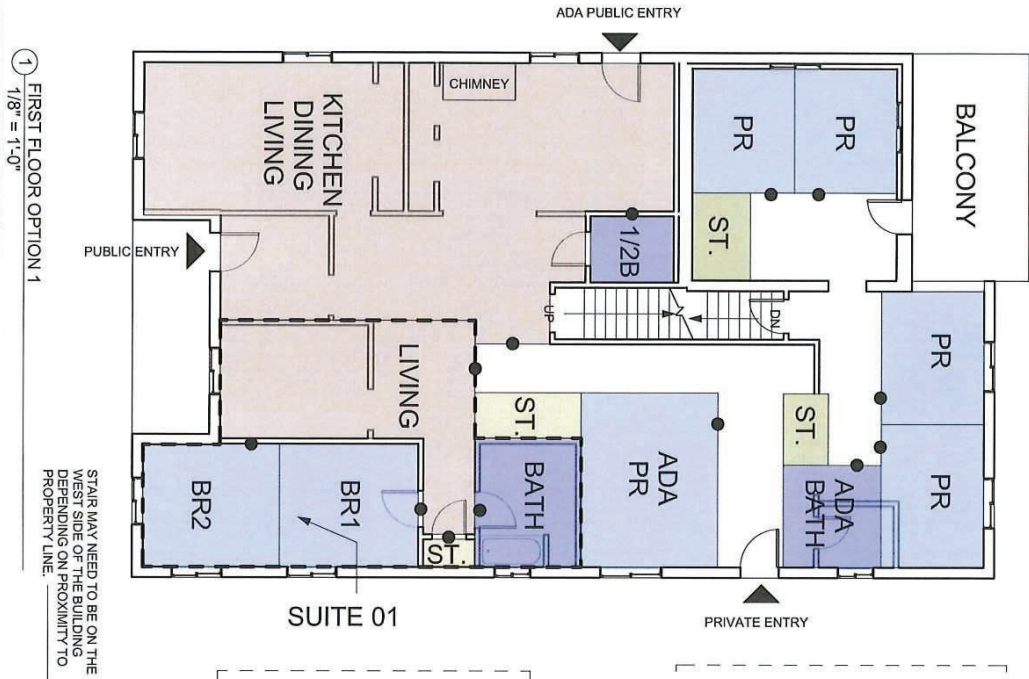
First Floor

- Kitchen
 - Full kitchen big enough for 4 - 6 people to work comfortably (together, or separately).
 - Multiple workstations with counter space to do prep work.
 - Shelving and pantry space for bulk food storage
- Large Living Space
 - A large living space, big enough to comfortably seat upwards of 30 adults in a meeting setting.
 - If possible, centered on the existing fireplace.
- Small dining space
 - A small dining area, just large enough to seat the occupants of this floor.
- Two bedroom suites
 - At least 1 suite, but more if we can fit them
 - Bedrooms
 - Two per suite
 - At least 8 x 10 in size
 - Bathroom
 - Private to the suite
 - At least a shower, preferably a bathtub
 - Living / Dining
 - Private to the suite
 - Space for a couch and coffee table
 - Space for a dining table that seats four
- Single bedrooms
 - Enough to backfill the space left by the above areas to reach at least 20 bedrooms total
 - At least 8 x 10 in size
- Public bathrooms
 - At least 1 public bathroom
 - Full bath with at least a shower (preferably a tub)
 - Accessible to the single bedrooms via hallway (not public areas)
 - Enough space to comfortably change clothing

Second Floor

- Kitchen
 - Full kitchen big enough for 4 - 6 people to work comfortably (together, or separately).
 - Multiple workstations with counter space to do prep work.
 - Shelving and pantry space for bulk food storage
- Small Living Space
 - A small public living space, enough for a few couches.
 - If possible, centered on the existing fireplace.
 - Can open on to the dining space.
- Small dining space
 - A small dining area, just large enough to seat the occupants of this floor.
 - Can be open on to the living space.
- Two bedroom suites
 - At least 2 suites, but more if we can fit them
 - Bedrooms
 - Two per suite
 - At least 8 x 10 in size

- Bathroom
 - Private to the suite
 - At least a shower, preferably a bathtub
- Living / Dining
 - Private to the suite
 - Space for a couch and coffee table
 - Space for a dining table that seats four
- Single bedrooms
 - Enough to backfill the space left by the above areas to reach at least 20 bedrooms total
 - At least 8 x 10 in size
- Public bathrooms
 - At least 1 public bathroom
 - Full bath with at least a shower (preferably a tub)
 - Accessible to the single bedrooms via hallway (not public areas)
 - Enough space to comfortably change clothing



