

**CITY OF BLOOMINGTON**



**OCTOBER 10, 2011 @ 5:30 p.m.  
COUNCIL CHAMBERS #115  
CITY HALL**

**CITY OF BLOOMINGTON  
PLAN COMMISSION AGENDA  
Oct. 10, 2011 @ 5:30 p.m.**

**❖ City Hall Council Chambers, #115**

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**ROLL CALL**

**MINUTES TO BE APPROVED: Sept. 12**

**REPORTS, RESOLUTIONS AND COMMUNICATIONS:**

- GPP Update status report

**APPROVAL OF CONSENT AGENDA:**

- UV-24-11      AT&T (TIS Bookstore)  
1302 E. 3<sup>rd</sup> St.  
PC recommendation to the BZA re: Use Variance to allow a communication facility in a Commercial Limited (CL) zoning district. (*Case manager: James Roach*)**
- UV-25-11      CJ Satellite LLC  
1218 N. College Ave.  
PC recommendation to the BZA re: Use Variance to allow 1<sup>st</sup> floor residential within a Commercial General (CG) zoning district. (*Case manager: Katie Bannon*)**
- PUD-26-11      Sare Road LLC (Blackwell Station Parking)  
3655 S. Sare Rd.  
Final plan approval to allow additional parking at Blackwell Station within the Canada Farm PUD. (*Case manager: Eric Greulich*)**

**PETITION CONTINUED TO Nov. 7, 2011:**

- PUD-20-11      McDoel Garden (First Capital Mgmt)  
1140 S. Morton St.  
Preliminary Plan Amendment to allow multifamily residential usage in former Thomson/RCA PUD and final plan approval for a commercial building and 16 multifamily units. (*Case manager: James Roach*)**
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**PETITION:**

- UV-21-11      Housing Options II  
1835 S. Highland Ave.  
PC recommendation to the BZA re: Use Variance to allow multifamily use in a single-family zoning district. (*Case manager: Patrick Shay*)**
- SP-23-11      ERL-11, LLC  
626 N. Morton St.  
Site plan approval to allow construction of a 40-unit apartment building.  
(*Case manager: Patrick Shay*)**

End of Agenda

*\*\*Next Plan Commission hearing scheduled for Nov.7, 2011*

**BLOOMINGTON PLAN COMMISSION  
STAFF REPORT  
Location: 1825 S. Highland Avenue**

**CASE #: UV-21-11  
DATE: October 10, 2011**

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**PETITIONER:** Options for Better Living (Housing Options II)  
200 E. Winslow Drive, Bloomington

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**REQUEST:** The petitioner is requesting use variance approval to allow multi-family use within a Residential Single Family (RS) zoning district. This use variance request requires Plan Commission review and recommendation to the Board of Zoning Appeals.

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<b>Zoning:</b>	<b>RS</b>
<b>GPP Designation:</b>	<b>Urban Residential</b>
<b>Existing Land Use:</b>	<b>Vacant</b>
<b>Proposed Land Use:</b>	<b>Group Home &amp; Multi-family</b>
<b>Surrounding Uses:</b>	<b>North</b> - Institutional
	<b>South</b> - Institutional
	<b>East</b> - Multi-family
	<b>West</b> - Single family

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**SUMMARY:** The petitioner owns a property located on the east side of S. Highland Avenue, midblock between E. Miller Drive and E. Short Street. The 0.6 acre site is zoned Residential Single Family (RS) and is surrounded by Institutional uses to the north and south, a multi-family development owned by the petitioner to the east, and single family homes to the west. The property is currently vacant and is sloped from the east to west draining toward Highland Ave.

The petitioner is proposing to develop this site with three new structures, two duplex units and one group home. Within the RS zoning district, group homes are a permitted use while multifamily structures are not an allowed use. The petitioner is requesting a use variance to allow the duplexes to be constructed. They are requesting a package of variances from the Board of Zoning Appeals as well.

Options for Better Living (Options) is a non-profit organization that assists in affordable housing and employment opportunities for persons with disabilities. They currently operate 12 units (6 duplexes) immediately to the east of the subject property. Staff has provided pictures of their existing development in your packet. They are seeking this approval to effectively expand the existing development utilizing shared access and a similar design for the duplexes.

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**GPP ANALYSIS:** The Growth Policies Plan (GPP) designation for this area is Urban Residential. This designation is generally characterized by existing residential areas with densities ranging from 2 – 15 units per acre and having good access to roads, public utilities and other public services. Guidance to growth in these areas is to

- *“encourage higher densities, ensure street connectivity, and protect existing residential fabric”.*

Single family is the primary land use in these areas with other land uses such as religious institutions, schools, and multi-family also being present. More specifically, the GPP calls for new development in these areas to

- *“Develop sites for predominantly residential uses; however, incorporate mixed residential densities, housing types, and nonresidential services where supported by adjacent land use patterns”.*

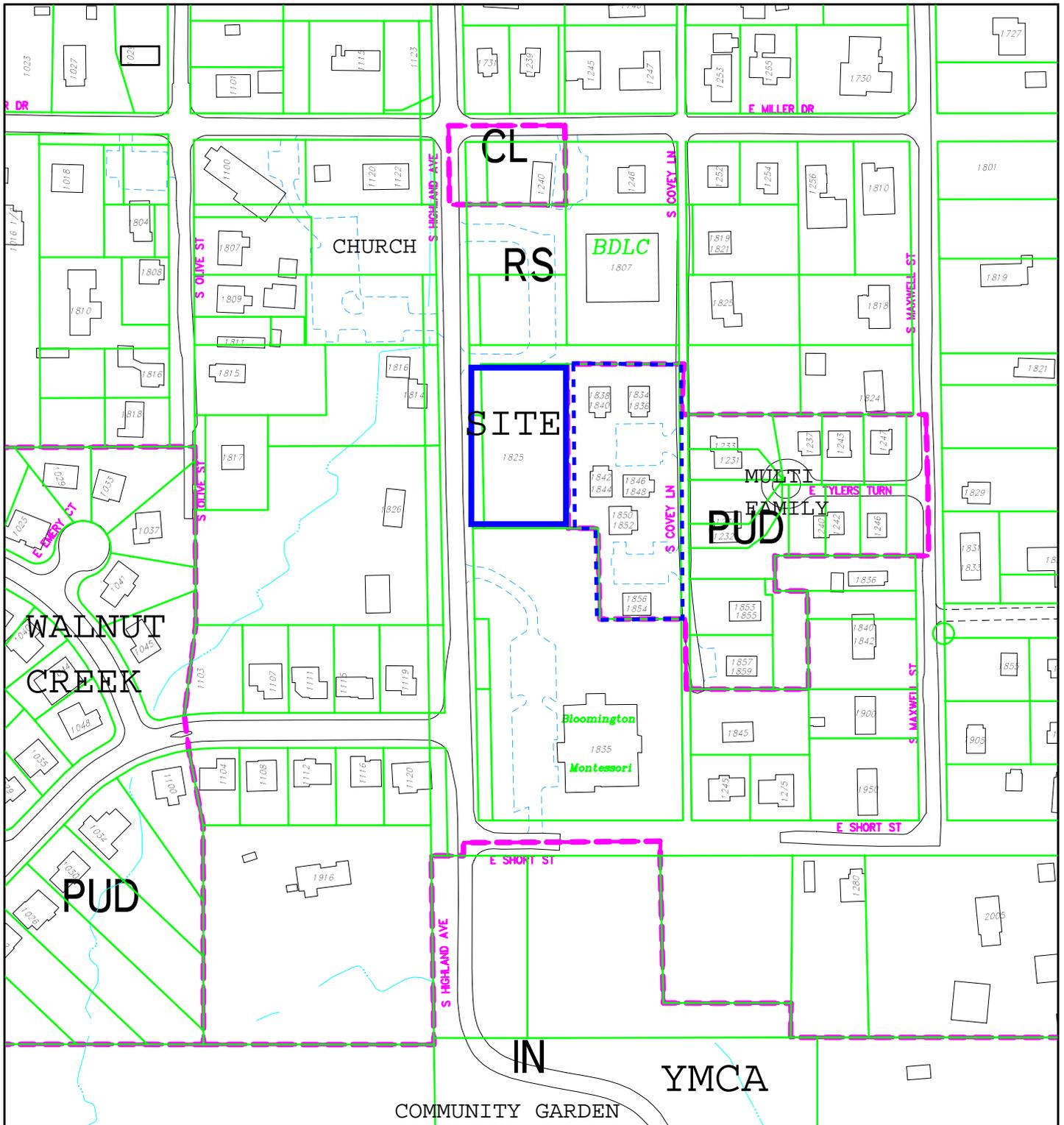
Staff finds that the existing land use pattern fully supports the proposed use. The property is surrounded by other multi-family, two schools, a church, and larger lot single family. Therefore, staff finds that this petition does not substantially interfere with the goals and objectives of the GPP.

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**CONCLUSION:** Staff finds the provision of additional affordable and inclusive housing options for persons with disabilities to be desirable. Furthermore, staff finds that the proposed location is compatible with the surrounding development. It will serve as an expansion of the existing development to the east. Although it is zoned RS, it is not imbedded into a heavily single family area. The property has a range of land uses in the immediate area including additional multi-family. Staff finds that this project does not substantially interfere with the GPP and will positively contribute toward many of the City’s goals, such as affordable and inclusive housing options.

