

CITY OF BLOOMINGTON



August 12, 2019 @ 5:30 p.m.
COUNCIL CHAMBERS #115
CITY HALL

**CITY OF BLOOMINGTON
PLAN COMMISSION
August 12, 2019 at 5:30 p.m.**

❖City Council Chambers – Room #115

ROLL CALL

MINUTES TO BE APPROVED: None at this time.

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

PETITIONS CONTINUED TO: September 9, 2019

SP-23-19 **City of Bloomington**
105 & 111 W. 4th St., and 222 S. Walnut St.
Request: Site plan approval for a new parking garage with waivers in the Commercial
Downtown (CD) zoning district.
Case Manager: Jackie Scanlan

CONSENT AGENDA:

UV-29-19 **Jason Hobson**
901 W. 1st St.
Request: Use variance recommendation to the BZA to allow a business/professional office in
the Medical (MD) zoning district.
Case Manager: Ryan Robling

SP-28-19 **David Hays**
300 W. 6th St.
Request: Site plan approval to allow the construction of 16 multi-family dwelling units.
Case Manager: Ryan Robling

PETITIONS:

PUD-26-19 **First Capital Management**
3201 E. Moores Pike
Request: A PUD amendment to the list of permitted uses to allow multi-family apartments. Also
being requested is a waiver of the required 2nd hearing.
Case Manager: Eric Greulich

PUD-27-19 **Hilltop Meadow, LLC**
1201 W. Allen St.
Request: An amendment to the PUD district ordinance and preliminary plan to allow a multi-
family development.
Case Manager: Ryan Robling

****Next Meeting September 9, 2019**

Last Updated: 8/9/2019

**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: 3201 E. Moores Pike**

**CASE #: PUD-26-19
DATE: August 12, 2019**

**PETITIONER: First Capital Group
810 S. Auto Mall Road**

**COUNSULTANT: Bynum Fanyo & Associates, Inc.
528 N. Walnut Street, Bloomington**

REQUEST: The petitioner is requesting an extension of the PUD and a PUD district ordinance amendment to allow multi-family dwelling units. Also requested is a waiver from the required second hearing.

BACKGROUND:

Area:	2.2 acres
Current Zoning:	Planned Unit Development (PUD)
Comp Plan Designation:	Regional Activity Center
Existing Land Use:	Undeveloped
Proposed Land Use:	Multifamily residential
Surrounding Uses:	North – Jackson Creek Shopping Center West – AMC movie theater South – Single-family residences (Bittner Woods/Shadow Creek) East – Multi-family Apartments (College Park at Campus Corner) and retirement community (Red Bud Hills and Autumn Hills)

REPORT: This 2.2 acre property is located on the north side of Moores Pike just east of the intersection with College Mall Road. The property is zoned Planned Unit Development. The property is currently undeveloped and has several mature trees and emerging canopy species scattered throughout the property. The property had previously been used by a single family residence, but the residence was removed in 2000 when the property was rezoned.

This site was rezoned in 2000 (PUD-03-00) from RS3.5/PRO6 to a Planned Unit Development to allow for a mixture of medical and office uses. A district ordinance and a specific list of uses, as well as prohibited uses, was approved with that petition. In 2003, an amendment (PUD-15-03) was approved to the PUD adding “climate-controlled storage” to the list of permitted uses as well as a final plan for an office building and separate climate controlled warehouse, however that project was never constructed. A site plan was later approved in 2013 (PUD-40-13) for a multi-tenant building, however that was also not constructed and the property has remained undeveloped.

The petitioner is requesting to amend the list of uses within the PUD district ordinance to allow for “multi-family dwelling units”. The petitioner is proposing to adopt a density of 17.48 units per acre and maximum building height of 60’ for this property, the remaining development standards would be those of the current RH zoning district standards for site plan review. No site plan approval is being requested or given at this time and a site plan must come back to the Plan Commission for approval if this amendment is approved. The petitioner has submitted a potential building elevation and site plan. The proposed site plan shows a 4-story building with 48 two-

bedroom units, 28 one-bedroom units, and 4 studio units for a total of 80 units with 128 bedrooms. Parking is being provided in a parking area with 62 parking spaces. There would be one drivecut on Moores Pike to provide access for the site.

COMPREHENSIVE PLAN: This property is designated as *Regional Activity Center* in the Comprehensive Plan. The Comprehensive Plan notes the following about the intent of the *Regional Activity Center* area:

- ...district is a large commercial area that provides high intensity retail activity.
- Regional Activity Centers contain higher intensity uses such as national retailers, offices, food services, lodging, and entertainment.
- The district may also incorporate medium- to high-density multifamily residential uses.
- The main purpose of the district is to provide semi-urban activity centers that complement, rather than compete with, the Downtown district.
- The district is expected to change with increasing activity through infill and redevelopment.
- Incorporating multifamily residential within the district is supported.
- Less intense commercial uses should be developed adjacent to residential areas to buffer the impacts of such development. Multifamily residential and office uses could likewise serve as transitional elements.
- Redevelopment within the district should be encouraged to grow vertically, with the possibility of two- or three-story buildings to accommodate denser office development, residential multifamily, structures parking, and improved multimodal connectivity.

The proposed use of the property for multi-family residences is somewhat consistent with the Comprehensive Plan (although a mixed-use building would be preferred). The Comprehensive Plan encourages two- or three-story buildings, so the proposed 4-story building would not be in keeping with the design guidelines. In addition, the proposed 60' height limit exceeds the expected height limit of this area.

PRELIMINARY PLAN:

List of Permitted Uses: The list of permitted uses was set forth in the 2000 initial rezoning and amended in 2003. The petitioner is proposing to retain this list and add "dwelling, multi-family". The list of existing permitted uses as outlined in previous approvals includes:

Permitted Uses:

- Climate controlled storage *added in the 2003 amendment
- Business Professional Office (including, but not limited to- Accounting, Consulting, Legal, Real Estate, and Insurance)
- Corporate Offices
- Government Offices
- Contractor's Offices (subject to the "Further Restrictions" as outlined below)
- *Medical Offices
- *Dental Offices
- *Clinics

*These uses are limited to 16,000 square feet. If mixed use is requested, then the

maximum gross square footage allowed would be 32,000 sq. ft., with all (*) uses square footage being doubled when calculating the total square footage. For example, 8,000 sq. ft. of medical office space and 16,000 of professional office space would be allowed in this PUD under the calculation [8,000(2) + 16,000=32,000]

Specifically Prohibited Uses:

- Veterinary Clinics
- Bureau of Motor Vehicle Offices
- Post Offices

Further Restrictions on Permitted Uses:

- No outdoor storage of equipment or materials
- No warehouse/garage space is permitted

The petitioner is proposing to add “dwelling, multi-family” to the list of approved uses. No other changes to the use list are proposed.

Residential Density: The Comprehensive Plan designates this area as a *Regional Activity Center* and calls for medium- to high-density multifamily residential in the *Regional Activity Center* designation. The proposed site plan shows a possible bedroom and unit count of 48 two-bedroom units, 28 one-bedroom units, and 4 studio units for a total of 80 units with 128 bedrooms. Using the UDO defined DUEs, the 2-bedroom units count as 0.66 units, the one-bedroom units count as 0.25 units, and the studio units count as 0.20 units. There are 39.48 DUEs proposed, which based on the 2.2 acre lot size results in a density of 17.48 units per acre.

Height and Bulk: The petitioners are proposing one, four-story building. The original PUD had very specific development standards for setbacks and building height. The building height was limited to 30’ in height. The petitioner is proposing to use the RH zoning district standards with a modification to allow the proposed 60’ height. The proposed height of 60’ would exceed both the height of the PUD and the RH district. The Department has concerns that the proposed 60’ height limit would not be in character with the surrounding area or Comprehensive Plan.

The approved setbacks in the PUD versus the RH district are as follows:

	Current	RH District
Building Front	65’	15’ from proposed ROW
Building Side (East)	25’	15’
Building Side (West)	10’ *reduced with the 2003 amendment	15’
Building Rear	25’	15’
Parking Front	75’	20’ behind building
Parking Side (East)	12’	10’
Parking Side (West)	8’	10’
Parking Rear	18’	10’

Height	30'	50' *requested to be allowed a 60' height
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Parking, Streetscape, and Access: The property has approximately 180 of frontage on Moores Pike. A possible total of 62 parking spaces are proposed for the 128 bedrooms. This equals 0.48 parking spaces per bedroom. The UDO does not have a minimum number of required parking spaces for this location, only a maximum of 1 parking space per bedroom. A new 8' wide asphalt multi-use path will be constructed along the Moores Pike frontage. The site has one access point on Moores Pike that will be widened with this petition to allow two-way traffic. A passing blister was required along the south side of Moores Pike with previous approvals and is still being evaluated. This would be installed within the right-of-way if deemed necessary by the City Transportation and Traffic Engineer.

Bicycle Parking and Alternative Transportation: The development has 128 proposed bedrooms. The UDO requires one bicycle parking space for every 6 bedrooms for a total of 22 required bicycle parking spaces. Compliance with this requirement will be reviewed with the development plan approval. This is not located on a Bloomington Transit route.

With all of the previous approvals, an internal sidewalk connection was required through this property linking the Redbud Hills/Autumn Hills buildings to the east to the Jackson Creek Shopping Center to the northwest. A pedestrian easement was recorded along the northern property line as well to provide for that future connection. The Plan Commission required the Autumn Hills development to the east to install a sidewalk stub and staircase at the common property line with the intent that a pedestrian connection through this petition site would be installed at the time it came forward for site plan approval. That sidewalk connection and staircase were installed and stubbed to the common property line. Staff has inspected the site and determined that the most appropriate location for the sidewalk connection would still be to follow the existing topography along the east and north property lines to connect to Jackson Creek Shopping Center. This connection has been shown on the site plan and would be installed at the development plan stage.

Architecture/Materials: The petitioner proposes to meet RH architectural standards. This request would remove the 30' height limit as part of the current district ordinance and use the proposed 60' height limit. The building will have one main entrance on the east side of the building with an additional entrance on the south side of the building facing Moores Pike. The Department has concerns that the south side of the building lacks appropriate pedestrian interface with Moores Pike and would like to see that improved through additional architectural regulations added to the District Ordinance.

Environmental Considerations: The petition site has a large area of mature canopy trees along the north side of the property. The petitioner will be setting aside the required amount of tree preservation to meet the UDO requirements. There were limited provisions in the initial rezoning that dealt with the removal or replacement of trees that died during or after construction, this is outlined under item #3 in the staff report from the 2000 rezoning. The petitioner is proposing to place the remaining undeveloped north portion of the property in a Conservation Easement. No additional sensitive or protected environmental features are present on the site.

Housing Diversity: The petitioner has not yet made any commitments or proposal for providing

a diverse housing mixture with this project.

Lighting: While a specific lighting plan has not been submitted, the PUD required that the front parking area be lighted with maximum 36” tall bollard lighting. The Department still believes this is appropriate for the front parking area adjacent to the building and closest to the single family residences to the south.

Stormwater: Preliminary approval has been submitted for the proposed stormwater management plan. A stormwater detention/water quality pond is being shown to meet detention and water quality improvement requirements.

Utilities: There is an existing water line along Moores Pike, and a sanitary sewer line has been stubbed on the east side of the property. Both are adequately sized to accommodate this development.

Neighborhood Input: The Department has received many letters of concern from adjacent neighbors. These have been included in the packet.

20.04.010 Planned Unit Development Districts

The Planned Unit Development District 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 (1) 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; and
- (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.
- (g) Provide a public benefit that would not occur without deviation from the standards of the Unified Development Ordinance.

20.04.080(h) 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*.
- (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.
- (3) The extent to which the Planned Unit Development meets the purposes of this Unified Development Ordinance, the Growth Policies Plan, and any other adopted planning objectives of the City. Any specific benefits shall be specifically cited.
- (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.
- (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.
- (6) The desirability of the proposed Preliminary Plan to the City's physical development, tax base and economic well-being.
- (7) The proposal will not cause undue traffic congestion, and can be adequately served by existing or programmed public facilities and services.
- (8) The proposal preserves significant ecological, natural, historical and architectural resources.
- (9) The proposal will not be injurious to the public health, safety, and general welfare.
- (10) The proposal is an effective and unified treatment of the development possibilities on the PUD site.

In addition, when reviewing whether or not a specific land use is appropriate within a PUD, Section 20.04.020 states that the permitted uses shall be determined in consideration of the Comprehensive Plan, the existing zoning district designation of the area being rezoned to a Planned Unit Development, the land uses contiguous to the area being rezoned to a Planned Unit Development, and the Development Standards and Design Standards of the Unified Development Ordinance.

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The Bloomington Environmental Commission (EC) has made 3 recommendations concerning this development:

- 1.) The Petitioner should work with staff to revise the Landscape Plan to at least meet the minimum standards of the UDO.

Staff Response: The petitioner shall submit a landscape plan showing compliance with the UDO during the review of the development plan stage prior to the issuance of a grading permit.

2.) The Petitioner should incorporate best practices for green building.

Staff Response: Although not required, the Department encourages the petitioner to incorporate as many green building practices as possible.

The Department has the following concerns:

- Is the proposed land use amendment to allow multi-family residences appropriate for this location?
- Are the RH zoning district standards with requested modifications, appropriate for this location?
- Has the building architecture and pedestrian interface been appropriately designed along the Moores Pike frontage?
- What public benefit is being provided that could not occur without deviation from UDO standards?
- How is the project implementing the comprehensive plan?
- How is this project compatible with the surrounding area?

RECOMMENDATION: Staff recommends that the waiver from the required second hearing not be approved and forward this to the required September 9, 2019 hearing.

**BLOOMINGTON PLAN COMMISSION
PRELIMINARY PLAN REPORT (SECOND HEARING)
LOCATION: 3209 Moores Pike**

**CASE NO.: PUD-3-00
DATE: January 31, 2000**

PETITIONER: Dorothy Grubb
ADDRESS: 3209 Moores Pike

COUNSEL: Smith Neubecker & Associates, Inc.
ADDRESS: 453 Clarizz Blvd.

PRELIMINARY HEARING: January 5, 2000
FINAL HEARING: January 31, 2000

REQUEST: The petitioner is requesting a rezone of 2.2 acres from RS3.5/PRO6 to Planned Unit Development (PUD) and preliminary plan approval for a 32,000 square foot office building. The petitioner is also requesting delegation of final plan approval to staff.

CHANGES TO SITE PLAN: Since the January 5 hearing, the petitioner has submitted a revised site plan similar to one that was shown at that meeting. The new site plan introduces an eight foot multi-use path along the northern property line with stubs to University Commons, the Redbud Hills Retirement Community, and the Jackson Creek Shopping Center. In addition, the parking area has been reconfigured to create a centrally located pedestrian way. A passing blister along the southern end of Moores Pike has also been added.

RESOLUTION OF FIRST HEARING ISSUES: Several issues were raised at the January 5 Plan Commission Hearing concerning this petition. Since the first hearing, staff and the petitioner have worked to resolve these issues. The current status of these issues are outlined as follows:

1. **Passing blister on Moores Pike:** The Plan Commission addressed concerns that this project could create a potential back-up situation at its Moores Pike entrance. This concern centered on left-in movements during peak traffic times. Staff worked with the petitioner and the City Engineer to determine that there is adequate right-of-way along the south side of the road to install a passing blister at the Moores Pike entrance. The addition of this blister will not interfere with the existing landscaping for the adjacent property in Bittner Woods.
2. **Accel/Decel lanes along Moores Pike:** The petitioner has met with the City Engineer, where it was determined that this site did not meet the warrants to require accel/decel lanes at the entrance to this project. The lack of accel/decel lanes will allow for additional tree preservation to occur.

*Final Hearing
Staff Report*

- 3. Tree Preservation:** The petitioner has committed to saving all of the existing trees on the front of this property. However, there are a few trees that currently have questionable health, as well as a possibility that two of the trees must be removed due to sight distance problems at the Moores Pike entrance. To compensate for the potential loss of these trees as well as any trees which could be negatively impacted during construction, the petitioner has agreed to enter into a recordable commitment to replace any removed or damaged trees with new stock of a minimum 3 ½ inch caliper.
- 4. Car lights spilling onto adjacent property:** During the first hearing, a Plan Commission member also asked whether lights from cars exiting the subject parcel would cause glare into the single family home to the south. There is a distance of approximately 200 feet between the entrance of this project and the home in question. There is also both ample landscaping (including evergreen species) and an opaque fence along the home's north property line that would adequately screen any car lights.
- 5. Architecture of the western façade and lighting of the front parking area:** Since the initial hearing, the petitioner has submitted architectural renderings of the proposed office building. These renderings are only schematic and do not represent the final architecture, but the petitioner is willing to commit to using windows on the western and eastern facades to enhance the aesthetics and increase the compatibility with the surrounding uses. In addition to the architecture, the petitioner has also agreed to place 36 inch high bollard lights within the front parking area along Moores Pike. The petitioner had previously agreed to pedestrian scale lighting of no more than ten feet in height, but is now willing to use the bollard lights to allay any lighting concerns for the front of the building. These lights will be similar to those at the recently constructed office building in the new Clarizz Office Park.
- 6. Vehicular/pedestrian connection to Jackson Creek Shopping Center, University Commons, and Redbud Hills:** The petitioner is currently exploring the potential of connecting this site to the Jackson Creek Shopping Center via a vehicle connection. The petitioner is willing to accommodate for this connection, but must first receive the approval from the manager of the adjoining parcel. If this connection cannot be made with a vehicular access, then the petitioner is still proposing to place an 8 foot multi-use path along the rear of the property that will stub to both the University Commons and Redbud Hills properties. Staff would prefer to see the vehicular access, if feasible, to give an alternative route to Moores Pike. If this connection is not feasible, than a bike/pedestrian connection could adequately serve the site. Staff did analyze this connection for potential cut-through traffic. Staff found that this connection provided almost no cut-through incentive, and therefore would not create a problem.

7. Permitted Uses: At the first hearing for this petition, the Plan Commission requested that staff research and create a more specific list of uses that would be appropriate for this site. The Plan Commission felt that professional office was too broad of a category to be permitted without further clarification/restrictions. With this in mind, staff researched past PUD cases as well as consulted the ITE Manual with regards to trip generation rates for different office uses. As a result, a more specific list of uses was developed that focuses on restricting uses that would create a nuisance to surrounding uses by either noise or traffic. Staff then conferred with the petitioner, who has agreed to the use list as follows:

Permitted Uses:

- Business/Professional Offices (including but not limited to accounting, consulting, legal, real estate, and insurance)
- Corporate Offices
- Governmental Offices
- Contractor's Offices (only subject to the "Further Restrictions" as outlined below)
- *Medical Offices
- *Dental Offices
- *Clinics

These uses are limited to 16,000 square feet. If mixed use is requested, the maximum gross square footage allowed would be 32,000 square feet, with all () use square footage being doubled when calculating the total square footage. For example, 8,000 square feet of medical office space and 16,000 of professional office space would be allowed in this PUD under the calculation $[8,000(2) + 16,000 = 32,000]$.

Specifically Prohibited Uses:

- Veterinary Clinics
- Bureau of Motor Vehicle Offices
- Post Offices

Further Restrictions on Permitted Uses:

- No outdoor storage of equipment or materials
- No warehouse/garage space is permitted

RECOMMENDATION: Staff recommends approval of PUD-3-00 with the following conditions:

1. Final Plan review for this PUD shall be delegated to the Planning Staff.
2. Office land uses for this PUD shall be limited as outlined in this staff report.

3. In addition to the architectural restrictions outlined within the Revised (1-24-00) Preliminary Plan Statement, the petitioner must include windows for both the east and west building elevations.
4. Pending approval from the adjacent property owner, the final plan for this PUD shall incorporate a bicycle or vehicular connection to the Jackson Creek Shopping Center. The minimum required connection shall be an 8 foot multi-use path. All other pedestrian improvements shall be installed in accordance with the petitioner's preliminary site plan.
5. The design of the passing blister on Moores Pike shall be reviewed by the City Engineer at final plan stage.
6. The front parking area shall only utilize 36 inch high bollard light fixtures.
7. Signage for this PUD shall be reviewed under the Scenic/Gateway Corridor sign regulations.
8. Final drainage/detention design shall be approved at the final plan stage.
9. A 40 foot right-of-way dedication from the centerline of Moores Pike is required.
10. As a requirement of final plan approval, the petitioner is required to file a recordable commitment which will insure the preservation of existing trees during construction. More specifically, this agreement will address inspections by the City's Urban Forester, the time period of these inspections, and tree replacement requirements.

**BLOOMINGTON PLAN COMMISSION
PRELIMINARY REPORT**
Location: 3209 Moores Pike

**CASE NO.: PUD-3-2000
DATE: January 5, 2000**

PETITIONER: Dorothy Grubb
ADDRESS: 3209 Moores Pike

COUNSEL: Smith Neubecker & Associates, Inc.
ADDRESS: 4625 E. Morningside Dr.

PRELIMINARY HEARING: January 5, 2000
FINAL HEARING: January 31, 2000

REQUEST: The petitioner is requesting a rezone of 2.2 acres from RS3.5/PRO6 to Planned Unit Development (PUD) and preliminary plan approval for a 32,000 square foot office building. The petitioner is also requesting delegation of final plan approval to staff.

HISTORY: This property was considered for a PUD designation in late 1997. The proposal was to allow a mini-warehouse facility to be placed. The request was denied by the City Council due to concerns for truck traffic, compatibility of the use with surrounding uses, and aesthetics of the project.

SURROUNDING LAND USES: The petitioner's site is located along the north side of Moores Pike. This site is directly bordered by the following; 1) On the west by Kerasotes Theater (zoned Arterial Commercial), 2) On the North by Jackson Creek Shopping Center (zoned Arterial Commercial), 3) On the East by Redbud Hills Retirement Center and University Commons multifamily residential (both zoned PUD), and 4) On the south by Single Family Residential, Bitner Woods (zoned RS3.5/PRO6).

EXECUTIVE SUMMARY: This infill parcel lies between a theater and multifamily/retirement residential housing. It is also located across from an established single family neighborhood (Bitner Woods). The Growth Policies Plan designates the property as "low density residential". The petitioner is contending that an office use is a more appropriate transitional use between the adjacent commercial properties and the bordering residences than single family or multifamily dwelling units.

The petitioner's proposal includes rezoning 2.2 acres of residential land (RS3.5/PRO6) to PUD to allow the construction of an office building. The property involved does not meet the minimum three acres of land that are required for PUD petitions. Staff recommends that the Plan Commission waive the three acre minimum for this site. A PUD request was considered by the Plan Commission for

this property in the past. As with this previous request, staff finds that this infill site has significant issues that can more effectively be addressed as a PUD.

The petitioner wishes to remove the existing single family home and build up to 32,000 square feet of office space. Potential users for this office building are not yet known. The petitioner would like the flexibility to allow medical offices as well as professional offices in the proposed building. The petitioner has committed to count the square footage of a medical office use as double when calculating the building's gross floor area.

The office building will be one story on the southern elevation, and two stories on the northern elevation. A small portion of the parking is proposed to be placed in front of the building, while the majority of the parking would be located to the rear of the structure at a grade lower than the front. The petitioner is proposing to construct this office building with more of a residential appearance to provide additional compatibility with the surrounding land uses.

PROPOSED PERMITTED USE LIST: Office (up to 32,000 square feet), or Medical Office (up to 16,000 square feet). *If mixed office use is requested the maximum gross square footage allowed would be 32,000, with all medical office square footage doubled when calculating the total square footage.*

PRELIMINARY PLAN REVIEW ISSUES:

Growth Policies Plan Recommendation: The Growth Policies Plan designates this property as "low density residential". This property, along with the surrounding area have been more specifically broken down into the "College Mall Shopping District" critical subarea. The overall policy regarding this area is to contain new commercial establishments. This designation would not lend itself to supporting a commercial office use within this area. Other planning considerations that are addressed within this subarea and relevant to this petition are; 1) Control and limit access, 2) Improve roadway landscaping, 3) Improve parking area landscaping and buffering, 4) Improve pedestrian/cyclist amenities, 5) Improve the vehicle and pedestrian linkages among the various commercial activity centers, and 6) Add pedestrian-scale lighting.

Staff GPP Analysis: With the adjacent development of the Rogers Farm PUD, this parcel was left isolated as a small infill development opportunity. The shape and location of this parcel do not physically lend itself to development as low density residential housing. The close proximity of the rear side of the theater and other commercial uses when added to the planning decisions made with the Rogers Farm PUD, create the legitimate question of what the most appropriate transitional use is for this property.

By developing this parcel as a PUD, it allows the Plan Commission the leverage to approve a use that is both appropriate and compatible with the surrounding area, while creating a buffer between the existing land uses. Staff will report its findings of the appropriateness of medical and other professional offices at the second hearing. Staff has in the past supported non-residential use of this property, and still finds that a non-residential use would be an appropriate transitional use.

The petitioner's proposal would also help to attain many of the relevant goals and objectives of the College Mall Shopping District critical subarea. The critical subarea map also shows a "buffer" between the commercial (Kerasotes) and the residential areas (Redbud and University Commons). Although this "buffer" is not specifically defined, the petitioner contends that offices as a transitional use would function as a buffer between the commercial to the north and west and the residential to the east and south.

Traffic Analysis: The petitioner has submitted estimated comparisons between single family, multifamily, professional office and medical office uses. The proposed uses for this site would generate more average daily trips (ADT) than either the single family or multifamily land uses. Staff will more specifically address these traffic issues prior to the second hearing.

It should be noted that although medical offices, in general, create more ADTs than other professional offices, these trips are more evenly spread throughout the day. There is not a large disparity in the number of peak hour trips for the medical offices and other professional offices. The petitioner's analysis of the driveway access for this project at Moores Pike suggests that it can support the traffic that would be generated from this proposal.

One other traffic issue to be examined is the potential for a vehicular access from the rear of this site to the Jackson Creek Shopping Center. As with the potential pedestrian connections, staff will need to determine if there is a true need for this connection, and if a connection is feasible. There are also concerns that a connection may not be possible due to the unwillingness of the managers of the adjacent property to allow traffic to access through the rear of their property.

Right-of-Way Dedication: Moores Pike is classified as a Secondary Arterial by the 1983 Master Thoroughfare Plan. With this classification, Right-of-Way dedication 40 feet from the centerline of Moores Pike is required. The petitioner has shown this dedication on their proposed site plan.

Environmental Impacts: This site poses no critical environmental constraints. The best specimen trees are located at the front of this property surrounding the existing home. The submitted site plan shows these trees being preserved.

Landscaping Design: To this point, a specific landscaping plan has not been submitted to staff. Staff is confident that with the proposed setbacks and the existing trees on this site that the petitioner will be able to adequately provide landscaping. Staff finds that it might be more appropriate to allow less landscaping along the west and north ends of this site. These areas border the rear of the adjacent theater and a loading dock for the strip center. Staff would recommend that the petitioner exchange these requirements for additional landscaping/buffering along the other setbacks. Staff suggests that larger stock evergreens and shade trees be used instead of requiring additional plantings.

Bike/Pedestrian Accommodations: The petitioner is proposing two sidewalk connections with this project. The first of these connections is a 5 foot sidewalk that is required to connect the existing links along the Rogers Farm PUD and the Kerasotes Theater site. The second proposed pedestrian connection shown is to the Jackson Creek Shopping Center. It would provide access from the rear (north) end of this site to a loading area just off the main service drive. This connection will mostly serve the employees and patrons of the proposed office building by providing convenient access to the commercial and restaurant establishments of Jackson Creek Shopping Center. The impacts of this connection would be the reduction of vehicular trips using the Moores Pike entrance.

Other potential bike/pedestrian issues that were not specifically addressed or proposed by the petitioner are connections to University Commons along the northeast corner of the property and to Redbud Hills Retirement Community along the eastern property line. Staff is unsure of the necessity of these connections due to the existence of sidewalk along Moores Pike. Further review of these connections will be made prior to the second hearing.

One issue that has been raised is a request from a neighbor for an off-site improvement to the existing sidewalk network. The neighbor has suggested that the addition of steps or other means that would more readily allow the residents of Bitner Woods to access the sidewalk on the Kerasotes Theater property. The sidewalk directly across from the Bitner Woods entrance is elevated significantly higher than the roadway, making it very difficult for this neighborhood to use the existing sidewalk.

Storm Water Detention/Drainage Design: Detention is proposed to be on the northern portion of the site, where there is a natural low area. The petitioner is hoping to provide additional detention for the area if feasible. The feasibility of this additional drainage should be known at the next hearing. Specific drainage calculations have not yet been submitted to the City Stormwater Engineer. These calculations are nearly completed and will be submitted prior to the second hearing. Findings on this issue will be further addressed by staff at that time.

Utilities: All public utilities are available to this site. A detailed utilities plan has not been approved by CBU. These issues will be addressed at final plan stage.

Signage: Although this site does not fall within a designated Scenic/Gateway Corridor, the petitioner is proposing to have the Scenic/Gateway Corridor Sign Regulations as outlined in section 20.06.06.04(l) of the Zoning Ordinance apply to any future sign requests.

Architectural Design: The petitioner has not submitted specific architectural renderings to staff. With their submittal, the petitioner has committed to four architectural design criteria to regulate their development:

- 6:12 maximum roof pitch
- Shingled roof
- 30 foot maximum building height above the main floor (upper floor), *this means that the south elevation from Moores Pike would not exceed 30 feet in height measured to the peak of the roof.*
- The exterior must be wood, brick or other masonry or dry-vit (no vinyl or aluminum siding)

The petitioner has also agreed to use pedestrian scale lighting within the front parking area, to minimize any potential disturbance to the surrounding residential uses. These lights would have a 10 foot maximum height limitation.

Staff will give a recommendation concerning architecture for this proposal at the second hearing. Staff is interested mostly in the south elevation and what the view from Moores Pike will be. Staff recommends that the petitioner submit a rendering of the site from a Moores Pike perspective that shows not only *sample* architecture, but also how the grade will affect the view of the rear of the building as well as the rear of the site.

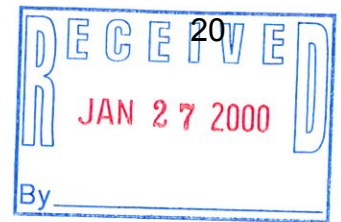
RECOMMENDATION: Staff recommends forwarding this case to the January 31, 2000 Plan Commission Hearing. The following issues must further analyzed and be adequately addressed prior to final staff recommendation:

1. **Land Use Compatibility:** This project should be assessed to determine if it is an appropriate transitional use for this parcel of land. Overall compatibility with the adjoining neighborhood and GPP consistency must also be further considered prior to second hearing.
2. **Traffic Concerns:** It must be decided if the intensity of a non-residential use places an undue burden upon Moores Pike. Staff must determine if medical offices create an unreasonable amount of traffic to Moores Pike in relation to other office uses.

3. **Architecture:** Although the petitioner has committed to multiple design controls, architectural renderings are needed to determine if additional controls are needed to ensure compatibility with the surrounding area.
4. **Neighborhood Concerns:** Staff has received very few expressions of concern from the surrounding neighbors. Staff is waiting to see if any potential concerns are raised by the neighbors at the first hearing. The petitioner will report to the Plan Commission the results of the initial neighborhood meeting that was held on December 1, 1999.
5. **Drainage:** A preliminary drainage report must be reviewed and approved by the City of Bloomington Stormwater Utility.
6. **Bike/Pedestrian Issues:** The need for additional connections from this project to land uses located to the east (Redbud and University Commons) must be assessed. It should also be determined if there is an appropriate solution to getting people from Bitner Woods to the sidewalk in front of Kerasotes, and if this responsibility should fall upon the petitioner as an off-site improvement.



January 24, 2000



Stephen L. Smith P.E., L.S.
Daniel Neubecker L.A.
Steven A. Brehob, B.S.Cn.T.
Timothy A. Hanson, B.S.C.E., B.S.L.S.

City of Bloomington Plan Commission
C/o Tom Micuda, Planner
P. O. Box 100
Bloomington, IN 47402-0100

RE: Addendum – Moores Pike Office Planned Unit Development

Dear Tom and Plan Commissioners:

This letter and attachments are the first to the Moores Pike Office Planned Unit Development. These changes are the result of continued neighborhood contact, Planning staff dialog and the initial Plan Commission hearing. A revised outline plan drawing and statement are being submitted with this letter to compliment these changes. Changes to the outline plan proposal are as follows:

1. The allowable land use for this Planned Unit Development will be refined as follows:

- Business Professional Office, such as: accounting, legal, insurance, engineering, consulting, realtor.
- Corporate Office: medical
- Dental or Clinic.
- Governmental
- Contractor Office

No outdoor storage or yard area, no warehousing or garage space would be an allowed use on the site. The following uses would be excluded:

- Veterinary Clinic
- Bureau of Motor Vehicles Office
- Post Office

2. A passing blister will be constructed on the south side of Moores Pike across from the entry to the project. Geometric design of the passing blister will be determined at development plan stage in conjunction with the Engineering and Public works Departments.



City of Bloomington Plan Commission

January 24, 2000

Page two

3. The east/west path across the northern end of the site will be changed from a sidewalk to an 8' multi-use path. The multi-use path will provide connection with University Commons and the senior care housing to the east as well as Kerasotes and Jackson Creek Shopping Center to the west. The parking setback will be increased to 18' to provide 5' setback green space on both sides of the path.

4. The parking layout will be reconfigured to provide a pedestrian pathway from the building to the north property line, ultimately leading to the Jackson Creek shopping area. This reduces the parking available in the lot, but significantly increases the pedestrian friendliness of the area.

5. A guarantee will be provided that trees will be preserved in the front of the site. This guarantee will be in the form of a pre-construction inspection with the City and the developer followed by a post-construction inspection and an inspection three years after construction is complete. Trees that die because of the construction process will be replaced with 3 1/2" caliper Maple trees. The purpose of the pre-construction inspection is that several of the trees on the site are already experiencing distress while others on the site are vibrant and healthy.

6. Perspective drawings have been prepared (copy attached) that show the approximate height and bulk of the building. These drawings are made from panoramic photographs of the site with the house removed and new building added in a sketch format. Commitment is made that exterior walls will have architectural features and lines or windows and not be blank walls.

7. The lighting in front of the building between the building and Moores Pike will be limited to building lighting and a maximum 36" ballard lighting.

8. A driveway from this site connecting to the rear of Jackson Creek Shopping Center will be provided subject to Plan Commission desiring such a connection and subject to the owner of Jackson Creek Shopping Center (Sierra Financial Group) approving the connection. Information was sent to Sierra Financial on January 17, 2000. We will contact them prior to the Plan Commission meeting.



City of Bloomington Plan Commission
January 24, 2000
Page three

I will continue to be in contact with you over the next couple of weeks in preparation for the Plan Commission meeting on January 31st.

Very truly yours,

A handwritten signature in blue ink that reads "Steve".

Stephen L. Smith
SMITH NEUBECKER & ASSOCIATES, INC.

SLS:vp

Enclosures

Cc: File #2591A



December 1, 1999

Stephen L. Smith P.E., L.S.
President

Daniel Neubecker L.A.
Project Manager

City of Bloomington Plan Commission
C/o Tom Micuda, Planner
City of Bloomington Plan Department
P. O. Box 100
Bloomington, IN 47402-0100

RE: Moores Pike Office Planned Unit Development

Dear Plan Commissioners and Tom:

We are pleased to submit this proposal for a planned unit development on the 2.2 acre Dorothy Grubb site that lies east of Kerasotes along Moores Pike. This is an infill parcel with unique requirements that make it appropriate to follow the PUD route as opposed to a straight zone.

This petition is being filed in part because we believe that the PR06 residential zoning is not an appropriate land use at this site. Family housing is not practical because this site is too close to high intensity uses that are open late into the night. Student housing is in adequate supply in this area and the site is remote from the main campus.

These problems prompt a petition for a transition use. A professional office space providing quality site and architecture can serve as both buffer and transition. The recent success of the Clarizz Corporate Park just one mile north serves as an excellent example.

The following items are being submitted with this letter as application:

- Outline Plan Statement
- Outline Plan Drawing (24" x 36" and 8 1/2" x 11")
- Application, Form and Fee
- Property Deed

Communications have begun with neighbors and the council representatives. A neighborhood meeting is scheduled for tonight at 6:00 p.m. in the East Plex Office Building on Morningside Drive. You are welcome to attend. In any case, we will report back to you the results of the discussions. We intend to work closely with the neighbors, the council representatives and your staff to develop a plan that fits the unique requirements of this site.

Original PUD-3-00
Petitioner's Statement



City of Bloomington Plan Commission
December 1, 1999
Page two



We are applying to be on the January and February Plan Commission hearings and are asking the Plan Commission to delegate the final plan review to the staff.

Very truly yours,

A handwritten signature in blue ink that reads 'Steve'.

Stephen L. Smith
SMITH NEUBECKER & ASSOCIATES, INC.

SLS:vp

Enclosures

Cc: File #2591A
Jane Flieg
Tony Pizzo
Mike Diekhoff

**MOORES PIKE OFFICE
PLANNED UNIT DEVELOPMENT
OUTLINE PLAN STATEMENT
REVISED 1-24-2000**

This Planned Unit Development proposes a high-quality professional office building on this infill site on the east side of Bloomington. The site poses a variety of challenges as an infill site with higher intensity uses on three sides and single-family residential on the south side across Moores Pike. Limited retail could be the most appropriate use transition between the arterial commercial and the high-density residential uses. The Growth Policies Plan took a firm stand that no more retail commercial would be allowed in this area. Higher density student housing would be the closest to matching the Growth Policies Plan. At this time there is more than adequate supply of housing in this area and this location is remote from Campus for student housing.

Professional office space, which is in demand on the east side, can provide quality architecture and serve as a buffer between surrounding land uses and enhance the quality of the neighborhood. An excellent example of this type of transition can be found in the recently approved Clarizz Corporate Park. Quality architecture and quality site planning can be controlled in this environment resulting in appropriate transitions between disparate land uses.

