BLOOMINGTON PLAN COMMISSION STAFF REPORT Location: 650 W. Guy Avenue

CASE #: DP-34-21 DATE: November 15, 2021

PETITIONER:	Habitat for Humanity 213 E. Kirkwood Ave., Bloomington, IN
CONSULTANTS:	Smith Design Group, Inc. 2755 E. Canada Drive, Bloomington

REQUEST: The petitioner is requesting secondary plat approval for a subdivision of 5.34 acres for 30 residential lots and 3 common area lots in a Planned Unit Development zoning district.

BACKGROUND:	
Area:	5.34 acres
Zoning:	Planned Unit Development
Comp Plan Designation:	Neighborhood Residential (Thomson PUD) and Mixed Urban
	Residential
Existing Land Use:	Undeveloped
Proposed Land Use:	Dwelling, Single-family (attached and detached)
Surrounding Uses:	North – Commercial/Industrial (Thomson PUD)
	West – RCA Community Park
	East – Dwelling, Single-family
	South – Dwelling, Single-family

REPORT: The property is located at 650 W. Guy Avenue and is zoned Planned Unit Development (Thomson PUD). The overall 12.5 acre property is located at the west end of the stubs of Cherokee Drive, Chambers Drive, Duncan Drive, and Guy Avenue with Bernard Drive to the south. Surrounding zoning includes the Thomson PUD to the north, Residential Medium Lot (R2) to the east and south, and Parks and Open Space (PO) to the west. The surrounding properties have been developed with a mix of single family residences to the east and south, industrial uses within the Thomson PUD to the north, and the RCA Community Park to the west. This site is undeveloped and has several trees along the property border and no known sensitive environmental features.

The Plan Commission approved an amendment to the Thomson PUD District Ordinance and a Preliminary Plan under PUD-10-20 to allow for this property to be redeveloped by Habitat for Humanity for a single family residential development known as "Osage Place". The petitioner received final plan and primary plat approval under case #SP/DP-24-20 to allow for 69 single family lots and 7 common area lots to be developed on the 12.5 acre property. The development would include 63 detached single family residences and 6 attached single family residences. A grading permit was issued under CZC# C20-482 to allow for the site grading and installation of infrastructure for Phase 1.

The petitioner is now requesting secondary plat approval to plat 5.34 acres of the 12.5 acres as Phase 1 of the development. The proposed plat would include 30 residential lots and 3 common area lots.

SECONDARY PLAT REVIEW: The Plan Commission shall review the secondary plat petition

and approve, approve with conditions, or deny the petition in accordance with Section 20.06.040(g) (Review and Decision), based on the general approval criteria in Section 20.06.040(d)(6)(B) (General Compliance Criteria).

20.06.040(d)(6)(B) General Compliance Criteria

- i. Compliance with this UDO
- ii. Compliance with Other Applicable Regulations
- iii. Compliance with Utility, Service, and Improvement Standards
- iv. Compliance with Prior Approvals
- v. Consistency with Comprehensive Plans and Other Applicable Plans
- vi. Consistent with Intergovernmental Agreements
- vii. Minimization or Mitigation of Adverse Impacts
- viii. Adequacy of Road Systems
- ix. Provides Adequate Public Services and Facilities
- x. Rational Phasing Plan

PROPOSED FINDING: The petition meets all of the requirements and standards of the UDO and the approved PUD District Ordinance. No problems have been identified with meeting all stormwater and utility connections. No adverse impacts on adjacent properties have been identified. The site plan includes the extension of existing public streets through this development and has 5 separate public roads through the site. There are Bloomington Transit routes within a short walking distance to the east on both Rogers St. and Rockport Rd. The petition is consistent with the Comprehensive Plan which encourages infill development and reuse of underutilized properties. The phasing shown is consistent with what was approved with the final plan and primary plat.

PLAT REVIEW:

Uses/Development Standards: The Plan Commission approved the Residential Urban (R4) zoning district for the development standards with the PUD and the Traditional Subdivision type for the subdivision request, with some proposed modifications. The approved modifications are as follows-

Rear Yard Setback- a 20' rear yard building setback was approved instead of 25'. **Minimum Lot Width-** for the attached single family lots only, a minimum 30' width was approved rather than the 35' requirement.

