

Phyllis Trinkle appeared in behalf of the petition and stated that this is the best way provide access for the handicapped.

Mrs. Rudman appeared and stated she really doesn't want the open space blacktopped, but feels that would be better than the present sea of mud caused by busses jumping the curb. She asked if there was any way the present parking area could be made more accessible to the handicapped.

Pat Bookwalter also appeared and stated that the property owner, which is the school system, should have already made this building accessible to the handicapped, both inside and out. She asked whether the schoold system or United Way is responsible for upkeep of the property.

Mr. Anderson stated that he feels this property is changing the character of the neighborhood. He said the Plan Commission was assured that the first approval was adequate for all future needs. He feels that the Plan Commission is being forced to act because the petitioner is a social service agency.

Mr. Mueller said that this request is for parking spaces for 4 vans and 2 handicapped vehicles which the Plan Commission is under no obligation to approve.

There was some discussion about other options, such as a simple turn-around with a loading and unloading area for handicapped persons. Several members expressed concern over the possibility of this small parking lot turning into a large one at a future date.

** After further discussion, Mr. Anderson moved to continue CU-16-83 to allow the petitioner come back to the Board at a later date with plans for a turn-around drive rather than a parking lot. Mr. Dro seconded the motion. Carried 7-0.

ZO/DP-73-83	BARNES, CARRITHERS, BALDWIN & BURKS	APPROVED
RL/PUD-73-83	Southwest corner of 14th & Dunn Streets	
	Request for change of zone from ML and BG to RH and	
	request for development plan approval	

Tim Mueller presented the staff report. This is the second hearing for the proposed 120 unit apartment complex. Surrounding property is primarily multi-family both in zone and in use. Mr. Mueller described the zoning history of the site. Due to concerns of various people, it has been suggested that this petition be changed to a Planned Unit Development, which gives the Plan Commission more control over the site plan review process and the number of units allowed. Under RH zoning, 144 units would be allowed on this site. Staff feels that RH zoning is appropriate, however a PUD designation is a possibility. All access to the site will be from 14th Street. Parking is located on the interior of the site. There is more back-out parking than is usually allowed but, due to the configuration of the property, it is necessary if density is not to be drastically reduced. Petitioner proposes to preserve as many trees as possible. The site plan is good, however review has not been completed. Staff recommends approval of the rezoning and continuation of the site plan approval.

Jeff Fanyo appeared in behalf of the petition and stated that Sherman Bynum, Richard Barnes, Harold Carrithers, Richard Baldwin, and James Burks were also present to answer questions. He presented the Board with a rendered site plan and elevation

drawings. The petitioners feel that RH is the appropriate zoning for this site. He stated that the configuration of the site is a constraint on density. He asked the Commission to approve the rezoning as requested and to approve the site plan contingent on Engineering Department review. In answer to questions he stated that there will be 3 retention ponds to control storm water runoff, as well as an enclosed system.

There was some discussion regarding aesthetics and density. Mr. Murphy asked what procedure would be involved if the petition were changed to RL/PUD. Mr. Mueller explained that the petitioner would need to request modification of their petition to RL/PUD with a variance to allow a density of 15.89 units per acre. The Plan Commission could then approve the rezoning and give outline plan approval. The petitioner would then need to come back to the Commission for Development Plan Approval.

There was some further discussion regarding an RL/PUD designation. The petitioners were concerned that the Plan Commission would then have too much control over the project.

** Mr. Anderson moved that ZO/DP-73-83 be approved as presented. Mr. Behnke seconded. Motion failed 5-2.

After further discussion, Mr. Fanyo requested that the petition be modified to RL/PUD as described by Mr. Mueller.

** Mrs. Wilson moved that RL/PUD-73-83 be approved with a variance to allow density of 15.89 units per acre; that outline plan approval be granted; and with the understanding that the petitioner is not locked into elevations. Mr. Anderson seconded. Carried 7-0.