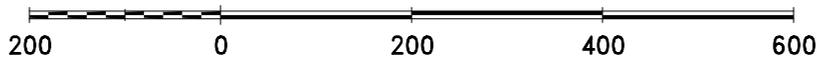
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**RECOMMENDATION:** Staff recommends forwarding this request to the Board of Zoning Appeals with a positive recommendation.

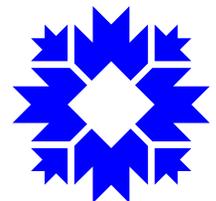


UV-21-11 OPTIONS FOR BETTER LIVING  
 1825 S. HIGHLAND  
 LAND USE/ZONING MAP  
 PLAN COMMISSION

By: shapp  
 19 Sep 11



City of Bloomington  
 Planning



Scale: 1" = 200'

For reference only; map information NOT warranted.

August 16, 2011

Patrick Shay  
City of Bloomington, Planning Department  
401 N. Morton St., Suite 160  
PO Box 100  
Bloomington, IN 47402-0100

Re: Housing Options II  
Petitioner's Statement  
BRG Project No. 6865

Dear Patrick,

On behalf of Options for Better Living, we are requesting approval from the Board of Zoning Appeals for a use variance as well as a package of incidental variances necessary to utilize the site effectively for the intended use. Proposed is a three building expansion of the existing Options development, which is located in the Miller Driver Neighborhood along S. Covey Lane. We would like to be placed on the September 12, 2011, Plan Commission meeting agenda and subsequently on the Board of Zoning Appeals agenda for the meeting of September 22, 2011.

The subject property is approximately 0.6 acres. The proposed development is accessed from Covey Lane, through the existing Options development (zoned PUD). Units fronting on Highland Ave. are provided with sidewalk access and architectural features that give the appearance of front entries. The new facility will contain a Supportive Living Unit in one building and four 2-bedroom units housed in two buildings. Adjoining property use consists of existing Options development to the east, Montessori School to the south, BDLC to the north and residential homes to the west across Highland Avenue.

The requested variances, listed below, are needed to adapt the Options multi-family use to the RS zone.

1. Use variance to allow multifamily use within RS district
2. Rear building setback
3. Impervious Surface Coverage (currently at approximately 42%).
4. Maximum number of primary structures (This is an RS standard that had single family in mind)
5. Steep Slopes. There is an area of 12-18% slopes that by UDO only 50% can be disturbed.

The subject plans have been submitted to CBU for review. We are providing stormwater detention per their direction. Stormwater quality will be provided through a series shallow bio-filtration basins, though this is not required since the disturbance is less than 1 acre in size. This additional measure compensates for the impervious surface increase. Furthermore, the site plan has been discussed with Fire Inspection Officer Tim Clapp who has verbally approved the site plan for fire vehicle access.

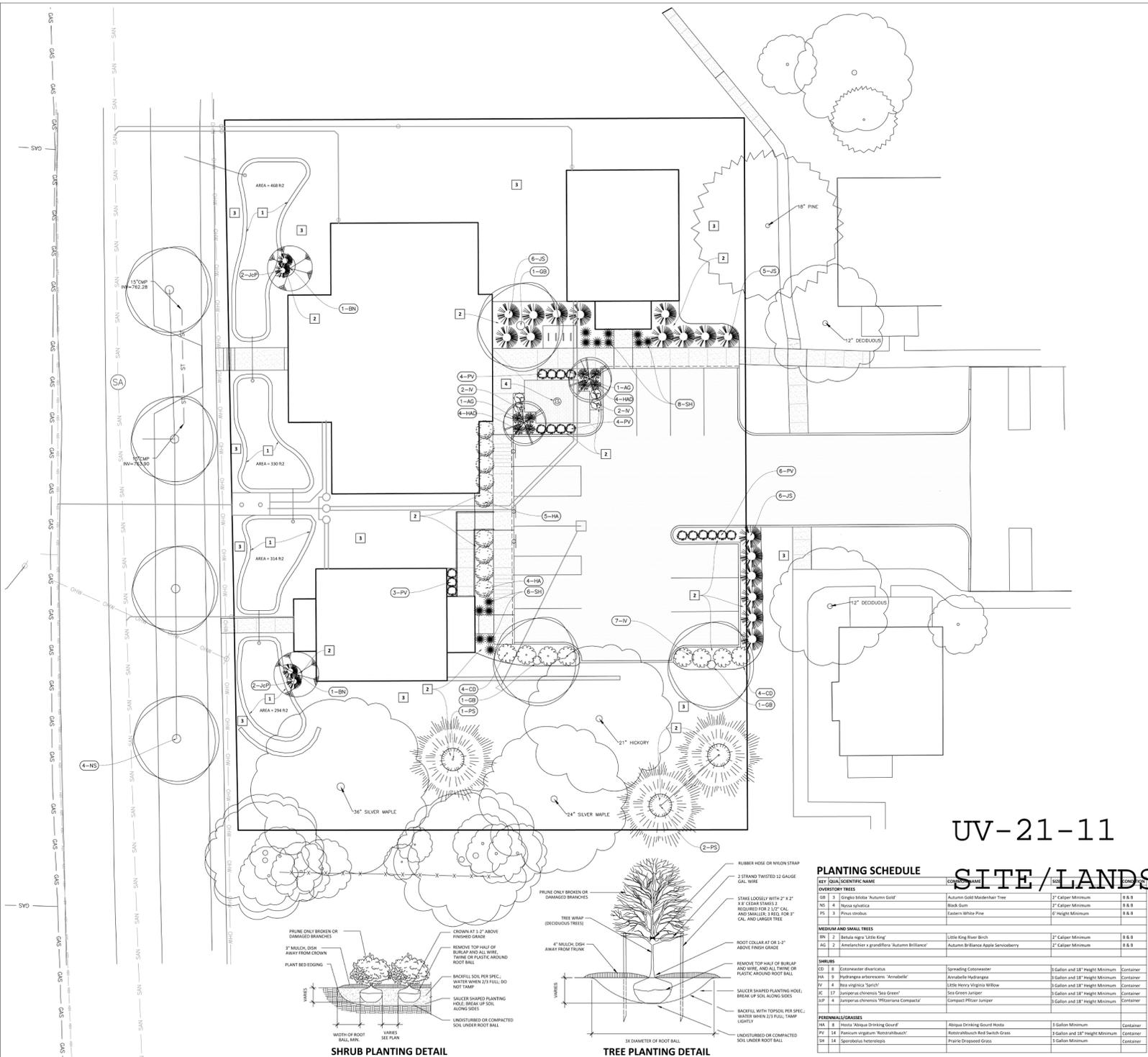
Included with this petitioners statement is the application form, site, grading and drainage, utility and landscape plans as well as a conceptual elevation of the buildings from Highland Avenue. Also included is tabulation information regarding the landscape plan requirements..

Please contact me if you have any questions.

Sincerely,

Dan Neubecker, Project Manager

xc: Susan Rinne, Options  
File – Project No. 6865



**GENERAL NOTES**

1. THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND VERIFY SITE CONDITIONS ON DRAWINGS PRIOR TO STARTING WORK AND PROMPTLY REPORT ANY DISCREPANCIES OR DEVIATIONS FROM THE INFORMATION SHOWN ON THE PLAN TO THE DESIGNER AND OWNER. THE OWNER IS NOT RESPONSIBLE FOR UNAUTHORIZED CHANGES OR EXTRA WORK REQUIRED TO CORRECT UNEXPECTED DISCREPANCIES.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES AND CONDITIONS SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON THE LANDSCAPE PLAN. PLANT MATERIAL QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE IN THE PLANT LIST.
3. ALL PLANT MATERIAL SHALL CONFORM TO AREA 2 OR 3 AND CURRENT ASSOCIATION OF AMERICAN NURSERYMEN STANDARDS. NO PAPER GRADE MATERIAL SHALL BE ACCEPTED.
4. SPECIMEN SIZES INDICATED ON PLANT SCHEDULE ARE MINIMUM ACCEPTABLE SIZES. LARGER SPECIMENS MAY BE UTILIZED.
5. ALL PLANTING MASSSES SHALL BE CONTAINED WITHIN MULCH BEDS AND RECEIVE 4" THICK SHREDED HARDWOOD MULCH OVER WHITE BARRIER. ALL TREES OUTSIDE PLANTING BED AREAS SHALL RECEIVE A 4" DIA. DRAINAGE MULCH RING AT BASE.
6. ALL LANDSCAPED AREAS NOT MULCHED SHALL BE SEEDED OR SOODED AS INDICATED, UNLESS NOTED OTHERWISE. ALL OTHER AREAS OUTSIDE GRADING OR OTHERWISE MOVED BY NEW CONSTRUCTION SHALL RECEIVE 0" OF TOP SOIL AND SEED. SEE SPECIFICATION FOR SEEDING REQUIREMENTS.
7. ALL PLANT MATERIAL SHALL BARE THE SAME RELATIONSHIP TO FINISH GRADE AS THE PLANT'S ORIGINAL GRADE PRIOR TO ISSUING. ALL PLANTS SHALL BE SET PLUMB, UNLESS NOTED OTHERWISE. IT IS THE CONTRACTOR'S OPTION TO STATE TREES. HOWEVER, IT SHALL REMAIN THE CONTRACTOR'S RESPONSIBILITY TO SECURE PLANTS REMAIN PLUMB UNTIL THE END OF CONTRACTED GUARANTEE PERIOD.
8. ALL PLANTINGS SHALL BE WATERED DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. WATER THOROUGHLY TO ENSURE ALL AIR POCKETS ARE REMOVED AROUND ROOT BALL.
9. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTAINING PLANT MATERIAL UNTIL TIME OF ACCEPTED ESTABLISHMENT.
10. ALL PLANTING BED EDGES TO BE SPADE CUT UNLESS SPECIFIED TO HAVE A MOUND STRIP OR OTHER INSTALLED EDGEING.
11. PLACE BIODEGRADABLE STRAW BLENKET NORTH AMERICAN GREEN 150000 OR APPROVED EQUAL ON SLOPES OF OR EXCEEDING 3:1 OR AS OTHERWISE INDICATED OR DIRECTED BY ENGINEER.
12. COORDINATE LANDSCAPE PLAN WITH ALL WATER QUALITY AND EROSION CONTROL MEASURES.
13. IF OWNER REQUESTS, PLANTS SHALL BE STATED AND/OR FIELD LOCATED BY DESIGNER AND CONTRACTOR. FINAL LOCATIONS OF TREES SHOULD BE ADJUSTED IF NEEDED TO AVOID OVERHEAD AND UNDERGROUND UTILITIES.
14. ANY PLANT MATERIAL SUBSTITUTIONS INSTALLED WITHOUT APPROVAL FROM DESIGNER AND/OR OWNER SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
15. ALL PLANTING MATERIAL, BED EDGES OR SET SPECIFIED, SHALL BE OF SIZE THAT COMPLY WITH CITY OF BLOOMINGTON LANDSCAPING STANDARDS.
16. NO LEAFY MAINTENANCE EQUIPMENT SHALL BE USED WITHIN ROOT ZONES OF EXISTING TREES THAT ARE TO REMAIN. CONTRACTOR SHALL SECURE EXISTING TREES TO REMAIN ARE PROTECTED AND FULLY PRESERVED DURING THE CONSTRUCTION/GRADING PROCESS.