LAND USE

The allowable land use in this Planned Unit Development will be "office". The office space will be limited to a maximum of 32,000 s.f. gross building area. Medical office will be an allowed use, but the gross square footage will be 50% of that allowed for other office space. This limitation is being placed because of the increased parking demand and the increased traffic generated by a medical office. This medical office square footage limitation would not apply to more limited medical activities, such as psychiatrist/psychologist, who don't have a high demand for parking and do not generate high volumes of traffic.

The allowable land use for this Planned Unit Development will be refined as follows:

- Business, Professional Office, such as: accounting, legal, insurance, engineering, consulting, realtor
- Corporate Office: medical
- Dental or Clinic
- Governmental
- Contractor Office

No outdoor storage or yard area, no warehousing or garage space would be an allowed use on the site. The following uses would be excluded:

- Veterinary Clinic
- Bureau of Motor Vehicles
- Post Office

SITE DEVELOPMENT CRITERIA

An illustrative outline plan drawing is submitted with this Planned Unit Development statement. The plan shows that the building will be forward on the site with about 15 parking spaces in front of the building along Moores Pike. The balance of the parking will be in the rear, at a lower elevation hidden from most of the surrounding users. Yard setbacks shall be as follows:

Rear yard setback: 18' for parking
 Side yard setback on the west side: 15' building, 8' parking
 Side yard setback on the east side: 25' building, 12' parking

A 5' sidewalk shall meander across the front of the site connecting to the east and west, but avoiding the mature Maple trees. The sidewalk will also connect to the building area.

A multi-purpose path connection will be made to the north accessing the commercial and bus service area of Jackson Creek Shopping Center and connecting parcels to the east.

ARCHITECTURE AND LIGHTING

The building architecture is intended to serve as a transition between the surrounding land uses with the following controls:

- 6:12 maximum roof pitch.
- Shingled roof.
- Maximum height is 30' above the main floor (upper floor).
- The exterior shall be wood, brick or other masonry or dry-vit (no vinyl or aluminum siding).

The lighting will be designed to compliment the building. The parking lot lights will be limited to a maximum height of 36" in the front of the building and the rear shall be designed in accordance with City Code.

Perspective drawings have been prepared (copy attached) that show the approximate height and bulk of the building. These drawings are made from panoramic photographs of the site with the house removed and new building

in a sketch format. Commitment is made that exterior walls will have architectural features and lines or windows and not be blank walls.

SIGNAGE

Signage will be in full compliance with the Bloomington sign regulations and specifically the scenic gateway corridor provision (20.06.06.04I).

ENVIRONMENTAL ASSESSMENT

The site has been a grass yard and meadow for many years. There are 14 quality Maple trees in the front yard that are proposed to be saved with this project. There are a variety of smaller Walnut trees in the rear that will mostly be removed; though some may be retained in the detention area. The landscaping on the project will be in accordance with the City Code.

A guarantee will be provided that trees will be preserved in the front of the site. The guarantee will be in the form of a pre-construction inspection with the City and the developer followed by a post-construction inspection and an inspection three years after construction is complete. Trees that die because of the construction process will be replaced with 3 ½" caliper Maple trees. The purpose of the pre-construction inspection is that several of the trees on the site are already experiencing distress while others on the site are vibrant and healthy.

STORM WATER

Storm water at the front of this site flows towards Moores Pike and will be left unchanged. The remainder of the site flows to the rear, and all new developed and paved areas will also flow to the rear in the same pattern. Detention will be provided in the lower area at the back of the site. Extra detention will be provided if possible. A more detailed, though preliminary study, will be submitted prior to the first Plan Commission hearing.

GROWTH POLICIES PLAN

This site is too small to show up specifically in the Growth Policies Plan or the detailed drawings (attached). The Growth Policies Plan encouraged planned residential development south and east of College Mall at an average density of 6 units/acre with higher densities along Moores Pike and adjacent to the commercial parcels. The Growth Policies Plan apparently assumed that this parcel would be a part of the Rogers Farm Planned Unit Development, though given separate ownership, it was not developed as a part of the Rogers Farm. The Growth Policies Plan also shows a buffer between the commercial along College Mall Road frontage and the planned residential to the east.

The question now becomes "What is the best transition and buffer between the existing land uses and consequently the most appropriate use for this infill parcel?" Following the Growth Policies Plan, high-density housing would be the zoning of choice. Multi-family housing, however, does not meet many of the Growth Policies Plan's goals and would not provide the best transition between existing parcels. An office PUD can provide for those concerns. The recent success of Clarizz Corporate Park to provide transition between the intense development of College Mall and the large lot single-family of Hoosier Acres should be viewed as a positive precedent for this type of land use. High quality architecture and site planning can serve both as buffer and transition between the disparate land uses.

TRAFFIC

This is a small infill site (2.2 acres) with reasonable average daily traffic and peak hour volumes compared to the existing volume on Moores Pike. The existing volume on Moores Pike, however, does caution one to use care in the zoning of this parcel. The volumes of traffic that are generated are easily accommodated with a single drive to Moores Pike and do not warrant additional acceleration or deceleration lanes or tapers at Moores Pike.

Average daily traffic trip generation has been reviewed for various types of development. These include:

<u>Description</u>	<u>Number of Units</u>	<u>ITE Code #</u>	<u>ADT Rate</u>	<u>ADT</u>
Single-Family	12 Units	210	9.6	115
Duplex Units	12 Units	220	6.6	79
Apartments	24 Units	220	6.6	158
Office	32,000 s.f.	710	11	352
Medical Office	16,000 s.f.	720	36	576

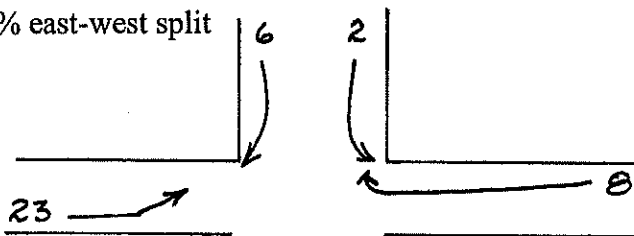
Morning and afternoon peak hour volumes for medical/dental office and general office are as follows:

Medical/Dental – 16,000 s.f.

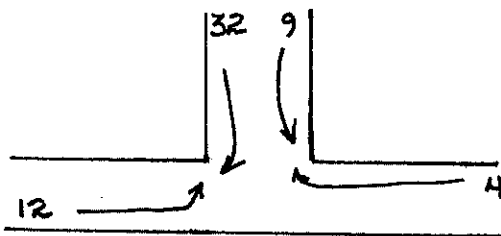
	<u>RATE</u>	<u>IN</u>	<u>OUT</u>
7-9 a.m.	2.43	80% 31	20% 8
4-6 p.m.	3.66	27% 16	73% 43

Assume 75% to 25% east-west split

A.M.



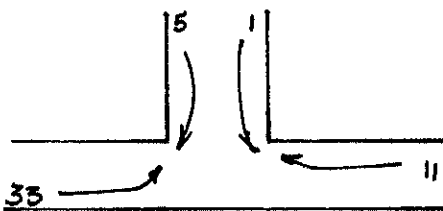
P.M.



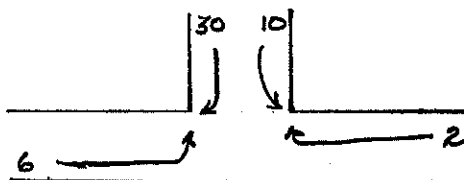
General Office – 32,000 s.f.

	<u>RATE</u>	<u>IN</u>	<u>OUT</u>
7-9 a.m.	1.56	88% 44	17% 6
4-6 p.m.	1.49	17% 8	83% 40

A.M.



P.M.



This information indicates that the site can easily support 32,000 s.f. of general office or 16,000 s.f. of medical office. The general office and medical office have similar peak hour turning movements, though the medical office has a higher average daily traffic. The medical traffic is more evenly distributed through the day.

The left turn movements into the site at the peak hour combined with through traffic volumes on Moores Pike warrant a left turn passing blister. The passing blister shall be provided with this project.

A driveway from this site connecting to the rear of Jackson Creek Shopping Center will be provided subject to Plan Commission desiring such a connection and subject to the owner of Jackson Creek Shopping Center (Sierra Financial Group) approving the connection. Information was sent to Sierra Financial on January 17, 2000. We will contact them prior to the Plan Commission meeting.



**MOORES PIKE OFFICE
PLANNED UNIT DEVELOPMENT
OUTLINE PLAN STATEMENT
12-1-99**

This Planned Unit Development proposes a high-quality professional office building on this infill site on the east side of Bloomington. The site poses a variety of challenges as an infill site with higher intensity uses on three sides and single-family residential on the south side across Moores Pike. Limited retail could be the most appropriate use transition between the arterial commercial and the high-density residential uses. The Growth Policies Plan took a firm stand that no more retail commercial would be allowed in this area. Higher density student housing would be the closest to matching the Growth Policies Plan. At this time there is more than adequate supply of housing in this area and this location is remote from Campus for student housing.

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Rear yard setback: 5' for parking
Side yard setback on the west side: 15' building, 8' parking
Side yard setback on the east side: 25' building, 12' parking

Original Outline (Preliminary)
Plan Statement
PUD-3-00

A 5' sidewalk shall meander across the front of the site connecting to the east and west, but avoiding the mature Maple trees. The sidewalk will also connect to the building area.

A sidewalk connection will also be made to the north accessing the commercial and bus service area of Jackson Creek Shopping Center.

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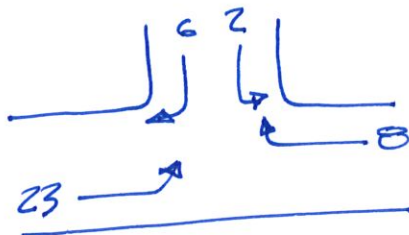
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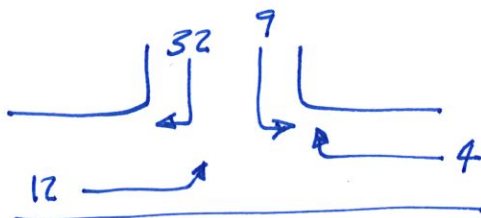
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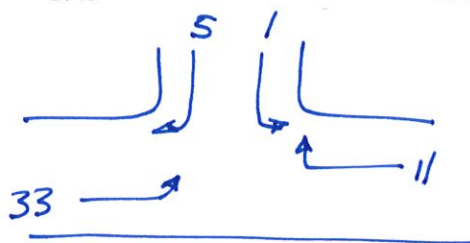
P.M.



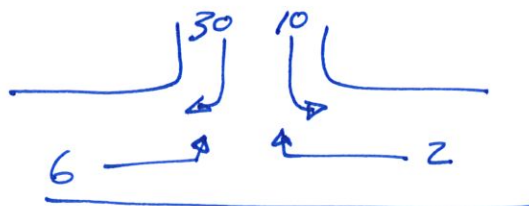
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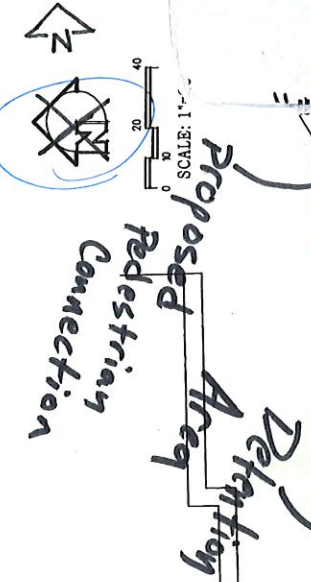
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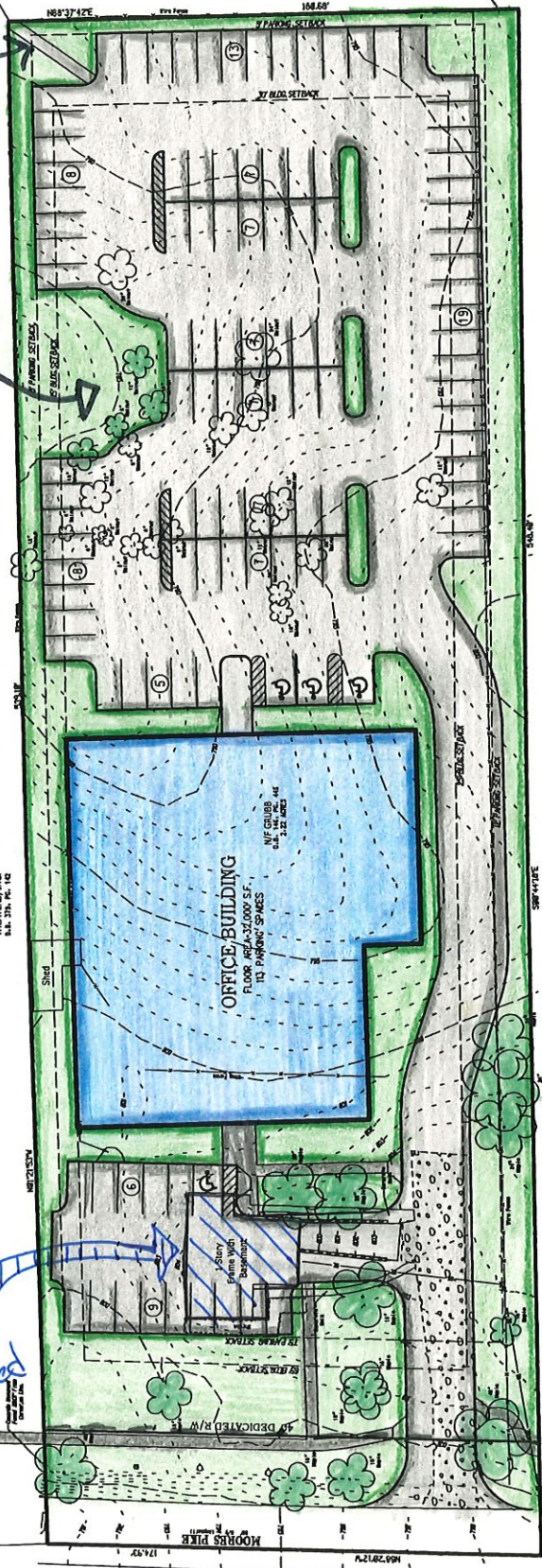
average daily traffic. The medical traffic is more evenly distributed through the day.

The turn movements in and out of the project during the peak hours are relatively low and do not justify decel lanes or tapers.



Proposed Redestriation Area
Redestriation Connection
 DETENTION

EXISTING THEATER



Existing home to be removed

**MOORES PIKE OFFICE PARK
 PUD SITE PLAN**

R.O.W. DEDICATION

ORIGINAL SITE PLAN PUD-3-00

N/F VERLACRES INDIANA THEATERS, INC.
 S.A. 231, P.C. 142

N/F COVERMANTER PROPERTIES
 S.A. 204, P.C. 124

N/F ROGERS GROUP, INC.
 S.A. 200, P.C. 200

N/F ROGERS GROUP, INC.
 S.A. 200, P.C. 200

ORDINANCE 00-06

TO AMEND THE BLOOMINGTON ZONING MAPS FROM RS3.5/PRO6 TO PUD
AND TO APPROVE THE PRELIMINARY PLANRe: 3209 East Moores Pike
(Dorothy Grubb, Petitioner)

WHEREAS, on May 1, 1995 the Common Council adopted Ordinance 95-21, which repealed and replaced Title 20 of the Bloomington Municipal Code entitled "Zoning," including the incorporated zoning maps, and Title 21, entitled "Land Use and Development"; and

WHEREAS, the Plan Commission has considered this case, PUD-3-00, and recommended that the petitioner, Dorothy Grubb, be granted a rezone of the property located at 3209 East Moores Pike from RS3.5/PRO6 to PUD and also receive Preliminary Plan approval;

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

SECTION 1. Through the authority of IC 36-7-4 and pursuant to Chapter 20.05.09 of the Bloomington Municipal Code, the property located at 3209 East Moores Pike shall be rezoned from RS3.5/PRO6 to PUD and the Preliminary Plan shall be approved. The property is further described as follows:

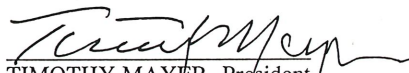
A part of the Southwest quarter of the Southwest quarter of Section Two (2), Township Eight (8) North, Range One (1) West, described as follows:

Beginning at the Southeast corner of said quarter quarter, thence West Ten (10) rods, thence North Thirty-two (32) rods, thence East Ten (10) rods to the East line of said quarter quarter, thence South Thirty-two (32) rods to the place of beginning, and containing two (2) acres, more or less.

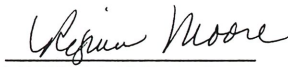
SECTION II. The Preliminary Plan shall be attached hereto and made a part thereof.

SECTION III. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

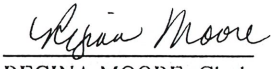
PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 15th day of March, 2000.


TIMOTHY MAYER, President
Bloomington Common Council


ATTEST:


REGINA MOORE, Clerk
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this 6th day of March, 2000.


REGINA MOORE, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this 6th day of March, 2000.


JOHN FERNANDEZ, Mayor
City of Bloomington

SYNOPSIS

This ordinance rezones approximately 2.2 acres of property located at 3209 East Moores Pike from RS3.5/PRO6 to PUD. It also approves a Preliminary Plan that allows the construction of a new office building with a maximum of 32,000 square feet and a limited range of office uses.

*Copies to: Petitioner
Planning
Controller
Leg. & I*

PETITIONS:

PUD-3-00 Dorothy Grubb (Second Hearing)
3209 E. Moores Pike
 Rezone from RS3.5/PRO6 to PUD.

Patrick Shay reported. This was the second hearing for this case. There have been a few changes to the site plan. The rear parking area has been changed. It was determined that accel/decel lanes on Moores Pike are not needed at this site. The lack of these lanes allows for additional tree preservation to occur. On the south side of the road there is adequate right-of-way for a passing blister. This has been added to the site plan. There will be some tree removal for construction at the front of the lot. The trees that will be removed are old and not in the best of health. With the guidance of the Plan Commission at the first hearing, staff and the petitioner have agreed to enter into a recordable commitment that will guide the future of these trees and will provide for inspection and replacement if necessary in the future. There is an 8-foot tall privacy fence and a line of tall evergreen trees in place on the property to the west. This will help buffer lighting impacts. No additional improvements to the lighting plan were required by staff. He discussed how the architecture will blend into the neighborhood. The petitioner has agreed to install bollards (36" in height max.). Staff believes that this will enhance the aesthetics at the front of the site. Staff and the petitioner have agreed to add an 8-foot multi-purpose path along the north end that would also connect and stub in two places to the PUD to the east. This would allow bicycles to enter via the main access drive and utilize the connections to go to either Jackson Creek or to the PUD to the east. There is also a pedestrian pathway through the middle of the rear of the site. Staff has advocated for a vehicle connection to the Jackson Creek site to the north of this. They have not received a final answer to date. This can be dealt with at the final plan stage. A permitted use list was unresolved at the last hearing. He presented a list of permitted and prohibited uses drawn up by staff (see staff report for details).

Staff recommends approval of PUD-3-00 with the following conditions:

- 1) Final Plan review for this PUD shall be delegated to the Planning Staff.
- 2) Office land uses for this PUD shall be limited as outlined in this staff report.
- 3) In addition to the architectural restrictions outlined within the Revised (1-24-00) Preliminary Plan Statement, the petitioner must include windows for both the east and west building elevations.
- 4) Pending approval from the adjacent property owner, the final plan for this PUD shall incorporate a bicycle or vehicular connection to the Jackson Creek Shopping Center. The minimum required connection shall be an 8-foot multi-use path. All other pedestrian improvements shall be installed in accordance with the petitioner's preliminary site plan.
- 5) The design of the passing blister on Moores Pike shall be reviewed by the City Engineer at final plan stage.
- 6) The front parking area shall only utilize 36-inch high bollard light fixtures.
- 7) Signage for this PUD shall be reviewed under the Scenic/Gateway Corridor sign regulations.
- 8) Final drainage/detention design shall be approved at the final plan stage.

Plan Commission--Summary Minutes, January 31, 2000

9) A 40-foot right-of-way dedication from the centerline of Moores Pike is required.

10) As a requirement of final plan approval, the petitioner is required to file a recordable commitment which will insure the preservation of existing trees during construction. More specifically, this agreement will address inspections by the City's Urban Forester, the time period of these inspections, and tree replacement requirements.

Steve Smith, of Smith Neubecker, spoke as the petitioner. He said that the building he is proposing would be a good transitional use between residential and other more high volume business uses in the area. He reiterated that the passing blister will be installed on Moores Pike. If any trees die as a result of construction, the petitioner will replace them with trees with as large a caliper as possible. The trees will be monitored before, during, and for several years after construction. If the Plan Commission wants the connection at the back of the parking lot and Sierra Financial Group will allow it to be put in, the petitioner will put it in. It is up to Sierra at this point. The building will appear to be a single-story structure from Moores Pike. He noted that the 36-inch bollard lights on the front look very attractive.

Stuebe asked for questions from the Plan Commission.

Willsey asked about the multi-use path. Will there be an easement that will be dedicated to the City of Bloomington?

Smith said that he would be willing to dedicate the easement to the City.

Willsey asked how many trees would be removed? If a tree is currently damaged will it automatically be eliminated? If one of the trees on the site is damaged now and dies within the time of the agreement, you will replace it regardless of its current condition?

Smith said yes and that the trees will be evaluated with the help of the Urban Forester.

Willsey asked if the blister would be at public cost?

Smith said that the developer will pay for the blister.

Micuda said that the multi-use path will very likely become an easement and not a dedicated right-of-way.

Willsey said that he would hate to see a future owner change their mind about the path.

Micuda said that since this is a condition of approval, it would take Plan Commission approval to allow a new owner to eliminate the path.

Smith said that the path easement will be dedicated to the City.

Pece asked about the sidewalk in front of the building on Moores Pike.

Smith said that the petitioner will install an east-west sidewalk on Moores Pike.

Fleig asked who would provide upkeep of multi-use path?

Plan Commission--Summary Minutes, January 31, 2000

Smith said the owner would.

Stuebe asked who is responsible for upkeep for paths in PUDs?

Shay said that it is the same as any other easement.

Stuebe asked for public comment. There was none.

***Hoffmann made the motion to approve PUD-3-00 based on the findings in the staff report with delegation of final plan approval to staff and the conditions of approval, Demlow seconded. There was unanimous approval, 9:0.

**PUD-3-00 Dorothy Grubb
3209 E. Moore's Pike**

Pat Shay reported. (Please see Staff Report for details.) The petitioner is requesting a rezone of 2.2 acres from RS3.5/PRO6 to Planned Unit Development and preliminary plan approval for a 32,000 square-foot office building. The petitioner is also requesting delegation of final plan approval to staff. He pointed out surrounding land uses including Rogers Farm, Kerasotes Theatres, and Redbud Hills. This is the second non-residential petition for this area. Staff feels any future petitions for this site would likely be for non-residential uses. This petition is for professional and possibly medical uses for this parcel. Staff recommends forwarding this case to the January 31, 2000 Plan Commission Hearing. The following issues must be further analyzed and be adequately addressed prior to final staff recommendation:

- 1) **Land Use Compatibility:** The parcel is currently zoned low density residential. This project should be assessed to determine if it is an appropriate transitional use for this parcel of land.
- 2) **Traffic Concerns:** Staff must determine if medical offices create an unreasonable amount of traffic on Moore's Pike in relation to other uses.
- 3) **Architecture:** The architecture of this development would have to be compatible with Redbud and have a residential feel. The petitioner has agreed to restrictions on roof pitch, height restrictions, exterior materials, and lighting materials. Staff would like Plan Commission input on these. Staff would like to see the Moore's Pike elevation by the next hearing.
- 4) **Neighborhood concerns:** Tree preservation is a concern. The site plan avoids as many trees as possible.
- 5) **Drainage:** A preliminary drainage report must be reviewed and approved by the City of Bloomington Stormwater Utility.
- 6) **Bike/Pedestrian Issues:** The petitioner will, as required, connect the existing sidewalk links east to Redbud and west to Kerasotes Theater. He is also looking at a pedestrian connection that would go to the Jackson Creek commercial area.

Stuebe asked for comments from the petitioner.

Steve Smith spoke for Smith Neubecker who is the petitioner. He said that there is demand for owner-occupied office space on the East side. It is an appropriate transition use for the area. He has talked to neighbors and City Council representatives for the area. The adjoining uses would make the PRO6 not work very well. Families won't want to live there. The PUD process will assure that the architectural details make the project compatible with Bitner Woods. Multi-family housing would work but they don't want to build more student housing in this area. Building placement will be important. It must be one story on the Moore's Pike frontage. The back side will be two story with a walkout basement. It will have a shingled roof. They will use masonry, drivet or wood. The parking lot will be hidden from Moore's Pike. They will provide for pedestrian circulation at the rear of the property. They feel pedestrian accommodations will serve neighbors and people within the project. Signage will be limited to the restrictions for

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scenic entryway areas. The rear of the building needs to be well lit. Pedestrian level lighting will be 6-feet in front. The small parking lot doesn't need a lot of light. Medical office traffic is steady in volume. That makes the total count higher, but doesn't impact the streets more than a regular office. There are not rush hours per se for medical offices.

Stuebe asked for questions from the Plan Commission.

Hoffmann asked Smith if the sidewalk connections are already there to the east and west?

Smith said not yet. There will be a gap of 30-40 feet at University Commons and a longer gap at Redbud.

Hoffmann asked staff about the status of Redbud Hills expansion.

Shay said that it is planned. The sidewalk is planned, too.

Hoffmann asked what the grade of the driveway is? He expressed concern about cars exiting the project with headlights shooting across Moore's Pike.

Shay said that the subject parcel is somewhat higher than Moore's Pike. The property across the street is shielded with vegetation.

Fernandes asked staff what kind of offices are considered professional?

Micuda said medical, business professional, contractor's, consumer and non-consumer based offices. If you can think of certain specific office uses that would be of concern, this would be the time to raise them.

Fernandes said she would appreciate input on this from staff. The broad definition worried her.

Micuda said that staff would exclude retail uses.

Fernandes asked about excluding uses?

Micuda said that there is a good, specific list of permitted offices that had been drawn up for the Tarzian Property. Staff could show that list to the petitioner and see if that would be okay. The Bureau of Motor Vehicles would be an office but would be very high usage.

Fernandes asked if this would be owner-occupied?

Smith said there is interest in this but we would not be restricted to this use.

Fernandes asked if 30 feet tall was to the top of the roof?

Smith said yes.

Fernandes asked if people in the building would walk through the parking lot for pedestrian

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access?

Smith said yes.

Fleig asked Smith about volumes of traffic not warranting additional accel/decel lanes. What do you base that on?

Smith said they are looking at INDOT warrants.

Micuda said that this is a decision under Plan Commission and staff control. The advantages would be obvious. The disadvantage would be that they would lose a couple of trees in front. We should consider that.

Smith said that this is a small usage to warrant accel/decel lanes.

Stubbings asked staff about waiving the size requirement on PUD?

Shay said that staff was fully comfortable with waiving that requirement. This parcel is unique in how it developed. To allow the flexibility and leverage from Plan Commission and staff with a PUD is much better than what we might get with a rezone or spot zone change.

Stubbings asked Smith if this project would be bicycle friendly?

Smith said that the only sidewalk they have planned from east and west will be along the front. There are no bike pathways to connect to in the area. They will have bicycle parking.

Stuebe said that the Bike and Pedestrian Committee is considering this plan. They will give feedback.

Micuda said that they should consider a vehicular (instead of just a pedestrian only connection) connection back to the College Mall area. That would allow bike access.

Smith said that Jackson Creek did not want the mini-warehouses that had been proposed connected to them. This is a different use and would bring customers to them. They don't know how Jackson Creek feels about this connection.

Stubbings asked about signage.

Smith reiterated that they would adhere to a ground sign.

Stubbings asked about the petitioner providing a list of possible uses for this project?

Smith said that he would work on that with staff. He will bring that back to the next hearing.

Willsey asked about the traffic capacity on Moore's Pike. Since the Plan Commission has some input on design parameters, what will the petitioner submit?

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Smith said that he will provide conceptual elevations—the shape of the building be, etc.

Willsey asked how far the Plan Commission could go with design review?

Micuda said that staff has taken design review to a higher degree than we will with Smith.

Willsey said that since we don't have design standards built into the code, the PUD presents an opportunity to participate in design review.

Hastings pointed out that at the site plan review we will have a better opportunity to get into the design specifics.

Shay displayed the traffic capacities on Moore's Pike in answer to Willsey's question.

Willsey asked if there was berming on the south side?

Smith said the ground naturally rises. The intent is to make it look attractive from Moore's Pike—not hide the project.

Willsey asked if there would be landscaping to address the land elevations?

Smith said that to the west you look right into Kerasotes parking lot. The building will be very visible on that side. To the east, the ground will block most of the building from view. There are landscape plans on both sides.

Willsey asked if there is any opportunity to increase connectivity from the public sidewalk in front of the building through the property to the back for pedestrians?

Smith said that some neighbors had mentioned that it might be good to have pedestrian access to the theatres.

Micuda said that staff will consider pedestrian connectivity along the drive.

Smith noted that Bitner Woods connects there.

Willsey asked about maintenance of landscaping.

Micuda said that the Plan Commission can require maintenance agreements. They can direct the staff to investigate it.

Willsey said that in regards to the trees that are represented in the site plan, there would be some provision for replacement.

Stuebe asked for public comment. There was none.

Stuebe said that the Plan Commission is concerned with appearance especially from the south and the west. He would appreciate a good rendering of landscaping and buffering. He asked staff

Plan Commission--Summary Minutes, January 5, 2000

to bring back a list of uses. He asked the other commissioners to consider uses before next hearing.

***Hoffmann moved to forward PUD-3-00 to a second hearing, Seeber seconded.

Hoffmann said that he has been concerned with PRO6 projects creating less localized traffic than what is being proposed here. This project will generate more local traffic but less cross-town traffic. The traffic link with Jackson Creek connection is important. In the long run, if this goes in as medical, we ought to be thinking about a bulge on Moore's Pike. ¾ of traffic will be coming from the west. When even one eastbound car makes a left turn, it will back up traffic from the many residential units to the east. It is a traffic and safety issue. Pedestrian links would be great. He would like the petitioner to talk to the property owner across Moore's Pike. He suggested the petitioner put some evergreens as a screen for the south side of Moore's Pike.

Fernandes agreed about the left turn issue. She urged any kind of pedestrian access for the residents of Redbud Hills. Internal connections would be best.

Stubbings emphasized bike connections. People need to think about bikes when they build projects. It is illegal to ride a bike on a sidewalk. We need to come up with some kind of multi-use arrangement.

Willsey asked if staff could add in numbers for the current project to traffic counts when they do presentations. It would be helpful. The turn lane is critical. He suggested pushing design review as much as possible. There are legal issues about pedestrian connections without right-of-way dedication through the property. He proposed some kind of lasting landscape maintenance agreements.

Stuebe asked about the waiver of the 2.2-acre parcel. For the next meeting, he wanted to know what form does that need to be in? It appears that most commissioners agree that this is a good adaptive use for this property. He called for the vote.

***The vote was unanimous 8:0.

Stuebe noted that the Plan Commission had received a calendar for the Plan Commission lunchtime worksessions. He asked the commissioners to look at the calendar and respond to the Planning Department.

Hastings noted that at the Jan.31 Plan Commission hearing, the Planning Department will present the "Annual Report on Erosion Control." He asked that any comments be directed to the Planning Department.

Adjourned 7:40 p.m.



City of Bloomington
Bloomington Environmental Commission

MEMORANDUM

Date: August 12, 2019

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Subject: PUD-26-19: Moores Pike Apartments
3201 E. Moores Pike

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.

This request is for an amendment to the Planned Unit Development (PUD) District Ordinance to allow Residential High-Density Multifamily (RH) uses. The EC has no issue with the amendment and will provide detailed comments if the amendment is approved and the Petitioner comes forward with a Site Plan. Below are some general comments that the Petitioner should be planning for prior to submitting the Site Plan.

1.) LANDSCAPE PLAN

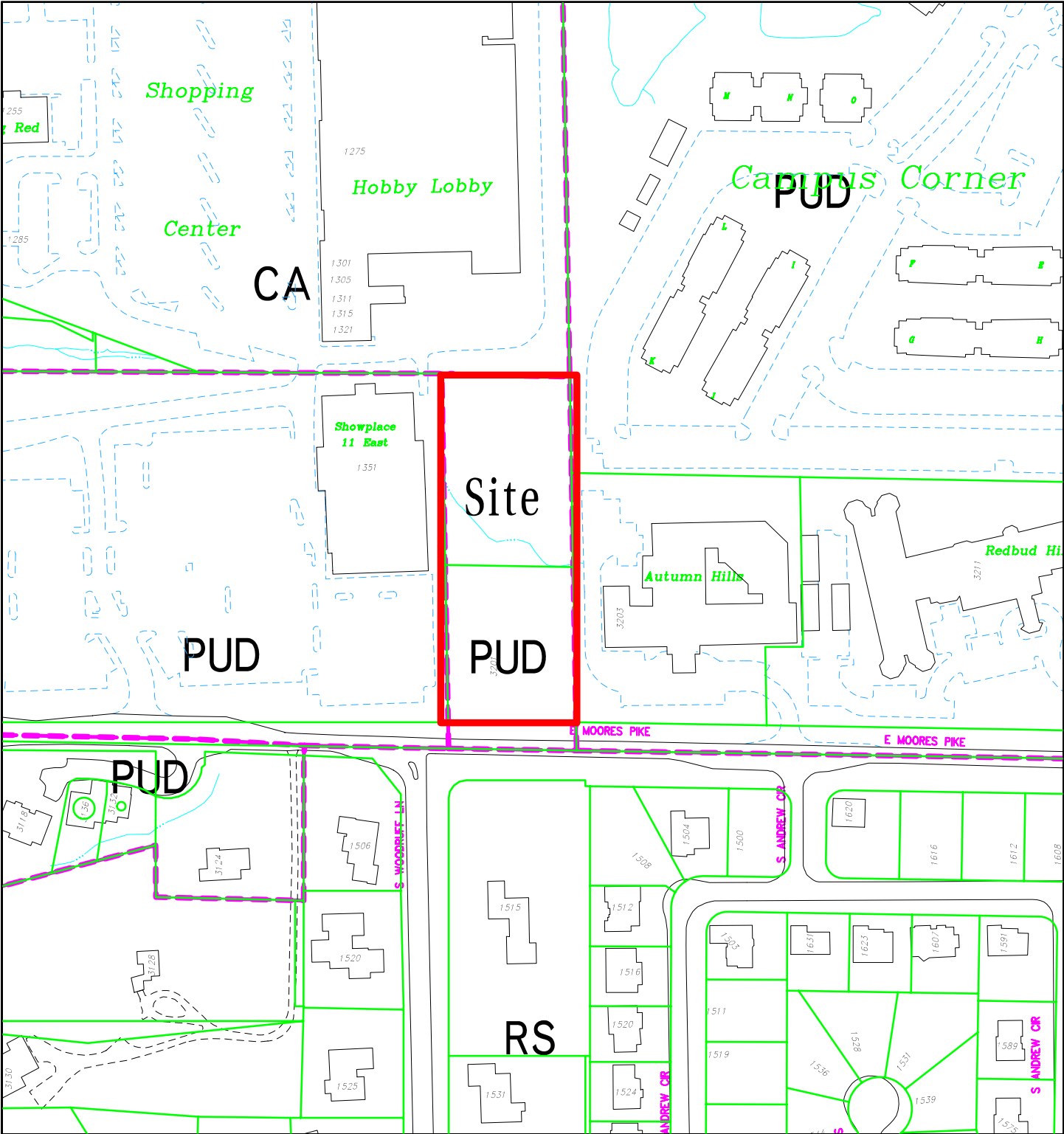
The Landscape Plan needs a few changes before it meets the Unified Development Ordinance (UDO) regulations, and can be approved. The Petitioner must have an approved plan in place prior to being granted a Grading Permit. The EC recommends the site be designed with plantings that benefit local pollinating 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 nor pesticides and are water efficient once established.

2.) GREEN/ENVIRONMENT-ENHANCING BUILDING PRACTICES

The EC recommends that the developer design the building with as many best practices for energy savings and resource conservation as possible for the sake of the environment and because tenants expect it in a 21st-century structure.

EC RECOMMENDATIONS:

- 1.) The Petitioner shall revise the Landscape Plan to at least meet the minimum standards of the UDO.
- 2.) The Petitioner should incorporate best practices for green building.