Minimum Lot Size- for the attached single family lots only, a minimum lot size of 3,000 square feet was approved rather than the minimum standard of 4,000 square feet.

Minimum number of lots served by an alley- although the Traditional Subdivision type requires a minimum of 67% of the lots within the overall development be served by an alley, this petition was approved to allow 57%, which is shown on the plat.

Parking, Streetscape, and Access: The petitioner is showing public streets throughout the project with some of these streets having on-street, parallel spaces along both sides. All internal roads and alleys will be public. The layout of lots and alley-loaded lots are as approved with the PUD. The internal alleys will be 14' wide and in 20' of dedicated right-of-way. The petitioner is proposing to preserve existing trees along several of the property boundaries and was not required to utilize alley loaded garages for all of the lots to increase preservation possibilities and to minimize

impacts to surrounding uses.

The overall petition would involve extending all of the existing adjacent stub streets to the east to connect through this development, as well as providing a new stub street to the north. This phase will include the platting of right-of-way for the extension of Bernard Drive, as well as portions of Duncan Drive and Cherokee Drive. The Plan Commission approved the extensions of Duncan to only have 44' of dedicated right-of-way since they are requesting to not have on-street parking on either side and are extensions of substandard right-of-way. Those sections of the street would be required to be signed with No Parking signs. A temporary turn around area is required at the end of Cherokee Drive and was approved with the grading permit. This will be removed when Phase 2 is platted and Cherokee Drive will be a through street.

Proposed Lots: The proposed lots would be approximately 3,000 square feet for the lots with attached residences and 4,000 sq. ft. for the lots with detached residences. This is consistent with the approved final plan and preliminary plat. There are areas of tree preservation set aside along the west and north property lines and specific individual trees shown to be preserved along the east property lines. The areas of preservation along the north and west sides of this plat have been shown in the required conservation easement. The easement language on the final plat must be changed to be consistent with the language outlined in the Unified Development Ordinance. The Common Area lots must also be labeled or listed as non-buildable lots.

Alternative Transportation: The proposed site plan features several multi-modal transportation facilities. All of the internal streets will have sidewalks along both sides. In addition, there is an 8' wide multi-use path shown running east/west through the site that aligns with Chambers Drive to the east and provides a multi-use path to the RCA Park immediately to the west that can be used by residents of the existing neighborhoods. The portions of the 8' wide multi-use path have all been shown within a pedestrian easement on Common Area lots and will be privately owned and maintained.

The petitioner will also be making a \$40,000 contribution to a project to construct a multi-use path along an east/west electric line corridor that runs along the north side of this site and will connect Weimer Road to Rogers Street. This contribution must be received prior to issuance of a grading permit.

Environmental Considerations: The petition site is currently undeveloped with almost 60' of grade change from the south end of the site to the north end. While there are several scattered trees on the property, there is not a mature canopy that is required to be preserved. The petitioner has designed the site plan to preserve the trees along the property boundaries along the west and north sides, and will be able to save several other trees on the east. These have been shown to be located within conservancy easements. There are no known sensitive environmental features.

CONCLUSION: The development plan associated with this subdivision request offers a highly needed housing type for the community, in an appropriate location. The lack of sensitive environmental features allows for a dense, infill project with a high degree of connectivity, while still allowing for preservation of the few high quality trees on the site. The proposed secondary plat is consistent with the approved primary plat and final plan and meets the UDO requirements.

RECOMMENDATION: The Planning and Transportation Department recommends that the Plan Commission approve the secondary plat, DP-34-21, with the following conditions:

- 1. Approved per terms and conditions of Plan Commission case #PUD-10-20 and SP/DP-24-20.
- 2. Addresses must be shown on the plat prior to signature.
- 3. All common area lots must be identified as not buildable lots of record.
- 4. All easements must be listed and defined on the final plat per the language outlined in the UDO.
- 5. The pedestrian easement shown through the common area lots should be placed within an easement and not as a centerline.