DP-1-84

ROBERT T. BLACK
1625 N. Kinser Pike

APPROVED

Request for subdivision approval for a 9-lot commercial
condominium development

Chris Spiek presented the staff report. Requested is plat approval for a nine-lot commercial subdivision at the southwest corner of Gourley and Kinser Pikes. Petitioner plans to separate an existing 7200 square foot building into eight units for sale as commercial condominiums. Each unit will have an undivided interest in common areas and facilities. This building and the common areas will encompass one acre of the site, leaving a .25 acre parcel for future development. Zoning on the site is BL. To the west and south is RL; to the east and north is BA. Access to development will be from Gourley Pike; that has received County approval. Grading, water and sewer, storm water drainage, and landscaping were reviewed and found to be adequate during the building permit review process. This proposal meets all subdivision requirements except for sidewalks. Application for sidewalk variance has been made. Dedication of an additional 10 foot of right-of-way on Gourley Pike and 15 feet on Kinser Pike will be required. Staff recommends approval of DP-1-84 with waiver of second hearing with conditions as follow: Sidewalks will be required if variance is denied; right-of-way dedication will be required as stated in the staff report; and a recordable mylar plat must be presented for recording. Mr. Spiek mentioned that modular buildings of this type can be aesthetically unpleasant and that staff encourages the developers to insure the compatibility of this development with surrounding properties.

Bloomington Plan Commission
FINAL STAFF REPORT

Case No 70/DP-73-83

Location Southwest corner of 14th and Dunn

PETITIONER: Name: Barnes, Carrithers, Baldwin & Burkes
Address: 2801 N. Walnut

COUNSEL: Name: Bynum Fanyo & Assoc.
Address: 700 N. Walnut

Preliminary Hearing Date: 12/12/83
Final Hearing Date: 1/9/84

REQUEST: Subdivision _____ Rezoning ML & BG To RH
Conditional Use _____ Planned Development (type) _____

Proposal Summary: Requested are both rezoning of a 7.23 acre vacant site and site plan approval of a 120 unit apartment complex. Density is 16.6 units per acre. The plan shows 15 buildings flanking 14th and the Railroad tracks, enclosing a central drive and parking arrangement. A clubhouse and a pool are proposed. This report form will address the rezoning. Site Plan Review will be reported on the following page.

Master Plan Compliance: The plan shows the area as multi-family. This plan recommendation was apparently rejected in the 1973 comprehensive rezoning, when the sites prior industrial zoning was kept.

Changed Conditions: The environs have continued to be residential, with a high density project across 14th. There has been no evidence of light industrial interest in the site.

Existing Land Use Analysis: With the exception of the Walnut Street strip, surroundings are all residential, with the Terra Trace apartments across 14th and the rest predominantly single family or conversions. I.U. owns much of the vacant or residential land east of Dunn and has long range plans for undesignated facilities.

Existing Zoning Analysis: Surrounding zoning is RH or RL, both multi-family zones, except for this site, the Walnut Street strip, and a BG zoned area along the tracks to the East. The rationale for the latter is puzzling. The multi-family zones reflect an intent to allow the area at higher residential density to re-develop. The site may have been left ML at the request of its owners or in anticipation of railroad oriented use.

Impact of Change:

- | | |
|---------------------------|--------------------------|
| a. Land Use Relationships | d. Policy Implications |
| b. Physical Impacts | e. Range of Possible Use |
| c. Traffic Considerations | f. Utility Availability |

- The staff is of the view that multi-family use will relate better to the surrounding residential areas than would some of the ML uses.
- Drainage impacts could be similar for the intensive site coverage involved in either multi-family residential or light industrial use, as would be the regulatory opportunity for control including detention. Three storm water detention basins are proposed. Residential use compares favorably with the existing zoning in terms of the potential for noise or other aesthetic impacts.
- 14th has been identified in the master plan as a thoroughfare to link with 10th street near the by-pass. This old idea is currently being updated by both City and I.U. at present, the streets are not overburdened, although there is a vision problem at 13th and Indiana.
- Since the surrounding area is zoned RH or RL, multi-family zoning on this vacant site does not have any adverse implications on other rezonings.
- Although only 120 units are proposed, RH would allow about 144 units.
- Utilities are adequate to serve the proposed development. The developer will have to extend sanitary sewer from Walnut Street to the site.

Recommendation and comments:

Some of the issues involved include the position of I.U. on future routing of the 14th Street thoroughfare to the East, and whether RH density and control is appropriate, vs. RL (10 units/acre) or PUD. Staff is reviewing detailed site plans submitted this week, and concluding our coordination with I.U. pending completion of these things, recommendation will be forwarded under separate cover.