**PLAN NOTES**

1. MAIN GARDEN AREA. SEED WITH SPRUCE RESTORATION NURSEY "MIX" TOURNAMENT LOW FEATURE" SEED MIX. APPLY AT THE MANUFACTURER'S RECOMMENDED RATES.
2. ALL METAL DIMENSIONED HARDWOOD BARR MULCH IN BED AREA. REFER TO SPECIFICATIONS.
3. SEED AND MULCH ALL DISTURBED AREAS. REFER TO SPECIFICATIONS. PLACE BIODEGRADABLE EROSION CONTROL BARRIER WHERE SLOPES ARE 3:1 OR GREATER. REFER TO GENERAL NOTE ABOVE.
4. PUBLIC ART (SCULPTURE)

**Bledsoe Riggert Guertgen**  
 1351 West Tapp Road  
 Bloomington, Indiana 47403  
 Phone: 812.336.8277  
 Fax: 812.336.0817  
 www.brgovl.com

BLOOMINGTON BEDFORD PAOLI

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

**Housing Options II**  
 1800 Block Highland Avenue  
 Bloomington, IN 47401  
 BRG Project No.: 6865

**SITE LANDSCAPE PLAN**

10 0 10 NORTH  
 SCALE: 1" = 30'

DATE: ISSUED:  
 08-18-11

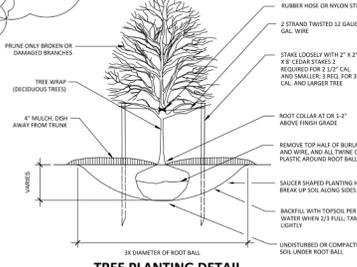
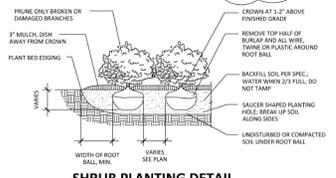
Drawn by: DGM  
 Designed by: DGM  
 Checked by: WSR

**C601**

UV-21-11  
 SITE/LANDSCAPE PLAN

**PLANTING SCHEDULE**

NO.	SYMBOL	COMMON NAME	SCIENTIFIC NAME	CONTAINER	HEIGHT	SPREAD
<b>OVERSTORY TREES</b>						
OB	3	Gingko Shide Autumn Gold	Autumn Gold Mordenbr Tree	2' Caliper Minimum	B & B	
TV	4	Yucca stricta	Black Gum	2' Caliper Minimum	B & B	
PS	3	Prunus serotina	Eastern White Pine	2' Height Minimum	B & B	
<b>MEDIUM AND SMALL TREES</b>						
BN	2	Betula nigra 'Little King'	Little King River Birch	2' Caliper Minimum	B & B	
AG	2	Amenlaechter 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	2' Caliper Minimum	B & B	
<b>SHRUBS</b>						
CD	8	Cotoneaster divaricata	Spreading Cotoneaster	3 Gallon and 18" height Minimum	Container	
AL	9	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	3 Gallon and 18" height Minimum	Container	
PV	4	Illex verticillata 'Sageol'	Little Warty Virginia Willow	3 Gallon and 18" height Minimum	Container	
JC	17	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 Gallon and 18" height Minimum	Container	
JP	4	Juniperus chinensis 'Wilmontia Compacta'	Compact Pfeiler Juniper	3 Gallon and 18" height Minimum	Container	
<b>PERENNIALS/GRASSES</b>						
MA	8	Monarda 'Atropurpurea Group'	Atropurpurea Group Monarda	3 Gallon Minimum	Container	
PT	14	Panicum virgatum 'Heavy Metal'	Heavy Metal Panicum	3 Gallon and 18" height Minimum	Container	
GR	14	Sporobolus heterostachyus	Purple Draggood Grass	3 Gallon Minimum	Container	



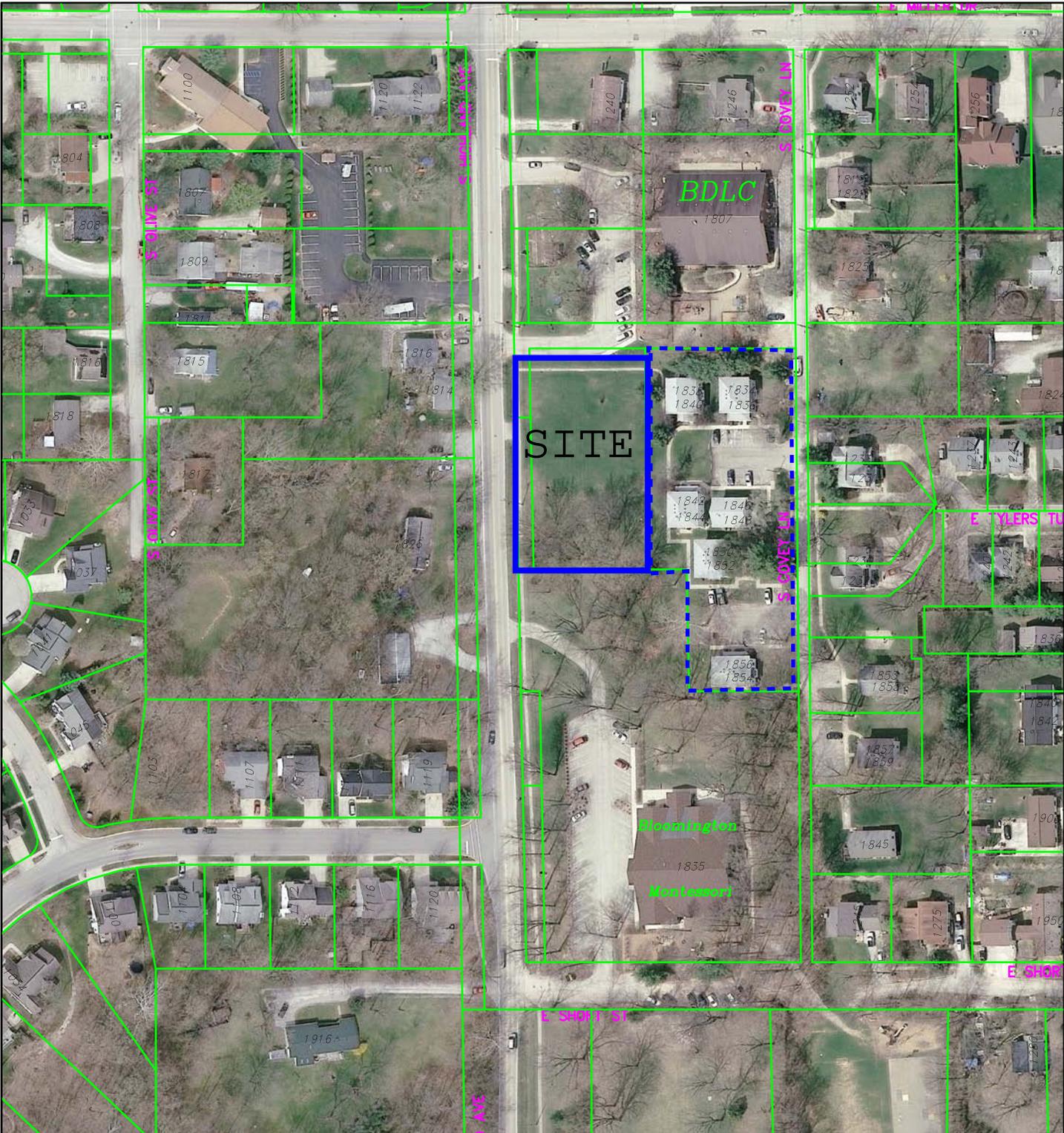


SUPPORTIVE LIVING UNIT - WEST ELEVATION

DUPLEX - WEST ELEVATION

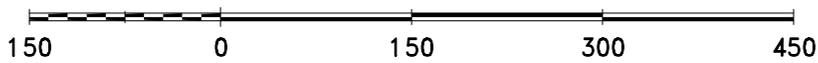


ADJACENT PROPERTY  
OWNED BY PETITIONER

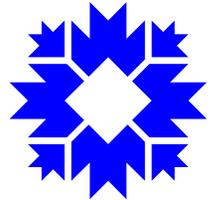


UV-21-11 OPTIONS FOR BETTER LIVING  
AERIAL PHOTO

By: shapp  
8 Sep 11



City of Bloomington  
Planning



Scale: 1" = 150'

For reference only; map information NOT warranted.