PUD-26-19 First Capital Group

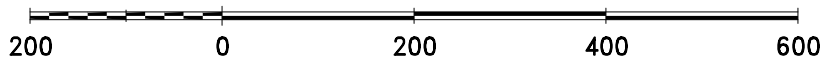
3201 E Moores Pike

Plan Commission

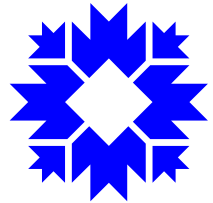
Site Location, Zoning, Parcels

By: greulice

9 Aug 19

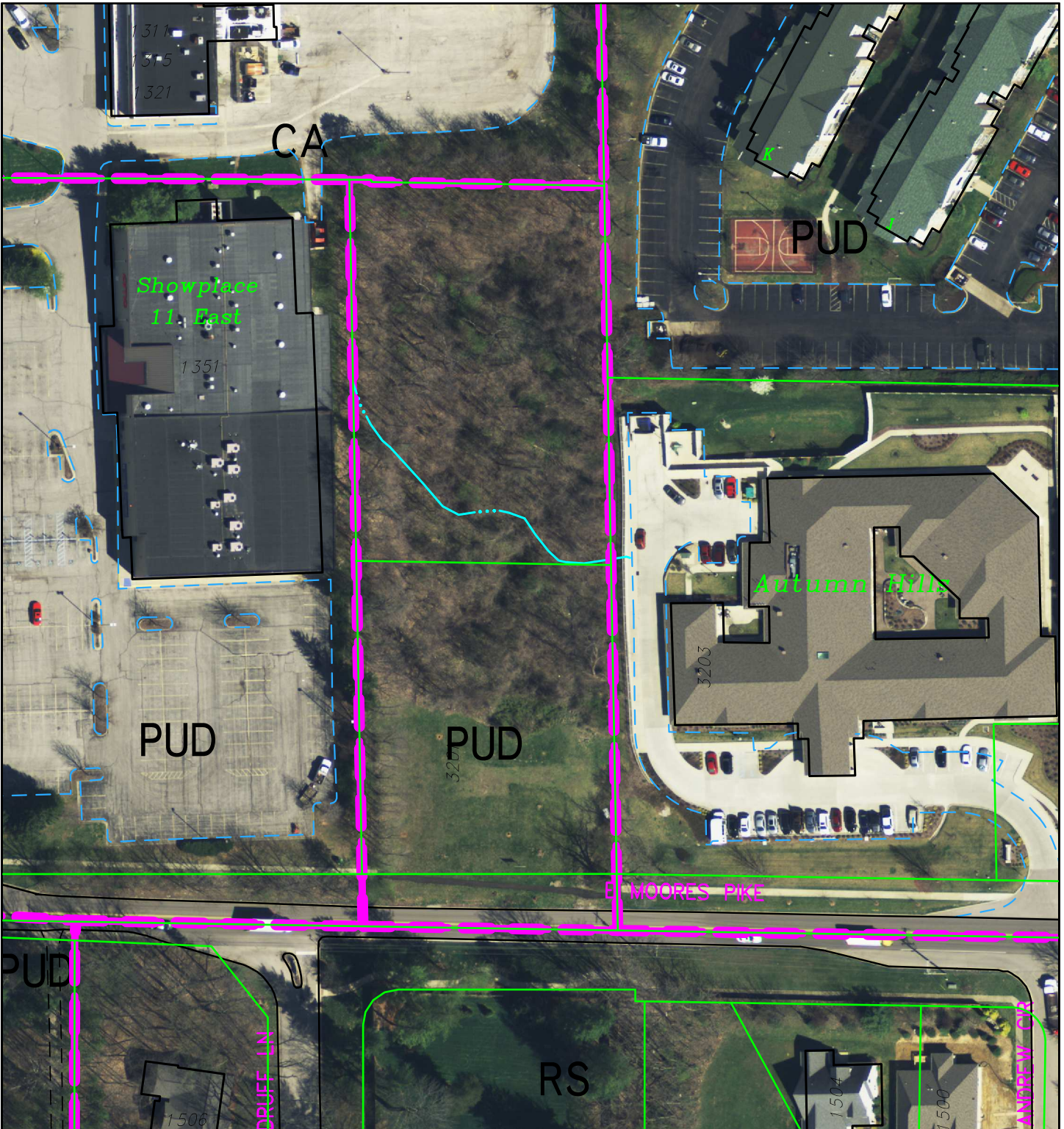


City of Bloomington
Planning & Transportation



Scale: 1" = 200'

For reference only; map information NOT warranted.



PUD-26-19 First Capital Group

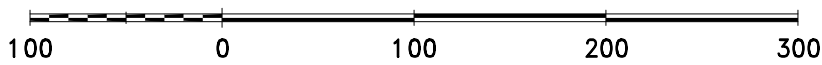
3201 E Moores Pike

Plan Commission

2016 Aerial Photograph

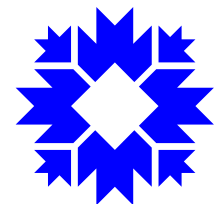
By: greulice

9 Aug 19



For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation



Scale: 1" = 100'



BYNUM FANYO & ASSOCIATES, INC.

49
ARCHITECTURE
CIVIL ENGINEERING
PLANNING

July 8, 2019

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

Re: 3201 E Moores Pike PUD Amendment Request

Dear Plan Commission:

The purpose of our request is to add RH uses to the existing PUD to allow for an 80-unit, four story apartment building consisting of 48 two-bedroom units and 32 one-bedroom units. We are proposing two exceptions to the RH zoning district which are maximum density allowed will be 18 units per acre and maximum height to be 65 feet.

The history of the property includes the original PUD approval in 2000 for office uses and has been amended two times to allow for self-storage and medical office uses in 2003 and again in 2014. None of these projects were able to be completed.

The property to the west of this site is zoned as a PUD and is the location of a movie theater with large fields of parking. The property to the north is zoned CA and contains the Jackson Creek Shopping Center. The property to our northeast contains a multi-family apartment project and the property to our east contains a memory care facility. South of Moores Pike are single family residences.

As approved in previous projects we have provided a multi-purpose path to the Jackson Creek Center connecting to the path constructed with the memory care facility and dedicated a conservation easement along the north 120-feet of the property. This area has invasive species that will be removed and retain the natural vegetation.

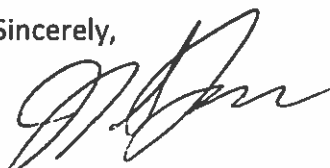
Water and sewer utilities are available to the property. Storm water quality and retention will be provided south of the conservancy easement. Setbacks are proposed to be as shown in the

RH District as well as impervious surface area. Density and dwelling unit equivalents will be as stated in paragraph one above. Development standards in chapter 20.05 of the UDO will also apply.

Please let us know if you have any questions regarding this request. We have attached our proposed site plan and preliminary architectural elevations for your review as well.

As part of our request we would like to ask for a waiver of the second plan commission hearing.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Fanyo', written in a cursive style.

Jeffrey S. Fanyo, P.E. CFM

Bynum Fanyo and Associates, Inc.



Proposed East Elevation



Moore's Pike Residential

Bloomington, Indiana
July 26, 2019



- T.O. RIDGE
ELEV .60'-0" A.F.F.
- T.O. RIDGE
ELEV .54'-8" A.F.F.
- ROOF
ELEV .42'-8" A.F.F.
- FOURTH LEVEL
ELEV .32'-0" A.F.F.
- THIRD LEVEL
ELEV .21'-4" A.F.F.
- SECOND LEVEL
ELEV .10'-8" A.F.F.
- FINISH FLOOR
ELEV .0'-0" A.F.F.

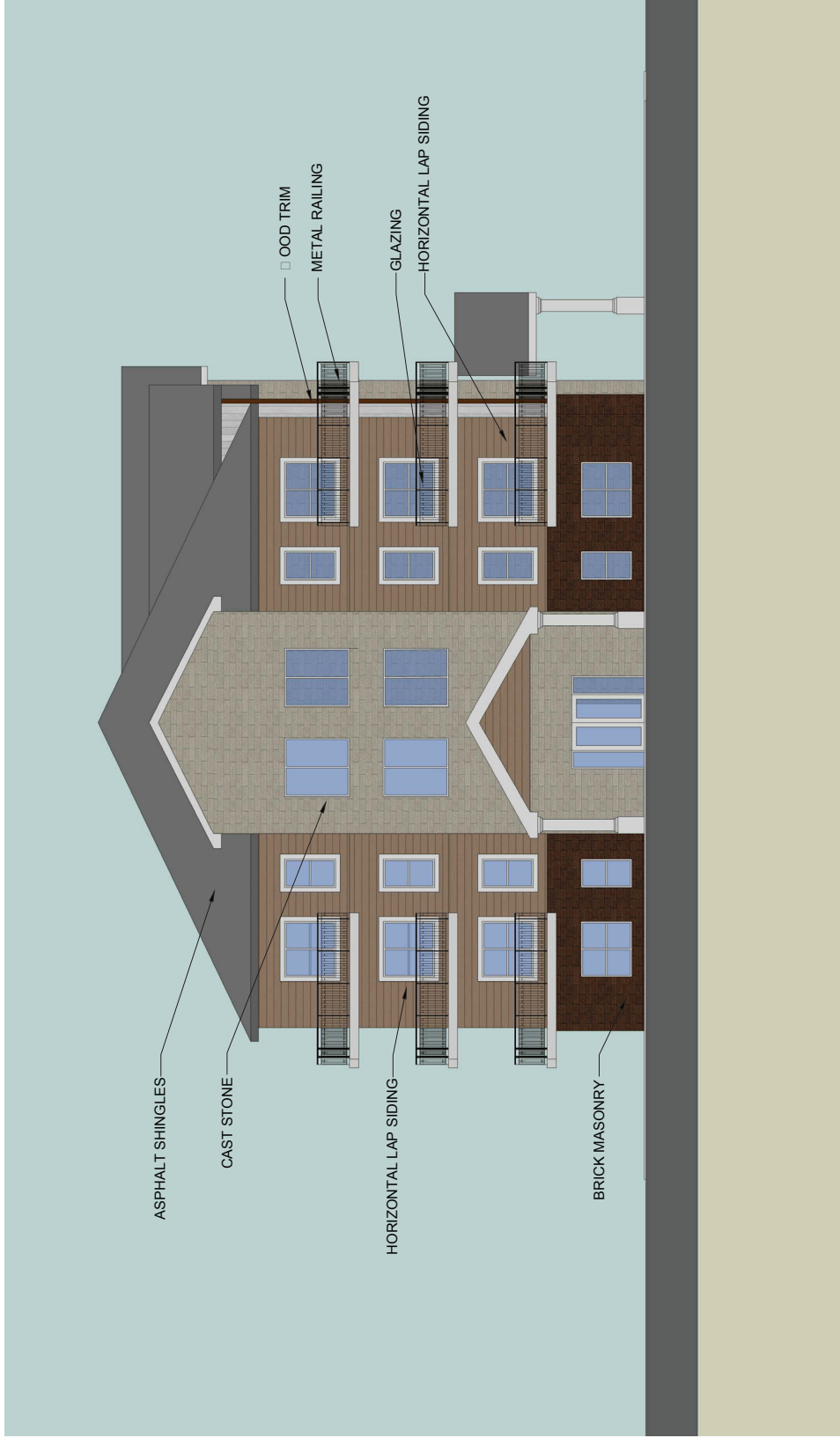
Proposed East Elevation



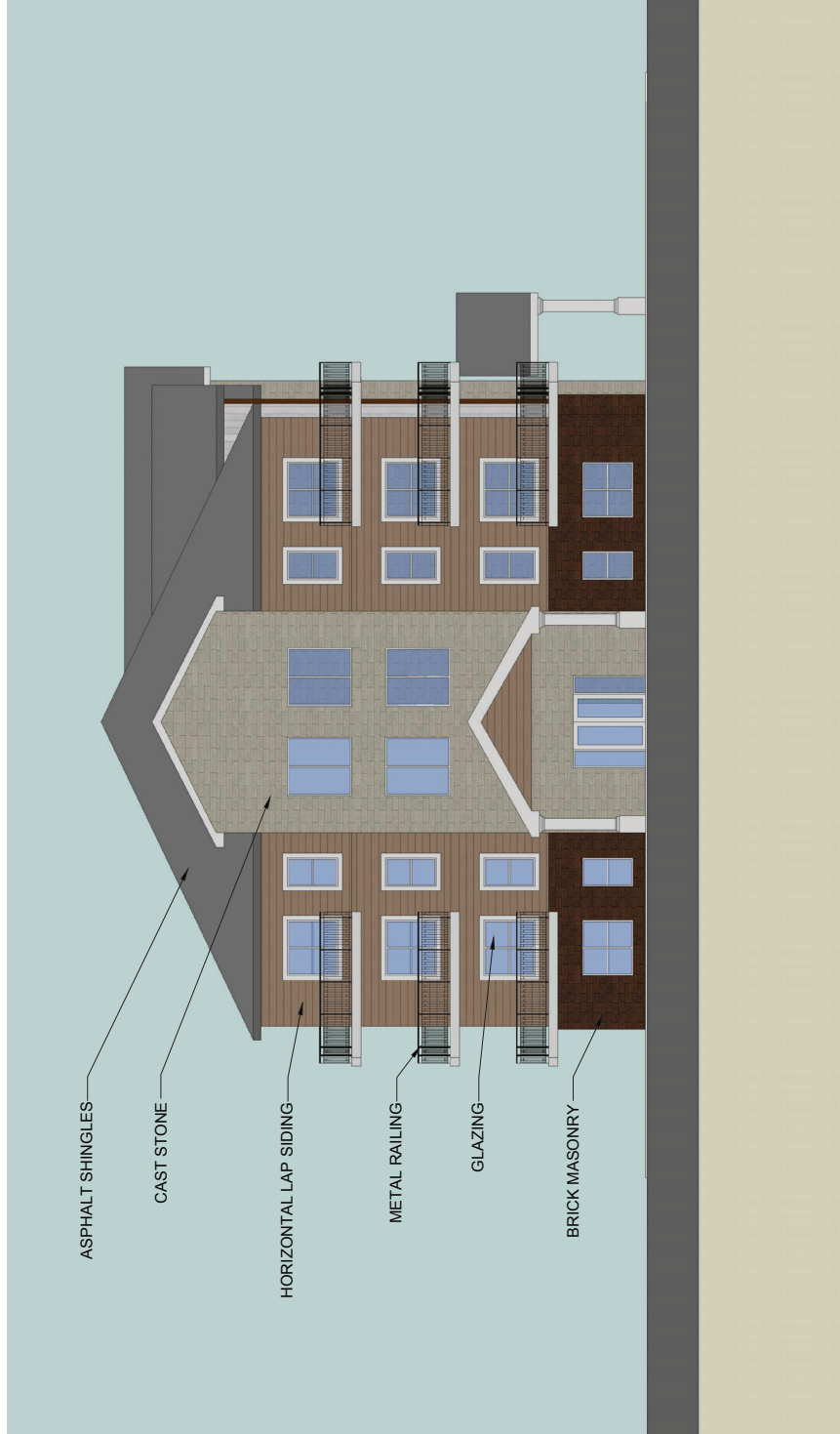
Moore's Pike Residential

Bloomington, Indiana
July 29, 2019





Proposed South Elevation



ASPHALT SHINGLES

CAST STONE

HORIZONTAL LAP SIDING

METAL RAILING

GLAZING

BRICK MASONRY

T.O. RIDGE
ELEV. 60'-0" A.F.F.

T.O. RIDGE
ELEV. 54'-6" A.F.F.

ROOF
ELEV. 42'-8" A.F.F.

FOURTH LEVEL
ELEV. 32'-0" A.F.F.

THIRD LEVEL
ELEV. 21'-4" A.F.F.

SECOND LEVEL
ELEV. 10'-8" A.F.F.

FINISH FLOOR
ELEV. 0'-0" A.F.F.

Proposed South Elevation



Moore's Pike Residential

Bloomington, Indiana
July 29, 2019



Conceptual Rendering: View From Moores Pike



Moore's Pike Residential

Bloomington, Indiana

July 26, 2019

architects forum

8555 NORTH RIVER RD SUITE 220 | INDIANAPOLIS INDIANA 46240 | 317.842.8500



Conceptual Rendering: View From North



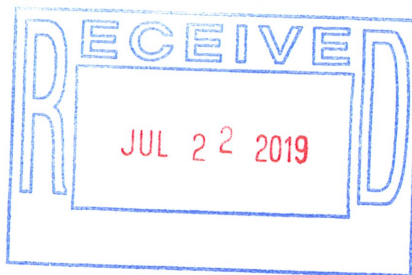
Moore's Pike Residential

Bloomington, Indiana
July 26, 2019

architects forum

8555 NORTH RIVER RD SUITE 220 | INDIANAPOLIS INDIANA 46240 | 317.842.8500

Anita & Ken Brouwer



1500 S. Andrew Circle, Bloomington, IN 47401
Anita's Cell (515) 975-7900
AKBwillbe@gmail.com

15 Jul 2019

Theresa Porter, Director & Scott Robinson, Assistant Director
City of Bloomington, Indiana Planning & Transportation Dept.
401 N. Morton Street, Suite #130, Bloomington, IN 47404

Ref: PUD Amendment: 3201 E. Moores Pike, Bloomington, IN

Dear Ms. Porter & Mr. Robinson,

This short letter will likely accompany others you will receive from residents of Shadow Creek and Bittner Woods Subdivisions and others who live in the general proximity of the PUD Notice recently sent out proposing an amendment to allow multi-family apartments at the aforementioned address.

This notice has been received and discussed by many people who live near this property and there is considerable concern as it relates to the proposed amendment and to what will happen to the immediate area if this amendment is ultimately passed. Additionally, the petitioner's sense of urgency to also request a waiver of a required second hearing is also concerning especially since only a limited number of residents and/or property owners seem to have gotten the notices in the first place. Clearly, in situations like this, requirements are there for a reason and a no surprise rule should be in effect.

As residents and home owners of Shadow Creek we feel that there is a significant list of concerns about the proposed amendment and also a lack of details describing what has been done by your office to thoroughly investigate the likely result of such a multi-family apartment complex and the issues that it will create along Moores Pike, College Mall Road and the immediate area that is already congested when IU is in session.

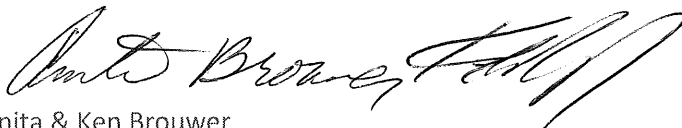


We understand that you both have demanding schedules and in appreciating your time, we have listed just some of our concerns and requests below for your consideration.

- 1) Moores Pike & College Mall Road traffic volumes and flows are a concern. Has a complete traffic flow and traffic volume analysis been completed?
- 2) Concerns around increases in automobile accidents.
- 3) Roads are already in need of repair and additional traffic compounds that problem.
- 4) Residents of the area are concerned with having another multi-story apartment building in the vicinity. More people, more cars and 3-4 story buildings are not aesthetically pleasing rising above the neighboring homes.
- 5) The project will likely have a negative impact on reselling single-family residences in the immediate area (i.e. desirability of living near too many apartment buildings, values decline, etc.).
- 6) Increases in crime and noise are a concern.
- 7) Lastly, what is the rationale to having another apartment building when the others in the area are not at full occupancy?

Based on our concerns as homeowners, neighbors of the proposed project and residents of Bloomington, we'd respectfully ask you to have the required two (2) hearings and to deny the petitioner's request.

Sincerely,

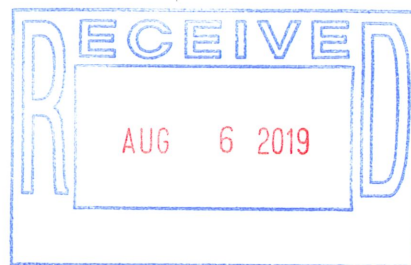


Anita & Ken Brouwer

1500 S. Andrew Circle, Bloomington, IN 47401



City of Bloomington Planning and Transportation Commission
 City Hall #130
 401 N Morton
 Bloomington, Indiana 47404



July 31, 2019

Re: PUD amendment for property at 3201 E. Moores Pike, Bloomington IN, 47401

We wish to express our concern regarding the PUD project to allow multifamily apartments on a property adjacent to Autumn Hills backing up to AMC movie theatre and small retail businesses south of Hobby Lobby, as well as Hobby Lobby (hereafter, referred to as just "Hobby Lobby."). This project is across the street (E. Moores Pike) from our private residence on the northwest corner of S. Andrew Circle (#1508).

1. We are unable to attend the August 12th hearing. We request the second hearing scheduled for September 9th continue to be held.
2. This is a narrow, rectangular property. Will the only entrance and exit for residents of this location be E. Moores Pike? E. Moores Pike is a narrow two lane road that has a significant amount of traffic on it. Additionally the land peaks at this location so visibility of oncoming traffic on E. Moores Pike could be a problem and potentially unsafe. **We request the City require the developer to move the entrance and exit** of the property to between the Hobby Lobby and AMC movie theatre side of the property.
3. Height restrictions: This proposal plus the topography of the land would make this the highest building in the area by far. Our property is across the street from this location. We are concerned that a 4-story building would eliminate the current privacy we have and enjoy. **We request the City restrict the height of the property to a maximum of 2-stories.**
4. Will this structure impact the ability to walk on E. Moores Pike? The sidewalk on the south side of E. Moore's Pike ends at Bittner Woods. On the north side of E. Moores Pike, the sidewalk continues to the intersection of E. Moores Pike and Sare/S. College Mall. We request the City ensure a safe sidewalk continue to exist on the north side of E. Moores Pike.
5. The initial PUD granted for this property was for office and commercial use only. Apartments were not allowed. This showed considerable foresight on that planning commission. If the City and Planning Commission decide to approve the building of multi-family apartments on this site, we ask that serious consideration be given to **limiting the magnitude and size of the structure**. This type of density in a project with only one two lane road access will create a lot of additional congestion on E. Moores Pike and for the adjoining neighborhoods. We are requesting the following requirements be included in the City's and Planning Commissions approval of the structure:
 - a. The **number of units needs to be dramatically reduced** from the current plan of 80 apartments. This should have an impact on parking spaces and traffic.
 - b. **Move the entrance from E. Moores Pike** to S. College Mall between the AMC movie theatre and the Hobby Lobby. Landscape the area along E. Moores Pike with greenery.

- c. The **building height should be limited to two stories** to conform with the rest of the neighborhood and area beyond.
 - d. The City should not vote to go forward with this apartment complex that has its entrance on E. Moores Pike unless the City can **ensure that turn off lanes are added** to E. Moores Pike at the entrance to this apartment complex.
 - e. **The parking should be configured at 0.8 spots per bedroom instead of 0.4 spots per bedroom as in the current plan** (which shows only 52 spots and 130 bedrooms).
6. There is already a problem with runoff and water retention in this area. At the bottom of E. Moores Pike at the stop light (where S. College Mall Road becomes Sare Road) there is often significant flooding after heavy rains. About 50% of the property is scheduled to be impervious surface. The retention area is not large enough and can cause additional runoff problems to other properties. Water flows downhill which is primarily to the West of the property, exacerbating a significant flooding issue that already exists. The level of service of E. Moores Pike is barely reasonable now since it is only a two lane road, but as soon as the students return and all the student housing is full, E. Moores Pike becomes much more challenging and dangerous. Adding in an apartment complex with an entrance on E. Moores Pike is not wise.
7. There are 80 units proposed with around 130 bedrooms. The parking should be configured at .8 spots per bedroom which would make 104 parking spots. The current plan calls for 52 parking spots which seems to be an underestimation. We believe more parking spaces will be needed and does not even consider friends visiting and emergency vehicles. The argument that there are walkable services and you do not need a vehicle is unnerving and just plain wrong. Few of the residents of this new complex will walk. It is unrealistic to think that many residents will walk to Kroger and then carry many bags all the way back to their residence—going uphill and upstairs to get back to their residence. Where will all these extra cars park? In addition the surrounding properties are private property so there will not be paths from the apartment complex to the retail businesses on S. College Mall.

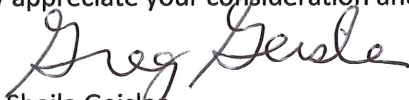
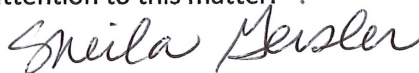
We sincerely appreciate your consideration and your attention to this matter.

Cordially,

Gregory and Sheila Geisler

1508 S Andrew Circle

Bloomington, IN 47401

Cc: Dave Rollo

Andy Ruff

Terri Porter

Eric Greulich

Scott Robinson

To Plan Commission

401 N Morton St Suite 130

Bloomington IN 47404

Attn: Eric Greulich

From: Bittner Woods neighborhood

7/28/2019

We the undersigned, respectfully request that you address the following concerns regarding the proposed multi-family apartment at 3201 E. Moores Pike:

1. Height - the proposed four-story building is not in keeping with the existing single family neighborhoods of Bittner Woods and Shadow Creek or the commercial buildings of Autumn Hills or Redbud Senior Living Residence.
2. Traffic - Moores Pike is a heavily trafficked East/West road and the addition of many cars entering and exiting into two lanes will lead to accidents, given speeds and limited visibility. We question the possibility of the proposed passing lane. The school bus stops at Bittner Woods and Shadow Creek must be considered and the additional traffic will impact the caregivers and visitors to Autumn Hills.
3. Water - Presently, rain water runs off the property, across the street and into Bittner Woods. During construction and with a paved parking lot, there will still be a runoff problem.

We would like to request that the height be reduced, the traffic commission reassess the passing lane and the waiver for the required second meeting be denied because many families are on vacation.

Name	Address
<i>Angela Vaughan</i>	1627 Woodruff Ln.
<i>R. Fink</i>	1650 S Woodruff Ln
<i>Robert G. Mason</i>	1551 S. Woodruff Lane
<i>James Mason</i>	1551 S. Woodruff Lane
<i>Bob Schurz</i>	1520 S Woodruff Lane
<i>Delinda K. Kell</i>	1520 S Woodruff Lane
<i>Kathryn J. Schurz</i>	2817 E Pine Lane
<i>Scott C. Schurz</i>	2817 E. Pine Lane

Name	Address
Charles Horowitz	2807 Pine Lane
John Riddle	2716 S. Bluff Ct.
Tanya Petty	2716 S. Bluff Ct.
Brad Smith	2721 E. Pine Ln, 47401
Barbara B. Hillery	1506 S. Woodruff St 47401
W Rex Hilbery	"
John Robert Carter	3130 E. MOORES PIKE 47401
Mike + Becky Gannon	2720 E Pine Lane 47401
Beth Long	2715 Bluff Ct Bloomington IN 47401
John	2715 S Bluff Ct, Bloomington, IN, 47401
Judith Mah	2712 S. Bluff Court, Bloomington, IN 47401
Kurtis V. Shiffin	2712 S Bluff Ct. 47401
Miss P Williams	1525 S. Woodruff Lane 47401
J. A. Cascardo	3124 Moores Pike Bloomington, IN 47401
Deborah CASCARDO	3124 Moores Pike Bloomington, IN 47401



Eric Greulich <greulice@bloomington.in.gov>

Re: PUD amendment for property at 3201 E. Moores Pike, Bloomington, IN 47401

Shaaban, Marian T <shaaban@indiana.edu>

Mon, Jul 29, 2019 at 11:08 PM

To: "rollo@bloomington.in.gov" <rollo@bloomington.in.gov>, "ruffa@bloomington.in.gov" <ruffa@bloomington.in.gov>, "greulice@bloomington.in.gov" <greulice@bloomington.in.gov>, "porteti@bloomington.in.gov" <porteti@bloomington.in.gov>, "robinsos@bloomington.in.gov" <robinsos@bloomington.in.gov>
Cc: "kadhimshaaban@gmail.com" <kadhimshaaban@gmail.com>, "Shaaban, Marian T" <shaaban@indiana.edu>

City of Bloomington Planning and Transportation Commission

City Hall #130

401 N Morton

Bloomington, IN 47404

July 29, 2019

Re: PUD amendment for property at 3201 E. Moores Pike, Bloomington, In 47401

We are writing this letter to express our strong opposition to change the zoning and allow multifamily apartments on a property at 3201 E Moores Pike.

1. Building a four story high apartment building on the top of a hill on a narrow lot will interfere with the health and safety of the neighborhood that was built on the premise that it will be a single family neighborhood. Changing zoning at the demand of developers means that the PUD is serving the developers and not the residences.
2. The only access to this building is Moores Pike, a narrow two lane road that has become one of the three major streets for east-west traffic. Access to Moores Pike already has become risky to the residences of homes around the proposed complex.
3. We oppose the reasoning for approval, because it does not meet compatibility, safety, height, and wellness of the community.

Thank you,

Kadhim and Marian Shaaban

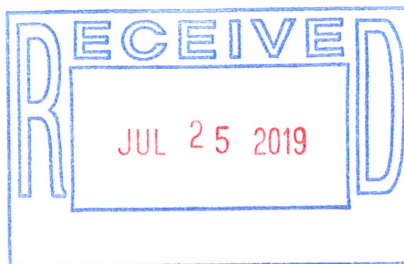
1588 S Andrew Circle

812-339-2675

kadhimshaaban@gmail.com

shaaban@indiana.edu

Plan Commission
 Planning and Transportation Department
 401 N Morton St, Suite 130
 Bloomington, IN



7/22/19

To members of the Plan Commission:

We are writing out of concern about the petition of First Capital Group to a PUD amendment to allow multi-family apartments for the property located at 3210 E Moores Pike. This property is currently zoned for commercial use, with a PUD dating back to the early 1990's. First of all, we strenuously object to First Capital's request to waive the second hearing, scheduled for 9 Sep 2019. This is a project that, if approved, will significantly impact the surrounding area and as many people as possible should be given the chance to make their opinions known. The first hearing is to be on 12 Aug, and many people will still be on vacation during that month and unavailable to attend it. Therefore, the second hearing should be held as scheduled.

We believe that this is not the best use of this land. A four-story building on this significantly elevated piece of land will tower over all of the surrounding developments, including single-family dwellings, a memory care facility and all the other multi-family apartment complexes in the area (which are all only three stories). There is no property anywhere in this area of the city with more than three stories and we guess that the owners requested a fourth story because the property is so small. There is significant traffic on Moores Pike now and adding an 80-unit building apartment building with access/exit only onto this road will greatly increase the congestion and likelihood of accidents. Even now, at certain times of the day, we sit for one-two minutes just to make a left turn out of Andrews Circle on to Moores Pike. Cars fly down the hill traveling west on Moores Pike and cars traveling east and turning left into this apartment complex will make for treacherous driving conditions. Drivers will underestimate the speed of oncoming traffic and fail to yield. Crossing Moores Pike at just about any time of the day has become increasingly difficult, as traffic has probably increased by at least 25% in the past four years. Only 52 parking spaces have been allotted to this proposed complex, which is considerably under the usual estimation of .8 spaces per planned bedroom; 128 bedrooms are being proposed. The plan assumes that a vast number of residents will not have a car, which is unrealistic and naïve. There is also the question of where will visitors arriving in cars park? We suspect visitors, or even residents, will simply park next door in the movie theaters parking lot.

We believe that construction of this apartment complex will negatively affect the character of the existing neighborhood, in particular ours at Shadow Creek. Our neighborhood is one of all single-family residences, with a number of houses having small children. We already have three huge apartment complexes accessing Clarizz Blvd, which then feeds into Moores Pike just east of this project and there is another large project about to begin construction where the former K-Mart is at Clarizz and E 3rd. Plus, Sare Rd is being inundated with apartment buildings. We are at the saturation point for multi-family residential units in this part of Bloomington. We question how the addition of yet another apartment building fits in with the city's Comprehensive Plan for growth?

Several recent nationwide studies, one which was reported in the March 1 Herald Times, show that given American demographics, colleges will undergo a serious decline of students of perhaps 15% over the coming decade. Indiana University has acknowledged that fact. There is thus the question of whether the city needs yet another apartment complex aimed at university students, on top of the massive building of such structures over the last few years, when that demand is about to drop.

Jan W. Coyle Gene A. Coyle
 Jan and Gene Coyle

1596 S. Andrew Circle, Bloomington

RECEIVED
66
JUL 29 2019

Shadow Creek Neighborhood Association

From: Babette Ballinger <babettebal@gmail.com>
Sent: Tuesday, July 23, 2019 12:10 PM
To: rollod@bloomington.in.gov; ruffa@bloomington.in.gov; greulice@bloomington.in.gov; robinsos@bloomington.in.gov; porteti@bloomington.in.gov
Cc: shadowcreekna@gmail.com
Subject: Re: PUD amendment for property at 3201 E. Moores Pike, Bloomington In, 47401

Babette Ballinger
1580 South Andrew Circle
Bloomington, Indiana 47401
babettebal@gmail.com
914-714-0182

City of Bloomington Planning and Transportation Commission
City Hall #130
401 N Morton
Bloomington, Indiana 47404

July 23, 2019

Re: PUD amendment for property at 3201 E. Moores Pike, Bloomington In, 47401

I wish to strongly object to the PUD amendment to allow multifamily apartments on a property adjacent to Autumn Hills backing up to Hobby Lobby .

1. This is a narrow rectangular property with the narrow end the only access to Moores Pike. Moores Pike is a narrow two lane road that has enormous traffic on it. Additionally this is the highest spot so it will be impossible to see adequately and safely from both directions.
2. The initial PUD was granted for this property for office and commercial use only. Apartments were not allowed. This showed considerable foresight on that planning commission.
3. Height restrictions: This proposal plus the topography of the land would make this the highest building in the area if not in Bloomington, and be unsightly. It has the potential to add light pollution. This building will dwarf the neighborhood.
4. There is already a problem with runoff and water retention after our current rain pattern. About 50% of the property is scheduled to be impervious surface. The retention area is not enough and can cause additional runoff problems to other property. The concept of drainage to the North of the property and the back of the property will cause flooding, contributed by the elevation and proposed impervious surface of the property.
5. The level of service of Moores Pike is barely reasonable now, but as soon as the students return and all the student housing is full, it becomes challenging and dangerous. Adding in an apartment complex is not wise.
6. There are 80 units proposed with around 130 bedrooms. The parking should be configured at .8 spots per bedroom which would make 104 parking spots. The current plan calls for 52 parking spots, which doesn't allow for emergency vehicles and no allowance for visitors and guests.
7. The argument that there are walkable services and you do not need a vehicle is unnerving and just plain wrong. Just watch all the multi vehicles driving into Kroegers from Clarizz. Students don't walk. It is a hike to walk to grocery stores and to climb up to this development from Moores Pike is not realistic. Where will all these cars park? On Moores Pike? The AMC movie lot?

8. In addition the surrounding properties are private property so there will not be paths other than the entrance and exit from Moores Pike for ingress and egress.
9. This type of density in a project with only one road access will create a new and dangerous problem. If the change in zoning to apartments is considered, it should only be done with the following considerations:
 - a. The number of units needs to be dramatically reduced.
 - b. The building height should be limited to two stories to conform with the rest of the neighborhood.
 - c. This would mean more parking .
 - d. The builder would need to put in turn off lanes on Moores Pike and emergency service lanes.
 - e. The aesthetics of the building should change so it looks less like a motel and is more appropriate for the other units in our area.

Thank you for your attention,

Babette Ballinger, resident of Shadow Creek.

Cc: Dave Rollo

Andy Ruff

Terri Porter

EricGreulich

Scott Robinson

RECEIVED
68
JUL 29 2019

BABETTE BALLINGER

1580 South Andrew Circle
Bloomington, Indiana 47401
babettebal@gmail.com
914-714-0182

City of Bloomington Planning and Transportation Commission
City Hall #130
401 N Morton
Bloomington, Indiana 47404

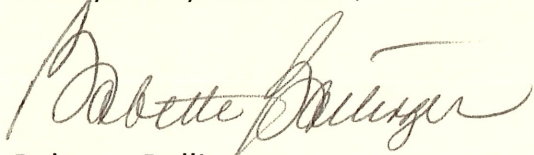
July 23, 2019

Re: PUD amendment for property at 3201 E. Moores Pike, Bloomington In, 47401

I wish to strongly object to the waiver of a second meeting with the zoning commission.

1. This is an important issue to the community and the first meeting is scheduled for August 12th when so many residents are on vacation and normal traffic patterns are disrupted. Each resident should be able to review and have their say.
2. I am sure you want to allow as many people as possible to make their views known which would mean allowing the matter to be discussed at the September meeting as well.
3. This proposal has many elements (traffic, height, parking, retention, emergency lanes, Etc. Etc.) where it is not in the best interest of the town and the neighborhood to rush this thru without adequate venting.

Thank you for your attention,



Babette Ballinger

Cc: Dave Rollo
Andy Ruff
Terri Porter
EricGreulich
Scott Robinson



Eric Greulich <greulice@bloomington.in.gov>

Re: PUD amendment for property at 3201 E. Moores Pike, Bloomington In, 47401

1 message

Babette Ballinger <babettebal@gmail.com>

Tue, Jul 23, 2019 at 12:10 PM

To: rolod@bloomington.in.gov, ruffa@bloomington.in.gov, greulice@bloomington.in.gov, robinsos@bloomington.in.gov, porteti@bloomington.in.gov

Cc: shadowcreekna@gmail.com

Babette Ballinger

1580 South Andrew Circle

Bloomington, Indiana 47401

babettebal@gmail.com

914-714-0182

City of Bloomington Planning and Transportation Commission

City Hall #130

401 N Morton

Bloomington, Indiana 47404

July 23, 2019

Re: PUD amendment for property at 3201 E. Moores Pike, Bloomington In, 47401

I wish to strongly object to the PUD amendment to allow multifamily apartments on a property adjacent to Autumn Hills backing up to Hobby Lobby .

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3. Height restrictions: This proposal plus the topography of the land would make this the highest building in the area if not in Bloomington, and be unsightly. It has the potential to add light pollution. This building will dwarf the neighborhood.
4. There is already a problem with runoff and water retention after our current rain pattern. About 50% of the property is scheduled to be impervious surface. The retention area is not enough and can cause additional runoff problems to other property. The concept of drainage to the North of the property and the back of the property will cause flooding, contributed by the elevation and proposed impervious surface of the property.
5. The level of service of Moores Pike is barely reasonable now, but as soon as the students return and all the student housing is full, it becomes challenging and dangerous. Adding in an apartment complex is not wise.
6. There are 80 units proposed with around 130 bedrooms. He parking should be configured at .8 spots per bedroom which would make 104 parking spots. The current plan calls for 52 parking spots, which doesn't allow for emergency vehicles and no allowance for visitors and guests.
7. The argument that there are walkable services and you do not need a vehicle is unnerving and just plain wrong. Just watch all the multi vehicles driving into Kroegers from Clarizz. Students don't walk. It is a hike to walk to grocery stores and to climb up to this development from Moores Pike is not realistic. Where will all these cars park? On Moores Pike? The AMC movie lot?
8. In addition the surrounding properties are private property so there will not be paths other than the entrance and exit from Moores Pike for ingress and egress.
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 - b. The building height should be limited to two stories to conform with the rest of the neighborhood.
 - c. This would mean more parking .
 - d. The builder would need to put in turn off lanes on Moores Pike and emergency service lanes.
 - e. The asthetics of the building should change so it looks less like a motel and is more appropriate for the other units in our area.