- CODE REQUIREMENTS:**
- OCCUPANCY = R2 CONGREGATE
 - LIVING
 - CONSTRUCTION TYPE = VB
 - NUMBER OF OCCUPANTS = 19
 - CODE CALCULATED NUMBER OF OCCUPANTS = 13 PER FLOOR
 - ALARMS = VISUAL, SMOKE AND FIRE DETECTION ALARMS REQUIRED
 - SPRINKLERS = 13R
 - FIRE RATED CONSTRUCTION = 1HR
 - CONSTRUCTION AT SLEEPING UNITS AND SUITES
 - TWO MEANS OF EGRESS FROM SECOND FLOOR
 - NOTE: WITH SPRINKLER AND TWO MEANS OF EGRESS, SLEEPING ROOMS ARE NOT REQUIRED TO HAVE EGRESS WINDOWS

① FIRST FLOOR OPTION 1
1/8" = 1'-0"

② SECOND FLOOR OPTION 1
1/8" = 1'-0"

THESE DRAWINGS ARE FOR REVIEW AND ESTIMATING PURPOSES ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION OR CONSTRUCTION PERMITTING.

	2124 W INDUSTRIAL PK DR. BLOOMINGTON, IN 47404 812-281-8887
	PRELIMINARY SPACE PLANNING SHEET NUMBER 08-03-18
A101	BLOOMINGTON COOPERATIVE LIVING 921 WEST 9TH ST. BLOOMINGTON, IN
REVISIONS	CERTIFICATION

House: _____

Room #: _____

**Bloomington Cooperative Living, Inc. Low-Income Housing Cooperative
BCL Membership Agreement/Housing Contract**

1. This Agreement is between _____ ("Member") and Bloomington Cooperative Living, Inc. (also known as "BCL, Inc.", or "cooperative"), an Indiana non-profit corporation with its principal office in the County of Monroe, Indiana, for membership in BCL, Inc.. Individual houses, which act as sub-units of BCL, Inc., may require additional pages to this agreement, but no other pages may cancel or replace the specific terms of this agreement. Likewise, no oral agreement can supersede or replace the terms of this agreement.

I understand that Bloomington Cooperative Living, Inc. is a nonprofit cooperative membership corporation, which provides affordable housing on a cooperative basis. BCL, Inc. and the houses which are subsets of BCL, Inc. manage the day to day operations of the buildings located at 630 E. Atwater, Bloomington, IN 47401, 404 W. Kirkwood, Bloomington, IN 47404, and 418 S. Woodlawn Ave, Bloomington IN 47401, including but not limited to recruitment, membership issues, house finances, social relations, member education on cooperative principles and practices, and other services as the group may identify.

The purpose of the cooperative is to provide services for members and to provide members the opportunity to manage their house and organization. Each member shall have one vote in the operations of the cooperative. Only members are allowed to sign leases for the buildings owned or leased by Bloomington Cooperative Living, and termination of membership shall be considered cause for termination of all residency rights in BCL, Inc.

Period of Residence. The effective date of this contract shall begin at noon on _____, and end at noon on _____, unless membership is terminated otherwise. The standard contract for residence at BCL, Inc. runs from August 1st through July 31st of the following year.

2. NASCO Membership Fee

An annual, non-refundable membership fee of \$27 must be paid by each new member of the co-op. This fee will go to the North American Students of Cooperation (NASCO), an association of housing cooperatives. Payment of this fee is mandatory and entitles you to membership in NASCO. See www.nasco.coop for more details.

3. BCL Membership Fee/Room Price

The total price for the term of the Contract is \$ _____. This shall be divided into payments of \$ _____ due on the 15th day of each month without any obligation on the part of BCL, Inc. to make demand for payment. Payment is to be made at BCL, Inc. at the following address:

BCL Membership Agreement/Housing Contract – ver. 02/24/19

- Right to participate in decision making at all general membership meetings
- Right to speak at all meetings
- Right to use the facilities of BCL, Inc.
- Right to expect a safe living environment
- Right to request Mediation (Sec. 14)

9. MEMBER OBLIGATIONS

As a group, the members of the cooperative are responsible for the day-to-day operations of the cooperative as delegated to BCL, Inc. These responsibilities shall be outlined in the by-laws of BCL Inc. and subject to approval by Bloomington Cooperative Living.