City of Bloomington Bloomington Environmental Commission

MEMORANDUM

Date:	November 15, 2021
То:	Bloomington Plan Commission
From:	Bloomington Environmental Commission
Subject:	DP-34-21: Osage Place Preliminary Plant 650 Guy Avenue

The purpose of this memo and all Environmental Commission (EC) memos involving the Plan Commission and new development in Bloomington, is to convey the environmental concerns and subsequent recommendations for conditions of approval. The Environmental Commission's objective is that the results of our review and suggestions will lead to enhancement of the ecosystem services provided, and the climate-change mitigation attributes of the site.

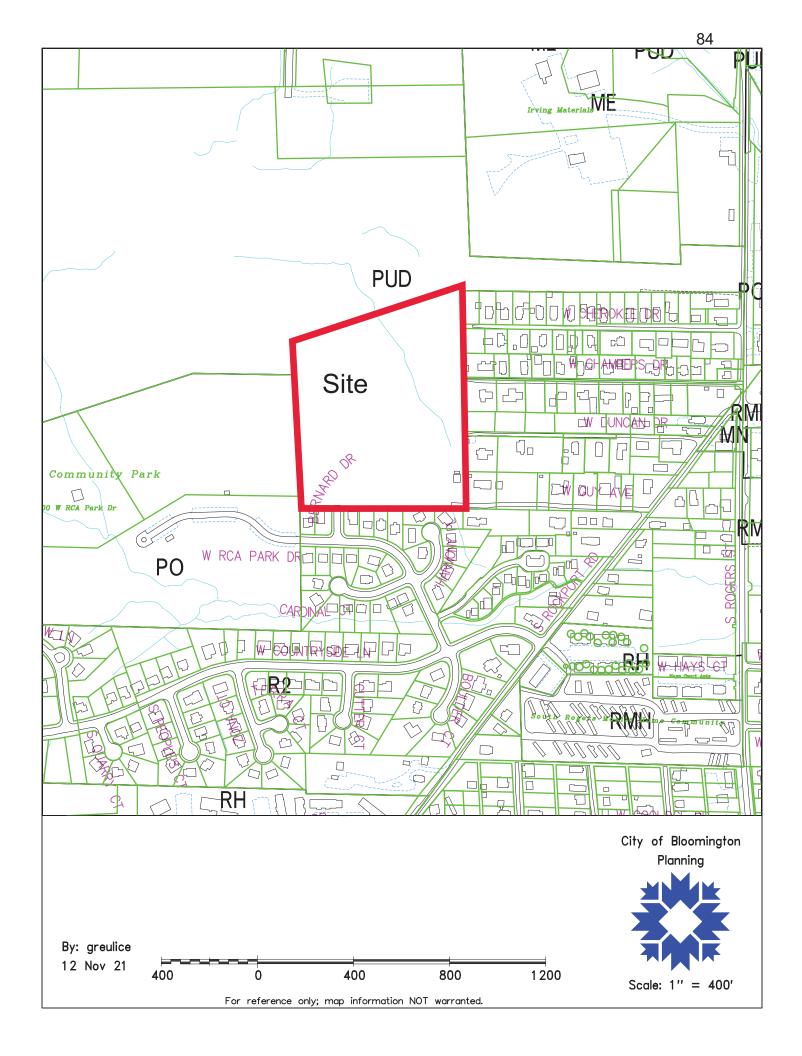
Comments

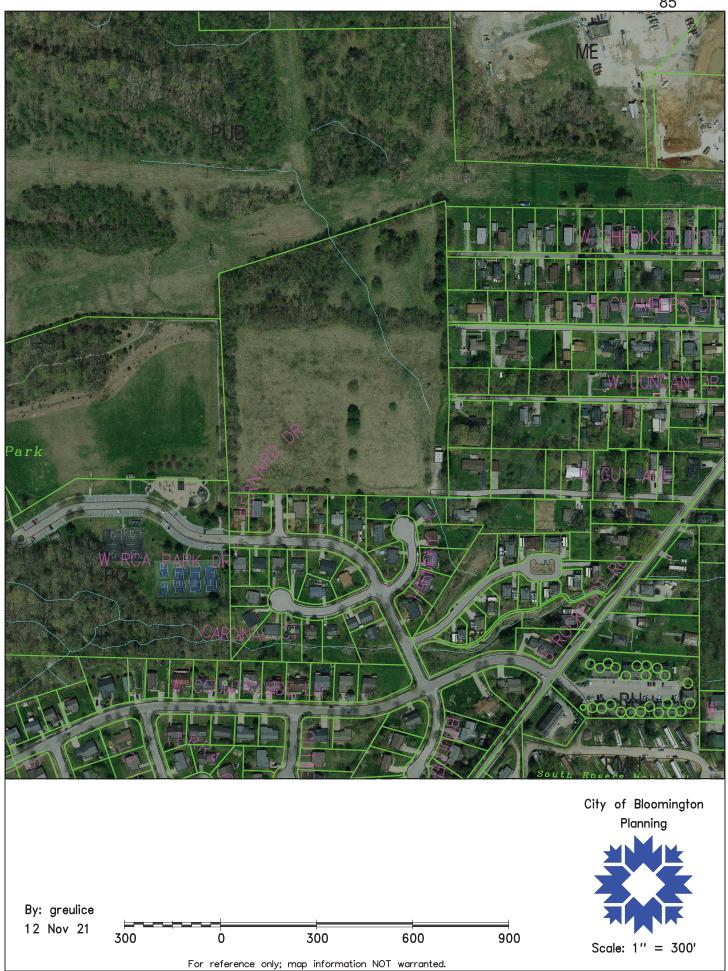
1.) There is signage required around the perimeter of easements per UDO 20.05.04, Easements. To make the number and locations clear from the beginning, the EC recommends that the location of all signs be shown on the Plat.