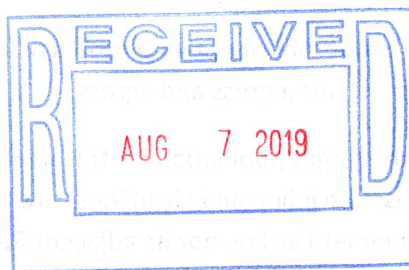
Thank you for your attention,

Babette Ballinger, resident of Shadow Creek.

Cc: Dave Rollo

5 August 2019

Patrick M. Kelly
 1544 S. Coleman Court
 Bloomington IN 47401
 pk0080753@gmail.com
 210-415-2087



City of Bloomington Planning and Transportation Commission
 City Hall #130
 401 N Morton
 Bloomington IN 47404

Re: PUD amendment for property at 3201 E. Moores Pike, Bloomington IN 47401

I strongly object to the PUD amendment to allow multifamily apartments on the property adjacent to Autumn Hills backing up to Hobby Lobby .

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8. In addition, the surrounding properties are private property so there will not be paths other than the entrance and exit from Moores Pike for ingress and egress.
9. What type of residents are the target population for this new apartment complex? Students (many, not all) with little regard for noise discipline and cleanliness are certainly not appropriate neighbors for the next door Autumn Hills Alzheimer Facility, nor its adjacent Red Bud Hills Senior Living Facility. Unless the apartment complex is WELL managed, this is NOT the appropriate facility for this particular location.
10. This type of density in a project with only one road access will create a new and dangerous problem. If the change in zoning to apartments is considered, it should only be done with the following considerations:
- a. The number of units needs to be dramatically reduced.
 - b. The building height should be limited to two stories to conform with the rest of the neighborhood.
 - c. The appropriate number of parking spaces should be considered.
 - d. The builder would need to add turn lanes on Moores Pike and emergency service lanes.
 - e. The aesthetics of the building should change so it looks less like a motel and blends more appropriately to other buildings in our area.

Thank you for your attention,

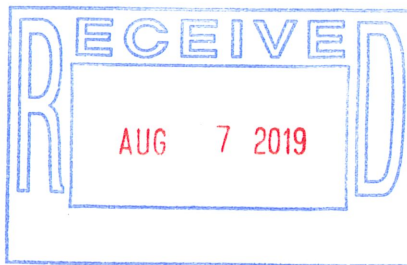


Patrick M. Kelly
Shadow Creek Resident

Cc:

Dave Rollo
Andy Ruff
Terri Porter
Eric Greulich
Scott Robinson

5 August 2019



Patrick M. Kelly
1544 S. Coleman Court
Bloomington IN 47401
pk0080753@gmail.com
210-415-2087

City of Bloomington Planning and Transportation Commission
City Hall #130
401 N Morton
Bloomington IN 47404

Re: PUD amendment for property at 3201 E. Moores Pike, Bloomington IN 47401

I strongly object to the waiver of a second meeting with the zoning commission.

1. This is an important issue to the community and the first meeting is scheduled for 12 August 2019 when many residents are on vacation. All residents should have adequate time to review the current proposal and have their say.
2. I trust you want to allow as many people as possible to make their views known which would mean allowing the matter to be discussed at the September meeting as well.
3. This proposal has many elements (traffic, height, aesthetics, parking, water retention, emergency lanes, etc.); it is not in the best interest of the town and the neighborhood to rush this through without adequate vetting.

Thank you for your attention.

Patrick M. Kelly
Shadow Creek Resident



4 August, 2019

City of Bloomington Planning and Transportation Commission
City Hall #130
401 N Morton
Bloomington, Indiana 47404

Dear Committee members

I am writing to register my objection to the PUD amendment that would allow a four story multifamily apartment on a property off of Moores Pike, next to Autumn Hill.

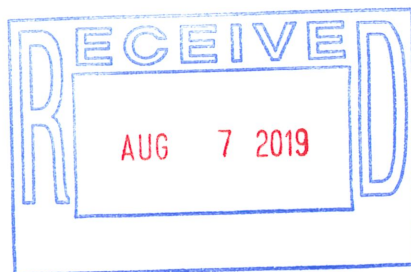
There are simply too many apartments (80) and bedrooms (130) proposed for the location. In particular:

1. **Traffic and ingress/egress.** Moores Pike is a narrow, two lane road which has seen increasing traffic already such that the Hyde Park neighborhood requested traffic control at Olcott. Having a single exit from the proposed 130 bedroom complex will simply create a traffic nightmare -- with considerable danger as tenants try to enter/exit the complex. Seriously.
2. **Parking and emergency access.** With the proposed increase in the size of the building, there is a shrinkage of space available for parking. The proposed 52 parking spaces are simply inadequate for that complex. Indeed, if I recall correctly there should be .8 spaces per bedroom or 104 spaces – twice what is proposed. The tight space will impact emergency vehicle access. Finally, there is no on-street parking on Moores Pike or College Mall to make up for the constrained parking for both visitors and residents. I presume the Commission does not intent to create a situation where the building owners will, in essence, be making the AMC parking their extended parking lot.
3. **Building height.** The proposed amendment would allow a four-story building. This would make it the dominant building in the area. Please let's remember when we let one property owner deviate significantly from the ordinance in terms of density it impacts all the surrounding properties. A new standard is set. We saw this when a five story building was allowed on Kirkwood.

Bottom line, please let's stick to the existing zoning requirements. We have been told the Planning Commission had zoned the property for office/commercial only. It would seem wise to stay with that plan.

Thanks

Cindy Thomas
1560 S. Andrew Cir



August 5, 2019

Belen Ortiz
1544 S. Coleman Court
Bloomington IN 47401
belenmurphy@aol.com
808-783-7109

City of Bloomington Planning and Transportation Commission
City Hall #130
401 N Morton
Bloomington IN 47404

Re: PUD amendment for property at 3201 E. Moores Pike, Bloomington IN 47401

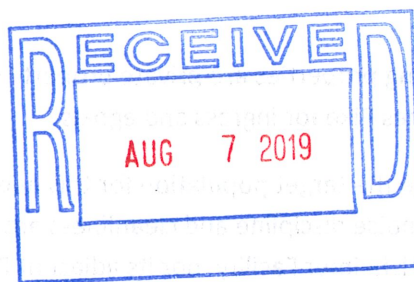
I strongly object to the waiver of a second meeting with the zoning commission.

1. This is an important issue to the community and the first meeting is scheduled for August 12, 2019 when many residents are on vacation. All resident should have adequate time to review the current proposal and have their say.
2. I trust you want to allow as many people as possible to make their views known which would mean allowing the matter to be discussed at the September meeting as well.
3. This proposal has many elements (traffic, height, aesthetics, parking, water retention, emergency lanes, etc., etc.); it is not in the best interest of the town and the neighborhood to rush this through without adequate vetting.

Thank you for your attention.

Handwritten signature of Belen Ortiz.

Belen Ortiz
Shadow Creek Resident



August 5, 2019

Belen Ortiz
 1544 S. Coleman Court
 Bloomington IN 47401
 belenmurphy@aol.com
 808-783-7109

City of Bloomington Planning and Transportation Commission
 City Hall #130
 401 N Morton
 Bloomington IN 47404

Re: PUD amendment for property at 3201 E. Moores Pike, Bloomington IN 47401

I strongly object to the PUD amendment to allow multifamily apartments on the property adjacent to Autumn Hills backing up to Hobby Lobby .

1. This is a narrow rectangular property with the narrow end the only access to Moores Pike. Moores Pike is a narrow two lane road that has an enormous amount of traffic on it. Additionally, this is the highest spot so it will be impossible to see adequately and safely from both directions.
2. The initial PUD granted for this property was for office and commercial use only. Apartments were not allowed. This showed considerable foresight of that planning commission.
3. Height restrictions: This proposal plus the topography of the land would make this the highest building in the area if not in Bloomington, and be unsightly. It has the potential to add light pollution. This building will dwarf the surrounding neighborhoods.
4. There is already a problem with runoff and water retention after our current rain pattern. About 50% of the property is scheduled to be impervious surface. The retention area is not enough and can cause additional runoff problems to other properties. The concept of drainage to the North of the property and the back of the property will cause flooding, contributed by the elevation and proposed impervious surface of the property.
5. The level of service of Moores Pike is barely reasonable now; as soon as students return and all student housing is full, it becomes challenging and dangerous. Adding an apartment complex is not wise.
6. There are 80 units proposed with around 130 bedrooms. Parking should be configured at .8 spots per bedroom which would require 104 parking spots. The current plan calls for 52 parking spots, which doesn't allow for emergency vehicles and no allowance for visitors and guests.
7. The argument that there are walkable services and you do not need a vehicle is unnerving and just plain wrong. Just watch all the multi vehicles driving into Krogers from Clarizz Drive. Students don't walk. It is a hike to walk to grocery stores, and to climb up to this development from Moores Pike is not realistic. Where will all these cars park? On Moores Pike? The AMC movie lot?

8. In addition, the surrounding properties are private property so there will not be paths other than the entrance and exit from Moores Pike for ingress and egress.

9. What type of residents are the target population for this new apartment complex? Students (many, not all) with little regard for noise discipline and cleanliness are certainly not appropriate neighbors for the next door Autumn Hills Alzheimer Facility, nor its adjacent Red Bud Hills Senior Living Facility. Unless the apartment complex is WELL managed, this is NOT the appropriate facility for this particular location.

10. This type of density in a project with only one road access will create a new and dangerous problem. If the change in zoning to apartments is considered, it should only be done with the following considerations:

- a. The number of units needs to be dramatically reduced.
- b. The building height should be limited to two stories to conform with the rest of the neighborhood.
- c. The appropriate number of parking spaces should be considered.
- d. The builder would need to add turn lanes on Moores Pike and emergency service lanes.
- e. The aesthetics of the building should change so it looks less like a motel and blends more appropriately to other buildings in our area.

Thank you for your attention,



Belen Ortiz
Shadow Creek Resident

Cc:

Dave Rollo
Andy Ruff
Terri Porter
Eric Greulich
Scott Robinson

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 1201 W Allen St.**

**CASE #: PUD-27-19
DATE: August 12, 2019**

PETITIONER: Hilltop Meadow, LLC
600 E Hillside Dr., Bloomington

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

REQUEST: The petitioner is requesting a PUD amendment to allow multi-family residential units.

BACKGROUND:

Area: 5.32 acres
Current Zoning: Planned United Development
Comp Plan Designation: Neighborhood Residential
Existing Land Use: Mobile Home Park
Proposed Land Use: Dwelling, Multi-Family
Surrounding Uses: North – Dwelling, Multi-Family
 West – Dwelling, Multi-Family
 East – Light Manufacturing
 South – Light Manufacturing

REPORT: The 5.32 acre property is located south of W Allen St. between S Strong Dr., and S Adams St. The property is currently developed with a vacant mobile home park. The surrounding properties to the south and east are zoned within a PUD (MG/PCD-9-91) and have been developed with light manufacturing. The property to the west has been zoned Residential Multifamily (RM) and has been developed with multifamily dwelling units. The property to the north has been zoned Residential High-Density Multifamily (RH) and has been developed with multifamily dwelling units. This property fronts on W Allen St via a shared private drive.

The petitioner proposes to amend the PUD to allow multi-family residences on this parcel rather than the original approved mobile home park use. With this amendment mobile homes will no longer be allowed in the PUD. The petitioner proposes to construct 48 efficiency units, 24 one-bedroom units, 32 two-bedroom units, and 10 three-bedroom townhouses. This will create a total of 114 units and 166 bedrooms. The overall density is proposed at 8.78 DUEs per acre. An allowed maximum of 15 units per acre is being proposed for the PUD. There will be a proposed 11 two-story residential buildings, and 2 one-story accessory buildings. The two buildings containing the 10 townhouses will be platted for individual sale. A community gardens/open space will be in the middle of the site directly adjacent to two of the buildings. The 10 three-bedroom townhouses will have a garage in the rear of the unit. There are a proposed 172 surface parking spaces for 166 bedrooms. This equals approximately 1.03 parking spaces per bedroom.

No PUD final plan approval is requested at this time. The PUD final plan must go back to the Plan Commission for approval.

COMPREHENSIVE PLAN: This property is designated as Neighborhood Residential with some Employment Center on the southeast portion of the parcel. The lines and edges in the Comprehensive Plan are intended to be fluid, so as to be flexible as areas in the City develop. Given the existing development on and around the site, the Department feels that Neighborhood Residential is the most appropriate district to analyze this proposal. The Comprehensive Plan notes the following about the intent of the Neighborhood Residential area and its redevelopment:

- *Primarily composed of residential land uses with densities ranging from 2 units per acre to 15 units per acre. Single family residential development is the dominant land use activity for this district. Other land use activities include places of religious assembly, schools, small-scale commercial, and some multifamily housing.*
- *Buildings are no more than three, but most often two stories or less and have natural or landscaped front, side, and rear yards.*
- *Optimize street, bicycle, and pedestrian connectivity to adjacent neighborhoods and other 20-minute walking destinations.*
- *Create neighborhood focal points, gateways, and centers. These could include such elements as a pocket park, formal square with landscaping, or a neighborhood-serving land use.*
- *Ensure that appropriate linkages to neighborhood destinations are provided.*
- *Large developments should develop a traditional street grid with short blocks to reduce the need for circuitous trips.*
- *Support incentive programs that increase owner occupancy and affordability.*

The development of this large lot will amend an existing mobile home park PUD to allow a large multifamily development. The site is located within walking distance of major area employers. The site has direct access to W Allen St. which connects to the downtown and local commercial businesses. The current design of the proposal is not consistent with the Neighborhood Residential description in the Comprehensive Plan.

PRELIMINARY PLAN:

Uses/Development Standards: The petitioner is proposing to utilize the RH zoning district for the permitted uses and development standards, with a modification. The petitioner is proposing a deviation from the RH district's maximum impervious surface coverage. The RH district has a maximum of 50% impervious surface coverage. The petitioner is proposing a maximum of 65% impervious surface coverage.

Residential Density: The maximum residential density allowed in the RH 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 166 bedrooms in 114 units for a total of 8.76 units per acre, with a proposed maximum of 15 units per acre for the PUD. The Comprehensive Plan calls for 2 to 15 units per acre in the *Neighborhood Residential*. The immediately adjacent area has been developed with multifamily units, and light industrial

uses.

Height and Bulk: The petitioner is proposing 11 two-story residential buildings, with a maximum proposed height of 50 feet. These are taken from the RH district which has a maximum height of 50 feet, and the proposed heights will meet those standards.

Parking, Streetscape: A total of 172 parking spaces are proposed with 6 parking spaces designated as ADA compliant. This is a total number of parking spaces equal to 1.03 parking spaces per bedroom. This is above the 1 space per bedroom maximum in the RH district. The parking spaces will be perpendicular along a proposed private street which will create a loop through the middle of the site.

Access: There is one vehicular access point for this property. This drive is shared with the adjacent properties to the north and west. The petitioner is not proposing to change this access point.

Internal sidewalks will be installed along the internal drive between the proposed parking and the buildings. These sidewalks will connect to an existing sidewalk which runs along the west side of the private drive on the northwest corner of the parcel. A new sidewalk connection will be created in the southeast corner of the parcel which will connect the property to light industrial employers to the south and east.

The Department has requested that the design of the site be more in line with a traditional neighborhood design w parallel parking and tree plots with additional parking in the rear of the building as called for in the Comprehensive Plan. The petitioner did not make those changes.

Bicycle Parking and Alternative Transportation: The proposed development will have 166 bedrooms in 114 units. The UDO requires one bicycle parking space for every 6 bedrooms. This development would require 28 bicycle parking spaces. The UDO requires multifamily residential properties with greater than 32 bedrooms to have $\frac{1}{2}$ of required bicycle parking to be covered short-term Class II bicycle parking, and $\frac{1}{4}$ to be covered long term Class I facilities. No bike parking is yet shown on the plan but will be required at development plan stage.

The site is within a 5-minute walking distance of a Bloomington Transit bus route along W Allen.

Architecture/Materials: The petition has utilized the RH district for architecture standards. The buildings will be required to meet RH architectural standards.

Environmental Considerations: 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.

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The Bloomington Environmental Commission (EC) made 4 recommendations concerning this development, which are listed below:

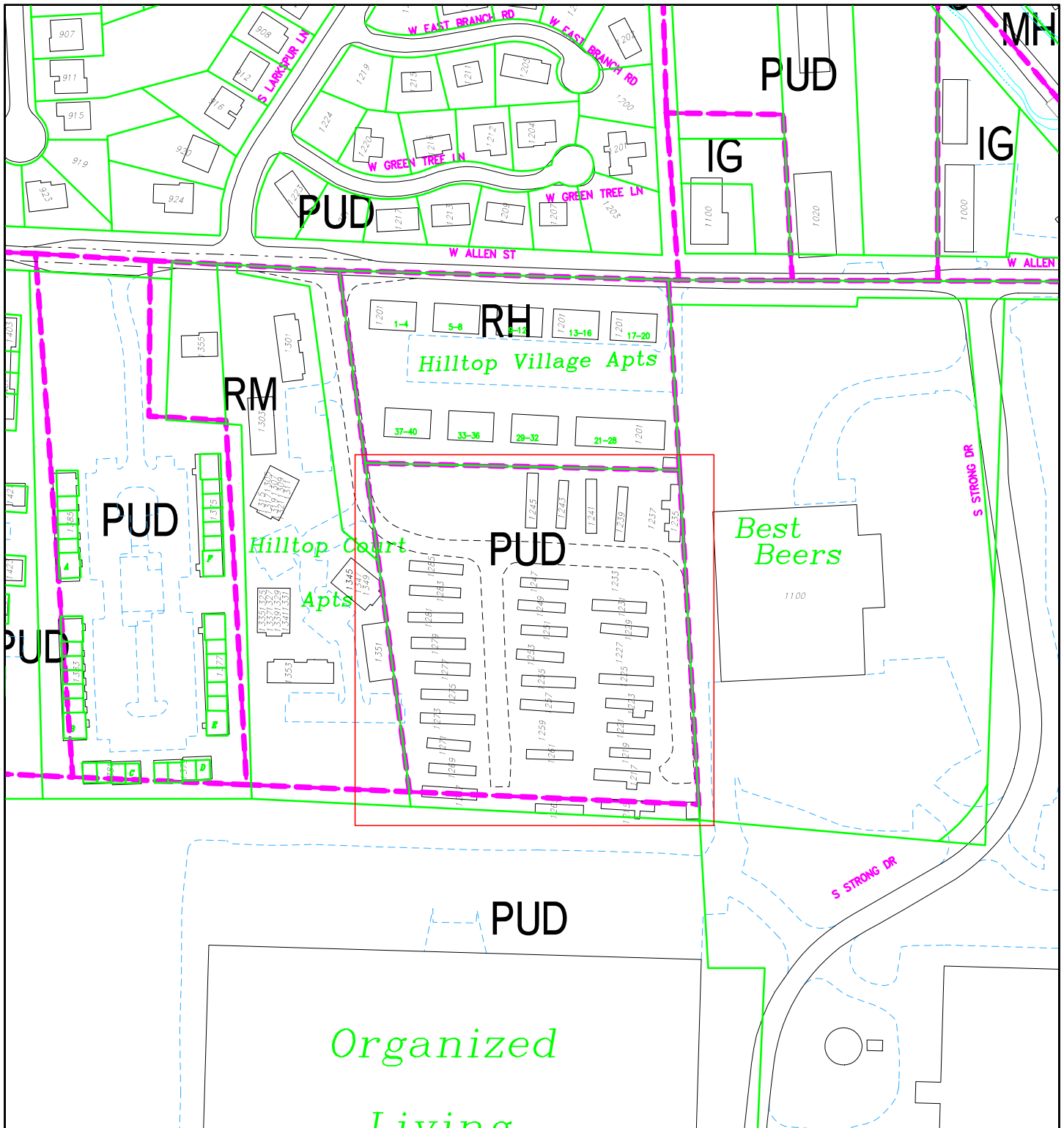
- 1) The Petitioner shall submit an approved Landscape Plan prior to being granted a Grading Permit.
- 2) The Petitioner should incorporate best practices for green building.
- 3) The Plan Commission should not concede to less pervious surface than would be allowed if the plan design followed UDO standards.
- 4) The vegetative buffer shall be shown on the plan and protective orange fencing should be installed during construction to ensure that construction disturbance does not encroach into it either.

CONCLUSION: The proposed PUD amendment will create additional dwelling units in a residential PUD that has existed for 39 years. While the proposal brings additional housing to an area with major employers nearby the design of the site is inconsistent with the Neighborhood Residential Comprehensive Plan Designation. The Department has expressed this concern to the petitioner since the June 25th Development Review Committee meeting. However, no changes to design to address the concerns have been proposed. The Department is favorable to additional housing in this area, but would like to see improvement from the petitioner on such issues as meeting Comprehensive Plan goals; appropriate street design; and diverse housing incorporation.

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-

- Adherence to the Comprehensive Plan Goals
- Is the proposed maximum impervious surface coverage appropriate?
- Is the perpendicular parking along the street appropriate?
- Have enough environmentally sustainable development practices been included?
- Is the design of the site and structures maximized for greatest environmental benefit?

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



PUD-27-19 Hilltop Meadow, LLC

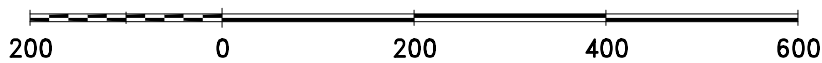
1201 W Allen St.

Plan Commission

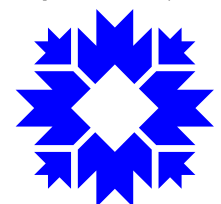
Site Location, Zoning, Parcels

By: roblngr

8 Aug 19

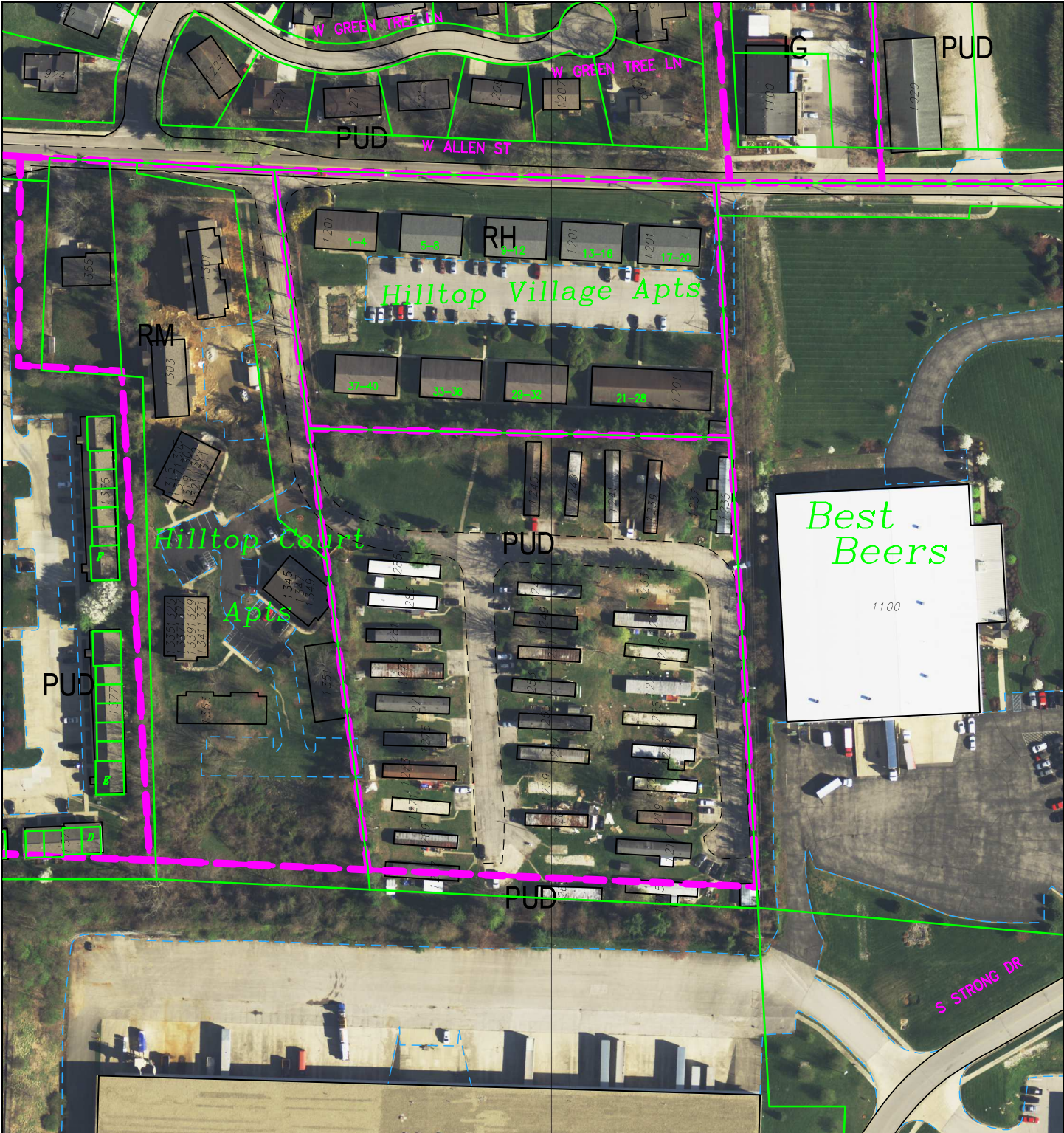


City of Bloomington
Planning & Transportation



Scale: 1" = 200'

For reference only; map information NOT warranted.



PUD-27-19 Hilltop Meadow, LLC

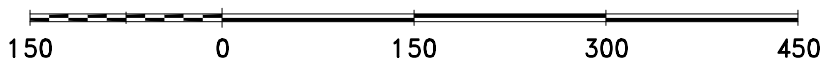
1201 W Allen St.

Plan Commission

2016 Aerial Photograph

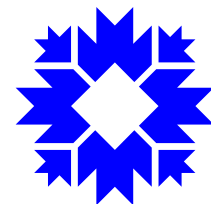
By: roblngr

8 Aug 19



For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation



Scale: 1" = 150'



BYNUM FANYO & ASSOCIATES, INC.

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July 8, 2019

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

Re: Dwellings LLC; Hilltop Court IV PUD Proposal

Dear Plan Commission and City Council Members:

Our client Hilltop Meadows, LLC. respectfully request rezoning from mobile home park/PUD to PUD of a 5.24-acre parcel of land located at 1201 West Allen Street.

Existing Conditions

The existing PUD was approved in the mid to late 1980's for a 50-lot mobile home park. Over the past three decades the park conditions have deteriorate and all mobile homes have been removed from the property. The property has onsite sewer, water and access to W. Allen Street.

With the trailers remove this vacant parcel is surrounded by intense industrial uses to the east and south which is part of the Thompson PUD from the 1990's, to the north is a RH zoned apartment property and to the west a RM apartment property recently completed by this petitioner.

Proposed PUD

The proposal is to rezone the 5.24-acres a PUD designation and all future development on the property will be guided by the attached PUD District Ordinance. We have included a schematic site plan showing eleven apartment building, a maintenance structure and a leasing office. It is proposed to provide 48-efficiency units, 24 1-bedroom units, 32 2-bedroom units and ten 3-bedroom townhouses. Using the DUE computation, we have 12.95 units per acre.

Site Design

The proposed site has access to Allen Street via an ingress egress easement that is shared with the property to the west, also owned by this petitioner. The buildings will be placed around the site perimeter and two located in the center. A community garden will also occur in the center of the property and will utilize rainwater harvesting to provide for the gardening needs.

Water and sewer are currently on site. Stormwater quality and retention will be provided at the southwest and southeast corners of the property. A multi-purpose path will

528 NORTH WALNUT STREET
812-332-8030

BLOOMINGTON, INDIANA 47404
FAX 812-339-2990



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circumnavigate the property and be combined with a path on the adjoining property to the west creating half mile circuit. The 10 townhouse units will be platted for sale.

Sustainability

The petitioner is planning to incorporate several environmentally conscious features and construction standards. Some of the considerations are:

High-efficiency HVAC Systems

Energy Star Appliances

Low-flow Plumbing Fixtures

High Albedo (Solar Reflectivity) Roofing

Large Windows for Natural Light

Partial "Extensive" Green Roof (approx. 1000 sf)

PV Solar Panels

Rainwater Capture and Reuse for Irrigation

Recycling Collection

Phasing

The project will be completed in three phases.

Sincerely,

Jeffrey S. Fanyo, P.E., CFM

Bynum Fanyo and Associates, Inc.

528 North Walnut Street

Bloomington, Indiana 47404

Office 812 332 8030

Attachment: PUD District Ordinance

528 NORTH WALNUT STREET
812-332-8030

BLOOMINGTON, INDIANA 47404
FAX 812-339-2990

Hilltop Court IV
Planned Unit Development
District Ordinance
BFA Project Number 401851
For
Dwellings, LLC
Prepared by:
Bynum Fanyo and Associates, Inc
July 8, 2019

PROPOSED USES:

The proposed uses for Hilltop Court IV shall consist of a combination of efficiencies, one- and two-bedroom apartment units and three-bedroom townhouse units. The efficiencies, one- and two-bedroom units will be below the DUE square footage requirements for the computation of density standards. The three-bedroom townhouses will be platted in order to allow for sale and become owner occupied. In addition, there will be a leasing office and maintenance facility to service the above apartments.

PROPOSED DENSITY:

15 Units per acre with Dwelling Unit Equivalentents as allowed in UDO Chapter 20.02.

SUSTAINABLE FEATURES:

The petitioner is planning to incorporate several environmentally conscious features and construction standards. Some of the considerations are:

High-efficiency HVAC Systems

Energy Star Appliances

Low flow Plumbing Fixtures (e.g. Dual flush toilets)

Large Windows for Natural Light including skylights and windows in uncommon spaces

Partial "Extensive" Green Roof (approx. 1000 sf)

PV Solar Panels

Rainwater Capture and Reuse for Irrigation

Recycling Collection

Resident composting system

Community garden with pergola and tool shed

DEVELOPMENT STANDARDS: Comply with UDO Chapter 20.05, Underlying zone RH with the following additions.

Lot Area (minimum)*	5,000 sf
Lot width (minimum)	50 ft.
Front setback (minimum)	15 ft.
Side setback (minimum)*	15 ft.
Rear setback (minimum)	15 ft.
Impervious surface area (maximum)	65%
Landscape area (minimum)	35%

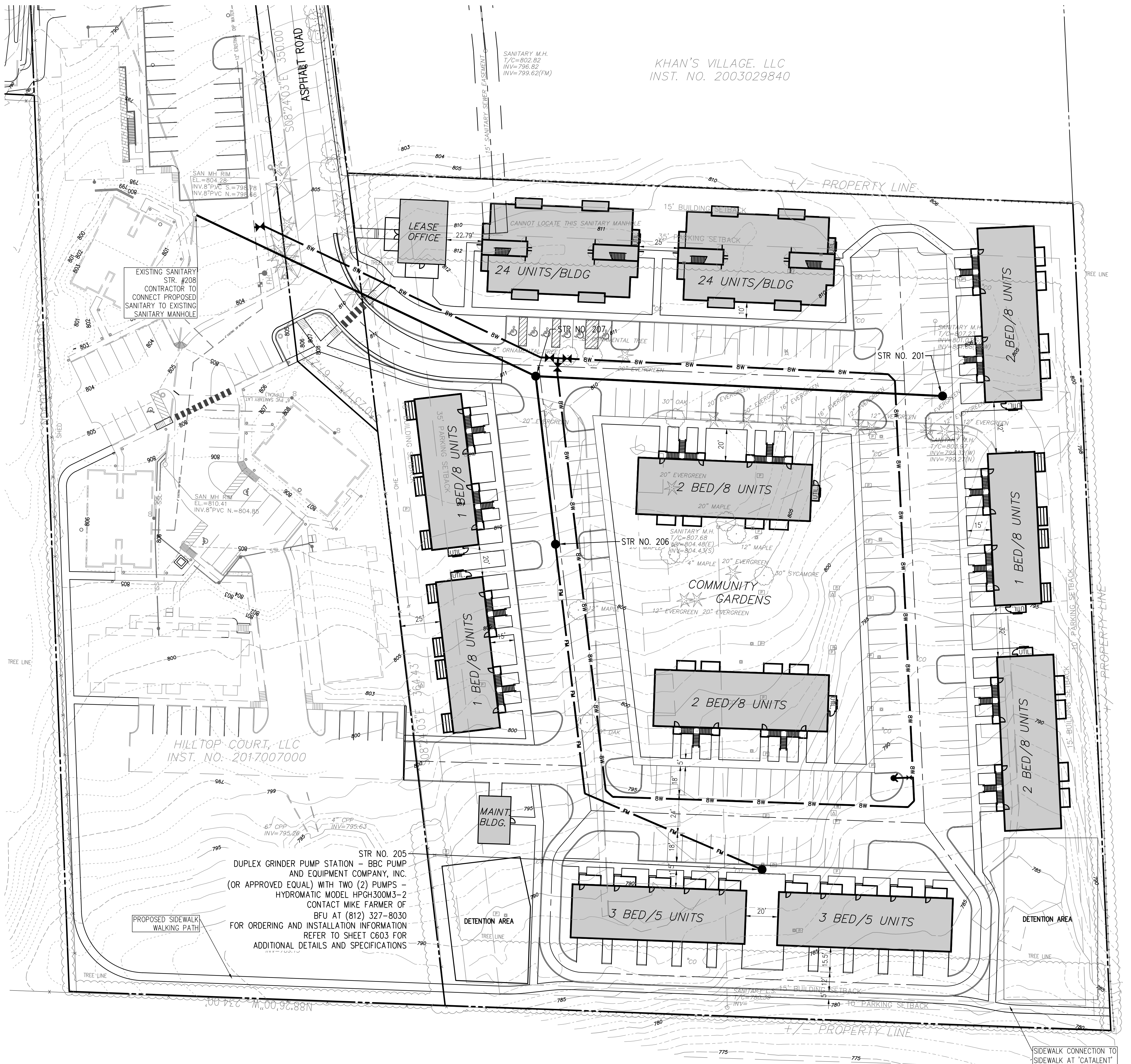
*excludes zero lot line attached townhouses

DESIGN STANDARDS:

Comply with UDO Chapter 20.07

PHASING:

The project will be developed in three phases of approximately equal numbers of units.