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**PETITIONER: ERL-11, LLC  
601 N. College Ave., Suite 1A**

**CONSULTANT: Studio Three Design  
8604 Allisonville Rd., Suite 330, Indianapolis**

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**REQUEST:** The petitioner is requesting an amendment to a previously approved site plan approval in order to build a 40-unit (66-bedroom) apartment building.

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<b>Area:</b>	<b>0.38 Acres</b>
<b>Zoning:</b>	<b>CD/DCO</b>
<b>GPP Designation:</b>	<b>Downtown</b>
<b>Existing Land Use:</b>	<b>Vacant</b>
<b>Proposed Land Use:</b>	<b>Multi-family Residential</b>
<b>Surrounding Uses:</b>	<b>Southeast</b> – Mixed use (10 <sup>th</sup> and College)
	<b>South</b> –Village @ 10 <sup>th</sup> & College apartments
	<b>West</b> – Offices
	<b>North</b> – Vacant
	<b>East</b> – Single Family & offices

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**REPORT SUMMARY:** The subject property is located on the east side of N. Morton Street, between W. 10<sup>th</sup> Street and W. 11<sup>th</sup> Street. The property is made up of 2 platted lots totaling 0.38 acres. The property is currently vacant. It is bound on the north, south and east by platted alleys. The property is surrounded by residential uses to the northeast and east, the recently completed Village at 10<sup>th</sup> and College building to the south, the mixed-use 10<sup>th</sup> and College building to the southeast, office uses to the west and southwest and a vacant lot to the north. The property slopes from the northeast to the southwest with 18 feet of grade difference between these two points. The property is zoned Commercial Downtown (CD) and is within the Downtown Core Overlay (DCO).

In 2009, the Plan Commission approved a 64-bedroom apartment building on this property. The approved building had a mix of 1, 2 and 4 bedroom units, with a total of 41 units. Many of the units were designed to be accessed from an internal courtyard. The approved building had a structured parking garage with 24 parking spaces on the first floor and a smaller structured parking area of 8 parking spaces on the second floor. These parking areas were accessed from each of the adjacent alleys independently. The remainder of the first floor included four 1-bedroom units along the entire Morton St. frontage. These units directly accessed the adjacent street.

The petitioner has proposed to amend the approved site plan. The changes are summarized as follows:

- Removal of the second level of structured parking and its associated vehicular entrance onto the adjacent alley to the north of the building.
- Removal of three of the four 1-bedroom units on the first floor of the building.
- Addition of one 2-bedroom unit and one 3-bedroom unit to the second floor.
- Addition of 8 structured parking spaces (7 stacked spaces) onto the first floor.
- Alteration of the Morton St. façade to remove all four individual entries and create one internal entry for the corner unit and create three “faux” entries along Morton St. to replace the three units removed from the first floor.

**Plan Commission Site Plan Review:** Two aspects of this project require that the petition be reviewed by the Plan Commission, per BMC 20.03.090. Please note that this project is required to be reviewed in accordance with the Unified Development Ordinance in affect at the time of the original approval. This means that certain UDO amendments approved in late 2009 do not apply to this petition. Plan Commission review is required because:

- The project is adjacent to a residential use (mixed-use 10<sup>th</sup> and College building to the southeast and residential uses to the east, northeast and south)
- The project proposes 6 waivers to the standards found in BMC 20.03.120 and 20.03.130.

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## SITE PLAN REVIEW

**Parking:** Within the Downtown Core, the UDO sets a minimum parking development standard for a 66-bedroom building at 42 parking spaces. Under the UDO at the time, the requirement could be reduced down to 36 spaces due to proximity to a bus line and on street parking spaces. However, stacked spaces were not permitted. The following chart describes how parking for the proposed building would be handled by the 2007 UDO and the current UDO.

UDO	On-street	15% Bus Reduction	Stacked Spaces	Spaces Required	Spaces Proposed
<b>2007</b>	Counts	Allowed	Not Allowed	<b>36</b>	<b>30</b>
<b>Current</b>	Does Not Count	Not Allowed	Allowed	42	32

Using the current proposal and the previous UDO, the petitioner’s proposal has 25 permitted on-site spaces (minus 7 stacked spaces) and 5 on-street parking spaces totaling 30 parking spaces. Staff is concerned with vehicles being able to maneuver one of the structured parking spaces. This space used to contain a turnout allowing a car to more easily exit the space. However, this turnout has been removed with the amended proposal. This space is labeled as number 23 on the floor plan.

As previously stated, the site is required to provide 36 parking spaces. **Therefore, a parking waiver of 6 spaces must be granted with any potential approval.** For reference, the petitioner would be 10 spaces short of the code requirements in the current UDO. The approved plan required 35 parking spaces and was providing 37 spaces. No waiver was needed for the approved petition.

**Parking Waiver** – 20.03.120(c)(2): See below

**Bicycle Parking:** A 66-bedroom multi-family development requires 11 bicycle parking spaces. At least 3 of these spaces must be covered spaces and at least 3 spaces must be “Class I” bicycle storage. The petitioner proposes that 6 bicycle parking spaces be located within a secure bicycle room on the second floor, 6 spaces will be provided adjacent to the main entrance and an additional 6 spaces will be provided within the interior courtyard. The proposed 18 spaces exceed the minimum UDO requirement.

**Materials:** The majority of the building is clad in brick and cast stone. The first floor is comprised mostly of cast stone, while upper levels are clad in two colors of brick and cementitious panels. The petitioner proposes that the rear and sides of the building, along the alleys, be clad in split faced concrete block and cementitious siding, with two areas of smooth faced block along stair towers. The cornice on the 4<sup>th</sup> floor parapet is proposed to be built up cementitious panels. A waiver is required to allow the split faced block, smooth faced block and cementitious siding and panels.

**Material Waiver-20.03.130(b)(4)(A)(ii):** A waiver from the standards of the UDO is required to allow cementitious siding and smooth and split faced block to be used as primary exterior finish materials for the building. The Downtown Vision and Infill Strategy Plan (hereafter referred to as “Downtown Plan”) provides guidance on building materials in Guidelines 3.10 through 3.12. Guideline 3.10 states that materials should appear similar to those used traditionally and that masonry is preferred for new construction. Guideline 3.11 states that “New materials may be considered” as long as they appear similar to traditional materials, are detailed to express human scale, have demonstrated durability and avoid large expanses of featureless siding. Cementitious panels are used only on the upper reaches of the building, along the parapet cornice, to give material relief around the window bays. Planning staff also believes that the use of concrete block and cementitious siding on the east, south and north sides is appropriate because these areas are not readily visible from the street. On the north and south sides of the building, brick and cast stone wraps around the corner and is included in the first building module before switching to siding and block approximately 27 feet back from the right-of-way. Smooth faced block is used in very limited areas for the stair towers. This block will be painted and will be given relief with bands of split faced block.

**Residential Density:** The property is 16,566 square feet in area, or approximately 0.38 acres. The petition is for 66 bedrooms, or 174 bedrooms per acre. This is a slight increase to the 168 br/ac approved with the previous plan. This density is below the 180 bedrooms per acre development standard of the CD/DCO. For comparison, the proposed density (20.7 DUE) would also meet the current UDO dwelling unit equivalent maximum of 22.8 DUE.

**Height:** No change to the height of the building is proposed. The proposed height varies because of the differing number of stories at different points in the building and because of an 18-foot change in grade from the northeast corner of the property to the southwest corner. The building is 4-stories tall. Along Morton St. there is a 7 foot change in grade, with the high point to the north. The highest part of this building on the street frontage is 51'4" and the shortest part is 48', as measured from the lowest point of the grade, the southwest corner. When measured from Morton St. immediately in front of the building, heights range from 51'4" to 46'.

**Height Waiver-20.03.120(b)(2):** A waiver from the architectural standard of the UDO is required to allow a height of more than 50 feet. The Downtown Plan, in the intent for the Downtown Core area (Pg. 2-5) states that "parcels in the Downtown Core Character Area can accommodate taller structures and should be encouraged when they are designed to reflect the traditional scale of buildings at the street level and are articulated into modules that are compatible with the traditional design context." Guideline 3.9 recommends that new buildings "maintain the perceived building scale of two to four stories in height." It goes on to state that "if a building must be taller, consider stepping upper stories back from the main façade." The proposed building is 4-stories, as recommended by the Downtown Plan. Staff finds that the addition of 1'4" in height allows for an appropriate sized parapet and is caused by the change in grade along the street. The building still maintains the recommended 4-story height.

**Step back:** BMC 20.03.130(c)(3) requires that any building over 45 feet in height step back the portion over 45 feet a minimum of 15 feet from the front build-to-line. At the tallest, this building is 51'4". There is no proposed step back from the 6'4" above 45 feet. Again, there is no change to this portion of the request.