The members shall be responsible for fulfilling these obligations through membership meetings. The members shall be bound by decisions and policies by the membership as a whole in referendums or membership meetings.

Each Member is individually obligated to perform faithfully and as efficiently as possible all work assigned by BCL, Inc. or the member's individual house including, but not limited to, 1) weekly chores, 2) house meetings, and 3) Work Holidays. In addition, all members are required to participate in a co-op level committee (either by joining an existing committee, or founding a new committee with at least two other interested members).

Each member has a right to expect a safe living environment. Therefore, members have an obligation to refrain from violence of any kind while at BCL, Inc., and BCL, Inc. will not tolerate violence or the threat of violence from members in any way.

Violation of any of these obligations constitutes a breach of this contract and is grounds for termination of membership.

Member agrees to abide by all obligations of Members as stated in the Articles and Bylaws of BCL, Inc., and recognizes that they are entitled to all the rights of Members as stated in the Articles and Bylaws.

10. MEMBERSHIP QUALIFICATIONS

BCL, Inc. is an association of students and community members, who live in buildings owned or leased by Bloomington Cooperative Living, Inc. BCL, INC. reserves the right to deny membership or renewal of membership to any person as long as it is not a result of race, gender, national or ethnic origin, marital status, veteran status, sexual orientation or identity, political or religious affiliation, or physical disability. BCL, INC. has 501(c)(3) tax exempt status under safe harbor, as defined in Rev. Proc. 96-32, 1996-1 C.B. 717, 1996-20 I.R.B. 14 section 3.01. BCL assumes responsibility for determining residents' income status (low, very-low, etc.) and providing low-income housing so as to comply with federal law.

11. RULES

It is expected that the Member shall acquaint themselves with, and abide by, all rules and regulations of BCL, Inc., including, but not limited to, the agreements and conditions of this

BCL Membership Agreement/Housing Contract – ver. 02/24/19

considered breach of contract on the part of the Member and may result in termination of membership and residency rights.

16. LIABILITY AND INDEMNITY

Member will not hold BCL, INC., the House, their agents or employees responsible for any claims for injury, loss, damage to a person or property occurring within the building or on the property, unless caused by or resulting from the acts, omissions, or negligence of Bloomington Cooperative Living, their agents, or their employees.

17. DANGEROUS MATERIALS

The possession of firearms, volatile solutions, explosives, fireworks, other dangerous materials, and waterbeds is strictly prohibited on the premises.

18. ADDITIONAL TERMS OF CONTRACT

18a. BREACH PRIOR TO CONTRACT COMMENCEMENT

Once this Contract has been executed, if at any time prior to the commencement date set forth, any MEMBER gives written notice that they intend not to perform the terms of this Contract, BCL, Inc. may elect to:

Terminate this Contract and hold the MEMBER liable for actual damages incurred by the breach. BCL, Inc. must attempt to mitigate damages by making reasonable efforts to re-let the premises and reduce damages. In any event said damages shall not exceed an amount greater than the sum of two (2) months' rent.

Not terminate this Contract and hold MEMBER liable for all the terms of this Contract until such time as a replacement can be found.

18b. END OF TERM INSPECTION

When possession of the premises is returned to BCL, Inc., BCL, Inc. and MEMBER shall conduct a joint inspection of the premise.

MEMBER must within one (1) week prior to vacating the premises, arrange a mutually convenient time during BCL, Inc.'s normal business hours for the inspection; failure to do so or to attend at the arranged time will relieve BCL, Inc. of any obligation to make an inspection in MEMBER'S presence.

BCL, Inc. may use the BCL, Inc. Move-In/Move-Out and Inspection Form or reasonable facsimile for the purpose of this inspection. On the form, both BCL, Inc. and MEMBER must describe what they believe to be the damage and harm caused by MEMBER'S improper maintenance. Both BCL, Inc. and MEMBER shall sign and receive an executed copy of the inventory statement.