KHAN'S VILLAGE, LLC
INST. NO. 2003029840

EXISTING SANITARY STR. #208
CONTRACTOR TO CONNECT PROPOSED SANITARY TO EXISTING SANITARY MANHOLE

HILLTOP COURTS, LLC
INST. NO. 2017007000

STR. NO. 205
DUPLX GRINDER PUMP STATION - BBC PUMP AND EQUIPMENT COMPANY, INC. (OR APPROVED EQUAL) WITH TWO (2) PUMPS - HYDROMATIC MODEL HPGH300M3-2 CONTACT MIKE FARMER OF BFU AT (812) 327-8030 FOR ORDERING AND INSTALLATION INFORMATION REFER TO SHEET C603 FOR ADDITIONAL DETAILS AND SPECIFICATIONS

UTILITY LEGEND

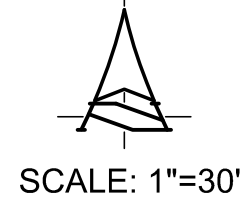
- PROPOSED WATER LINE EXTENSION: DUCTILE IRON PIPE, 12" W
PRESSURE CLASS 350 AND FITTINGS, REFER TO MECHANICAL JOINT RESTRAINT DETAIL FOR THRUST RESTRAINT DESIGN REQUIREMENT. NOTE: PUBLIC WATER PIPE SHALL BE FULLY CONSTRUCTED AND TESTED AS SHOWN BEFORE CBU WILL RELEASE METERS FOR PRIVATE WATER TO BE IMPLEMENTED. CONTRACTOR TO COORDINATE WITH CBU. 48" COVER MIN.
- PROPOSED PRIVATE WATER LINE MAIN: DIP
PRESSURE CLASS 350 AND FITTINGS, REFER TO MECHANICAL JOINT RESTRAINT DETAIL AND PROFILE FOR THRUST RESTRAINT DESIGN REQUIREMENT, 48" COVER MIN.
- PROPOSED PRIVATE COMBINED WATER SERVICE LINE: WSL
6" DIP, PRESSURE CLASS 350 AND FITTINGS, REFER TO MECHANICAL JOINT RESTRAINT DETAIL FOR THRUST RESTRAINT DESIGN REQUIREMENT, 48" COVER MIN.
- PROPOSED PRIVATE FIRE PROTECTION SERVICE LINE: FSL
DIP, PRESSURE CLASS 350 AND FITTINGS, REFER TO MECHANICAL JOINT RESTRAINT DETAIL FOR THRUST RESTRAINT DESIGN REQUIREMENT, 48" COVER MIN. CONTRACTOR TO COORDINATE WITH FIRE SUPPRESSION ENGINEER FOR SIZE AND OTHER INFORMATION ON COMPLETE WORKING FIRE PROTECTION SYSTEM. REFER TO "P" SERIES DRAWINGS.
- PROPOSED PRIVATE DOMESTIC SERVICE LINE: DSL
FOR 2-INCH OR LESS SERVICE LINES FROM THE "WSL" TO THE METER SHALL BE EITHER TYPE "K" COPPER IN CONFORMANCE WITH ASTM B88 OR BLUE POLYETHYLENE AWMA 901 PE4710, ASTM D2733, CTS SDR35 PE250 (NSF 61). USE SDR-21 AND FITTINGS FOR DOMESTIC WATER SERVICE LINES FROM THE METER TO THE BUILDINGS, 48" COVER MIN. REFER TO THE "P" SERIES DRAWINGS FOR MORE INFORMATION AND FINAL SIZE DETERMINATION. ONE LINE SHOWN SHALL BE CONNECTED AND SPLIT WITH VALVES AS INDICATED FOR ALL DOMESTIC AND COMMERCIAL PORTIONS OF THE BUILDINGS. SEE CBU SPECIFICATIONS.
- PROPOSED WATER MAIN AIR RELEASE VALVE AND STRUCTURE - AIR RELEASE VALVE SHALL BE "VAL-MATIC TYPE 22.3" (1" SIZE) OR APPROVED EQUAL. WORK SHALL BE PERFORMED IN ACCORDANCE WITH CBU SPECIFICATIONS.
- PROPOSED WATER VALVE PER CBU SPECIFICATIONS
- PROPOSED STAND ALONE FIRE DEPARTMENT CONNECTION LOCATION
5" SDR35 TYPE WITH 30° DOWN ANGLE - CONTRACTOR TO COORDINATE WITH BLOOMINGTON FIRE DEPARTMENT, REFER TO DETAIL
- PROPOSED POST INDICATOR VALVE LOCATION IN ACCORDANCE WITH CBU SPECIFICATIONS. CONTRACTOR TO PLACE MONITORING SWITCH WITH CONDUIT TO CONNECT TO CORRESPONDING PANEL WITHIN BUILDING - REFER TO THE FIRE PROTECTION SERIES DRAWINGS FOR MORE INFORMATION WITHIN BUILDING.
- SMWC CHECK VALVE IN 48" DIA. CONCRETE MANHOLE - REFER TO DETAIL (CBU STANDARD DETAIL NO. 28). CONTRACTOR SHALL SUBMIT SHOP DRAWING TO CBU FOR APPROVAL PRIOR TO FABRICATION. NOTE: A DETECTOR CHECK VALVE SHALL BE WITHIN THIS MANHOLE AS WELL BUT THE DOUBLE DETECTOR CHECK ASSEMBLY IS REQUIRED TO BE ABOVE GROUND IN THE BUILDING'S UTILITY ROOMS - REFER TO PLUMBING AND FIRE SUPPRESSION DRAWINGS FOR INFORMATION OF FIRE LINES AND ASSEMBLY WITHIN BUILDING.
- 2" DOMESTIC METER YOKESSETER IN A 30" METER PIT PER CBU STANDARDS. REFER TO DETAIL (CBU STANDARD DETAIL NO. 28) COORDINATE FINAL SIZE OF REQUIRED METER WITH CBU.
- PROPOSED FIRE HYDRANT, HYDRANTS FROM PUBLIC MAINS SHALL BE PAINTED SILVER PER CBU SPECIFICATION 4.4.4.4. REFER TO DETAIL.
- PROPOSED ASTM D3034 SDR 35 PVC SANITARY SEWER MAIN PIPING AND MANHOLES, REFER TO PROFILES, PLAN AND DETAILS. NOTE: PROPOSED SANITARY MAIN SHOWN AS PART OF THIS PROJECT IS TO BE PRIVATE AND PRIVATELY MAINTAINED BY OWNER AFTER CONSTRUCTION IS COMPLETE.
- PROPOSED 6" ASTM 3034 SDR 35 PVC SANITARY (LATERAL AND SANITARY SEWER CLEAN-OUT, REFER TO DETAILS, 24" COVER MIN. REFER TO PLUMBING PLAN FOR PROPOSED INVERT ELEVATIONS EXISTING BUILDING AND FOR CONNECTIONS WITHIN BUILDING, SLOPE AT LEAST MIN. TO PROPOSED DUPLX PUMP STATION.
- PROPOSED PRIVATE 2" DR-11 HDPE FORCEMAIN PIPE AND DUPLX PUMP STATION, REFER TO PLAN AND FORCEMAIN NOTES ON SHEET C603 FOR MORE INFORMATION OR FOR FORCEMAIN SPECIFICATIONS REQUIRED. 48" COVER MIN.
- PROPOSED SCHEDULE 40 PVC PIPE, ELECTRICAL GRADE (GREY) CONDUIT BURIED 36" COVER MIN., CONTRACTOR TO PLACE PULL STRINGS FOR FUTURE DUNE ENERGY WIRING.
- PROPOSED SCHEDULE 40 PVC PIPE, ELECTRICAL GRADE (GREY) CONDUIT BURIED 36" COVER MIN., CONTRACTOR TO PLACE PULL STRINGS FOR FUTURE COMMUNICATIONS WIRING.
- SEE ARCHITECTURAL DRAWINGS FOR ALL SHADED AREAS
- PROPOSED CONTOUR (REFER TO THE GRADING PLANS FOR MORE INFORMATION)
- PIPE INVERT ELEVATION (INVERTS GIVEN BY PLUMBING/FIRE SUPPRESSION ENGINEER - SEE PLUMBING AND FIRE SUPPRESSION DRAWINGS FOR EXACT INVERT LOCATIONS) I.E. = XXXXX
- NOTE: ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BLOOMINGTON UTILITY SPECIFICATIONS.
- NOTE: ALL INVERT ELEVATIONS PROVIDED DIRECTLY OUTSIDE THE BUILDINGS WERE GIVEN BY THE PLUMBING ENGINEER, CONTRACTOR SHALL COORDINATE WITH "P" SERIES DRAWINGS FOR FINAL EXISTING BUILDING UTILITY INVERT ELEVATIONS
- NOTE: ALL SITE AND BUILDING INTERNAL FIRE SUPPRESSION SYSTEM COMPONENTS SHALL BE COORDINATED WITH AND APPROVED BY THE CITY OF BLOOMINGTON FIRE INSPECTOR TIM CLAPP AT (812) 349-3889 AND THE FIRE SUPPRESSION ENGINEER BEFORE SYSTEM SHOW IS CONSTRUCTED OR PARTS ORDERED.
- NOTE: CONTRACTOR TO USE A STEEL SLEEVE WHEN IT IS SHOWN TO ROUTE PIPING THROUGH WALL, COORDINATE WITH STRUCTURAL AND ARCHITECTURAL DRAWINGS

ZONING INFORMATION

- JURISDICTION: CITY OF BLOOMINGTON AREA
- ZONING: PUD WITH MULTI-FAMILY HIGH-DENSITY (RH) STANDARDS
- PROPOSED USE: MULTI-FAMILY RESIDENTIAL WITH CLUBHOUSE
- MAXIMUM HEIGHT: 50'
- MAXIMUM IMPERVIOUS COVERAGE: 65%
- PLAN PROPOSED IMPERVIOUS COVERAGE: 5.24 ACRES TOTAL LOT, 2.91 PROPOSED IMPERVIOUS = 55.5%
- ALLOWABLE DENSITY: 15 UNITS/ACRE
- BUILDING SETBACKS: 15'
- REAR/SIDE YARD PARKING SETBACK: 10'
- FRONT PARKING SETBACK: 20' BEHIND PRIMARY BUILDING'S FRONT WALL
- PROPOSED SITE PARKING SPACES: 166 + 6 ADA
- PROPOSED UNITS AND BEDS: 166 BEDS/114 UNITS

NOTE TO CONTRACTOR

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



revisions:

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

BLOOMINGTON, INDIANA
(812) 339-2990 (Fax)

BYNUM FANYO & ASSOCIATES, INC.

528 north walnut street
(812) 332-8030

certified by:

PROPOSED
HILLTOP MEADOWS, LLC
1201 WEST ALLEN STREET
BLOOMINGTON, INDIANA 47403

title: OVERALL SITE PLAN

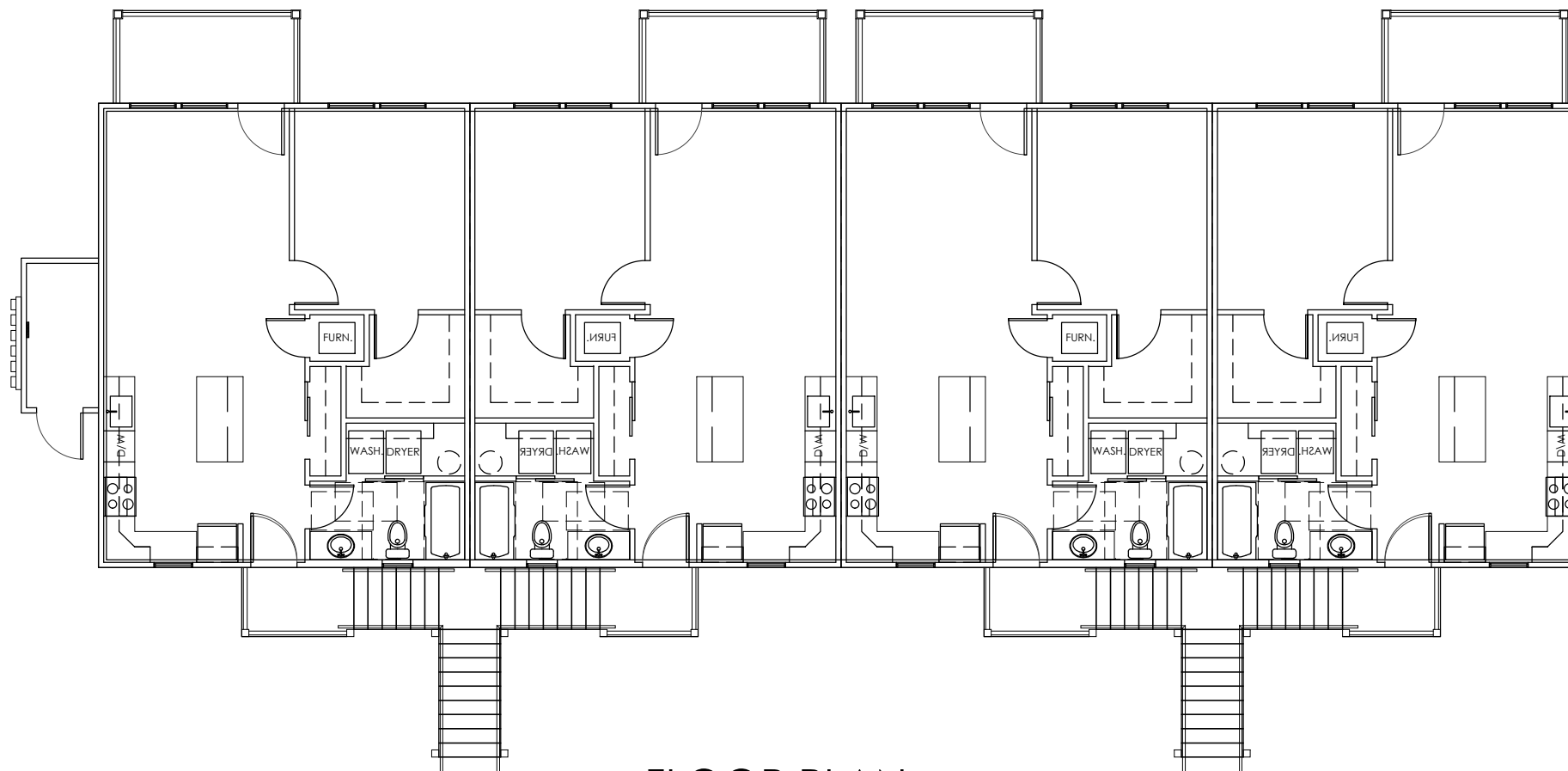
designed by: DJB
drawn by: DJB
checked by: JSF
sheet no: C301
project no: 401851



FRONT ELEVATION
SCALE: 3/32" = 1'-0"



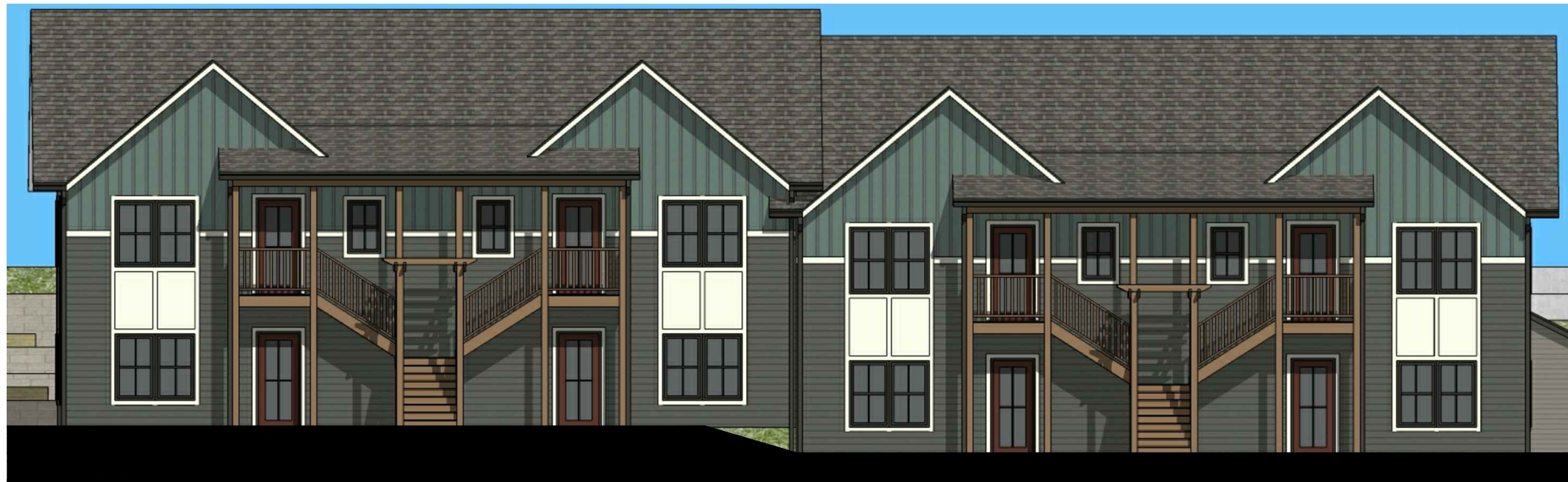
SIDE ELEVATION
SCALE: 3/32" = 1'-0"



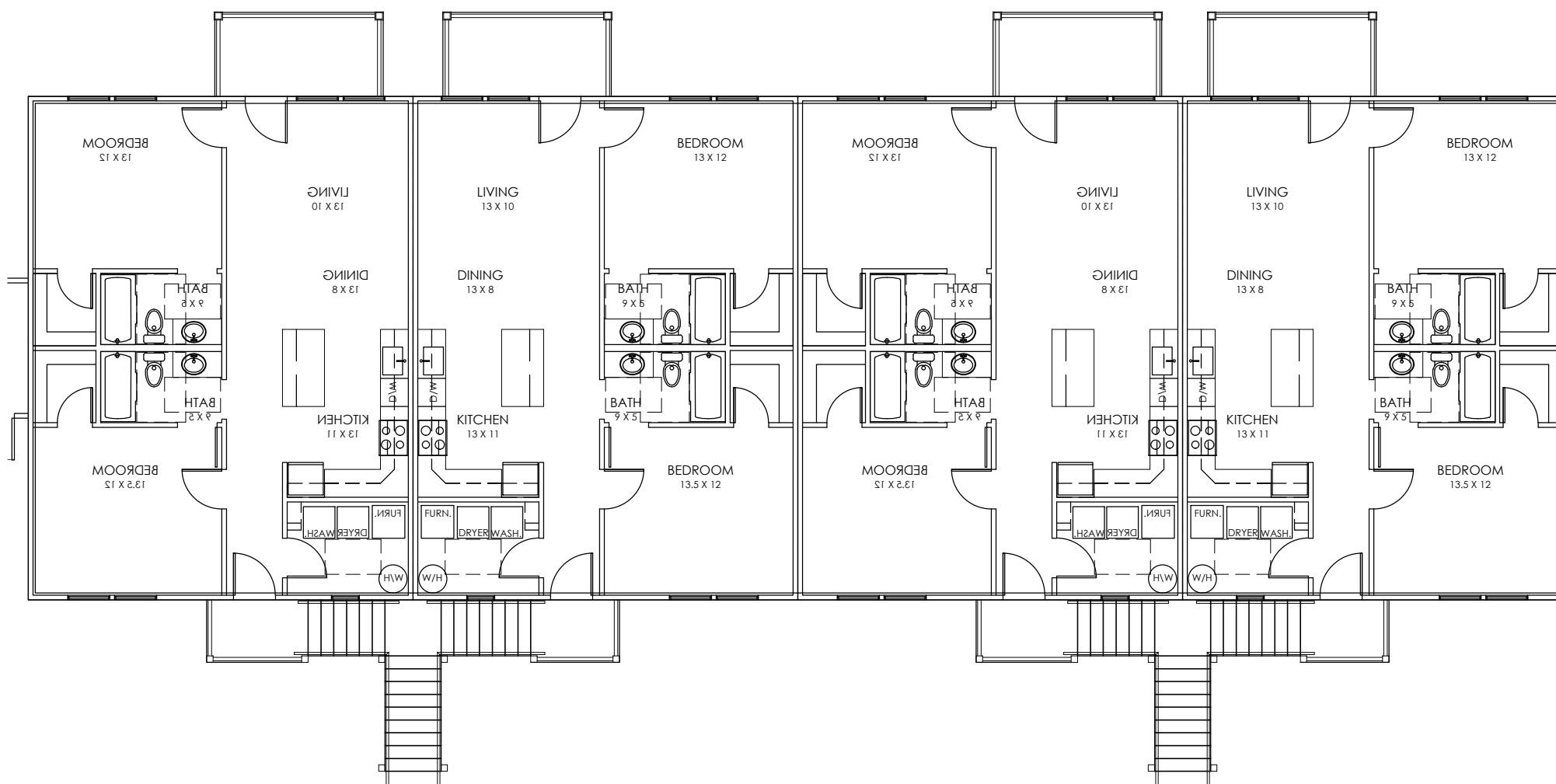
FLOOR PLAN
SCALE: 3/32" = 1'-0"

1-BEDROOM BUILDING
HILLTOP COURT 4

MATTE
BLACK
ARCHIT
ECTURE



FRONT ELEVATION
SCALE: 3/32" = 1'-0"



FLOOR PLAN
SCALE: 3/32" = 1'-0"



SIDE ELEVATION
SCALE: 3/32" = 1'-0"



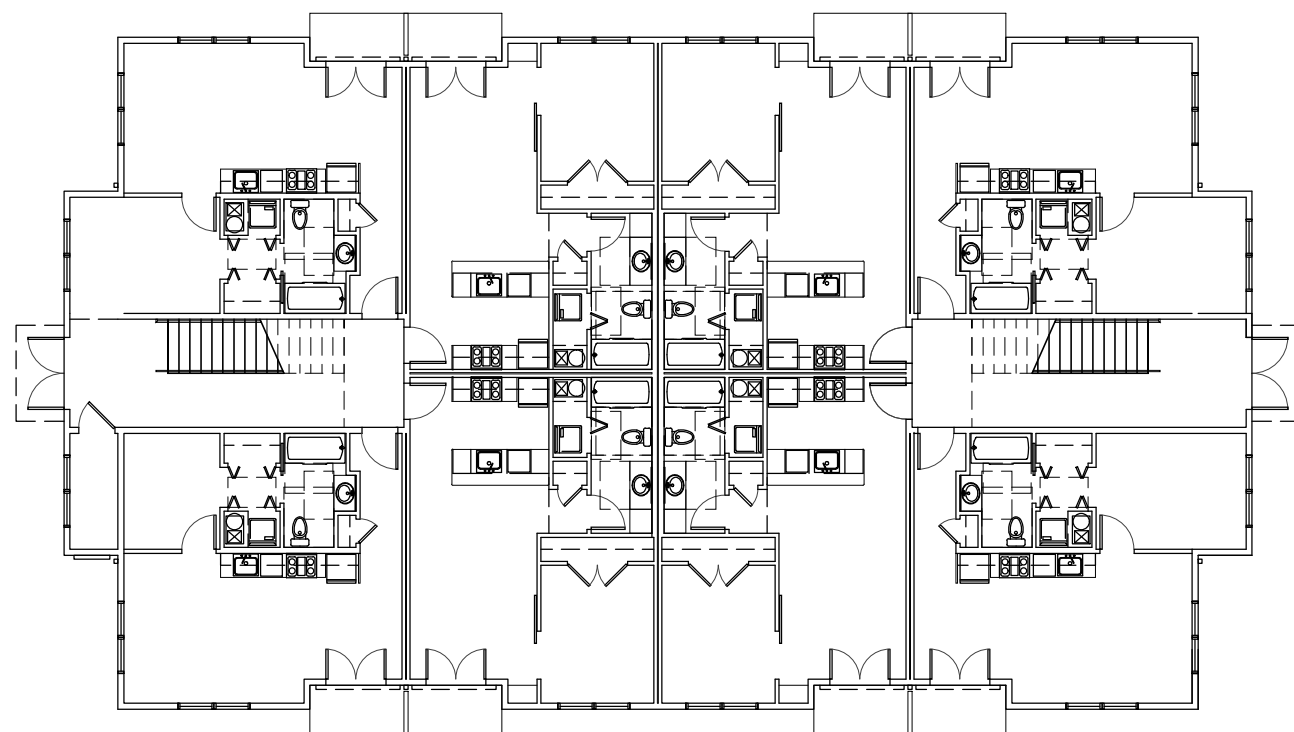
FRONT ELEVATION

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



SIDE ELEVATION

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



FLOOR PLAN

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



FRONT ELEVATION

SCALE: 3/32" = 1'-0"

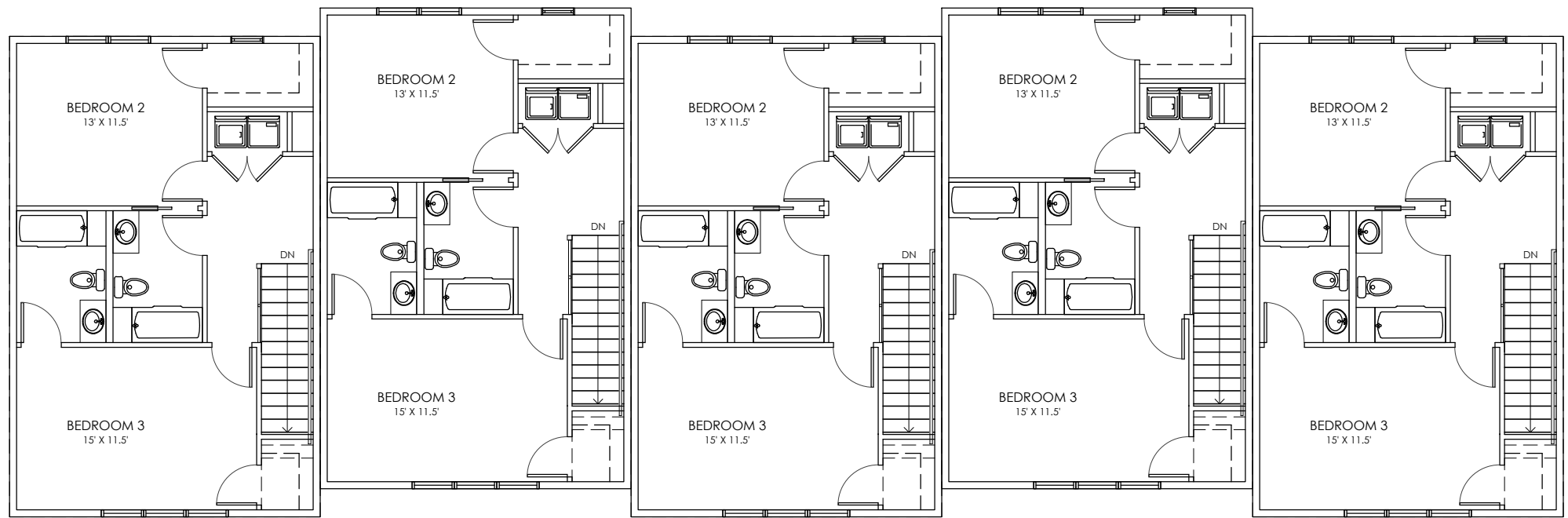


SIDE ELEVATION

SCALE: 3/32" = 1'-0"

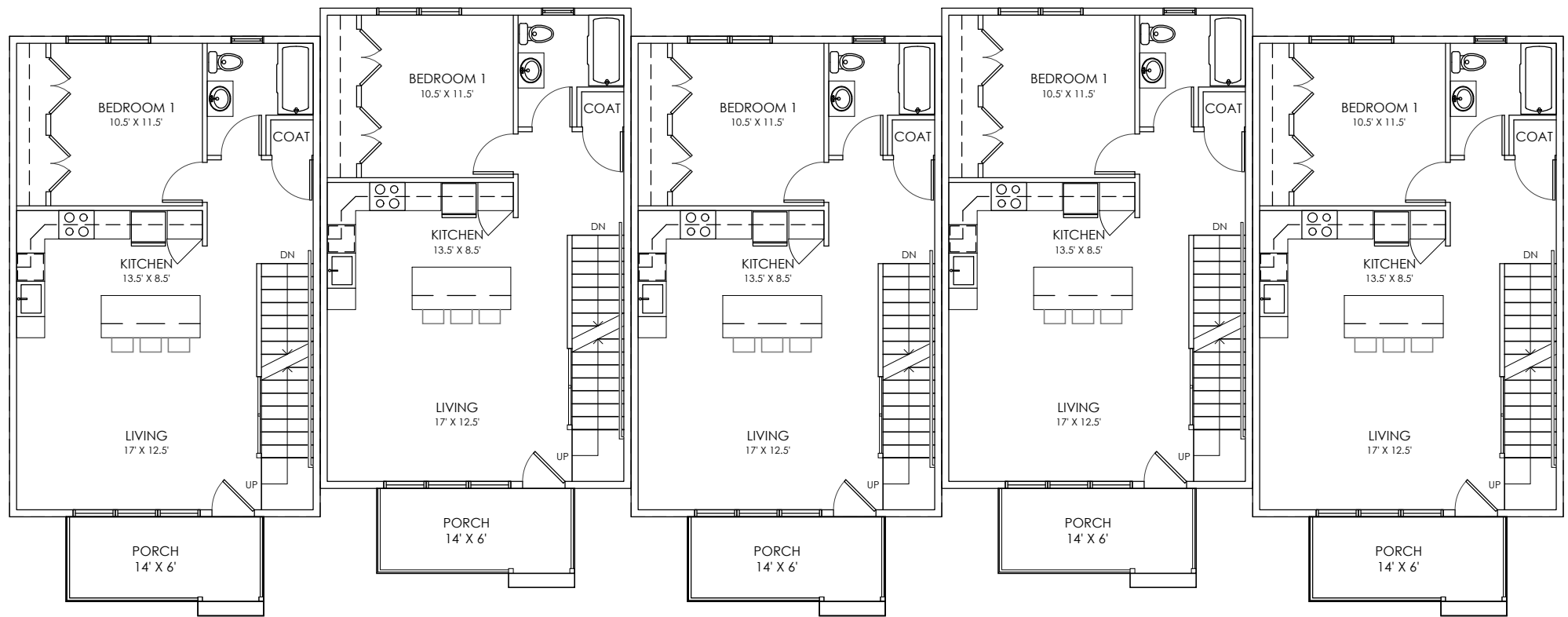
3-BR TOWNHOUSE BUILDING
HILLTOP COURT 4

MATTE
BLACK
ARCHIT
ECTURE



SECOND FLOOR PLAN

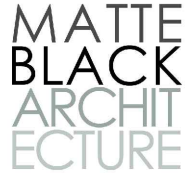
SCALE: 3/32" = 1'-0"

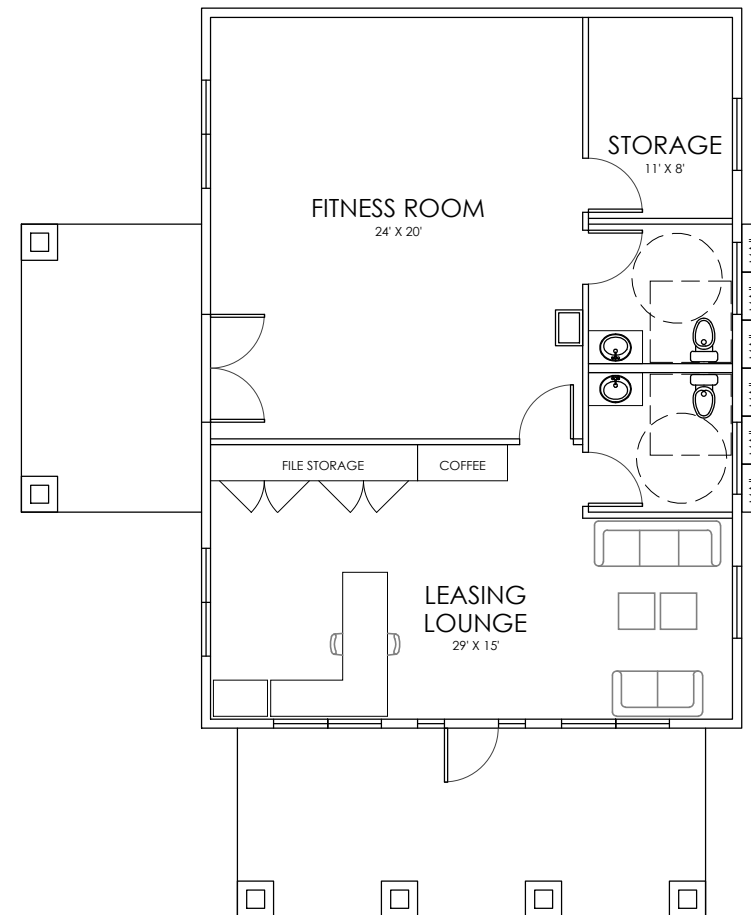


FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

3-BR TOWNHOUSE BUILDING
HILLTOP COURT 4





FLOOR PLAN

SCALE: 3/32" = 1'-0"



WEST ELEVATION

SCALE: 3/32" = 1'-0"



FRONT ELEVATION

SCALE: 3/32" = 1'-0"

CLUBHOUSE/LEASING OFFICE
 HILLTOP COURT 4

MATTE
 BLACK
 ARCHITECTURE

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 300 W 6th St.**

**CASE #: SP-28-19
DATE: August 12, 2019**

PETITIONER: David Hays
674 S College Ave., Bloomington

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

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

REQUEST: The petitioner is requesting site plan approval for a three-story multifamily residential building.

BACKGROUND:

Area: 0.22 acres
Current Zoning: CD – Downtown Core Overlay
Comp Plan Designation: Downtown
Existing Land Use: Commercial/Surface Parking Lot
Proposed Land Use: Mixed-Use
Surrounding Uses: North - Mixed-Use
 West - Commercial
 East - Mixed-Use/Parking structure
 South - Mixed-Use

REPORT: The 9,583 sq. ft. property is located at the northwest corner of N Morton St. and W 6th St. and is zoned Commercial Downtown (CD), within the Downtown Core Overlay (DCO) district. Surrounding land uses include mixed-Use buildings to the north and south, a commercial use to the west, and mixed-use and the Morton Street Garage to the east. The B-Line Trail runs along the property's west property line. The current structure was designated as a contributing local historic structure. The Historic Preservation Commission reviewed this proposal at their June 27, 2019 hearing and approved a release of Demolition Delay to allow for the proposed development.

The petitioner proposes to remodel the current structure, and construct a new 3 story structure to the north of the current building. A total of 16 units and 17 bedrooms are proposed. 3 efficiency, and 6 one-bedroom units will be created with the proposed new structure. 1 efficiency, 5 one-bedroom, and 1 two-bedroom units will be created with the proposed remodel of the current structure. The proposed bedroom and unit count meets the allowed density. The current structure will also feature 5,284 sq. ft. of ground floor commercial space. The property is required to have at least 50% of the ground floor used for nonresidential uses and the proposed floor plan meets that requirement. 1 efficiency, 2 one-bedroom, and a portion of the two-bedroom units will be on the ground floor.

Plan Commission Site Plan Review: One aspect of this project requires that the petition be reviewed by the Plan Commission, per BMC 20.03.100. This aspect is as follows:

The Plan Commission shall review:

- Any proposal that does not comply with the development standards set forth in the Downtown Core Overlay District.
- Two aspects of the project do not meet DCO standards
 - The first aspect is that the DCO requires a void-to-solid percentage of 60% of the total façade area of the first floor elevation facing a street. The petitioner is proposing a void-to-solid percentage of 20%.
 - The second aspect is the DCO requires multifamily uses with 17 bedrooms to provide 4 parking spaces. The petitioner is proposing to provide no on-site parking.

SITE PLAN ISSUES:

Residential Density: The maximum residential density in the DCO is 60 units per acre. The petition site is 0.22 acres and would be allowed 6.6 dwelling units. The petitioner is proposing a density of 4.21 units, meeting the density requirements. The petitioner's statement has mistakenly identified

Non-Residential Uses on the First Floor: The petitioner has allotted at least 50% to non-residential uses on the ground floor of the property. The proposal meets the requirement.

Height: The minimum height in the DCO is 35' and the maximum height is 40'. The proposed height of the new structure is 36'4". The proposal meets the height requirement.

Parking: The DCO does not require parking spaces for nonresidential uses. For residential uses, no parking is required for bedrooms 0-10 and only 0.5 parking spaces are required for bedrooms 11-20, therefore four parking spaces are required for the proposed 17 bedrooms. The proposal will not meet parking requirements. The petitioner is requesting a deviation from these standards. The petitioner intends to secure a minimum of 4 spaces in the Morton Street Garage. This proposal will be creating 2 new street parking spaces where the original drive cut existed.

Parking 20.03.120(c)(2)(B): An approval of deviation from the parking standards of the UDO is required to allow the site to have less than the required 4 parking spaces. The need for this deviation is driven by the small size of developable area on the lot and a desire to maximize useable space on the site. The department believes that access to spaces in a nearby garage is adequate.

Access: The commercial space will continue to derive access directly from N Morton St and W 6th St. The residential units will be able to be accessed from both N Morton St, and the B-line Trail via a courtyard which connects the two access points.

Bicycle Parking/Alternative Transportation: 8 bicycle parking spaces are required. A total of 6 bicycle parking spaces have been proposed. 4 of these bicycle parking spaces will be provided for residents, and will be within the courtyard. While 2 additional bicycle parking spaces will be provided along N Morton St.

Two additional bicycles parking spaces will be required in order to meet UDO standards.

Architecture/Materials: The primary building materials on the new structure include brick veneer, split face stone veneer, and metal panels. The Department finds that the proposed metal panels are not highly reflective, and fit with the standards in the DCO.

The DCO requires a void-to-solid percentage of 60% of the total façade area of the first floor elevation facing a street. The petitioner is proposing a void-to-solid percentage of 20% for the new structure. The 60% standard was created with commercial first floor space in mind and is more appropriate for those buildings. The current structure's first floor, which hosts the existing commercial space, will maintain a void-to-solid percentage which is in line with UDO standards. The new structure will contain residential uses on the first floor.

Void-to-solid 20.03.130(b)(2)(A): An approval of deviation from the architectural standard of the UDO is required to allow the first floor to have less than 60% void area. The need for this deviation is driven by the desired residential use of the new structure. The Department finds that the amount of void-to-solid ratio shown is appropriate for a building containing first floor residential space and the Department supports this deviation.

The proposal meets all other architecture requirements.

Streetscape: Street trees will be required along both W 6th St. and N Morton St. Pedestrian-scaled lighting has been installed along W 6th St. and is proposed to be installed along N Morton St.

Landscaping: With this petition, there would be new landscaping required to be installed on the site. A landscape plan that meets all UDO requirements, including required street trees, must be submitted prior to approval of a grading permit.

Impervious Surface Coverage: The DCO allows for 100% impervious surface coverage.

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 "Downtown" area of the Comprehensive Plan's Land Use Map.
- A mix of office, commercial, civic, high-density residential and cultural uses are recommended for the downtown.
- The Comprehensive Plan calls out to nurture our vibrant and historic downtown as the flourishing center of the community. This petition includes

minor restoration to an existing historic building, and a new structure which is compatible with the historic scale and character of the existing building.

- Recognize the many virtues of historic preservation, rehabilitation, and reuse of our historic structures. This addition will allow the preservation and continued use of a historic building.
- Encourage redevelopment that complements and does not detract from the Downtown's historic, main-street character (Goal 4.1).

(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:

- The project does serve to protect and enhance the central business district by adding infill residential development.
- The project does provide high density development of mixed uses with storefront retail, and residential dwelling uses.
- The project does incorporate some pedestrian-oriented design through an existing first-floor window design and massing and does accommodate alternative means of transportation by providing ample bicycle parking.
- The project does intensify the use of under-utilized properties by developing a surface level parking lot with residential space.
- The project does provide commercial on the ground floor with residential above.

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

Proposed Findings:

- The project meets all applicable development requirements of Chapter 5.

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

Proposed Findings:

- Not applicable as the property is not being subdivided.

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

Per 20.03.100, the Plan Commission shall approve a site plan that meets all of the standards of 20.03.120, 20.03.130, and 20.09.140.