**Building Height Step Back Waiver-20.03.130(c)(3):** A waiver from the minimum stepback height architectural standard of the DCO is required to allow portions of the building to be as tall as 51'4" feet without a step back. Much of the justification for this waiver has already been discussed in dealing with the height waiver. Guideline 3.9 recommends that new buildings "maintain the perceived building scale of two to four stories in height." It goes on to state that "if a building must be taller, consider stepping upper stories back from the main façade." The Downtown Plan does not give a recommended height for the step back, but instead recommends step backs for buildings over 4 stories. The proposed building is 4 stories tall. The additional height is necessary due to the change in grade on the property and the proposed parapet.

**Window Design:** There are two parts of this requirement that are not met by the current proposal. The DCO requires windows that are at a minimum 1:1.5 portion of width to height. Several window openings on the front of the building are of a proportion that is closer to 1:0.72 because the openings are wider than they are tall.

**Window Design Waiver-20.03.130(b)(3)(C):** A waiver from the standards of the

UDO is required to allow windows that are less than 1:1.5. The Downtown Plan's recommendations of upper story windows (guidelines 3.13-3.14) call for windows with a vertical emphasis and trim that aligns with adjacent traditional buildings. While the overall window openings do not meet the required ratio, the individual windows within a grouped set of 3 windows will meet the requirement. These windows allow for increased sunlight into the units and add visual interest to the building. Although the windows could be modified to meet the guidelines, staff finds it appropriate to allow some flexibility in design to achieve more variety in building façades and allow a more modern design.

The window requirements also state that "Large display windows shall be used along all first floor facades facing a street". The former proposal met this requirement through the use of large windows into the adjacent apartments. The current proposal has removed all but one of these large windows and replaced them with narrow display cabinets.

**Window Design Waiver-20.03.130(b)(3)(B):** See below

**Streetscape:** Pedestrian scale lighting is proposed on Morton St. in accordance with the DCO. The DCO also requires a minimum 5 foot wide concrete sidewalk. Existing along Morton St. is a historic brick sidewalk. The petitioner proposes to re-create this brick sidewalk by reusing the existing bricks. This sidewalk would match the brick sidewalk design used at the adjacent Village at 10<sup>th</sup> and College building.

There are two existing, mature Sugar Maple street trees along Morton St. While these trees are in good health, construction of the building and rebuilding of the sidewalk and curbs are likely to severely damage their root systems. According to Lee Huss, the City's Urban forester, Sugar Maples typically do not perform well in urban areas due to poor compacted soils, road salts, heat and drought intolerance. The large tree plot and open area to the east has enabled both trees to grow to maturity. With this petition, both of these trees would be removed and replaced with new trees within tree grates. Removal of these trees was also approved with the previous petition, SP-30-07.

**Entrances:** The proposal had included one main building entrance onto Morton St. and four individual unit entrances at street level. The main building entrance on Morton Street included a façade recess, canopy, building name and address. In addition, bike racks for visitors are provided near entrances. This proposal has been revised to remove all of the individual entrances. Although a single entry building can be appropriate, it should be in connection with proper window and void-to-solid design.

**Void-to-solid Percentage:** The DCO sets a minimum upper story void-to-solid architectural standard at 20%. The petition contains approximately 60% void-to-solid. The DCO also sets a minimum first floor void-to-solid at 70%, "consisting of display windows, entries and doors." The building as originally approved contains approximately 58% void on the first floor. This void percentage is made up of pedestrian scale doors and large residential windows. With the requested changes, the proposed building's void-to-solid ratio is reduced to approximately 17% along Morton St.

**Void-to-solid Waiver-20.03.130(b)(2)(A):** see below

**Utilities:** Water and sanitary sewer service are available in Morton Street. Stormwater will be detained using underground detention under the parking garage and treated using a stormwater hydrodynamic grit separator, such as the “Aqua-Swirl” brand product. Stormwater and utility plans have been submitted to the City Utilities Department and are under review.

**Neighbor Comments:** Staff has spoken with the immediately adjacent homeowner to the east regarding the proposed revisions. She expressed concerns regarding the removal of the second vehicular entry point. This would funnel all traffic generated from the development to the alley located to the south rather than splitting it between two entries. Although staff agrees that this proposal will create additional trips onto the alley to the south, the traffic would still be within acceptable levels and is more desirable than vehicular cuts directly onto Morton St.

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**WAIVER ANALYSIS:** In reviewing the proposed waivers, The Plan Commission is supposed to look toward the Downtown Vision and Infill Strategy Plan (Downtown Plan) for guidance. Staff has highlighted several relevant parts of the Downtown Plan to assist in the Plan Commission’s review of this proposal.

- *New buildings should also draw upon the design traditions exhibited by historic commercial storefront buildings and include zero setbacks with individual storefront modules that are visually interesting to pedestrians and that are detailed to reflect the traditional scale of building in the Courthouse Square*
- *define the sidewalk edge with visually interesting buildings*
- *generate pedestrian activity along the street edge and positively contribute to the integrity of the streetscape*
- *establish a pedestrian-friendly street edge that is primarily of buildings at the sidewalk edge*
- **Integrate** *on-site surface and structured parking opportunities with buildings*
- *The building base...typically contains large display windows, kickplates below the windows, sign band, and building entrance*
- *Downtown Bloomington should continue to develop as a pedestrian-oriented environment*
- *Design the ground floor level of a project to encourage pedestrian activity*
- *The building should be designed to enhance the activity of the streetscape*

All of these policy recommendations in the Downtown Plan show the importance and priority given to the creation of a pleasant streetscape through the use of active building facades with a high level of detailed articulation and voids. It is having buildings with higher void-to-solid percentages and land uses that interact with the street edge are clearly recommended by the Downtown Plan. The petitioner’s proposal for first floor parking and minimal residential space conflicts with these plan policies.

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**ENVIRONMENTAL COMMISSION RECOMMENDATION:** The Bloomington Environmental Commission (EC) has made 1 recommendation concerning this development.

1.) The petitioner should make a commitment to apply green building practices to create a high performance, low carbon-footprint structure and provide space for recyclable materials to be collected.

**Staff response:** Although this is desirable and staff encourages the petitioner to include these items, these items were not added as requirements with the existing approval.

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**DEVELOPER TRACK RECORD:** Developer Elliot Lewis is the principle behind ERL-9, LLC. Other recent projects completed by this petitioner include the 10<sup>th</sup> and College building, the 4<sup>th</sup> and Indiana building, the remodeling of the Odd Fellows Building, and the Village at 10<sup>th</sup> and College. There are no outstanding zoning violations associated with these developments.

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**CONCLUSIONS:** Staff finds that in the case of a fully residential building within the downtown, individual entrances along the streetscape are desirable. However, a single entry residential building can also be appropriate if properly designed to create a pedestrian friendly and pleasant streetscape along with a highly detailed entry point leading to interior points of entry for individual units. If all downtown buildings were designed with nearly the entire first floor with parking and no residential or commercial use, the level of pedestrian activity and interest would be greatly reduced with a negative impact to the character of the downtown envisioned and encouraged by the Downtown Plan.

The question in front of the Plan Commission is whether or not new buildings in the downtown should be designed with parking on the first floor with all active spaces located on the second floor and above. Staff finds that this type of development is not consistent with the existing development patterns of the downtown and is not consistent with the Downtown Plan.

Staff finds that waiving street level window requirements, parking standards, and void-to-solid ratios to allow a significant reduction to the pedestrian activity and interest along the streetscape is directly counter to the guidance given by the Downtown Plan. Furthermore, staff finds that better alternatives exist to deal with any potential safety concerns. These alternatives should be explored and utilized by the petitioner.

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**RECOMMENDATION:** Based on the written findings above, staff recommends denial of SP-23-11.

# MEMORANDUM

**Date:** October 3, 2011  
**To:** Bloomington Plan Commission  
**From:** Bloomington Environmental Commission  
**Through:** Linda Thompson, Senior Environmental Planner  
**Subject:** SP-23-2011 revised Tenth and College Horizons, ERL 11

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This memorandum contains the Environmental Commission's (EC) input and recommendations regarding the site plan for SP-23-2011, Tenth and College Horizons, an apartment complex within the Downtown Commercial District (CD) and the Downtown Core Overlay (DCO) District. The plan is for infill development on land that is currently permeable, covered by grass, gravel and several trees, and thus providing some ecological services.