Within forty-five (45) days after MEMBER vacates, BCL, Inc. will deliver to MEMBER a check in the amount of the security deposit minus any deductions for damages in excess of reasonable use and wear, and further minus any other deductions. In the event any deduction is made, OWNER shall furnish MEMBER with an itemized statement accounting for the use of the unrefunded portion of the security deposit, including a detailed itemization of labor and

BCL Membership Agreement/Housing Contract – ver. 02/24/19

18c. REPAIRS AND MAINTENANCE

MEMBERS agree to exercise reasonable care in the use of the premises and to keep areas under their control free from dirt, trash, and filth. MEMBERS also agree not to litter or damage the common areas of the building. The cost of repairs caused by MEMBERS, their guest, or persons under their control shall be paid for by MEMBERS; otherwise, the cost of repairs shall be paid by BCL, Inc. All repairs shall be made within a reasonable time.

18d. SERVICE OF NOTICE

In the event of membership termination, the notice of said termination shall be accomplished by: Personally serving a copy on the Resident; or By leaving a copy with a person of reasonable age and discretion who is present in the Resident's residence and mailing a copy of the notice to the Resident's place of residence; or

If no one is at the Resident's residence, by posting a copy of the notice in a conspicuous place at the property and mailing a copy to the Residence's at the address of the residence.

18e. SUBLEASE OR ASSIGNMENT

MEMBER shall not sublease or assign this Contract or any interest therein. Notwithstanding any other provision contained in this paragraph, BCL, Inc. agrees to give consent to a sublease or assignment, if the prospective MEMBER is determined by BCL, Inc. to be approved for membership. BCL, Inc. may not unreasonably withhold consent to such a sublease or assignment. The remaining MEMBERS will exercise good faith and reasonableness in accepting a new MEMBER.

18f. REMEDIES AND DAMAGES ON BREACH OF CONTRACT

In the event MEMBER defaults in the performance of any term, covenant, or condition of this agreement BCL, Inc. may, in addition to any other rights or remedies BCL, Inc. may have, elect to declare the agreement forfeited and proceed to recover possession of the premises in summary proceedings for unlawful detainer or in an ejectment or other possessory action. BCL, Inc. may not remove anyone forcibly from a dwelling; only a peace officer, acting upon court instruction may do so.

If MEMBER breaches the Contract by abandoning the premises before the end of the term, or if MEMBER'S right to possession is terminated by BCL, Inc. because of MEMBER'S breach of the Contract, BCL, Inc. may declare the Contract terminated.

18g. CONTRACT RENEWAL

BCL, Inc. is not required to renew this Contract at the end of the term. After furnishing MEMBER with the terms of the new Contract, BCL, Inc. may request MEMBER to sign a Member Contract at any time. BCL, Inc. may not, however, require MEMBER to sign a renewal Contract prior to one hundred (100) days before commencement of the Contract.

18h. OTHER RULES AND REGULATIONS

Existing rules and regulations of BCL, Inc. with respect to the premises shall be signed by all MEMBERS, attached herein, and incorporated by reference as if fully set forth. Other rules and

BCL Membership Agreement/Housing Contract – ver. 02/24/19

19. ACKNOWLEDGMENT OF AGREEMENT WITH TERMS OF CONTRACT

This Contract incorporates and is subject to Sections 1 through 18(a-o) attached hereto, which are hereby referred to and incorporated as if set out here at length.

This Contract constitutes the sole agreement between the parties, and no additions, deletions, or modifications may be accomplished without the written consent of both parties, except as provided above, and in Section 18, "Other Rules and Regulations".

Any oral representations made at the time of executing this Contract are not legally valid and therefore are not binding on either party.

____ (Initial) I hereby swear and affirm that I am eligible for membership and that if the conditions of my eligibility change, I will notify and be approved by the Board of Directors or this contract may be voided by Bloomington Cooperative Living. I understand that if any part of this statement or the information below is false, I will be considered in breach of this contract. I also understand that I, together with all other members, am as a group, primarily responsible for the effective management of house services.

____ (Initial) I certify that I am 18 years of age or older. If not, this contract is not valid unless signed by a parent or guardian who assumes responsibility for the fulfillment of its terms.

____ (Initial) I have read and accept all of the terms and conditions of this contract before signing.

Signed _____ **Date** _____

Email Address _____

Personal Phone _____

Social Security # _____

Drivers License or State ID# _____

Emergency Contact Name _____ **Relationship** _____

Emergency Phone # _____

Emergency Address

Address Line 1 _____

Address Line 2 _____

City _____ State _____ Zip _____

Co-Signature (if needed) _____ **Date** _____

For Office Use Only: As an authorized agent for the Co-op, I accept and confirm this agreement and have received the Member Deposit at the time of signing.