January 9, 1983
Staff Report - Site Plan Review
ZO/DP-73-83
Farnes, Carrithers, Baldwin & Burks

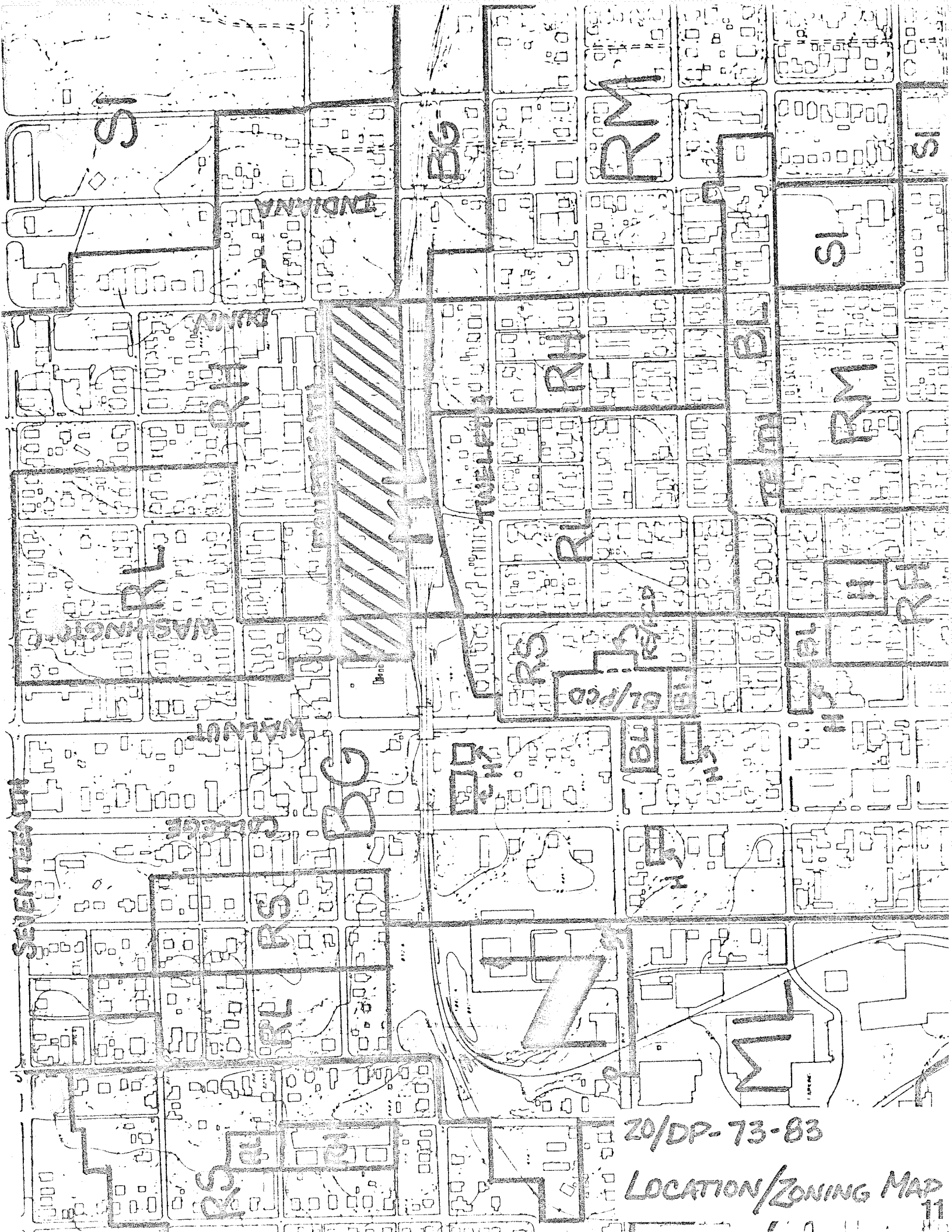
The staff has reviewed the first draft submittal of the site plan and finds that the plan conforms with applicable dimensional and parking requirements. Detailed grading, landscaping, and drainage details have just been submitted and are being reviewed. Pending completion of these reviews, staff will make recommendation, if possible, at the the hearing.

In general, the plan makes good use of a site having a shape which limits what can be done. All access is from 14th, avoiding the awkward Dunn Street intersection. Parking and its access are located on the interior of the site, surrounded by buildings, which should improve the project's looks, from surrounding properties. The buildings are stepped to fit the grades, a design element which improves the appearance and minimizes massiveness of the buildings.