## **ISSUES OF SOUND ENVIRONMENTAL DESIGN:**

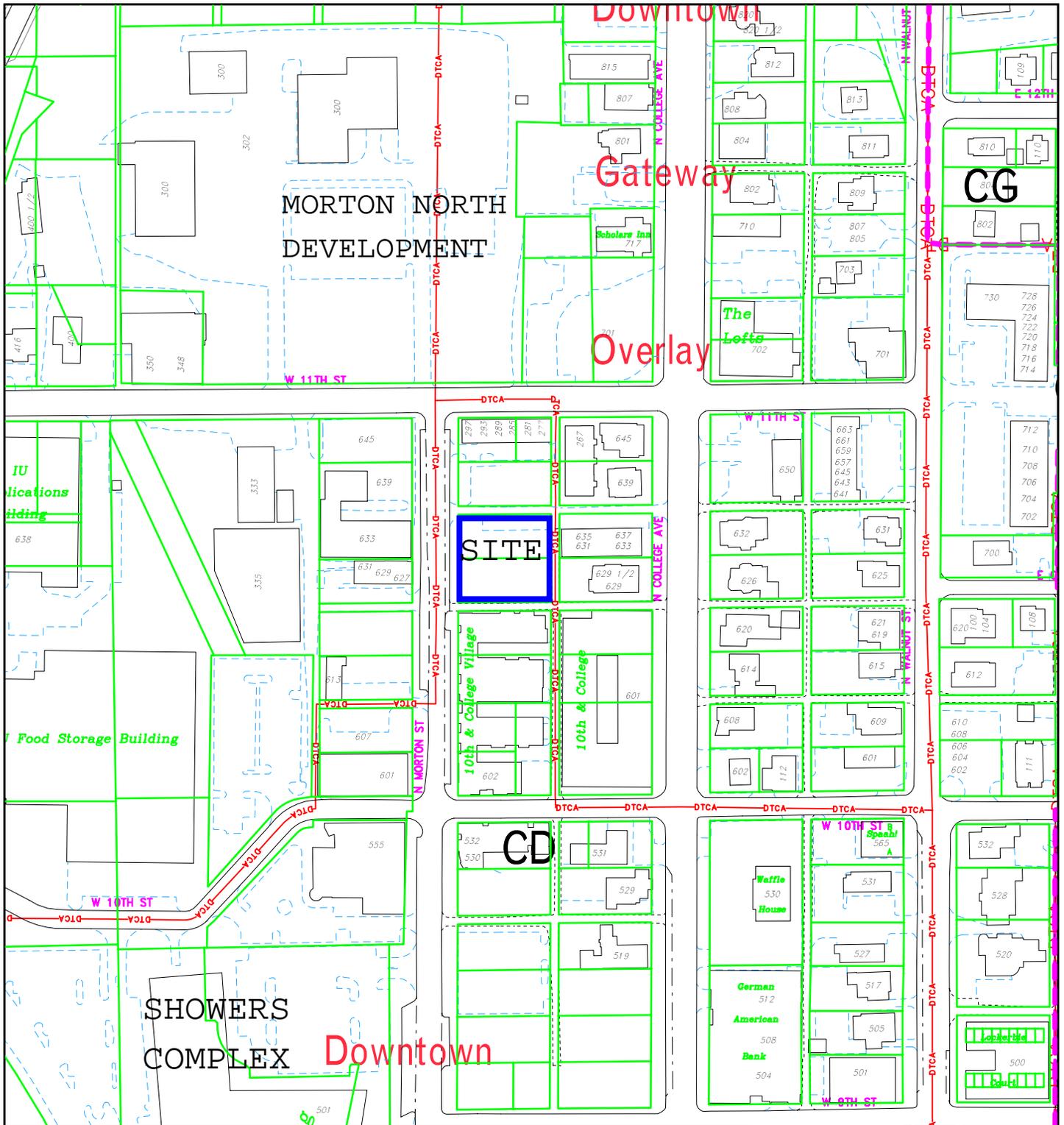
### 1.) GREEN BUILDING:

The EC recommends that the developer commit to green building practices rather than stating that they will simply review the potential for such practices. The built environment (sometimes referred to as gray infrastructure) impacts health, economy, ecological services, and the overall quality of life, as recognized by the City of Bloomington's commitment to green building.

Given this plan will result in a surface that is 100% impervious, it leaves little opportunity for preserving or enhancing any green infrastructure, or permeable, vegetated space that supports functioning ecosystems and associated services (e.g. climate control, aesthetic enrichment) that impact health, economy, and the overall quality of life. Extra effort, therefore, should be made to incorporate green building practices and space for recyclable collection that reduce the development's carbon footprint and promote healthy indoor and outdoor environments. Lack of recycling services is the number one complaint that the EC receives from apartment dwellers in Bloomington. Recycling has become an important norm that has many benefits in energy and resource conservation. Recycling is thus an important contributor to Bloomington's environmental quality and sustainability and it will also increase the attractiveness of the apartments to prospective tenants.

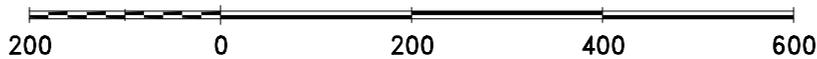
## **EC RECOMMENDATIONS:**

1.) The petitioner should make a commitment to apply green building practices to create a high performance, low carbon-footprint structure and provide space for recyclable materials to be collected.

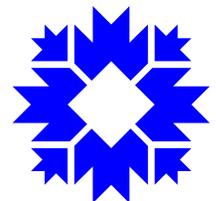


SP-23-11 ERL-11 LLC  
 626 N. MORTON STREET  
 LAND USE/ZONING MAP  
 PLAN COMMISSION

By: shapp  
 19 Sep 11



City of Bloomington  
 Planning



Scale: 1" = 200'

For reference only; map information NOT warranted.



September 7, 2011

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

Attn: Mr. Patrick Shay

RE: Tenth and College Horizons Apartments

**PETITIONERS STATEMENT**

Dear Mr. Shay

Studio 3 Design is pleased to submit the attached apartment development, "Tenth & College Horizons" for Plan Commission review. The follow document has been prepared in order to request a waiver for parking and bed count from the originally approved plans for the Horizons Apartment complex.

**Below is the original submittal for the 10<sup>th</sup> & College Horizons project- issued on Oct. 26<sup>th</sup>, 2009 and Approved on November 9<sup>th</sup>, 2009 for your reference.**

<u>Apartment Types</u>	<u>Count</u>	<u>Beds</u>
1 Bedroom Flat	28 Units	28 Beds
2 Bedroom Flat	08 Units	16 Beds
4 Bedroom Flat	05 Units	20 Beds
	<hr/>	<hr/>
	<b>41 Units</b>	<b>64 Beds</b>

**Property density allows for a max of 66 beds on this site.**

**Apartment Types (revision for 9-7-2011 submittal)**

1 Bedroom Flat	25 Units	25 Beds
2 Bedroom Flat	09 Units	18 Beds
3 1 Bedroom flat	01 Unit	03 Beds
4 Bedroom Flat	05 Units	20 Beds
	<hr/>	<hr/>
	<b>40 Units</b>	<b>66 Beds</b>

**Non-Residential space**

Retail space is not required at this location and has not been provided as part of this submittal. The building is located mid block on Morton street and is not ideally suited for retail. This approach falls in line with the apartment building directly to the north of the project site at Morton and Eleventh Street. As with the eleventh street project, we have provided walk up apartment units at the street level to encourage a more urban feel to the street front.

<b>Parking Counts</b>		<b>Revision 9-7-2011</b>
Required parking for 64 beds.	41 spaces	
Required parking for 66 beds		43 spaces
Level 1 parking garage	24 spaces	32
Level 2 parking garage	08 spaces	0
Street parking	05 on Morton	5 orig. UDO
Total on-site	37 spaces	37 spaces
Bus line deduct	(06) based on 15% deduct	(06)
<b>Total required parking</b>	<b>35 spaces</b>	<b>37 spaces orig. UDO</b>
<b>Total spaces that count toward requirement</b>	<b>37 spaces</b>	<b>37 spaces orig. UDO</b>

**Project Location**

The project is located between 10<sup>th</sup> and 11<sup>th</sup> streets on Morton Street. The surrounding land use includes an apartment complex (Tenth and College Village) across an alley to the South, an apartment building (Tyler Curry's building) to the North with a empty lot between the two sites), an office building and a single home residence across the alley to the East, and Morton street to the West. The lot is currently being used for surface parking as well as a temporary construction staging area for the "Tenth and College Village" project.

**Project Concept**

Tenth and College Horizons is an exciting new apartment development for Bloomington's downtown. The project is focused primarily on the creation of smaller units for a more affordable downtown living experience. The design takes a simple shape for building efficiency and stacks the building over a full lower level parking deck and a partial second level parking area. Within the core of the "donut" shape, a second level plaza has been created with all apartments from level two upward opening onto it. All exterior walkways have been sized large enough to serve as the primary path to each unit as well as gathering areas over looking the central courtyard.

**Building Scale / Massing / Articulation**

The Morton Street elevation forms the primary facade for the project and has been articulated to meet local requirements and building code. A cast stone base lines Morton Street and wraps the building on the North and South facades. Two shades of brick accentuate the building massing along Morton Street and wrap the North and South ends of the building. Building code does not allow for relieving angles to be installed on wood structures for the support of masonry, as such, we have transitioned to a cementitious panel product to create the cap for the building. This

same material is introduced in vertical bands at window zones to further articulate the façade and provide relief both vertically and horizontally to the building massing.

The overall feel of the building is intended to take on a more modern edge that is complimentary to the Tenth & College Village project to the South. We have taken the same color pallet and smooth and rough cast stone introduced on the Village project and reversed their usage. The building base will be a smooth textured base taken to a water table level above the lobby level. Brick colors are reversed with the balcony alcoves given a deeper recessed feel through the use of a deep red brick and the primary vertical plains of the building accented with a green/brown brick.

Balcony zones along Morton Street create 4' continuous recessed pockets between a rhythm of strong vertical façades. The corner unit at the intersection of the alley and Morton street is articulated with a cement panel and glass projection that helps stair step the façade back toward the entrance.

The main level along Morton is comprised of display zones with porches that are protected by the balconies above that can be used for local artist display of sculpture or additional Bike parking.

The building entrance breaks the rhythm of vertical towers with a change in material, the use of storefront system and a large covered canopy area. Lighting, address stone and pavement changes also serve to articulate the entrance.

A pattern of large windows detailed with simple heads and sills wrap the building. A rich palette of building materials divide the four level street front apartments vertically into three (3) distinct zones; base, body and cap. The articulation of the building elements carries onto the streetscape, low level landscaping, street trees set in grates, free standing post lighting and the incorporation of salvaged brick pavers work together to enhance the development's curb appeal and reinforce the facilities human scale along Morton Street. The overall streetscape will form a continuation of the Village streetscape and complete the transformation of the east side of Morton Street.