Signature: _____ **Date:** _____

____ Seniority Points (no broken contracts) ____ NASCO fee paid ____ Deposit paid

5/3/2019

City of Bloomington, Indiana Mail - [Planning] 921 W 9th co-housing petition



Hannah Duncan <duncanh@bloomington.in.gov>

[Planning] 921 W 9th co-housing petition

2 messages

Greg Alexander <bptgr@galexander.org>

Fri, May 3, 2019 at 10:35 AM

Reply-To: bptgr@galexander.org

To: planning@bloomington.in.gov

Hi -

I will not be able to attend the May 13 plan commission meeting but I'd like to comment on one of the petitions. Would you please forward this message to the commissioners? Thanks!

I am very excited about the proposal to use 921 W 9th for cooperative housing. It is a very large house that has stood vacant for a long time. Many times I have paused to look at it and wonder what kind of ownership/residency arrangement would make sense for a house like that. It is certainly a bigger project than my single family could take on!

Cooperative housing is exactly the correct use for that building! That is a way to attract enough money and interest to maintain it, and a good way to give its benefits to the largest group of people. It will definitely be much more affordable than any newly-built structure (single or multi family).

I enthusiastically support this proposal and I hope you will too.

Thanks!

- Greg Alexander
1015 N Madison St / 47404
812-391-3535

Hannah Duncan <duncanh@bloomington.in.gov>

Fri, May 3, 2019 at 10:36 AM

To: Ryan Robling <roblingr@bloomington.in.gov>

Cc: Jacqueline Scanlan <scanlanj@bloomington.in.gov>

Hi Ryan,

This came through P&T - I've printed a copy off. Let me know if you've located the file.

Best,
Hannah
[Quoted text hidden]

Near Westside Neighborhood Association

Near Westside Neighborhood Association
Bloomington, Indiana 47404
May 2, 2019

Re: Zoning Variance Request by Bloomington Cooperative Living for 921 W 9th St, Bloomington

To the City of Bloomington Planning Commission

On behalf of the Near Westside Neighborhood Association, I wish to express our support for the petition by Bloomington Cooperative Living to seek a variance to establish a new cooperative house on the Near Westside at 921 W 9th St, Bloomington. Our endorsement of this petition is based on the use variance being tied to BCL Inc. specifically.

Our neighborhood association has had three meetings with representatives from Bloomington Cooperative Living and they have answered our questions and we think they will be good neighbors. The home that they hope to turn into a Co-Op has been vacant for a long time and we look forward to having it improved and occupied.

The Near Westside Neighborhood Association board supports BCL Inc. in seeking this variance. Having this type of affordable housing in our neighborhood is good for our community and for Bloomington as a whole.

Sincerely,
J. A. "Rocky" Festa
Board Member At-Large
Near Westside Neighborhood Association
720 W 7th St
Bloomington, IN 47404

J. William Baus
1210 West 8th Street
Bloomington, Ind. 47404
Baus1210@gmail.com
(812) 339-1210

3 May 2019

To: Bloomington Plan Commission
Via Email to
Planning@Bloomington.in.gov

Re: Petition for Use Variance for 921 W. 9th St.

I have examined the material in the Planning Department's files for the Bloomington Co-operative Living Inc's request for a Use Variance for 921 W. 9th St. Unfortunately I missed the neighborhood association's special meeting to consider this issue, but I have read the minutes of that meeting. After considering all this information I have some serious reservations about this petition.

The first is that it is important for the commission to insure that this variance is specific to Bloomington Co-operative Living Inc.

The second is that I am very concerned about the number of people living in the house. This issue was not addressed in the petition or in the meeting this Thursday with neighborhood association representatives. The drawings which I obtained from the city show 19 bedrooms. If each of those bedrooms is occupied by one person, that means 19 people would be living in this one house. However, it seems that some residents will be couples and families, so the number of people living in the house could easily be many more than 19. When I was in junior high school my family of five people lived in a 3 bedroom house. (We later had 6 people living in a 4 bedroom house.) I believe this is not an unusual pattern. If there were some families and some couples included among the residents of the 9th St. co-op house, the number of people living there could easily be over 30. There needs to be an occupancy limit placed on the house. In my opinion, even 19 occupants is too many for this house in this location.

The third issue is parking. This issue was discussed at the meeting, but the answers to this problem from the co-op representatives was basically "We don't think we'll have as many cars as people." I think the variance should put a limit on the number of motor vehicles that residents can have.

Sincerely,

J. William Baus