The rather complete lot coverage and grading result in retention of only a few of the existing trees. The developer proposes to utilize a tree spade to relocate all sound specimens on the site up to a size of 6" - 8" caliper.

Storm water will be detained in 3 basins, one in the 14th Street front setback, one at the tracks, and one in the Dunn Street setback. Computations and specific design are being reviewed.

If staff completes its review and finds no problems, we will recommend approval, contingent upon council passage of the rezoning, and with the stipulation that the Commission reserves the right to add any new conditions which may result from the council's zoning consideration.



20/DP-73-83

LOCATION/ZONING MAP

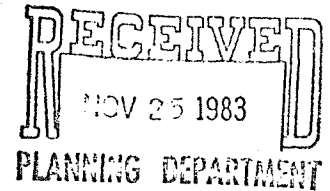


BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

25 November 1983

City of Bloomington
Plan Commission
P.O. Box 100
Bloomington, Indiana 47402



Dear Plan Commission Members:

Our clients respectfully request that approximately 7.23 acres of land located at the south west corner of 14th and Dunn Streets be rezoned from its present light manufacturing status to residential high density. The property presently exists as a vacant field with several abandoned foundations located within its boundaries. All prior uses have been associated with the I.C.G. Railroad or manufacturing in nature.

Our clients are requesting this rezoning to enable them to develop this property into an apartment complex with approximately 120 units of townhouses and flats. Currently this property is bounded on the south by the Railroad, on the east by the Public Service of Indiana substation, on the north by residential high density land and on the west by the lighting manufacturing land owned by Marathon Oil Co. Due to the surrounding land uses our clients feel that the residential high density zoning would be consistent with this area and allow this property to be put to its highest and best use.

Our firm and clients have been working with the Planning and Engineering staffs for several months regarding this rezoning and feel sufficient review of this rezoning has been given to

Plan Commission Members

2

25 November 1983

enable us to request waiver of second hiring. The purpose of this request is to allow us to proceed through the City Council process and the developmental approval to enable our client to start utility construction yet this winter.

Your consideration of this matter will be greatly appreciated.

John F. Fanyo
Very truly yours,
BYNUM FANYO & ASSOCIATES, INC.



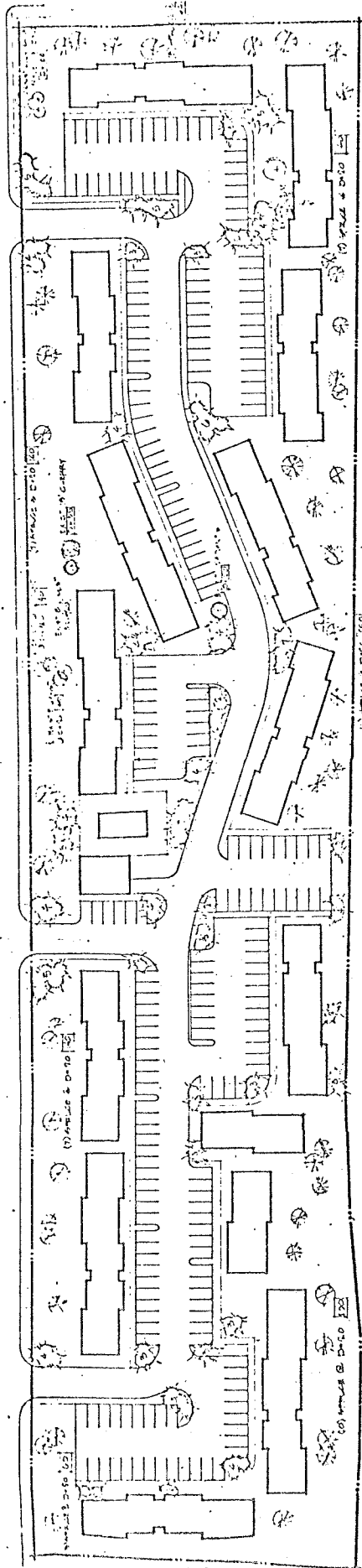
2/07-73-83

LAND USE MAP



LANDSCAPING PLAN

LANDSCAPING LEGEND			
SY	SYMBOL	COMMON NAME	QTY
100		SPRUCE	200
149		JUNIPER	5
1		DAWF LOCUST	90
		CURRENT	95
		ATLANTIS	50
		ELM	55
		YARROW	100
TOTAL			515
DREQ'D = 1031.5 x .456 =			470.5



20/DP-73-83

Site Plan