- The petition meets all of the standards of 20.03.120, 20.03.130, and 20.09.140 with the listed exceptions:
 - Void-to-solid percentage (Required: 60% Proposed: 20%)
 - Minimum Parking (Required: 4 Proposed: 0)

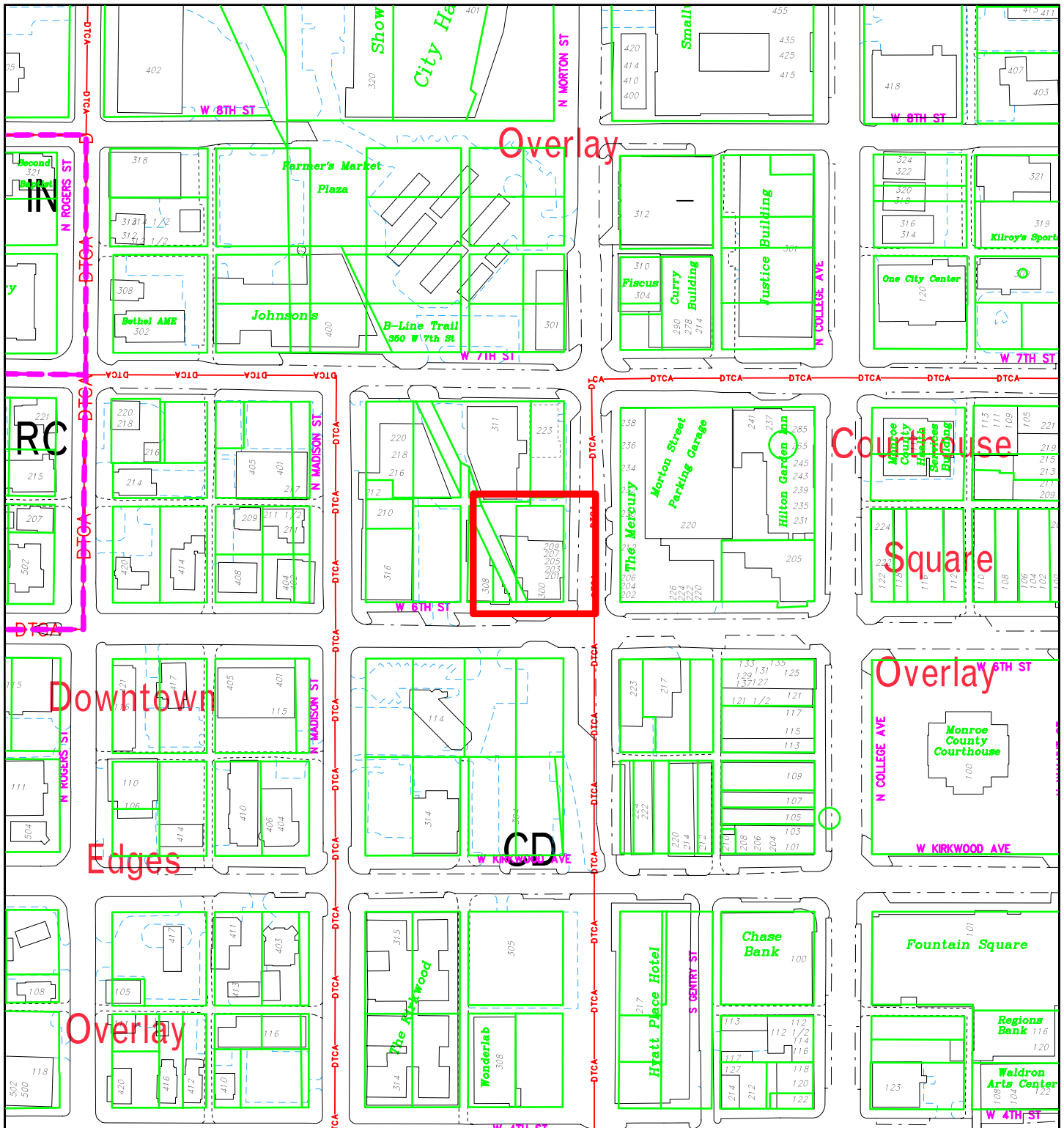
The Department finds that both exceptions are appropriate.

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The Bloomington Environmental Commission (EC) has made one recommendation concerning this development.

- 1.) The petitioner should utilize the building's flat roof to install solar photovoltaic cells.
- 2.) The petitioner should allocate space for recyclable materials collection.
- 3.) The Petitioner shall provide a detailed description of what spilt face cast stone is, and explain the contradiction between the Petitioners's Statement and the rendering.

CONCLUSION: This petition meets the DCO Development Standards with the following exceptions: void-to-solid percentage, and minimum parking. It also includes various positive aspects related to larger City goals including compatible infill, compatible enchantment of a historic building, compact urban form, the addition of housing stock, commercial space in the downtown, and innovative design.

RECOMMENDATION: The Planning and Transportation Department recommends that the Plan Commission adopt the proposed findings and approve the site plan.



Overlay

Courthouse

Square

Overlay

Downtown

Edges

Overlay

SP-28-19 David Hays

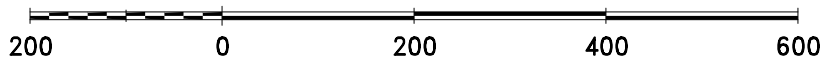
300 W 6th St.

Plan Commission

Location, Zoning, Parcels

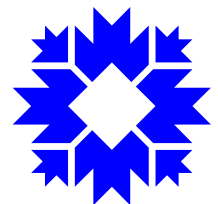
By: roblngr

8 Aug 19

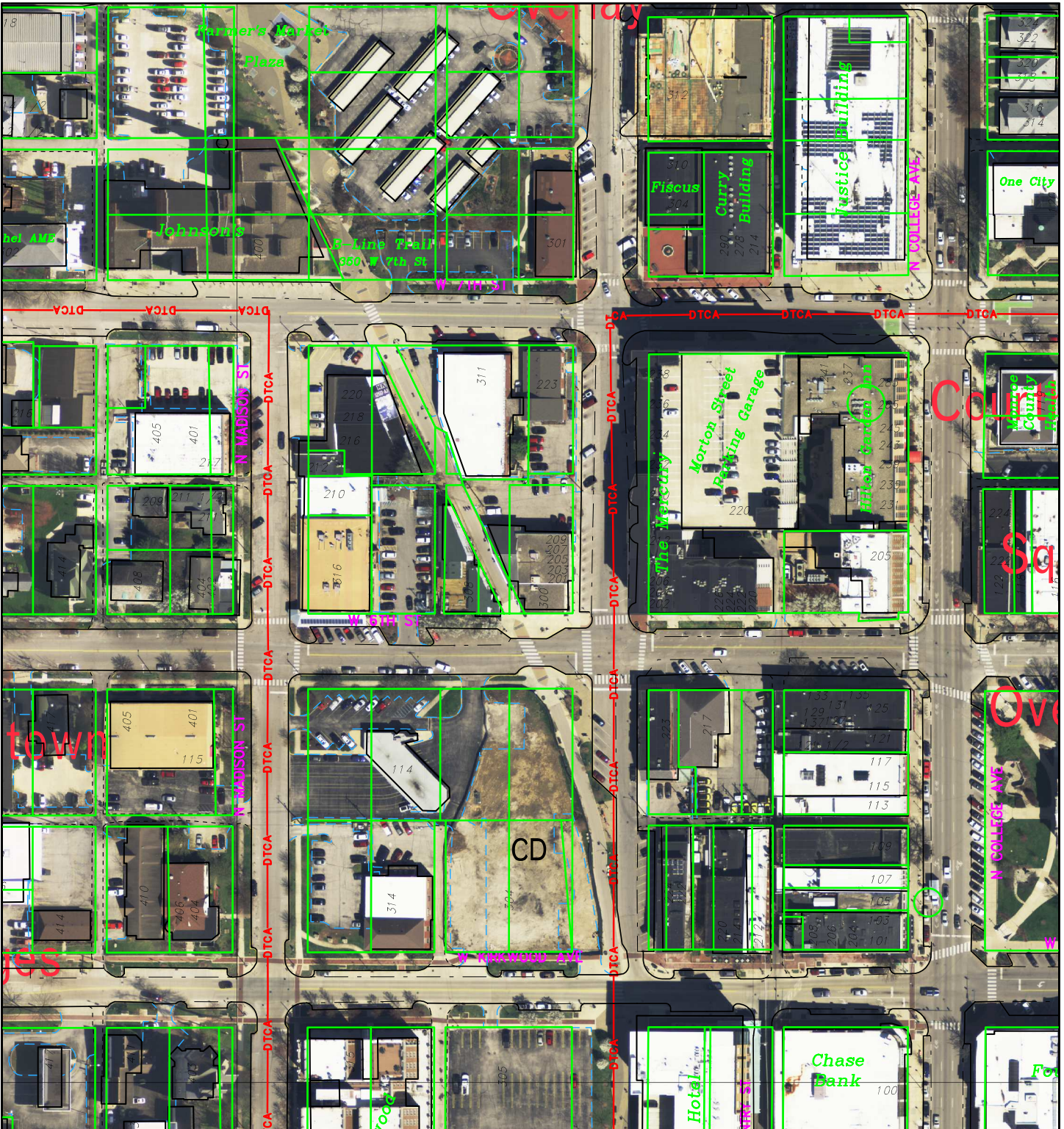


For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation

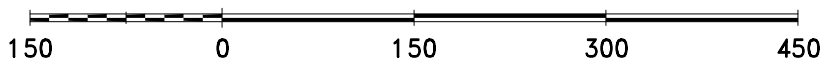


Scale: 1" = 200'



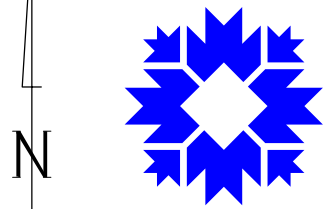
SP-28-19 David Hays
 300 W 6th St.
 Plan Commission
 2016 Aerial Photograph

By: roblngr
 8 Aug 19



For reference only; map information NOT warranted.

City of Bloomington
 Planning & Transportation



Scale: 1" = 150'



July 8th, 2019
Revised July 17, 2019

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

Attn: Mr. Eric Greulich

**RE: Hays Market
300 W. 6th Street**

PETITIONERS STATEMENT

Dear Mr. Greulich

Studio 3 Design is pleased to submit the attached renovations at 300 W. 6th Street for Plan Commission and HPC review. The following document outlines the project scope and addresses comments received to date regarding the project. Please take time to review and contact us with any additional questions.

The following petition is based on the amended UDO.

<u>Apartment Types</u>	<u>Count</u>	<u>Beds</u>
Studio Apartment	4 Units	4 Beds
1 Bedroom Flat	11 Units	11 Beds
2 Bedroom Flat	1 Unit	2 Beds
	16 Units	17 Beds

Property density:

Site: .22 acre
30 DUE's/acre = **6.6 DUE's allowed**

Studio	.20 DUE x 4 =	.80 DUE's
1 bed	.25 DUE x 11 =	2.50 DUE's
2 bed	.66 DUE x 1 =	.66 DUE's

3.96 DUE's provided (6.60 allowed)

Project Location

The project is located on the North side of 6th street and West side of Morton Street at the intersection of 6th and Morton.

The site is bounded by a partially vacated alley to the North, the B-line trail to the West, 6th Street to the South and Morton Street to the East. A parking lot currently exist on the North side of the building between the building and alley.

Historic

The existing building is on Bloomington's Locally Designated list as a contributing structure but is not located in a historic district. The project would be subject to demolition delay pending review by the Historic Plan Commission (HPC). The project was taken to HPC on June 27th and the scope of impacts to the building were reviewed and project was approved to move forward without further delay.

The original building sites at the corner of 6th and Morton. An addition was added in the same character as the existing on the north side of the original 2 story building. Floor levels do not align on level 2. A third addition was constructed in the 1990's on the West side of the building between the original building and the current B-line trail. When it was constructed, railroad tracks were still present and the West façade was constructed as more of a sound barrier vs a space that engaged what is now the B-Line.

The proposed plan shows altering the West façade to engage the trail with windows, building entrance and art.

Project Concept

The project is designed to be a transformation of the current site. The shell of the original Historic buildings 6th street and Morton Street Facades will remain in tack with boarded up openings re-opened and one additional window added off of 6th street. The interior of the main level will be finished out as an office space. A two bed room townhome will be located on the West side of level 1 and make use of the current façade and interior stairs. The second level of the existing building will be renovated into 6 apartments (5 one bedroom and 1 studio as well as the upper level of the two bed room townhome unit. A full sprinkler system and 2 new code compliant stairways will be installed as part of the renovations.

On the north side of the property, a new 3 level building with 9 single bed units will be constructed between the current historic building and the adjacent 4 level apartment building. The new structure provides a stair step transition between the new and old along Morton street.

Between the historic building and the new 3 level structure, we are removing the parking lot and creating an interior courtyard that spans between the B-line trail and Morton street. Twelve of the 16 units face inward toward the courtyard and are provided with ample glass facades focused on the internal oasis. The courtyard will be private to the residents and the office space with both groups provided with direct access from their spaces out onto the courtyard. Gates at each end of the courtyard will provide direct access onto the B-line or out onto Morton Street.

Along the B-line trail, the existing block wall affords no interaction with the trail. This wall will be opened up with 09 new windows, a new entrance that serves both the office space and the apartment units above and the installation of multiple raised panels for locally commissioned artwork. be. All of these changes work together to transform the blank 2 ½ story block wall into a dynamic and engaging façade along the B-line.

Parking Counts

Required parking for non-residential	0 spaces
Required parking for residential	4 spaces
Parking provided	0 spaces on site
Available Parking	4 spaces in City Garage across the street.

Streetscape

The streetscape along 6h street and Morton Street will largely stay the same. Additional lighting off the building will be added to match the current goose neck fixtures to wash the sidewalk along Morton (room does not exist to add trees or street lights). Along 6th street and the B-line, street lighting has already been added. Additional lighting and landscaping will be incorporated into the plans.

Site Accessibility

The retail/ office space currently has 1 accessible entrance at the corner of 6th and Morton streets. As part of the renovations, we will be creating a new accessible entrance off of the B-Line trail as well as a new entrance off of the new courtyard. The new building will have 3 apartments accessible at grade level from an accessible entrance facing the B-line trail and an accessible entrance facing the courtyard.

Building Façade modules

Not Applicable – the new building footprint width facing Morton street is less than one module.

Building Height

The building height is approach 34' at it's highest point from grade. The building is 3 levels and meets both the height restrictions for the district as well as the height restrictions for being adjacent to a 2 ½ story historic structure.

Building Materials

The existing building is limestone with wood windows, porch and trim on Morton and 6th streets. Copper panels, large scale wood framing and glaze as well as asphalt shingles and CMU walls are introduced on the North façade and alone the B-line trail. New 2 story aluminum and glass storefront systems are introduced to the historic north façade and new aluminum storefront windows and a building entrance is introduced to the West façade along the B-line trail. Additionally, artwork in the form of wall mounted panels for commissioned artwork are introduced along the B-line Trail.

On the new adjacent 3 level structure, brick is the predominant material on all sides. Large storefront windows run 3 levels in height on the courtyard (south) façade. A limestone base and accents provide a visual connection to the existing building. Vinyl single hung residential windows make up the remainder of the openings in the façade.

The storefront glazing system will be interrupted at each floor line as well as capped by a metal panel system. The panel selections will be a matt finish and serve as a secondary material on the façade.

Void to Solid Percentages

The 20' wide Morton street façade of the new building is the only portion of the project that would be subject to the requirements for Void to Solid. The first floor of the existing building provides the required retail at ground level. The portion of the new structure at ground level subject to the requirements functions as an apartment unit. Providing 60% open on the Morton street façade is not practical nor desired for a first level apartment on a busy street.

A waiver / deviation from the standards for this condition will be requested.

Current percentage provided on Morton street Level 1

Existing building: 45%

New Building 21%

Building Step Back

Not applicable

Bike Storage/ Parking

We will provide the recommended spaces/ racks for 4 bikes based on UDO recommendations within the gated courtyard for the development. An additional bike rack will be provided off of 6th street. Providing a total of 4 resident and 2 business bike parking spaces.

Environmental Considerations

The facility is being up-dated on the interior and repaired on the exterior in an effort to salvage the building and provide an adaptive reuse of the it. With the revisions to the second floor envelop and addition of new HVAC, plumbing, electrical and LED lighting- the building will be far more energy efficient than it is today. Additionally, a full sprinkler system is being added to the building to protect it for the future. The addition of new windows as well as larger zones of storefront glazing (all energy efficient) will also greatly increase natural daylighting within the building and reduce the need for artificial lighting throughout the day.

The existing parking lot (100% coverage of the north 1/3rd of the property, is being removed and a new courtyard zone is being developed between the existing building and a new 3 level building to the north. The new building is minimal in footprint and is comprised of single bed units, all of which are naturally lit by large courtyard windows.

Trash Removal

Trash removal currently exist off of the North Alley and will remain there. We will work with the neighbors to potentially create a combined trash area. The Western half of the North Alley has been vacated so trash locations are limited.

Anticipated Waivers

We feel that the project is in alignment with all existing and amended requirements of the UDO with the exception of the following items that have been provided to enhance the existing conditions:

1. Building materials: The City planning department is reviewing if Metal panels (matte finish) represent a deviation from the standards. The material adds a modern feel to the

new structure helping to differentiate it from the historical building. The addition of the same material to the north façade of the historic structure ties the buildings architecture together but clearly reads as a new addition-not a historical component- an approach supported by the HPC.

- a. Metal panel percentages on each elevation of the new building
 - i. East Morton street) 11%
 - ii. West (b-line) 42%
 - iii. North (alley) 08%
 - iv. South (courtyard) 26%

2. Void to Solid: The 20' wide section of the first floor of the new building provides approximately 21% void to solid in lieu of 60%. We feel this is appropriate for this location as it serves as an apartment unit up against the sidewalk on Morton street. The retail/ office area the fills the first floor of the historic structure (not required to meet these standards) is appropriately provides the desired openness and interaction with the street. We are requesting a deviation from the standards for the 20' zone of the new structure. The upper levels are in compliance.

3. Parking: There is no retail/ office parking requirement for the site. There is a requirement for residential parking. The 17 beds onsite require a total of 4 parking spaces be provided for residents. We have chosen to remove parking from the site in order to create a landscaped courtyard where parking once existed. The courtyard will provide an outdoor oasis within an urban setting for the residents and the office users on site. The courtyard will run between the B-line trail and Morton street. The Owner (David Hays) has confirmed with the with the City Garage, directly across Morton Street from the Hays building, that parking is available to rent to meet the needs of the requirements and provide additional spaces as desired. The office tenant is also looking to rent spaces in the garage for 2020. Additionally, we will be adding a few street parking spaces where the original drive cut was and replacing the opening with new pedestrian sidewalk, We feel the overall improvement to the physical environment with the courtyard outweighs the need to have parking on site and the confirmed availability of parking across from the site fulfills the city requirements in a manner that has less of a physical impact on the environment. We will be requesting a deviation from the standards to allow this.

Utilities:

Electrical: Is currently served from pole mounted transformers off the B-line trail. We will be working with Duke to determine if a transformer will need to be set to serve the building or if we need to add new pole locations to reroute power along the north alley. In either case, it is our intention to bury the lines wherever possible.

Sanitary: The current lateral goes out to Morton street- we will be toeing into this system.

Domestic and fire suppression: lines will come in from Morton street for the new sprinkler system and new domestic water. The lines serving the existing building will remain.

Storm water: A culvert and storm line currently runs under the B-line trail and down the north alley to Morton street. The current system will be tied into from our site, modifications, repairs, replacement of deteriorated components of the existing system will likely need replaced as part of the work.

Gas: Gas lines are currently running on the west side (B-line) and enter the building about mid-way down the West façade. This service will remain.

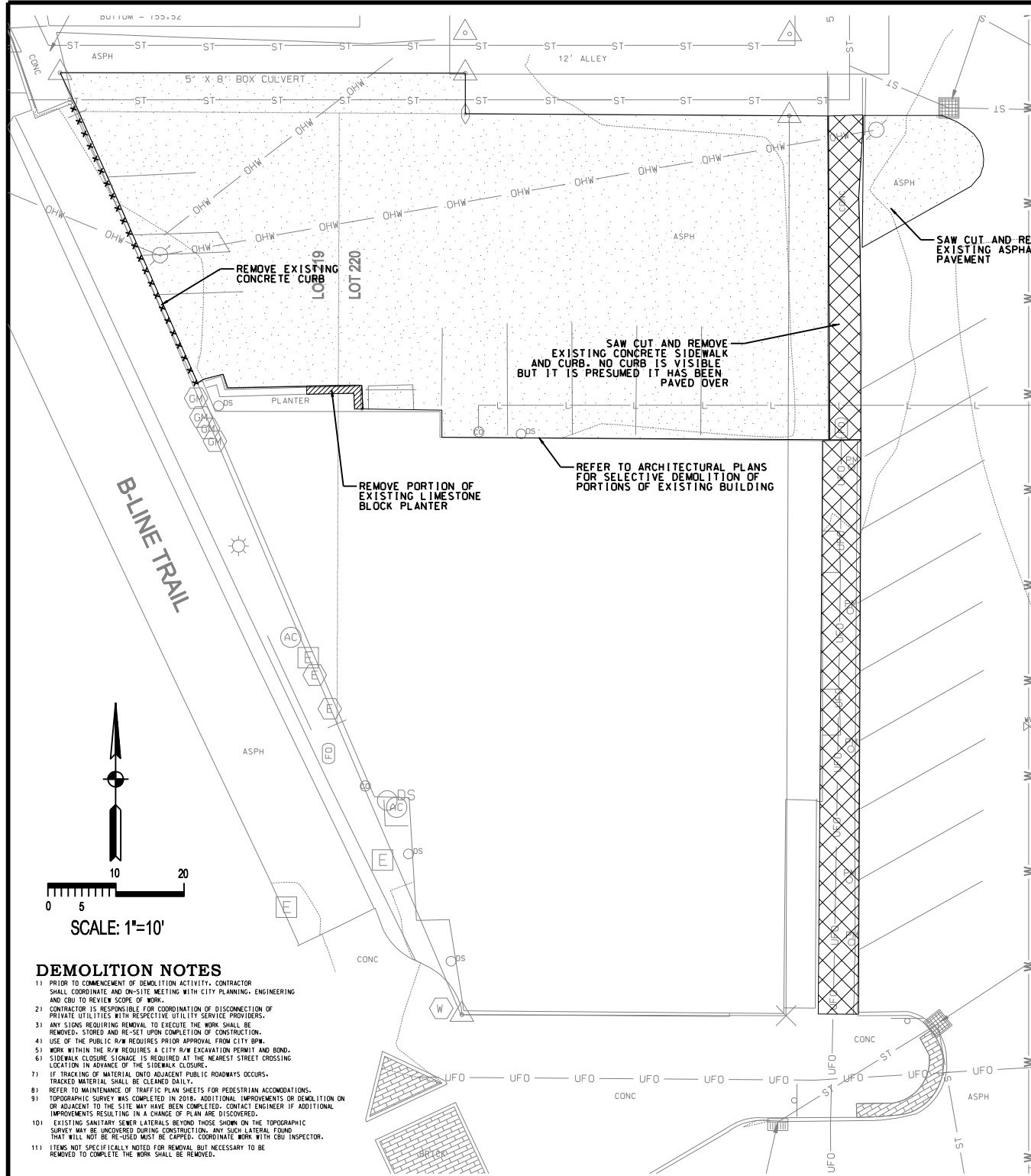
Hays Market
July 8th, 2019
Page 6

Respectfully submitted,

STUDIO 3 DESIGN, INC

A handwritten signature in black ink, reading "Tim Cover". The signature is written in a cursive, flowing style with a large initial "T" and "C".

Tim Cover
Architect



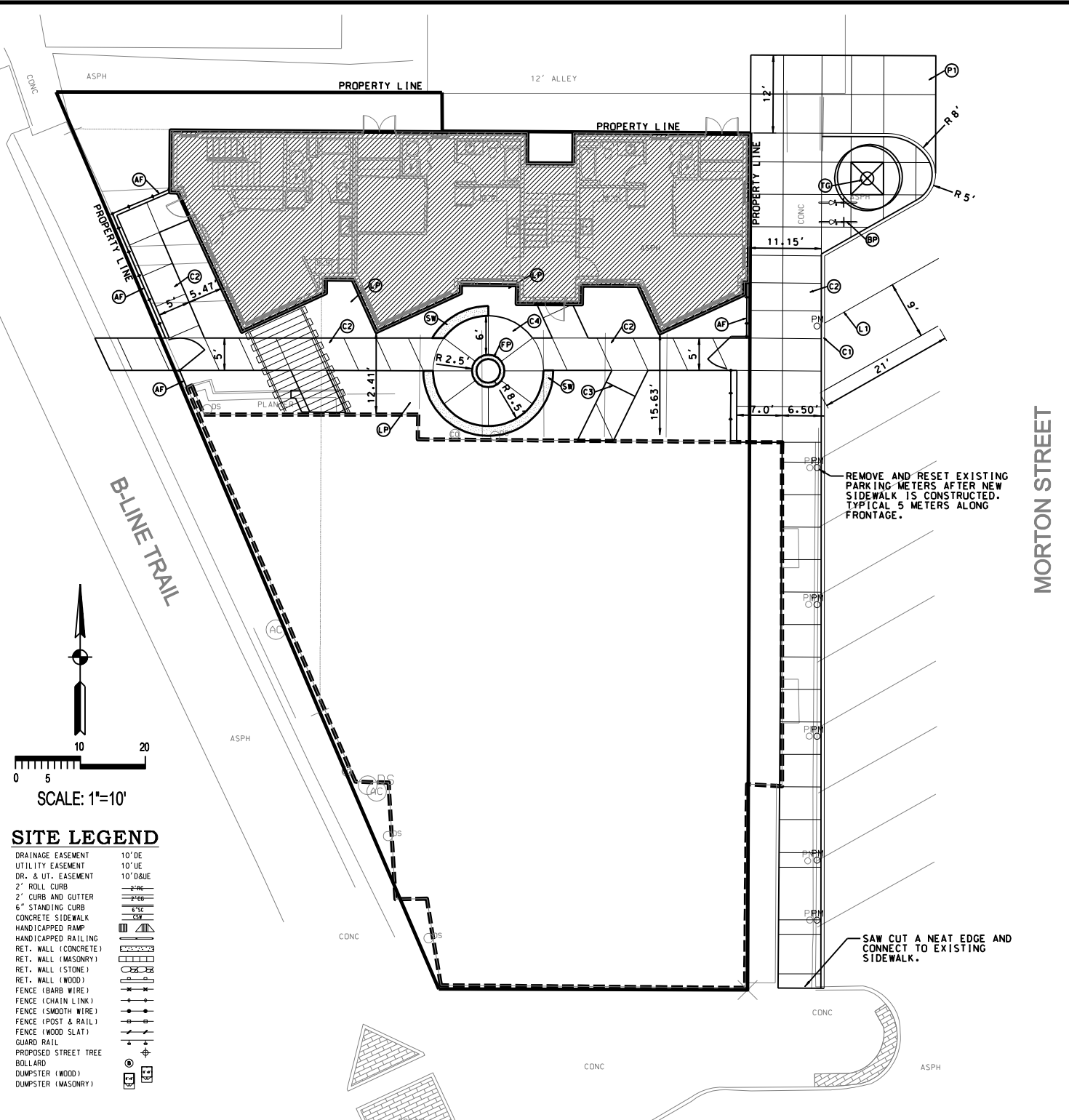
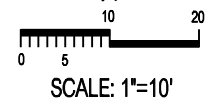
DEMOLITION NOTES

- 1) PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITY, CONTRACTOR SHALL COORDINATE AND ON-SITE MEETING WITH CITY PLANNING, ENGINEERING AND CBU TO REVIEW SCOPE OF WORK.
- 2) CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF DISCONNECTION OF PRIVATE UTILITIES WITH RESPECTIVE UTILITY SERVICE PROVIDERS.
- 3) ANY SIGNS REQUIRING REMOVAL TO EXECUTE THE WORK SHALL BE REMOVED, STORED AND RE-SET UPON COMPLETION OF CONSTRUCTION.
- 4) USE OF THE PUBLIC R/W REQUIRES PRIOR APPROVAL FROM CITY OF B.
- 5) WORK WITHIN THE R/W REQUIRES A CITY R/W EXCAVATION PERMIT AND BOND.
- 6) SIDEWALK CLOSURE SIGNAGE IS REQUIRED AT THE NEAREST STREET CROSSING LOCATION IN ADVANCE OF THE SIDEWALK CLOSURE.
- 7) IF TRACKING OF MATERIAL ONTO ADJACENT PUBLIC ROADWAYS OCCURS, TRACKED MATERIAL SHALL BE CLEANED DAILY.
- 8) REFER TO MAINTENANCE OF TRAFFIC PLAN SHEETS FOR PEDESTRIAN ACCOMMODATIONS.
- 9) TOPOGRAPHIC SURVEY WAS COMPLETED IN 2018. ADDITIONAL IMPROVEMENTS OR DEMOLITION OR ADJUSTMENT TO THE SITE MAY HAVE BEEN COMPLETED. CONTACT ENGINEER IF ADDITIONAL IMPROVEMENTS RESULTING IN A CHANGE OF PLAN ARE DISCOVERED.
- 10) EXISTING SANITARY SEWER LATERALS BEYOND THOSE SHOWN ON THE TOPOGRAPHIC SURVEY MAY BE UNCOVERED DURING CONSTRUCTION. ANY SUCH LATERAL FOUND THAT WILL NOT BE RE-USED MUST BE CAPPED. COORDINATE WORK WITH CBU INSPECTOR.
- 11) ITEMS NOT SPECIFICALLY NOTED FOR REMOVAL, BUT NECESSARY TO BE REMOVED TO COMPLETE THE WORK SHALL BE REMOVED.

GRAPHIC DEMOLITION LEGEND

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

DEMOLITION PLAN



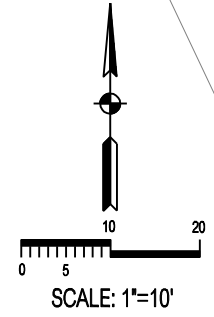
SITE LEGEND

- | | |
|----------------------|----------|
| DRAINAGE EASEMENT | 10' DE |
| UTILITY EASEMENT | 10' UE |
| DR. & UT. EASEMENT | 10' D&UE |
| 2" ROLL CURB | |
| 2" CURB AND GUTTER | |
| 6" STANDING CURB | |
| CONCRETE SIDEWALK | |
| 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 | |
| BOLLARD | |
| DUMPSTER (WOOD) | |
| DUMPSTER (MASONRY) | |

MATERIALS LEGEND

- (P1) CONCRETE APPROACH
- (P2) 6" 4000 PSI CONCRETE ON
- (C1) 6" COMPACTED AGGREGATE BASE #53
- (C2) 6" STANDING CURB
- (C3) CONCRETE SIDEWALK - WIDTH VARIES
- (C4) 4" THICK CONCRETE
- (C5) 4" COMPACTED AGGREGATE BASE #53, TYPE "O"
- (C6) CONCRETE STAIR
- (C7) HANDRAIL NOT REQUIRED
- (C8) COLORED, STAMPED CONCRETE SLAB
- (AF) ALUMINIUM FENCE (SEE ARCHITECTURAL PLANS)
- (L1) LINE, PAINT, SOLID, WHITE, 4"
- (L2) 5' X 5' TREE GRATE WITH STREET TREE
- (BP) BICYCLE PARKING "HOOP RACK"

SITE PLAN



Smith Brubaker & Associates, Inc.
 453 S. Clavier Boulevard
 Bloomington, Indiana, 47408
 Telephone: (812) 336-6388
 Web: www.smithbrubaker.com

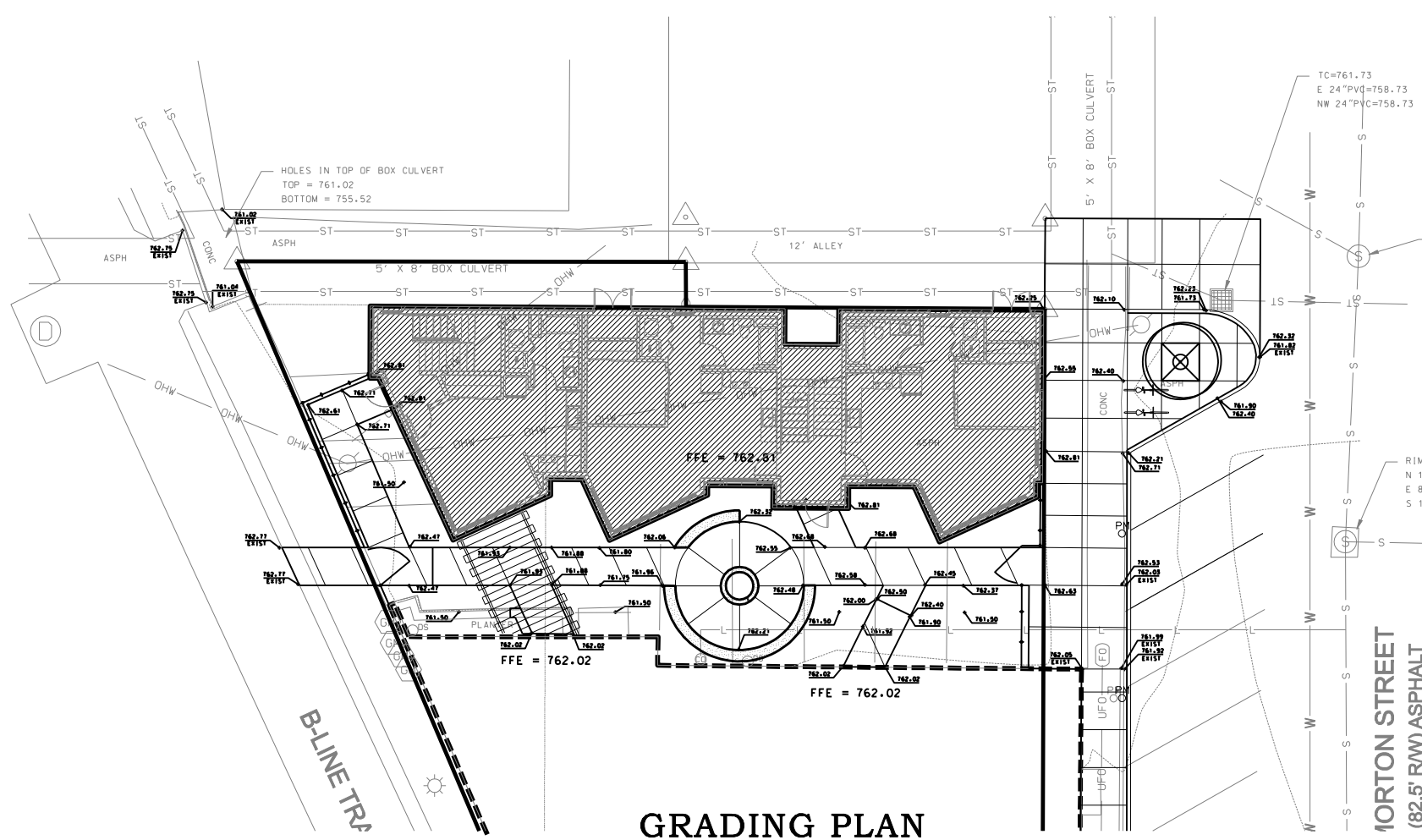
CERTIFICATION DATE	11
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JOB TITLE:
HAYS MARKET SITE
FOR DAVID AND MISTI HAYS
BLOOMINGTON, INDIANA

REVISIONS	BY	DATE

DESIGNED	SAB
DRAWN	SAB
CHECKED	KES
DATE	

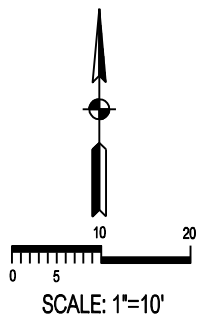
JOB NUMBER:
5849
SHEET
C201
DATE:
07/08/19
DEMOLITION AND SITE PLAN



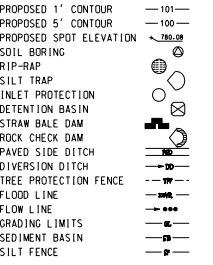
GRADING PLAN

GRADING NOTES

- 1) FF, ± IF SHOWN ON THE PLANS, = RECOMMENDED FINISH FLOOR ELEVATION.
- 2) GRADING LIMITS: IF SHOWN ON THE PLANS, INDICATE THE LINE AT WHICH THE PROPOSED GRADING MEETS THE EXISTING GRADE AND THE EDGE OF THE AREA THAT SHOULD BE DISTURBED DURING THE CONSTRUCTION PROCESS.
- 3) PROPOSED SPOT ELEVATIONS, IF SHOWN, ARE AT FINISH GRADE UNLESS NOTED OTHERWISE ON THE PLANS.
- 4) MAX. CROSS SLOPE ON A SIDEWALK IS 2%.
- 5) MAX. LONGITUDINAL SLOPE ON A SIDEWALK IS 5%.
- 6) MAX. SLOPE ON AN ACCESSIBLE RAMP IS 8%.