2.) The draft plat does not clearly depict that the Conservation Easements (CE) are also Common Areas. The EC believes that all of the dedicated CE areas should be in a common areas and not on private property.

Recommended Conditions of Approval

- 1.) Show the locations of signage associated with the easements.
- 2.) Show on the plat that all Conservation Easements are in common areas and not on private property.







"Professional design and survey since 1979"

Petitioner's Statement Osage Subdivision Phase 1

Purpose

The purpose of this final plat is to create Phase 1 of Osage Place Subdivision, a Habitat for Humanity development.

Location

The subject property is located at the end of the dead-end streets of S Bernard Drive, W Guy Avenue, W Duncan Drive, W Chambers Drive and W Cherokee Drive. Address: 650 W Guy Avenue

Parcels

This plat will create 30 lots for single family housing and 3 common areas for pedestrian access and stormwater drainage.

R/W Dedication

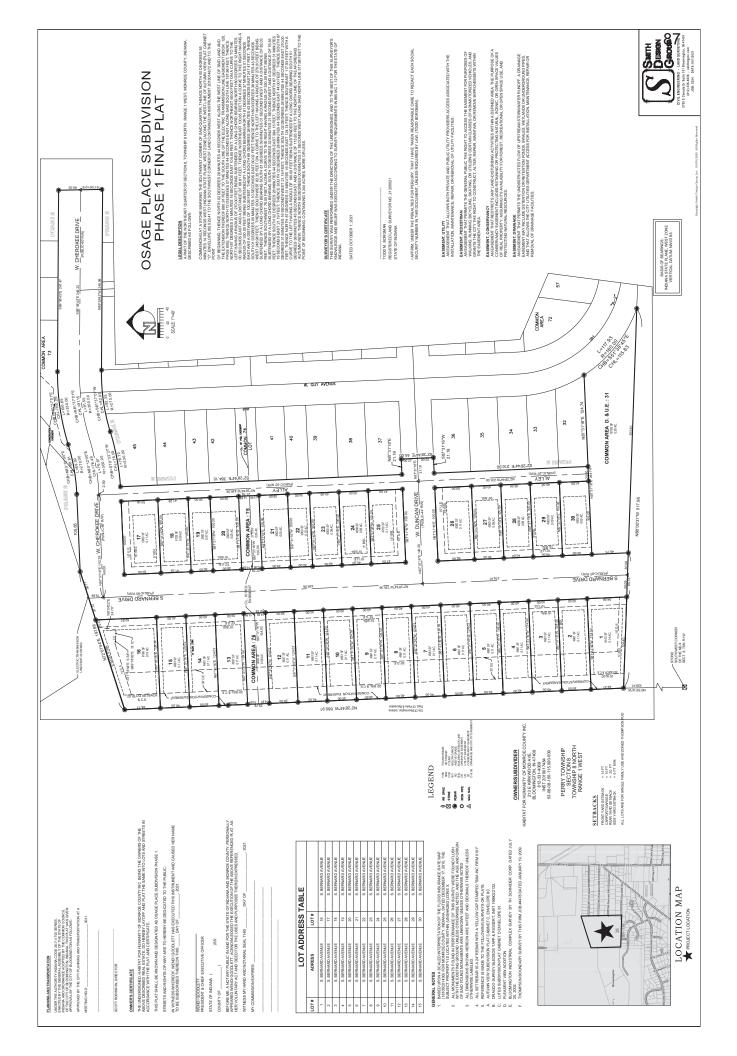
Right-of-way dedication is in accordance with the Thoroughfare plan and the Unified Development Ordinance.