#### **Window detailing:**

In several areas, windows have been ganged together to obtain the best natural lighting possible for the interior of apartment living spaces. The issue of providing the UDO requested proportions or the windows has been addressed through the incorporation of a vertical mullion between each window unit allowing for the rectangular units to be grouped together to create the best possible natural interior lighting.

#### **Parking Access**

Parking access is from the East – West alley on the South side of the property. The alley has been shown widened to 20 feet to allow for two-way traffic in and out of the garage entrance. The alley steps back to 12' in width past the garage entrance to encourage traffic flow to move primarily between Morton and the garage entry and not back toward the rear alley.

The garage level can be accessed by pedestrians from a sidewalk along the alley, from the building lobby or from either of the main stair towers and elevator. Pedestrian warning systems will be incorporated into the project to promote safety at the garage entrance. Elements include the use of bollards at the sidewalk where it terminates at the drive as well as an option to include a stop sign within the garage prior to pulling out into the alley.

### **Streetscape**

A steady rhythm of (3) old fashioned street lamps located between grated trees set in a hard-scaped sidewalk and a pattern of brick pavers enhance the curb appeal and charm of the development. Where possible, additional landscaping and spots for bike racks have been provided. Additional landscaping is shown in planter beds along the base of the building to pick-up on and continues the streetscape rhythm established by the Village project.

### **Site Accessibility**

Pedestrians can enter the site at grade off of Morton Street, from the South alley stair, through a gated entrance at the SE corner of the site and via the upper deck entrance off the North alley. Three of the four site access points allow for an accessible entry path to the buildings elevator core.

### **Pedestrian Building / Site Entrances**

There is one primary building entrance for pedestrians and (3) secondary entrances.

The primary building entrance is located on Morton Street. This entrance provides an elevator to all levels, as well as a connection to the Garage. The Second building entrance is located off of the South alley at the buildings main stair and provides an accessible path to the building elevator and garage, as well as a stair up to all levels of the facility. Both of these entrances provide an accessible means of entry/exit from the building.

On level 2, the plaza level, an accessible entry/exit to the building's plaza can be accessed from the North alley. This entrance provides a convenient path for residents on bikes to ride into the plaza and park under covered walkways. This entry/exit point also provides an accessible path to the elevator core for access throughout the building.

### **Building Heights**

The site slopes approximately 17' feet with a low point at the SW corner (Morton and alley) and a high point at the NE corner (alley to alley intersection). The building sets its main level in relation to the low point on the site to allow for accessible entrances into the building lobby.

The project is a 4 story structure (garage, plus 3 levels of apartments). The attached elevations provide target points for the various parapet heights along the façades as measured from the garage floor. Building heights are within the context of the surrounding buildings and up to 4 stories lower than its neighbor (Smallwood). The back of the building (east alley) is held down to three levels above the parking deck. A slightly recessed material change for portions of the 4<sup>th</sup> level cap also serves to change the feel and articulation of the building mass and lessen its impact to the street front.

### **Building Materials**

Cast stone, multiple colors of brick and smooth cementitious panels with clear anodized metal reveals form the palette for the West street facade. These materials wrap the north and south ends of the building. The North, South and East alley and interior court façades are clad in varying textures and colors of cementitious plank siding with entry zones articulated with the same panel treatment as the primary facades. The overall palette comes together to form a rich and inviting atmosphere with a modern feel.

### **Internal plaza:**

The internal plaza / building core has been developed with an urban feel- multiple levels of decks and walkways open onto one another and provide an atmosphere that promotes the feeling of being part of a community within the development. Fluorescent lit internal mazes of hallways have been abandoned in favor of creating open air passages to each apartment with the opportunity to see and interact with your neighbors.

The main plaza deck (located on level 2) is being developed as a site activity zone and will most likely incorporate a hard-scaped plaza with spaces for tables and chairs, barbeque grills and gaming areas and gatherings. A second plaza zone on level 3 will incorporate additional seating and gathering space for the tenants.

### **Bike Storage/ Parking**

An effort has been made to make the facility "bike friendly" through the incorporation of bike parking focused around building entry points for the convenience of the residents. The majority of bike parking is covered by either building canopies or overhead walkways.

(6) Covered Visitor spaces will be provided at the buildings main entrance. A secured bike room is provided on the upper level plaza for a min. of (6) Class 1 bike space.

(6) Additional spaces are provided in "U" shaped racks located on the upper plaza area providing for a **total of 18** spaces to meet UDO standards.

### **Environmental Commission Considerations**

The developer is interested in providing a building that is sensitive to the concerns of today's built environment. As such, we are reviewing the incorporation of the following into the project:

- Reuse of salvaged brick pavers from the sidewalk along Morton Street.
- "Green friendly" building materials- inclusion of products that incorporate recycled materials- primary example being carpeting products.
- Energy efficient windows with low-E glazing
- White reflective roofing membrane for energy conservation
- Energy star appliances where applicable

### **Void to Solid Ratio**

The building has been developed in an area that does not require non-residential functions along the first level. The windows and unit entrances are scaled with respect for the residential nature of the facility. Along the street front, transoms have been added to the windows to maximize the natural lighting with-in the units and increase the percentage of void to solid massing. The building entrance changes from a residential scale to a commercial scale with the use of storefront glazing across the width of the entrance.

Current guidelines suggest a target void to solid of 70% for the first level. The current design provides a void to solid of 57.6% along Morton Street. The upper level void to solid ratio's average 59.8% of void area along the Morton street front.

### **Build to Line**

The project meets the intent of the UDO with the building (including balcony projections) at the build to line on Morton Street. The building entrance sets back from the build-to line approx 10' to accentuate the entrance. The building sets a min of 12 feet back from the south build-to line to allow for an increased drive width in the alley and a comfortable spacing between buildings. At the North and East Alleys, the building runs within a foot of the line.

### **Stormwater Detention**

The project has anticipated the need for ground water detention on site. A concrete vault or large underground pipes will be provided under the entrance drive of the parking garage. Storm water will be collected from roofs and plaza areas and temporarily detained in the underground storage area. An aqua-swirl will be provided at a collection point for the storm water prior to it being discharged into the city storm water collection system.

### **Trash Removal**

Trash removal has been provided off of the South alley. The grade will be leveled at this location to assist in the roll-out of trash containers on pick-up days.

### **Water Service & Meter Pit**

The project will connect to the main along Morton Street. A master meter will be installed outside of the City R/W off the South alley and will house the necessary meters and fire apparatus. The PIV connection will be installed at this location. A separate Siamese connection will be back fed from the meter pit and provided near the corner of Morton Street and the Alley for easy Fire Department access. No new mains are anticipated to be installed to provide service for the project.

### **Grease Pit**

No retail space has been provided as part of this project. As such, no grease pit will be installed as part of the project

### **Move-In/ Move-Out & Delivery Access to the Site**

Access to the site is anticipated to occur along Morton Street and along the North and South alleys.

### **Sewer Service**

The project will connect to the city sewer mains at a minimum of two (2) locations. Each location will be made to the existing City sewer main rounding down Morton Street. All connections will be lateral connections with standard patching of the street as required. No new mains will need to be installed to provide service for the project.

### **Private Utilities**

Duke Energy and Ameritech/SBC will provide for the service needs of the development. We anticipate the placement of one transformer at the Southeast corner of the site along the alley. A junction box for the phone lines to feed the development will also be in this area.

### **Working with our neighbors**

Through-out the design process we have made an effort to reach out and not only listen too, but address concerns that have been voiced by our neighbors. As such we have made the following adjustments:

- Eliminated all 5<sup>th</sup> floor components in their entirety.
- Removed all exterior balconies along the east and north alley and limited the south alley to one location – mid way up the alley.
- Limited the unit types on the east alley to 1 and 2 bedroom units.
- Changed the alley width back to 12' at the east end and only widened it up to the garage entrance at the West end of the South alley. This was done to encourage traffic flow to be between Morton St. and the garage entrances.
- Relocated mechanical ventilation of the lower level garage to discharge to the north vs. the east and provided punched openings to maintain passive air flow in the garages in place of additional mechanical ventilation.
- Focused walkways and activity inward.
- Relocated our code required building exits to the far NE and SE corners of the site to limit the amount of pedestrian traffic walking down the stretch of alley behind our neighbors to the east.
- Maintained building heights along the east to a perceived three story building. (This is lower than the previously approved Morton St. Condo's at this same location)

### **General Comments**

- The site is zoned for its proposed use.
- The neighbor in question uses the property adjacent to the proposed development as a rental, not a private residence.
- Alley building heights are within UDO guidelines
- The voluntary modifications made were never required, but provided in the spirit of being a good neighbor.

Thank you again for the opportunity to submit this project for review. We are excited about moving forward with the project and look forward to obtaining your comments. Please contact me with any additional questions.

Respectfully submitted,

STUDIO 3 DESIGN, INC.