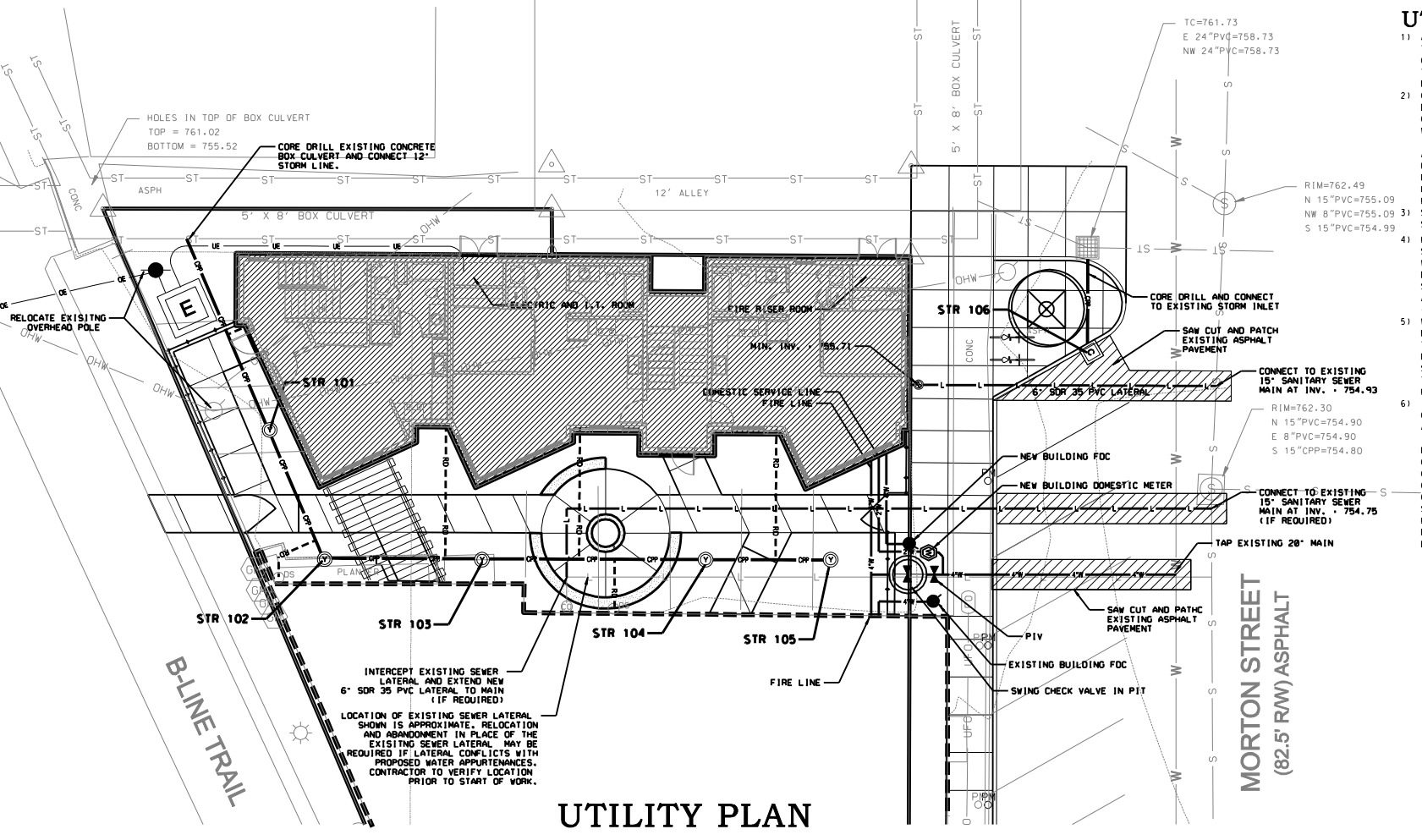
GRADING & EROS. CTRL LEGENDS



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453 S. Clavier Boulevard
Bloomington, Indiana, 47408
Telephone: (812) 336-6938
Web: www.smithbrubob.com

CERTIFICATION DATE
/ /

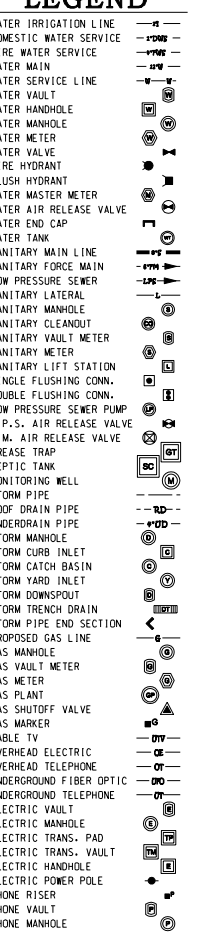
JOB TITLE:
**HAYS MARKET SITE
FOR DAVID AND MISTI HAYS
BLOOMINGTON, INDIANA**



UTILITY NOTES

- 1) 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 (812) 349-3633 TO SCHEDULE THE MEETING.
- 2) CONTRACTOR SHALL NOTIFY THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPARTMENT ONE (1) WORKING DAY PRIOR TO CONSTRUCTION OF ANY WATER, STORM OR SANITARY SEWER UTILITY WORK. A CBU INSPECTOR MUST HAVE NOTICE SO WORK CAN BE INSPECTED, DOCUMENTED, AND A PROPER AS-BUILT MADE. WHEN A CONTRACTOR WORKS ON WEEKENDS, A CBU DESIGNATED HOLIDAY, OR BEYOND NORMAL CBU WORK HOURS, THE CONTRACTOR WILL PAY FOR THE INSPECTOR'S OVERTIME. FOR CBU WORK HOURS AND HOLIDAY INFORMATION, PLEASE CONTACT THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPARTMENT AT (812)349-3660.
- 3) SEE SPECIFICATIONS FOR SIZES OF WATER SERVICE LINES AND SEWER LATERALS NOT SPECIFICALLY NOTED ON THE PLANS.
- 4) 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) 349-3689 FOR MORE INFORMATION.
- 5) WHEN CONNECTING A NEW PIPE TO AN EXISTING MANHOLE, THE MANHOLE SHALL BE CORE-DRILLED. PIPE SHALL BE CONNECTED TO THE MANHOLE BY EITHER A FLEXIBLE BOOT KOR-SEAL 1 OR 2 FLEXIBLE CONNECTOR OR APPROVED EQUAL. TABLE AND TROUGH SHALL BE MODIFIED AS NECESSARY TO DIRECT THE FLOW FROM THE NEW PIPE. INVERT OF CONNECTION SHALL BE NO MORE THAN ONE FOOT HIGHER THAN THE FLOOR AT THE TERMINATION POINT. IN ACCORDANCE WITH SECTION 4.5.2.1-5.1, OF THE CBU CONSTRUCTION SPECIFICATIONS ALL SEWER LATERALS SHALL HAVE A CLEAN-OUT AT LEAST EVERY 90 FEET. ALL CLEAN-OUTS, WHETHER IN GRASSY AREAS OR IN PAVEMENT, SHALL BE SUB-SURFACE AND PROTECTED BY A SUITABLE METAL CASTING SUCH AS EAST JORDAN CATALOGUE NO. 2975 OR NEENAH CATALOGUE NO. R-1974-A. IN GRASSY AREAS, THE CASTING SHALL BE PROVIDED WITH A CIRCULAR CONCRETE COLLAR FLUSH WITH THE TOP OF THE CASTING AND THE GROUND SURFACE. THE COLLAR SHALL BE MINIMUM 6" THICK AND SHALL EXTEND AT LEAST 8" BEYOND THE OUTSIDE OF THE CASTING ON ALL SIDES. IN PAVEMENT, THE TOP OF THE CASTING SHALL BE FLUSH WITH THE SURROUNDING PAVEMENT. TOP OF CLEAN-OUT SHALL BE NO MORE THAN 3" BELOW THE TOP OF THE CASTING. #10
- 7) THE OWNERSHIP OF THE WATER AND SANITARY SEWER MAINS IN THIS DEVELOPMENT WILL BE OWNED AND MAINTAINED BY THE CITY OF BLOOMINGTON UTILITIES. OWNERSHIP WILL TAKE EFFECT AFTER FINAL WALK-THROUGH, WHEN EASEMENT ARE RECORDED AND FINAL ACCEPTANCE IS GIVEN. ANY EXCEPTIONS SHALL BE INDICATED WITH SYMBOLS ON THE PLANS, ADDRESSED BY LETTER AND APPROVED IN WRITING BY THE UTILITIES ENGINEER.
- 8) A PERMANENT INDICATING CONTROL VALVE SHALL BE INSTALLED ON THE FIRE LINE 12" ABOVE THE FLOOR AT THE TERMINATION POINT. THIS VALVE WILL BE USED TO HYDROSTATIC PRESSURE TEST AGAINST AND WILL REMAIN AS A PART OF THE SYSTEM, ONCE ALL TESTING IS COMPLETE, THE LINE WILL NOT BE DISMANTLED FOR CONNECTION TO THE FIRE SUPPRESSION SYSTEM. PLEASE CONTACT NANCY AXSON (812-349-3689) FOR ADDITIONAL INFORMATION.
- 9) ALL DUCTILE IRON PIPE (DIP) WILL REQUIRE POLYETHYLENE ENCASEMENT SLEEVES AND SHALL BE 8-MIL LINEAR LOW-DENSITY (LLD) POLYETHYLENE ENCASEMENT OR 4-MIL HIGH-DENSITY CROSS-LAMINATED (HDCL) POLYETHYLENE ENCASEMENT MATERIAL. INCLUSIVE OF VALVES AND FITTINGS, THE MATERIAL SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH ANSI/AWWA C-105/A21.5, USING PLASTIC TIE STRIPS OR CIRCUMFERENTIAL OR ADHESIVE TAPE PROVIDING THE PIPE WITH A SECURE PROTECTIVE ENCASEMENT.
- 10) BACKFLOW PREVENTER CONDUIT REQUIREMENTS:
 - RADIO 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



STRUCTURE DATA TABLE

STRUCTURE NUMBER	CASTING	DESCRIPTION	OUTLET PIPE SPECS.						REMARKS
			LENGTH	SIZE	TYPE	UP INV.	DOWN INV.	TC. DEPTH	
101	EAST JORDAN (UNLESS NOTED)	IN-LINE DRAIN	28	12	HDPE	750.84	750.84	750.84	CONNECT TO BOX
102		IN-LINE DRAIN	19	12	HDPE	750.83	750.83	750.83	CONNECT TO 101
103		IN-LINE DRAIN	20	12	HDPE	750.83	750.83	750.83	CONNECT TO 102
104		IN-LINE DRAIN	30	12	HDPE	750.83	750.83	750.83	CONNECT TO 103
105		IN-LINE DRAIN	17	12	HDPE	750.83	750.83	750.83	CONNECT TO 104
106	7030	CURB INLET	12	12	HDPE	750.84	750.84	750.84	CONNECT TO EXISTING

UTILITY PLAN

REVISIONS

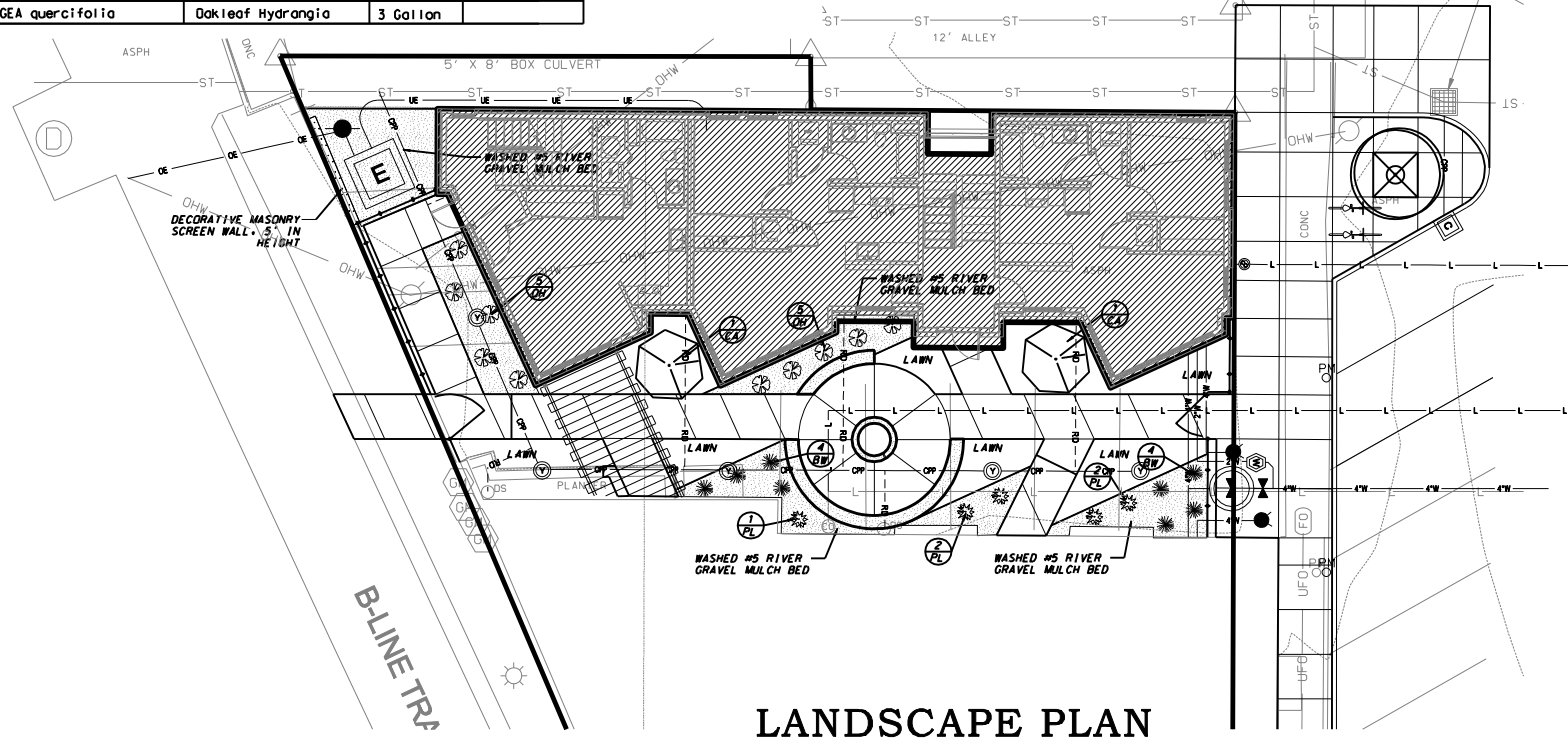
NO.	DATE	DESCRIPTION

DESIGNED: SAB
DRAWN: SAB
CHECKED: KES
DATE: 07/08/19

JOB NUMBER: 5849
SHEET: C202
DATE: 07/08/19
GRADING AND UTILITY PLAN

LANDSCAPE PLANT TABLE

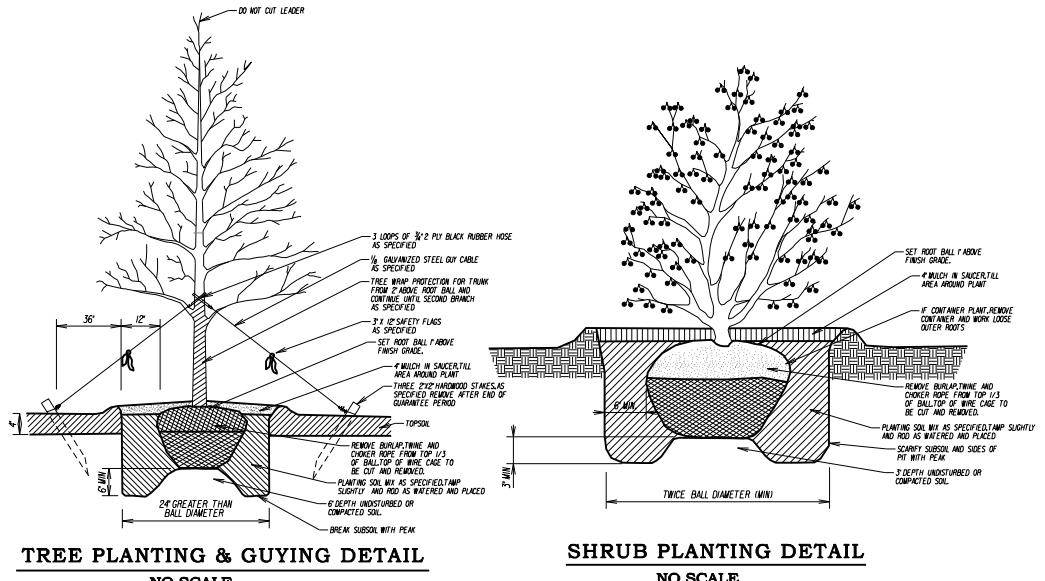
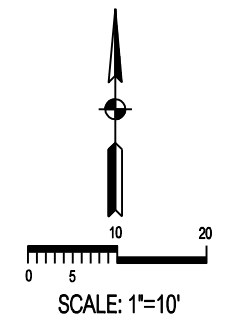
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES					
CA	2	CORNUS alternifolia	Pagoda Dogwood	2" Caliper	
SHRUBS					
BW	8	BUXUS "Green Mountain"	Green Mountain Boxwood	3 Gallon	
PL	5	PLANTAIN Lilly	Blue Angel Hosta	3 Gallon	
HO	10	HYDRANGEA quercifolia	Dakleaf Hydrangia	3 Gallon	



LANDSCAPE PLAN

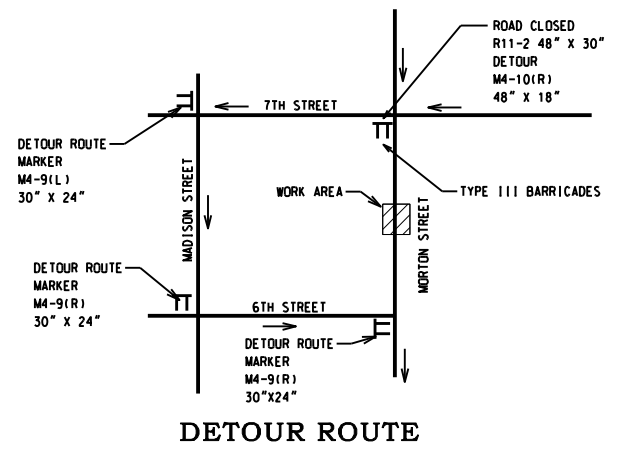
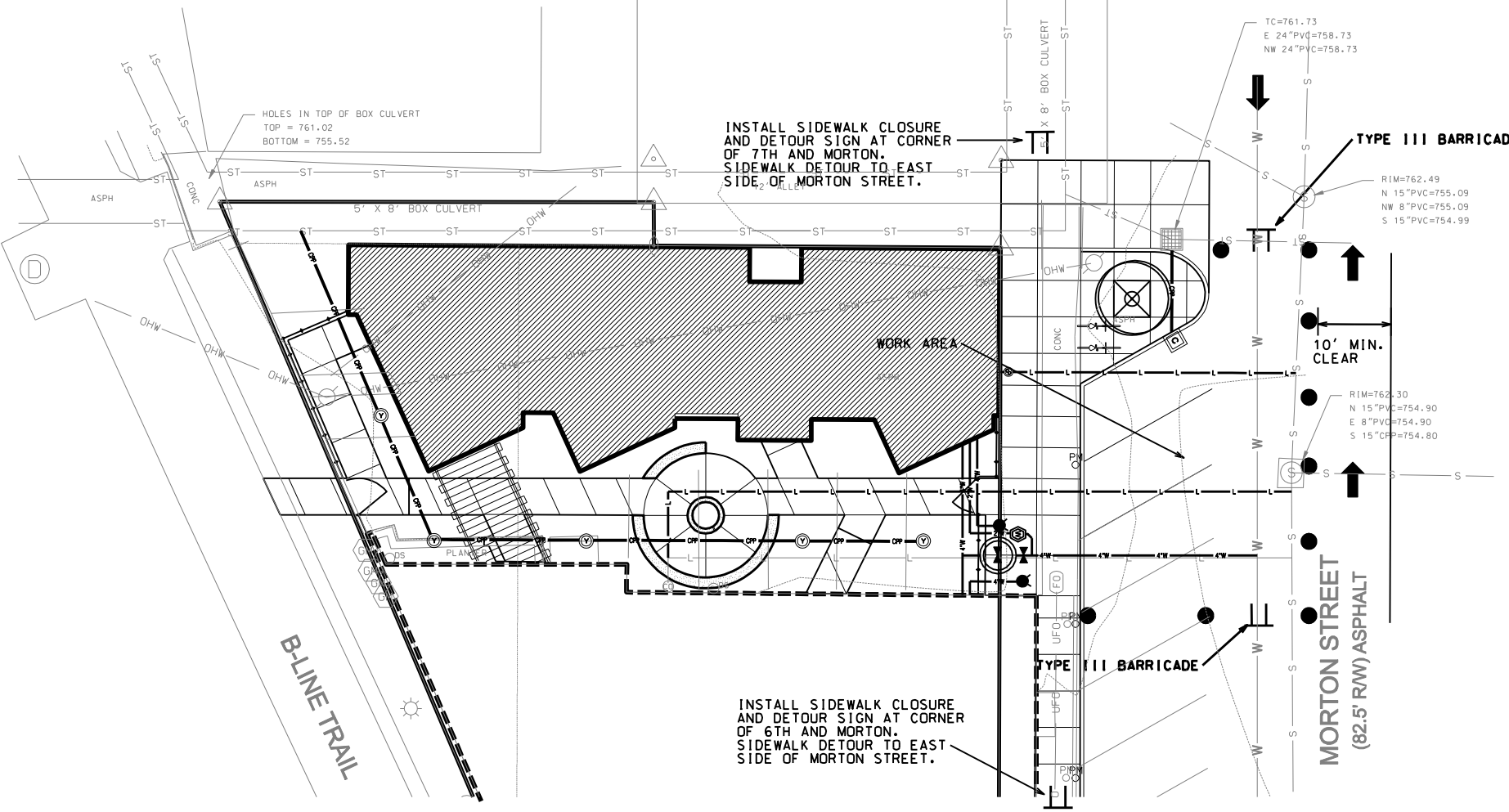
MINIMUM LANDSCAPE REQUIREMENTS

CD Zoning - 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 one tree per five hundred square feet. (AREA = 991. SF/500 SF = 1.98 = 2 TREES REQUIRED)
 (B) Type. All of the required trees shall be canopy trees.
 (C) Substitution. Open areas less than ten feet wide may substitute ornamental trees for required canopy trees.
 (COURTYARD AREA IS NOT OF SUFFICIENT WIDTH TO INSTALL CANOPY TREES. ORNAMENTAL TREES WILL BE USED IN LIE OF CANOPY TREES).
 (2) Shrubs.
 (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 eight shrubs per five hundred square feet. (AREA = 991 SF/500 SF = 1.98 X 8 = 15.84 SHRUBS= 16 REQUIRED)
 (B) Type. A minimum of fifty percent of the required shrubs shall be evergreen.
 (8 EVERGREEN SHRUBS REQUIRED)
 (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.



TREE PLANTING & GUYING DETAIL

SHRUB PLANTING DETAIL



DETOUR ROUTE

GENERAL TRAFFIC CONTROL NOTES

- Prior to start of work, Contractor shall coordinate an on-site meeting with City Transportation and Public Works.
- All traffic control devices shall be in accordance with the latest MUTCD requirements and INDOT standard specifications.
- Placement of traffic control signage is approximate. Adjustment will be required based on actual field conditions.

Smith Brubach & Associates, Inc.
 1115 S. Clavier Boulevard
 Bloomington, Indiana, 47403
 Telephone: (812) 336-6938
 Web: www.smithbrubach.com

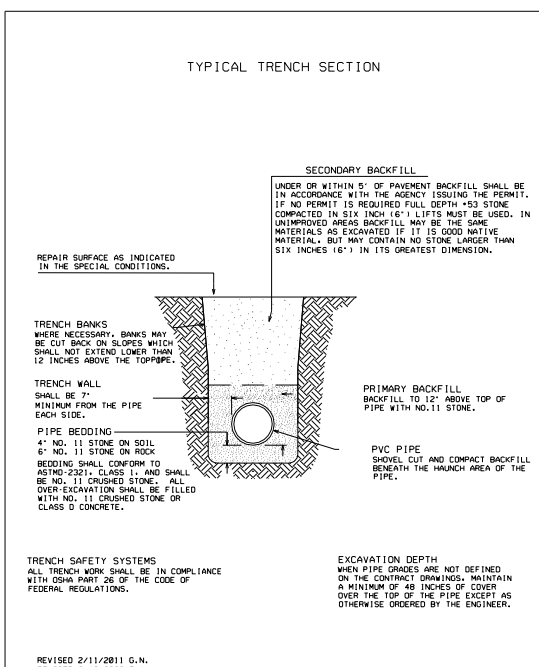
CERTIFICATION DATE
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JOB TITLE:
HAYS MARKET SITE
FOR DAVID AND MISTI HAYS
BLOOMINGTON, INDIANA

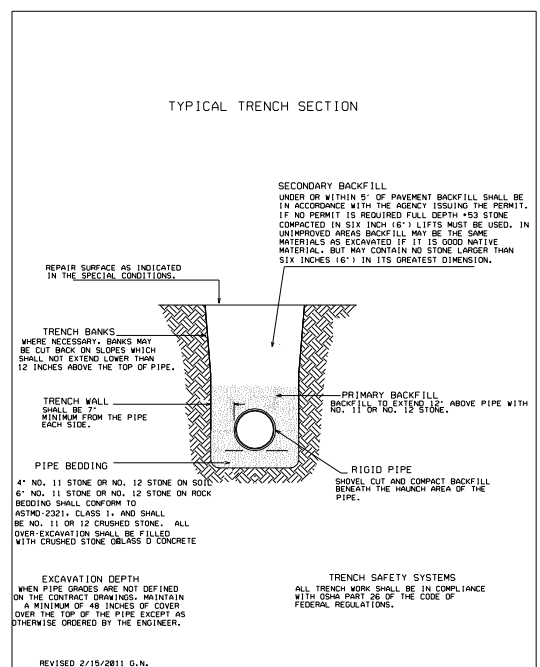
REVISIONS	BY	DATE

DESIGNED	DRAWN	CHECKED	DATE
SAB	SAB	KES	

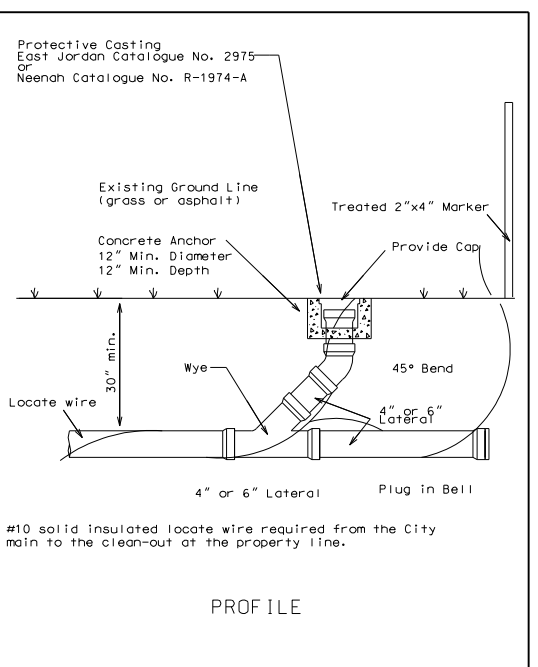
JOB NUMBER
5849
 SHEET
C203
 DATE
07/08/19
 LANDSCAPE AND TRAFFIC CONTROL PLAN



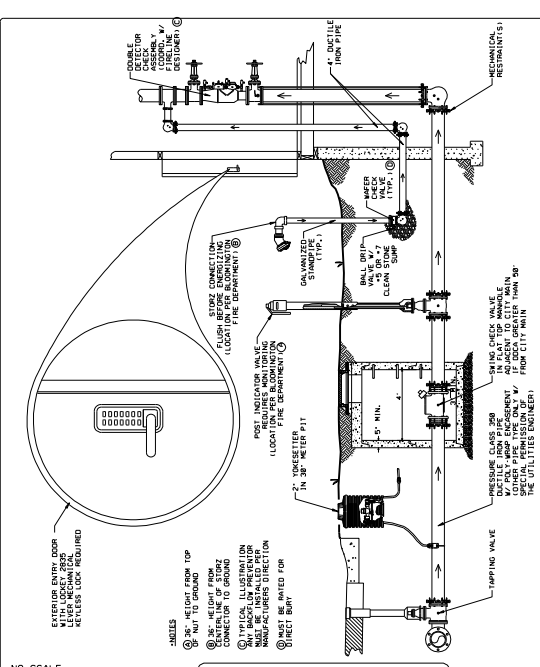
BEDDING AND BACKFILL DETAIL FOR PVC AND HOPE PIPE
STANDARD DETAIL NUMBER 11



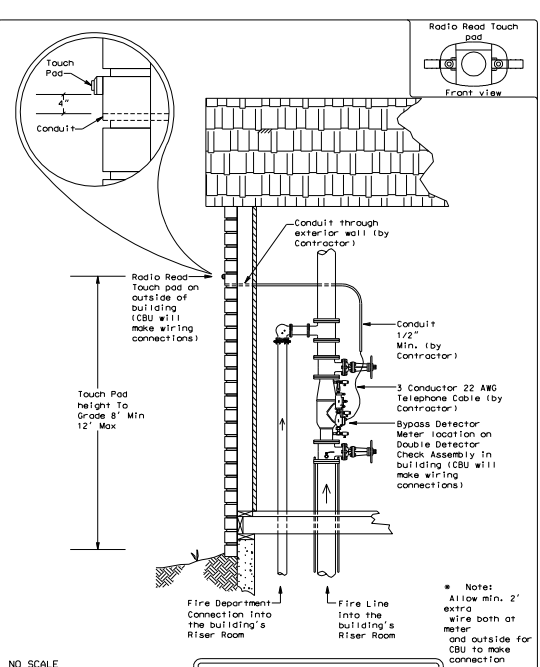
BEDDING AND BACKFILL DETAIL FOR ALL RIGID PIPES
STANDARD DETAIL NUMBER 12



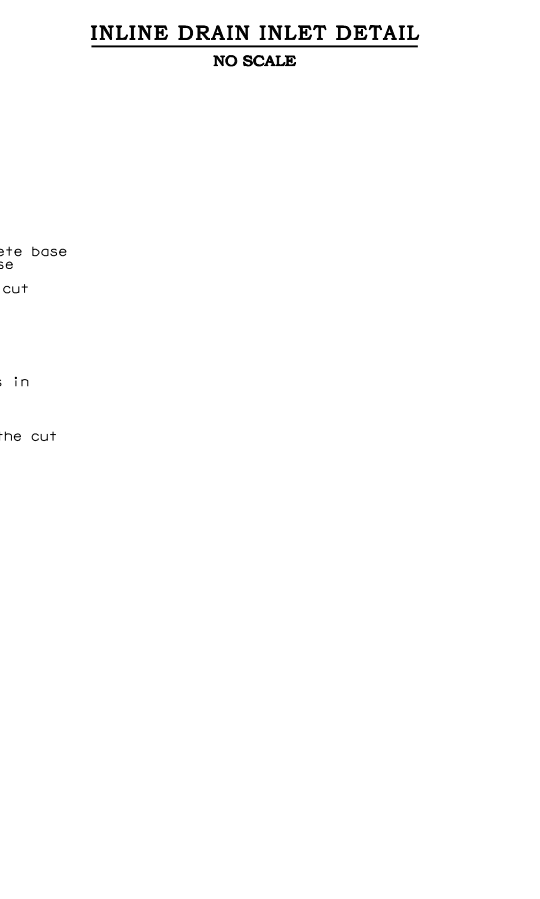
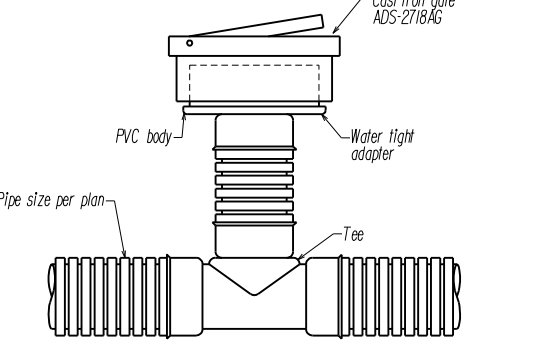
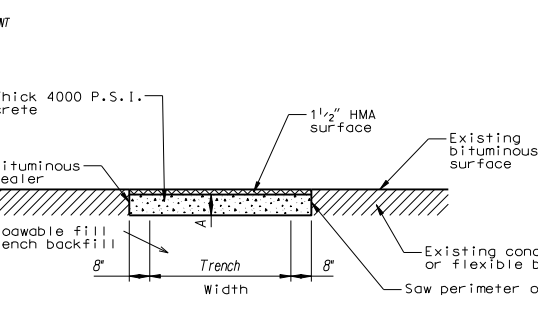
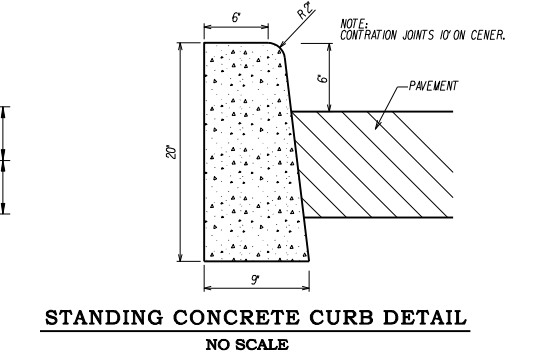
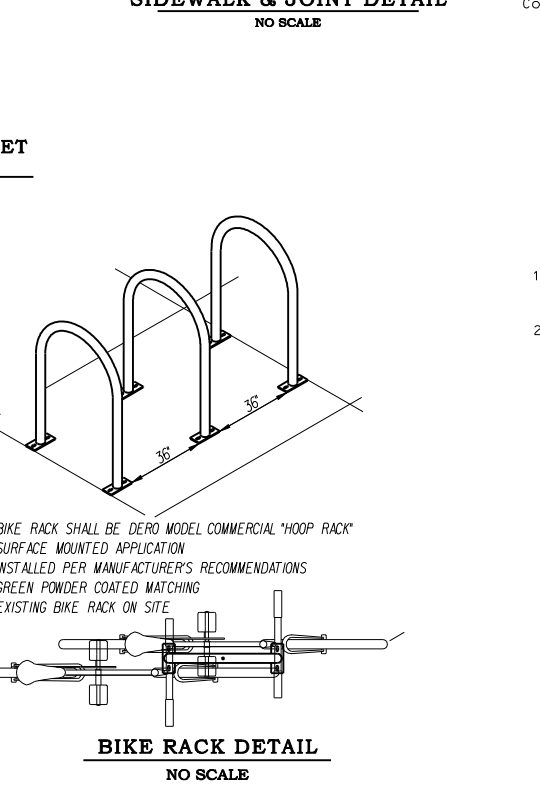
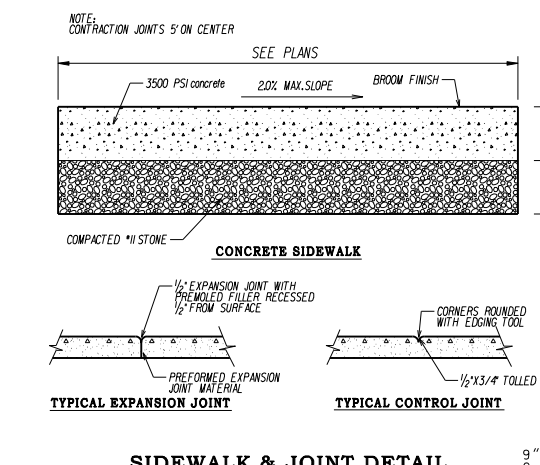
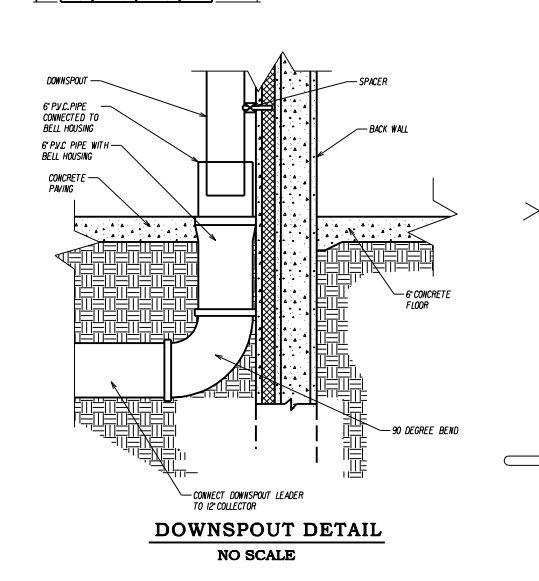
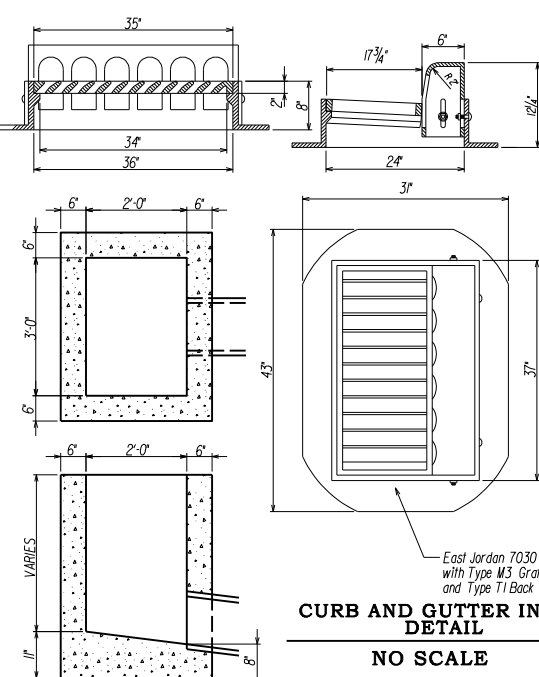
STANDARD SANITARY LATERAL CLEAN-OUT FOR 4" AND 6" PIPES
STANDARD DETAIL NUMBER 19