Pedestrian Easements

Pedestrian easements are being created across common area lots 75 and 76. These easements will encompass new pathways.

Conservancy Easements

Conservancy easements are being created to restrict any land-disturbing activities within selected areas.



FACILITIES PLAN

FOR

Osage Place

Prepared by: Smith Design Group, Inc 2755 E Canada Drive, Ste 101 Bloomington, IN 47401

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Project Description

The project consists of 12.90 acres of property located at the north end of Bernard Road. The development will consist of a single-family residential development as well as Common Area lots. This project will be built in phases. This facilities plan includes all sections of the Osage Place neighborhood. Exhibit A shows the location of the site.

Maintenance Responsibility

The Home Owners Association (HOA) shall be solely responsible for the maintenance of the Common Area Lots and storm water facilities outside of public right of way within the Osage Place neighborhood as described in this Facilities Plan.

Common Area Facilities

Common Areas are located throughout the Osage Place neighborhood as shown in Exhibit B. Within these areas are open lawn area, wooded conservation area, stormwater facilities and multi-use path. Common Area Lots are Lot 31, 71, 72, 73, 74 & 76

Open Lawn Area Maintenance

The open lawn areas within the Common Area lots shall be mowed on a regular basis during the growing season. Leaves shall be collected in a timely manner during the fall to prevent them from being carried downstream and clogging storm sewer inlets. Any litter or refuse shall be removed and disposed of properly.

Conservancy Easement Area Maintenance

All conservancy easement areas are delineated with signs. Land disturbance activities including mowing are prohibited. The removal of dead or diseased trees is permitted or trees that pose a safety risk or impede drainage are allowed to be removed only after first seeking written approval from City of Bloomington Planning Department. Invasive species may be removed and restored with native plantings with the written approval from City of Bloomington Planning Department.

Storm Water Facilities

Storm Water Detention

Storm water detention facilities are provided in 2 above ground detention basins. Basin 1 is located within the south portion of the property on Lot 31. Basin 2 is located within the eastern portion of the property on Lot 71. Exhibit B shows the location of the detention basins. These facilities are located within the common areas of the development and are the responsibility of the HOA.

Basin 1

This above ground basin provides both water quality treatment and water quantity release rate control. The bottom of the basin contains a mix of amended soils and pea gravel with an underdrain and is designed to promote storm water infiltration and water filtration. The outlet control structure is designed to provide for extended detention times, forcing storm water infiltration and release through an under drain system within the pea gravel layer. The location of the basin is shown on Exhibit B. Details of the outlet control structure and amended soils are shown on Exhibit C.

Basin 2

This above ground basin provides both water quality treatment and water quantity release rate control. The bottom of the basin contains a mix of amended soils and pea gravel with an underdrain and is designed to promote storm water infiltration and water filtration. The outlet control structure is designed to provide for extended detention times, forcing storm water infiltration and release through an under drain system within the pea gravel layer. The location of the basin is shown on Exhibit B. Details of the outlet control structure and amended soils are shown on Exhibit D

Basin Maintenance

Maintenance and periodic inspection of the detention basins will be required. The basins should be inspected on a quarterly basis. The basins should be kept clean of trash and debris that could clog the outlet control structure. Accumulated sediment 6 in. depth or more should be promptly removed from the basin and the outlet control structures. The side slopes of the basin shall be mowed on a regular basis during the mowing season.

