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The City of Bloomington Plan Commission (PC) met on February 10, 2020 at 5:30 p.m. in the City of Bloomington Council Chambers. Members present: Burrell, Cate, Coyne, Enright-Randolph, Kinzie, Sandberg, Shonkwiler, St. John

ROLL CALL

MINUTES TO BE APPROVED: December 2019 & January 2020

****Cate moved to approve the December 2019 minutes. St. John seconded. Motion carried by roll call vote 7:0—Approved.**

****Sandberg moved to approve the January 2020 minutes. Cate seconded. Motion carried by roll call vote 7:0—Approved.**

REPORTS, RESOLUTIONS AND COMMUNICATIONS: None.

PETITIONS:

PUD-01-20 **CDG Acquisitions, LLC**
1800 N. Walnut Street
Request: PUD final plan approval for a 242-unit mixed-use development.
Case Manager: Eric Greulich

Eric Greulich gave the staff report. The property is located at 1800 N. Walnut Street and is zoned Planned Unit Development. The site received rezoning approval under Plan Commission case #PUD-17-19. The 3.85 acre property is currently developed with a series of buildings for a motel. Surrounding zoning includes Commercial Arterial (CA) and Residential High Density Multifamily (RH) to the north and south, Residential High Density Multifamily (RH) to the east, and Institutional (IN) to the west. The surrounding properties have been developed with a mix of high density multi-family residences and commercial spaces. This property fronts directly on N. Walnut Street. There are no environmental constraints on this property. The petitioner received approval to create a Planned Unit Development in order to construct 2 buildings that would be a maximum of 7 stories and 86' in height at the tallest point. The proposal includes 6,000 square feet of commercial space, 6,000 square feet of amenity space, and apartments on the upper floors and portions of the ground floors. The multifamily portion of the proposal includes a mix of studio units, one-bedroom units, two-bedroom units, and four-bedroom units for a total of 242 units and 745 bedrooms. The overall density was approved at a maximum of 77 D.U.Es per acre, which this petition meets with the proposed density of 70 units per acre. All of the apartments would be fully furnished. The building will also contain a structured parking garage accessed from the south side of the building with 415 parking spaces for the tenants. The approved parking ratio is a maximum of 0.556 spaces per bedroom which this petition meets. The proposed site plan and building elevations are consistent with what was shown with the initial rezoning petition. The building will feature 50 solar panels to be used for some of the on-site lighting needs. A 2,000 sq. ft. green roof is also required and has been shown. The petitioner has proposed a contribution to be placed in the Housing Development Fund to be used to provide affordable housing units elsewhere within the City. Details of this were outlined in the original commitment and a zoning commitment is in the process of being recorded to that effect.

Greulich explained that several changes had been made during the Common Council review. The access drive was removed, the building was moved closer to the street, a green roof and solar panels were added, and height was reduced by a floor for one of the buildings. The site will keep its two current access cuts, but they will be moved, and the landscaping will be all native species. Greulich showed on slides where the solar panels and green roof were added to the site plan. Immediately adjacent to the property and along Dunn Street and the 19th street corridor, sidewalks will be added. Staff are currently working with the City of Bloomington Utilities and the petitioner to install a sidewalk, tree plot, and storm water system, and Staff hope to finalize these details during the grading permit process.

Greulich showed renderings of the proposed site plan. Brick and modulation were added during the Common Council review. Buildings will be roughly five to six stories and the parking garage will be 85 feet. The petitioner has arranged for Bloomington Transit to offer an exclusive shuttle service, creating a new route for residents and others in the area. Greulich says the petition furthers the Comprehensive Plan by developing student housing away from the downtown area. Staff recommends approval with the four conditions in the packet and a fifth condition requiring the petitioner to add windows or art along the blank wall around the parking area.

Tim Vanmatre, CDG Acquisitions, LLC, said CDG has designed a great building with positive landscape features and the design has evolved to meet all requirements.

Plan Commission Questions:

St. John and Sandberg asked about the contribution the petitioner is making to the affordable housing fund. Greulich responded that the petitioner is contributing \$20,000 for 15% of the units. A portion of that will be given with the building permit submission and the rest when final occupancy permits are issued. Because the petition was filed prior to the updated City code taking effect sometime in May the contribution to the fund is being allowed in lieu of building affordable housing.

Cate asked about electric charging stations on site and Vanmatre responded that the garage will have three to four electric charging stations in the garage, about 1% of the garage parking. Per the Common Council, these stations were moved when all parking was eliminated outside of the garage. Cate asked if more stations could be installed later and if demand is increasing. Vanmatre said that would be a question for the electrical engineer, but CDG is meeting the current demand with this petition.

Enright-Randolph asked for clarification on 19th street improvements and why the petitioner isn't dedicating the streets to the City. Greulich said the petitioner is required to commit \$300,000 to improving the 19th street corridor. Depending on the cost, improvements might include more trees. Greulich said dedicating the streets to the City would be uncommon because the streets in the site plan offer no public benefit and a utility line runs through the property's center and would need to be moved. If the public line wasn't moving through the property it might be beneficial for the site to have public roads. Enright-Randolph said the 19th street improvements are a good way to improve a bottlenecked area with a lot of apartment complexes.

Discussion ensued between Kinzie, Staff, and Vanmatre about the green roof, native species and biodiversity in the landscaping, the sidewalk system, and the Bloomington Transit route. Greulich responded that at this time, there has been no further development between neighboring properties to connect properties through sidewalks, though a sidewalk stub will be installed to make connectivity possible in the future.

Public Comment:

Members of the public that spoke: Tom Beavis, Greg Alexander

Beavis spoke on behalf of the neighboring Hampton Townhomes and Wyngate hotel. He said the properties currently share an easement that the petitioner is requesting to move to the north. Beavis is opposed to this and said that the Indiana Supreme Court has reaffirmed the longstanding rule that relocating an easement requires the consent of all affected estate-holders.

Alexander spoke about sidewalk gaps north of 17th street and east of Dunn Street, saying the surrounding areas also have sidewalk gaps and no sidewalk accessibility ramps. He said that previous developments like the Evolve apartment complex haven't added sidewalks, and the Plan Commission hasn't requested it. Alexander said he is really pleased with the proposed 19th street improvements, but sidewalk gaps need to be filled. People still walk these areas, doing so in the street and mud, and are forced to cross the street in odd places. Alexander concluded by saying that the Plan Commission is responsible for a large portion of these developments without sidewalks and this issue needs to be addressed.

Plan Commission Discussion:

Discussion ensued between Staff, Commissioners, and Vanmatre about the private easement. Kinzie asked if a resolution was possible. Greulich responded that the City does not regulate or enforce private easements. Enright-Randolph said he doesn't think the petition could be before the Plan Commission with a current easement conflict because it may affect setbacks. Scanlan said the Plan Commission could include a condition preventing approval without easement conflict resolution. She added that the City Legal department was consulted and Staff were given permission to proceed with the petition. Since the site plan is not associated with a plat the City won't interfere. Scanlan said if property owners cannot sort out easement issues, then construction cannot proceed. Vanmatre said the miscommunication between CDG and Beavis concerns easement access and should the easement need to be relocated, CDG would present an altered site plan before the Plan Commission or Staff depending on the scope of changes before construction. Sandberg said she is satisfied with Staff's decision and trusts Staff will bring the petition before the Plan Commission again if needed.

****Cate motioned to forward PUD-01-20 with the five conditions in the Staff presentation to the Common Council. St. John seconded. Motion carried by roll call vote 7:0—Approved.**

Meeting adjourned.