STANDARD FIRE LINE DOUBLE CHECK VALVE 2" OR SMALLER DOMESTIC METER INSTALLATION DETAIL
STANDARD DETAIL NUMBER 28



FIRE LINE DOUBLE CHECK VALVE METER CONDUIT INSTALLATION DETAIL
STANDARD DETAIL NUMBER 34



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453 S. Clavier Boulevard
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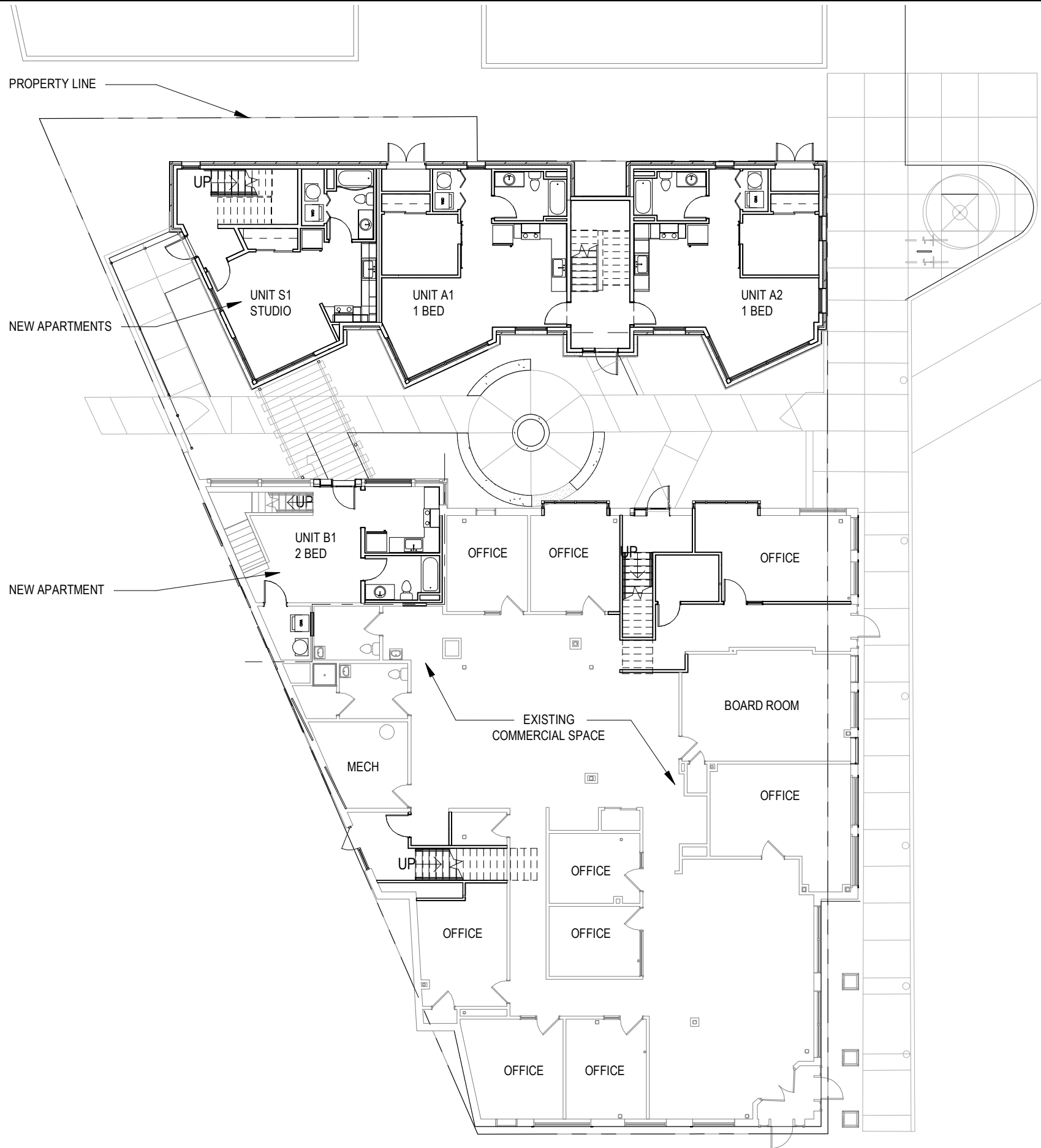
CERTIFICATION DATE
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JOB TITLE:
HAYS MARKET SITE FOR DAVID AND MISTI HAYS BLOOMINGTON, INDIANA

REVISIONS	BY	DATE

DESIGNED: SAB
DRAWN: SAB
CHECKED: KES
DATE:

JOB NUMBER: 5849
SHEET: C204
DATE: 07/08/19
CIVIL DETAILS



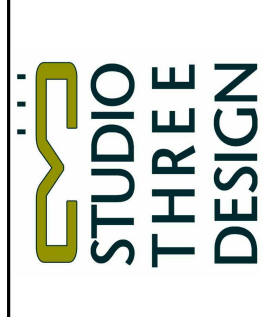
GROSS AREA	
COMMERCIAL=	5,284 SF
APARTMENT=	12,971 SF
TOTAL=	18,255 SF

SHEET NUMBER
A1
112

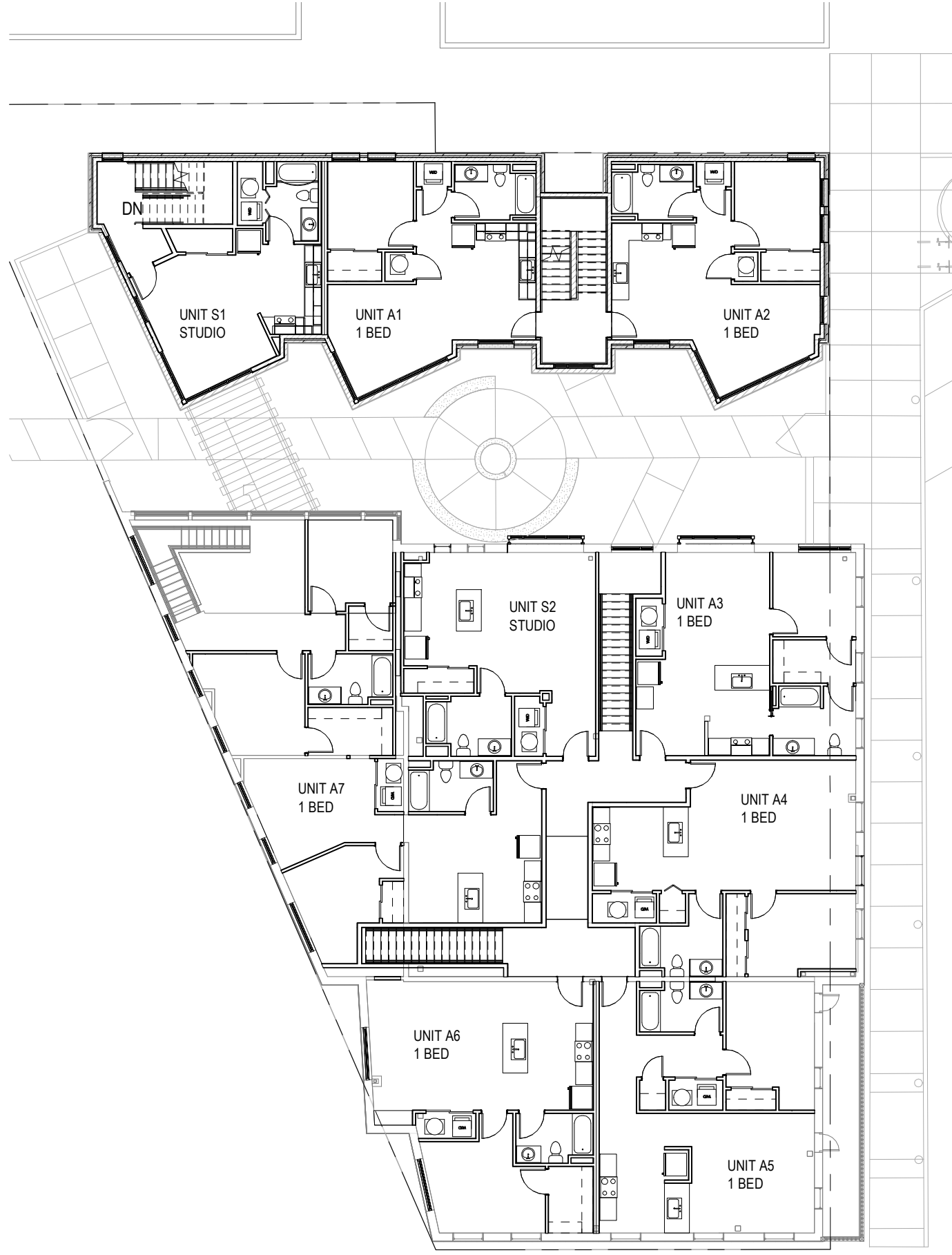
SHEET DESCRIPTION
LEVEL 1 FLOOR PLAN

PROJECT NO.
19010
DATE
07/26/19

HAYS MARKET



NORTH
1/16" = 1'-0"

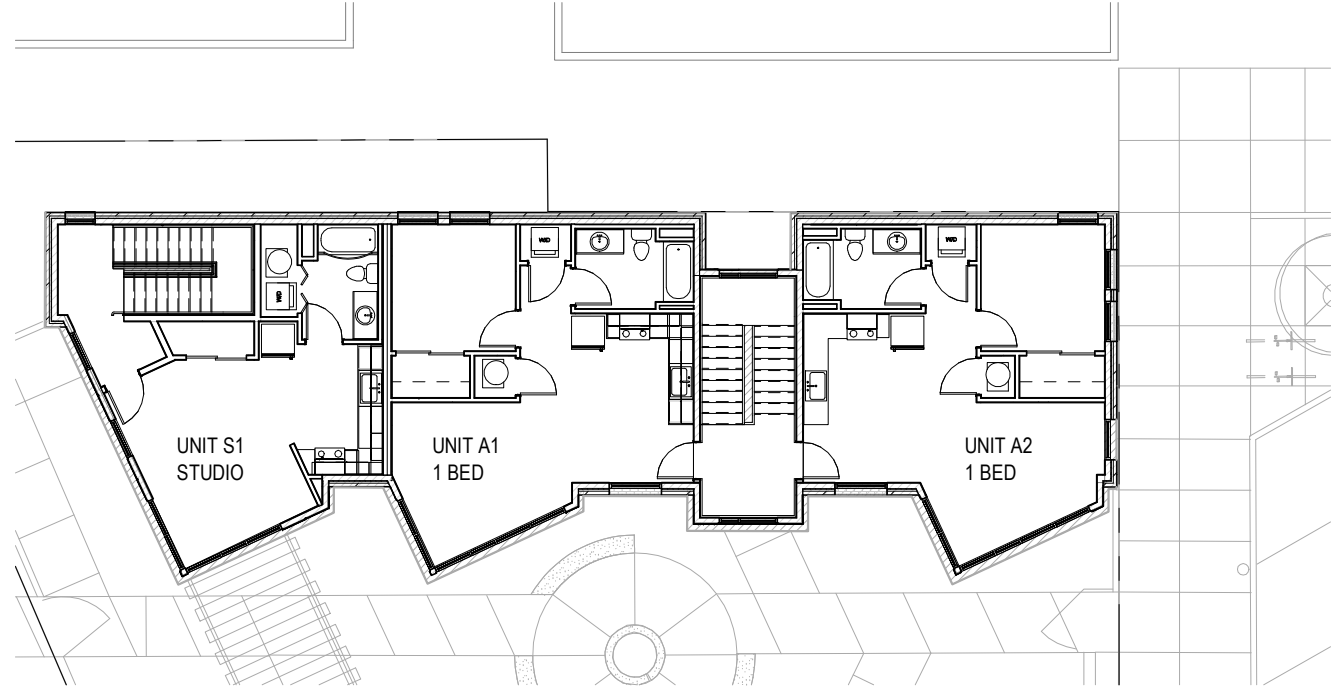


HAYS MARKET

PROJECT NO.	19010
DATE	07/26/19

SHEET DESCRIPTION	LEVEL 2 FLOOR PLAN
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SHEET NUMBER	A2
	113

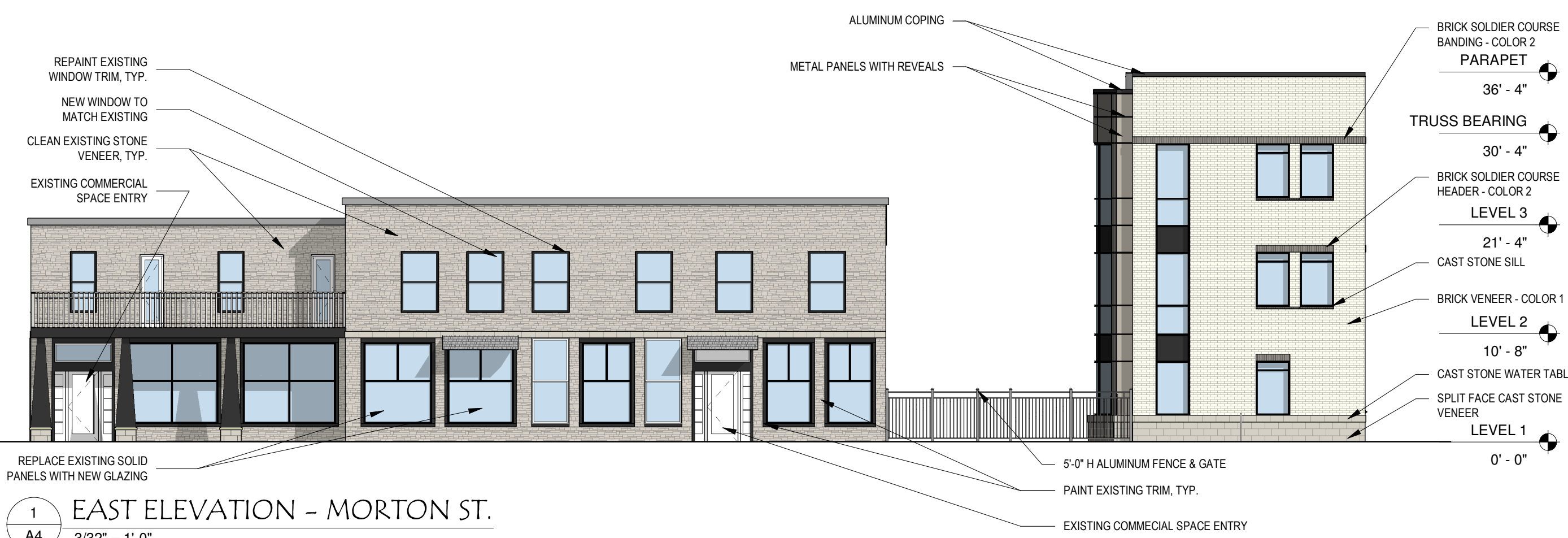


HAYS MARKET

PROJECT NO. 19010	DATE 07/26/19
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SHEET DESCRIPTION LEVEL 3 FLOOR PLAN

SHEET NUMBER A3



1 EAST ELEVATION - MORTON ST.
 A4 3/32" = 1'-0"

SHEET NUMBER	115
A4	
SHEET DESCRIPTION	ELEVATIONS
PROJECT NO.	19010
DATE	07/26/19



EXISTING PHOTOS

HAYS MARKET



1 SOUTH ELEVATION - 6TH STREET
 A5 3/32" = 1'-0"



EXISTING PHOTO

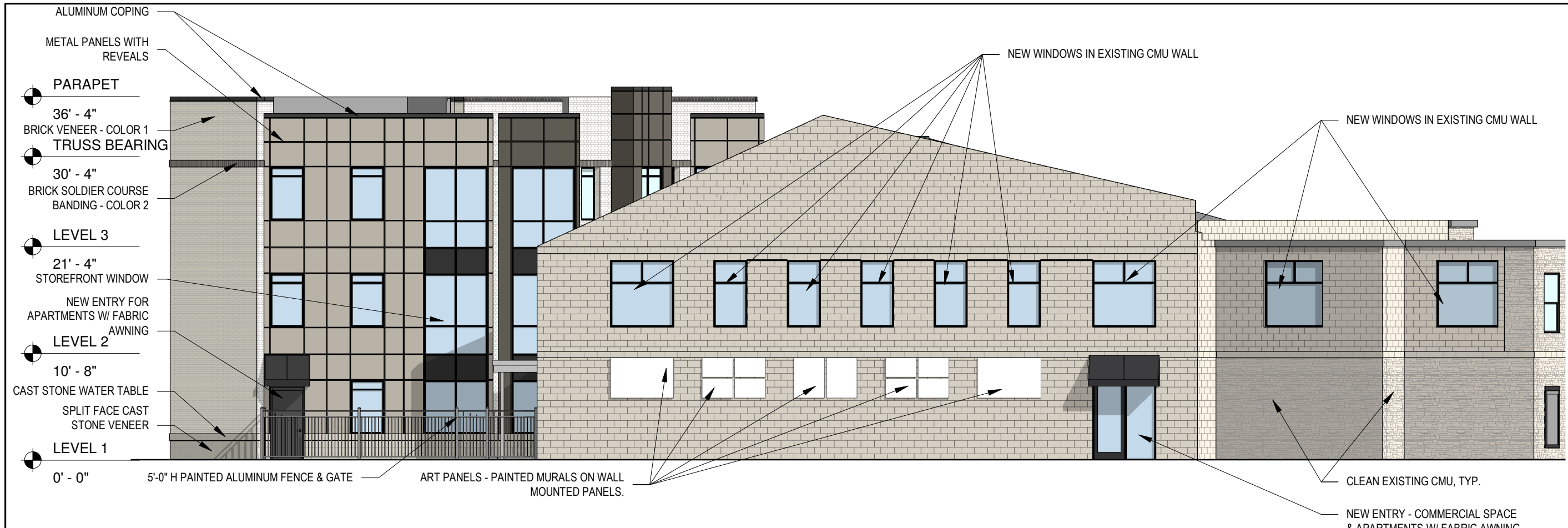
SHEET NUMBER
 A5 116

SHEET DESCRIPTION
 ELEVATIONS

PROJECT NO. 19010	DATE 07/26/19
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HAYS MARKET





1 WEST ELEVATION - B-LINE TRAIL
 A6 3/32" = 1'-0"

SHEET NUMBER
 117
A6

SHEET DESCRIPTION
 ELEVATIONS

PROJECT NO. 19010
 DATE 07/26/19

HAYS MARKET



EXISTING PHOTOS

REMOVE METAL SHINGLES,
INFILL LIMESTONE VENEER
IN AREAS OF DEMOLITION,
& NEW METAL PANEL TO
MATCH METAL PANEL IN
STOREFRONT BELOW.

CLEAN EXISTING STONE
VENEER, TYP.

NEW WINDOWS

NEW STOREFRONT
WINDOWS PANELS

REPLACE EXISTING
SOLID PANEL WINDOW
WITH NEW GLAZING.

NEW ENTRY FOR
APARTMENTS W/ FABRIC
AWNING

NEW WINDOW TO MATCH
EXISTING WINDOW

REPAINT EXISTING
WINDOW TRIM, TYP.

PAINT EXISTING TRIM, TYP.

NEW PAINTED WOOD TRELLIS

NEW APARTMENT UNIT ENTRY



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

SHEET NUMBER
A7
118

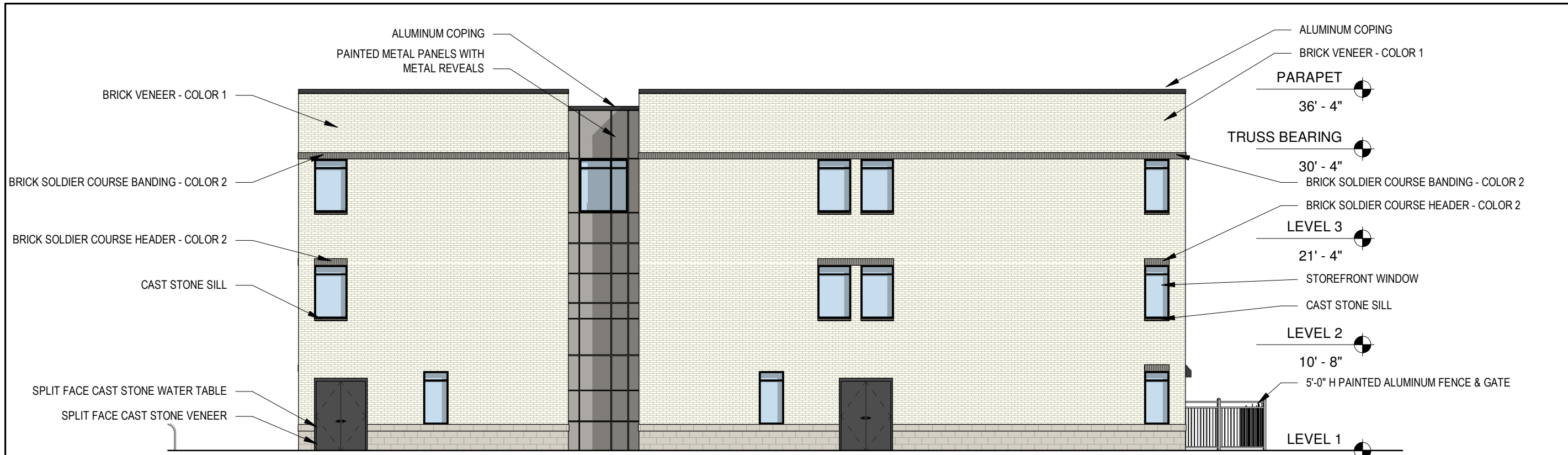
SHEET DESCRIPTION
ELEVATIONS

PROJECT NO.
19010
DATE
07/26/19

HAYS MARKET



EXISTING PHOTOS



2 NORTH ELEVATION - ALLEY
A8 3/32" = 1'-0"

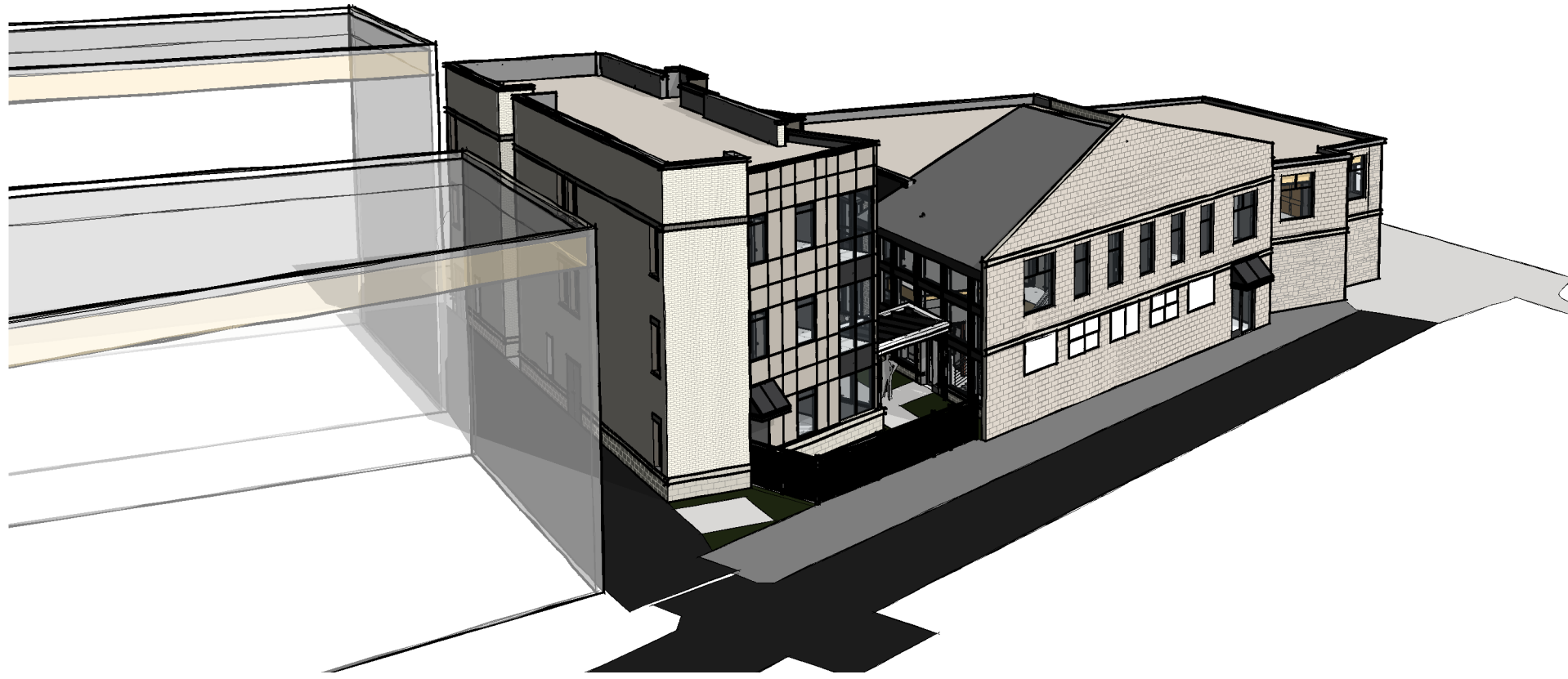


1 SOUTH ELEVATION - COURTYARD
A8 3/32" = 1'-0"

SHEET NUMBER	119
A8	
SHEET DESCRIPTION	ELEVATIONS
PROJECT NO.	19010
DATE	07/26/19

HAYS MARKET





AERIAL - NW VIEW



AERIAL - SW VIEW

SHEET NUMBER

120

A9

SHEET DESCRIPTION
3D VIEWS

PROJECT NO.
19010

DATE
07/26/19

HAYS MARKET





AERIAL - SE VIEW



AERIAL - COURTYARD VIEW

SHEET NUMBER

A10¹²¹

SHEET DESCRIPTION

3D VIEWS

PROJECT NO.

19010

DATE

07/26/19

HAYS MARKET

STUDIO
THREE
DESIGN



COURTYARD VIEW



COURTYARD VIEW FROM B LINE

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 901 W 1st St.**

**CASE #: UV-29-19
DATE: August 12, 2019**

**PETITIONER: Jason Hobson (Advancing Eco Agriculture)
1550 E. Bethel Lane Bloomington, IN 47408**

REQUEST: The petitioner is requesting a use variance to allow a business/professional office in the Medical (MD) zoning district. This use variance request requires Plan Commission review for compliance with the Comprehensive Plan.

Background:

Area: 0.52 acres
Current Zoning: Medical
Comp Plan Designation: Mixed Urban Residential
Existing Land Use: Medical clinic (discontinued)
Proposed Land Use: Business/professional office
Surrounding Uses: North – Surface parking lot
 West – Residential rehabilitation clinic
 East – Single family residences
 South – Multi-tenant light manufacturing

REPORT: The 22,651 sq. ft. property is zoned Medical (MD) and is located at the southwest corner of W. 1st Street and W. Wylie Street. The property has been developed with a single family residence which has been converted into a medical office, a surface parking lot, and a detached garage. The surrounding properties include a surface parking lot to the north, a single family residence to the east, a residential rehabilitation clinic to the west, and light manufacturing to the south.

The petitioner is proposing to relocate a portion of their current business into the current 1,464 structure. As part of the proposed use, the petitioner would remotely make sales, and assist customers. The Unified Development Ordinance (UDO) classifies this use as a “business/professional office.” This is not a permitted use in the Medical (MD) zoning district, and therefore would need a use variance to be allowed in the district. There would be no exterior changes to the building as part of this request.

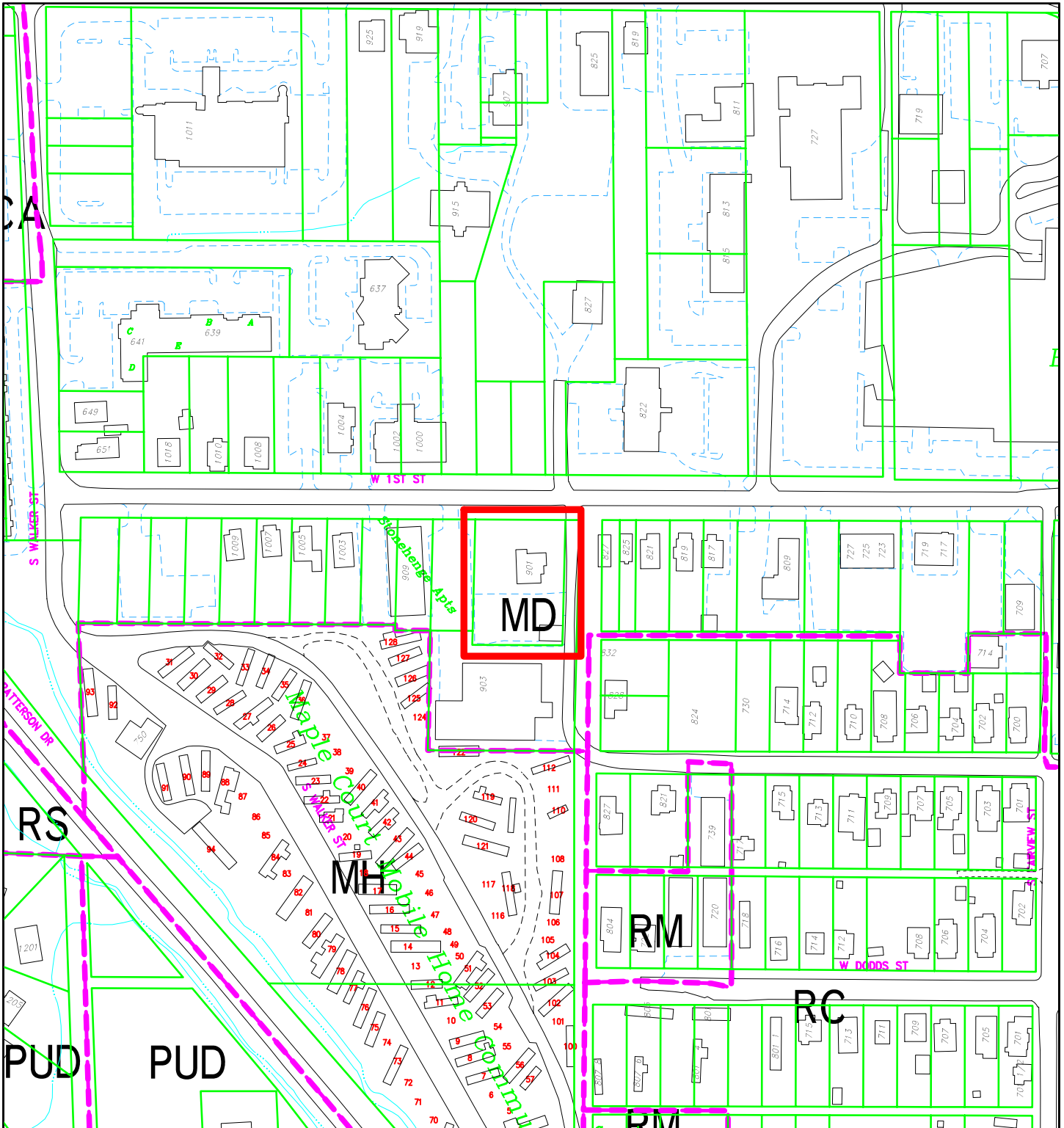
As the current use as a Medical Clinic has been discontinued since May 2018, this proposal will be required to come into full compliance with UDO standards (20.080.060(a)).

Comprehensive Plan: The Comprehensive Plan designates this property as Mixed Urban Residential. The Mixed Urban Residential district was intended to protect the existing built-out core neighborhoods while encouraging small scale redevelopment opportunities. This petition involves the reuse of an existing building used for a commercial business to continue being used for a commercial business.

In addition, Policy 1.7 in the Comprehensive Plan gives guidance to “Retain, develop, and attract quality jobs by fostering a healthy economic climate for area employers.” This request expands an existing local business.

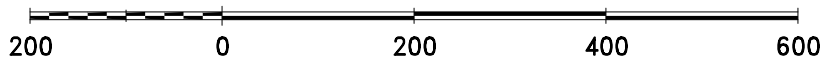
CONCLUSION: The Department finds that the proposed use does not substantially interfere with the intents of the Comprehensive Plan. The petition will revitalize a currently existing commercial space, allowing for an existing employer to move into and use the space.

RECOMMENDATION: The Department recommends that the Plan Commission forward petition #UV-29-19 to the Board of Zoning Appeals with a positive recommendation.



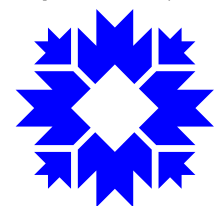
UV-29-19 Hobson
 901 W 1st St.
 Plan Commission
 Location, Zoning, Parcels

By: roblngr
 8 Aug 19

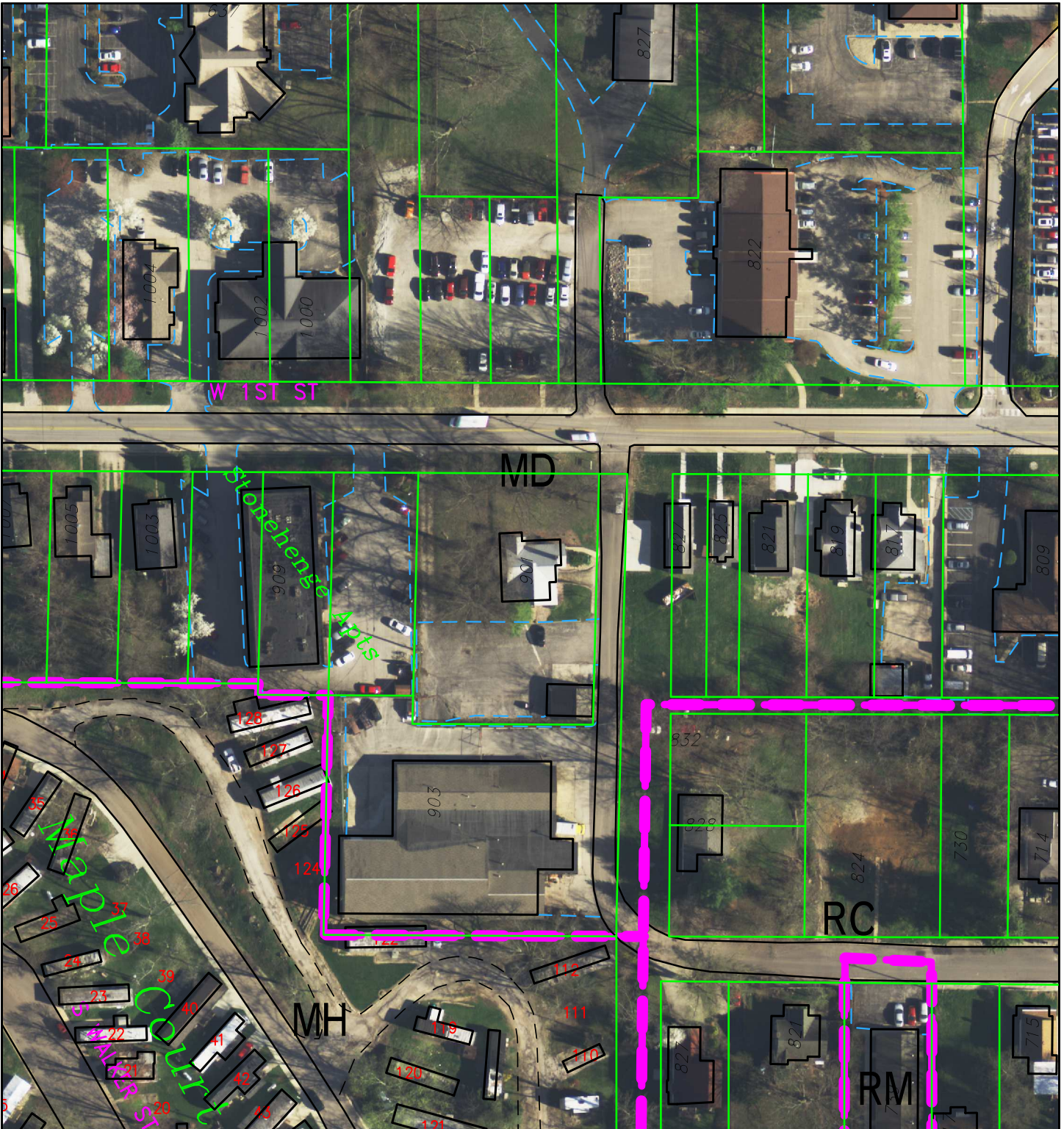


For reference only; map information NOT warranted.

City of Bloomington
 Planning & Transportation

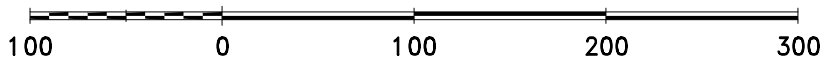


Scale: 1" = 200'



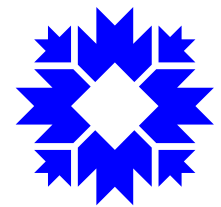
UV-29-19 Hobson
 901 W 1st St.
 Plan Commission
 Location, Zoning, Parcels

By: roblingr
 8 Aug 19



For reference only; map information NOT warranted.

City of Bloomington
 Planning & Transportation



Scale: 1" = 100'

Jason L. Hobson, CEO
Advancing Eco Agriculture
1550 E. Bethel Lane
Bloomington, IN 47408

July 8, 2019

Bloomington Plan Commission
401 N. Morton St., Ste. 130
Bloomington, IN 47404

Dear Commissioners:

Please allow this notice to signal my intention, as Petitioner, to gain a use variance for the property located at 901 W. 1st St., Bloomington, IN 47403. The property is currently designated Medical (MD) and is owned by Dr. Jerry Jesseph, M.D. A variance will enable a change in the designation of this property so that, upon being granted, a lease agreement can be initiated with Dr. Jesseph that would enable the use this existing former medical offices to serve as office space for the locally based staff of an agricultural products and consulting enterprise.

Advancing Eco Agriculture, LLC (AEA), for which I serve as CEO, is a farm products and services company headquartered in Ohio. The company has maintained a satellite office in Bloomington since 2012, and currently employs six local residents as soil health consultants and support staff who consult with remote customers via phone and internet and sell product for shipment from the Ohio manufacturing facility

Leading Regenerative Agriculture since 2006, AEA is an \$10M company which manufactures liquid fertilizers and plant nutrition formulas for growers ranging in size from large commercial growers to smaller farms and backyard gardeners in all 50 states. We make innovative use of cutting-edge technological tools, such as plant sap analysis and our proprietary plant nutrition products, that allow us to custom-formulate fertility programs for any crop type, and which promote enhanced levels of plant function and performance.

Given the immanent relocation of the hospital to the new site, the MD designation will soon become obsolete. The land use portion of the Bloomington Comprehensive Plan labels this property as being within a Mixed Urban Residential area. Our proposal is in line with the Comprehensive Plan and will help maintain and enhance this neighborhood in transition. The building, which is consistent with the character and development pattern of the area, requires little to no modification for our purposes. There are several mature hardwood species on the

property which will be maintained and protected. There is ample off-street parking to accommodate the minimal needs of the proposed tenants, leaving on-street spaces adjacent to the property open to other residents and users.

I thank all members of the Commission and the Planning staff for your consideration of this proposed change in land use.

Sincerely,

A handwritten signature in black ink that reads "Jason L. Hobson". The signature is written in a cursive style with a large initial "J" and a long, sweeping underline.

Jason Hobson, CEO
Advancing Eco Agriculture
812-340-2576
jhobson@advancingecoag.com