Storm Sewer Inlet

Maintenance and periodic inspection of all common area storm sewer inlets as well as the storm sewer located with the drainage easements on Lots 1, 12, 13, 57, 59 will be required. The inlets should be kept clean of trash and debris that could clog the storm sewer system. Accumulated sediment 6 in. depth or more should be promptly removed from the inlets to prevent the storm sewer system from not operating as designed.

Changes in Management

The operation and maintenance requirements described in this Facilities Plan shall run with the land. The HOA shall be responsible for notifying the City of Bloomington of any change in management or third party property management company. Any change in

management or third party property management company shall be documented in the Facilities Plan.

<u>Right-of Entry</u>

The HOA hereby gives the City of Bloomington the right-of-entry over and across the property to inspect the facilities described in this Facilities Plan.

Technical Questions

Any questions regarding the appropriate maintenance or repairs should be directed to Smith Design Group, Inc. 812-336-6536.

APPENDIX A

Stormwater Inspection Report

Date of Inspection Company Name _____ Street Address City, State, ZIP _____ Phone _____ Inspector _____ Detention Basin **Erosion Present** Y Ν Sediment Present Y Ν Sediment Removed Y Ν Describe Nature and Repair Required_ Outlet Structure Sediment Present Y Ν Sediment Removed Ν Y Damage Y Ν Describe Nature and Repair Required ____ Storm Sewer Structures Sediment Present Ν Y Sediment Removed Y Ν Damage Y Ν Describe Nature and Repair Required _____ **Rip Rap Aprons Erosion Present** Y Ν Debris Present Ν Y Repairs Made Drainage Swales Sediment Present Y Ν **Erosion Present** Y Ν Repairs Made _____ Additional comments or actions to be taken Time Frame _____

Exhibits

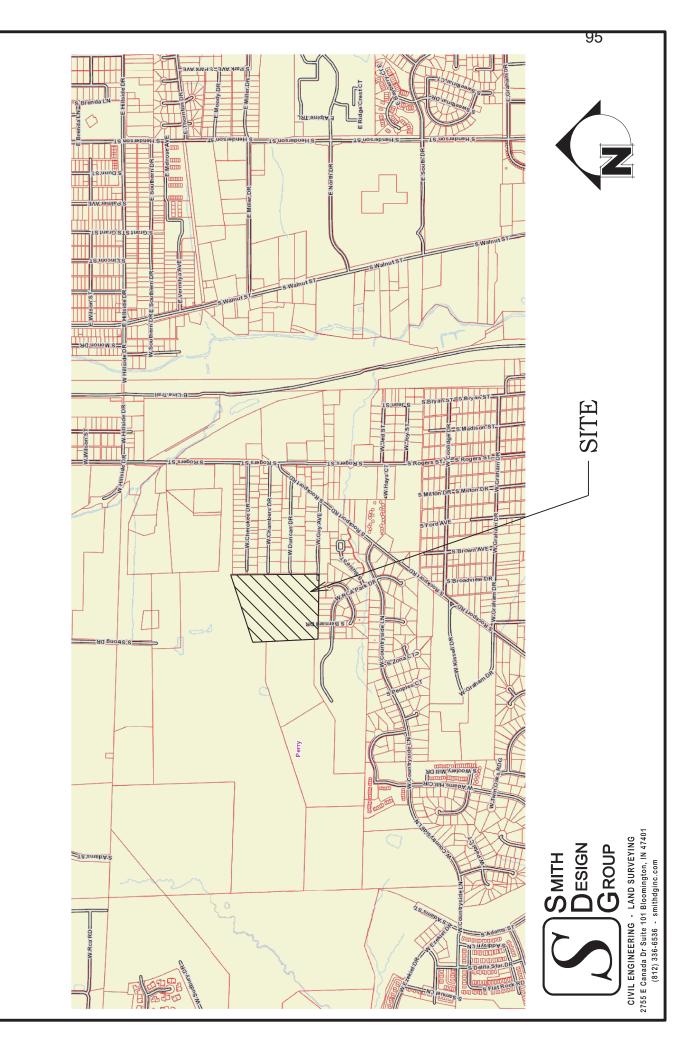


EXHIBIT A

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