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TIMOTHY W. COVER, RA

UNIT COUNT  
 25 - 1 BEDS  
 9 - 2 BEDS  
 6 - 4 BEDS  
 40 APARTMENTS  
 67 BEDS  
 21.2 DVE'S

TOTAL SITE = 0.38 ACRES  
 22.8 DVE'S ALLOWED

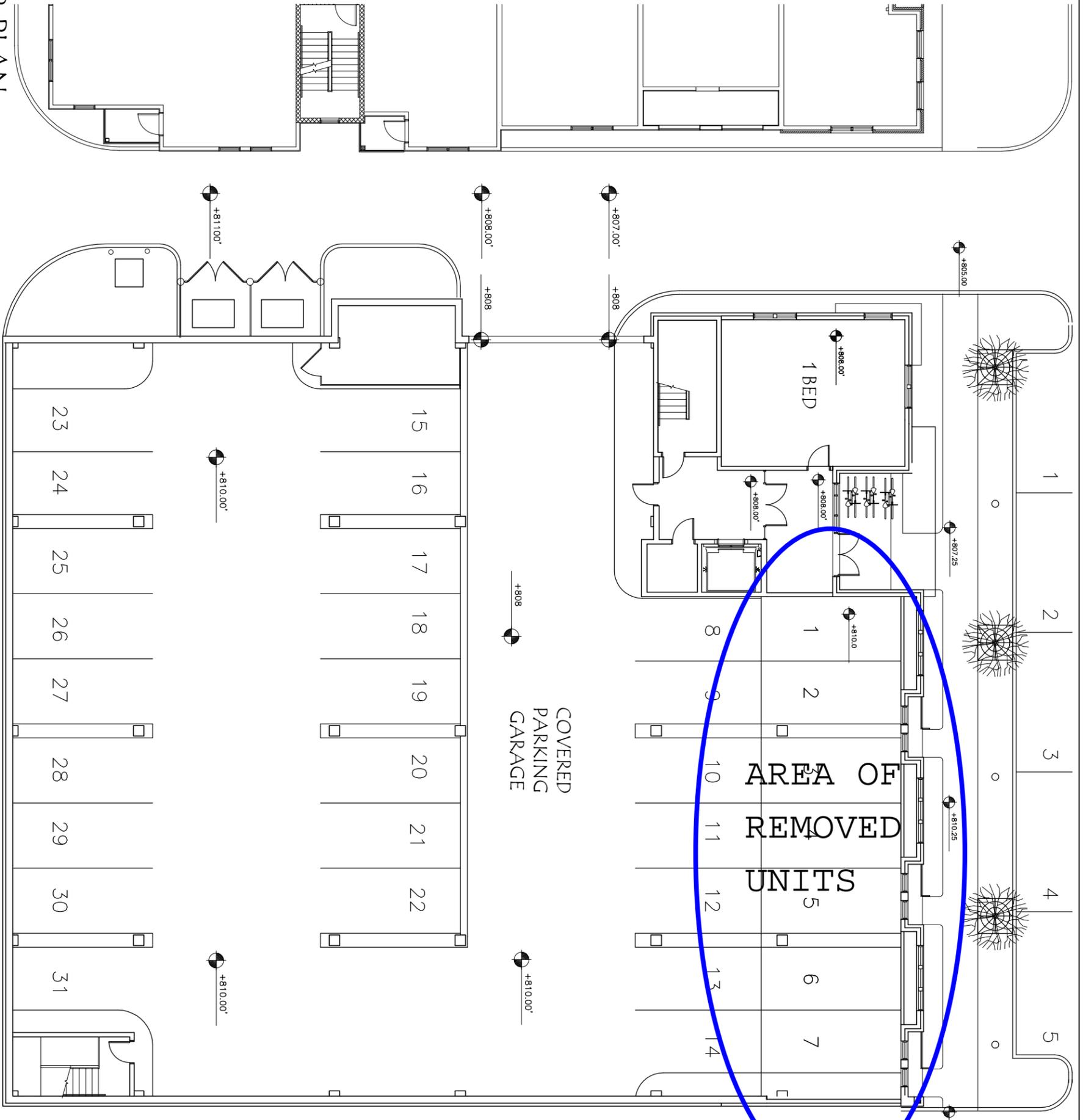
PARKING  
 31 GARAGE SPACES  
 5 STREET SPACES  
 36 SPACES TOTAL

PARKING REQUIRED = 42.6 SPACES



1  
A1

LEVEL 1 FLOOR PLAN  
 1/16" = 1'-0"



SP-23-11  
 NEW FIRST FLOOR PLAN

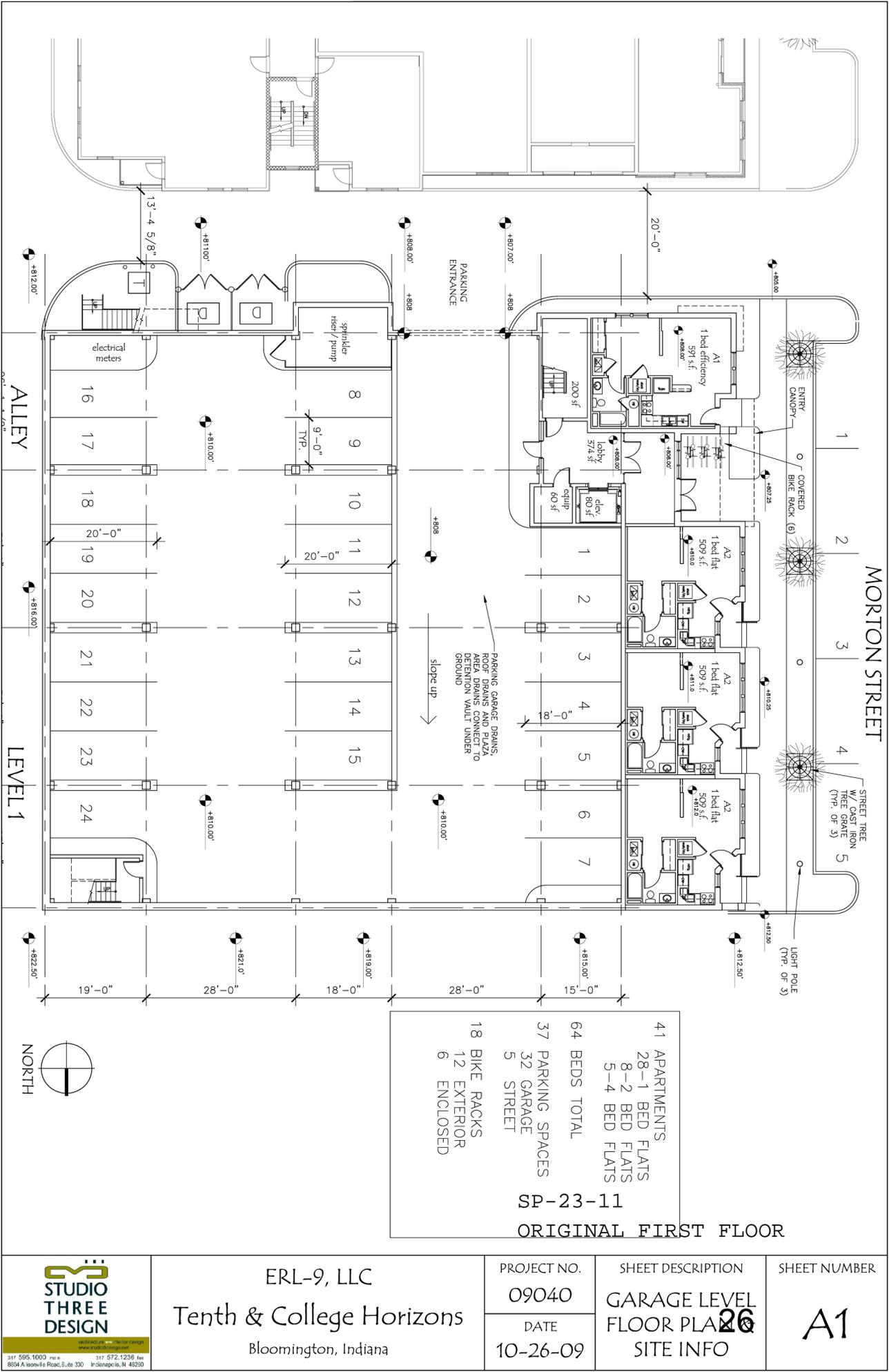
**STUDIO THREE DESIGN**  
 architecture - interior design  
 www.studio3design.net  
 317 595.1000 main 317 572.1236 fax  
 8604 Allisonville Road, Suite 330 Indianapolis, IN 46250

ERL-9, LLC  
 Tenth & College Horizons  
 Bloomington, Indiana

PROJECT NO.  
 09040  
 DATE  
 8-16-11

SHEET DESCRIPTION  
 LEVEL 1  
 FLOOR PLAN

SHEET NUMBER  
 A1  
 25



41 APARTMENTS  
 28-1 BED FLATS  
 8-2 BED FLATS  
 5-4 BED FLATS  
 64 BEDS TOTAL  
 37 PARKING SPACES  
 32 GARAGE  
 5 STREET  
 18 BIKE RACKS  
 12 EXTERIOR  
 6 ENCLOSED

SP-23-11  
 ORIGINAL FIRST FLOOR

317.595.1000 fax  
 8504 A. Ironville Road, S. Box 330  
 Irionville, IN 46220

ERL-9, LLC  
**Tenth & College Horizons**  
 Bloomington, Indiana

PROJECT NO.  
 09040  
 DATE  
 10-26-09

SHEET DESCRIPTION  
 GARAGE LEVEL  
 FLOOR PLAN  
 SITE INFO

SHEET NUMBER  
**A1**

UNIT COUNT  
 25 - 1 BEDS  
 9 - 2 BEDS  
 6 - 4 BEDS  
 40 APARTMENTS  
 67 BEDS  
 21.2 DVE's

TOTAL SITE = 0.38 ACRES  
 22.8 DVE'S ALLOWED

PARKING  
 31 GARAGE SPACES  
 5 STREET SPACES  
 36 SPACES TOTAL

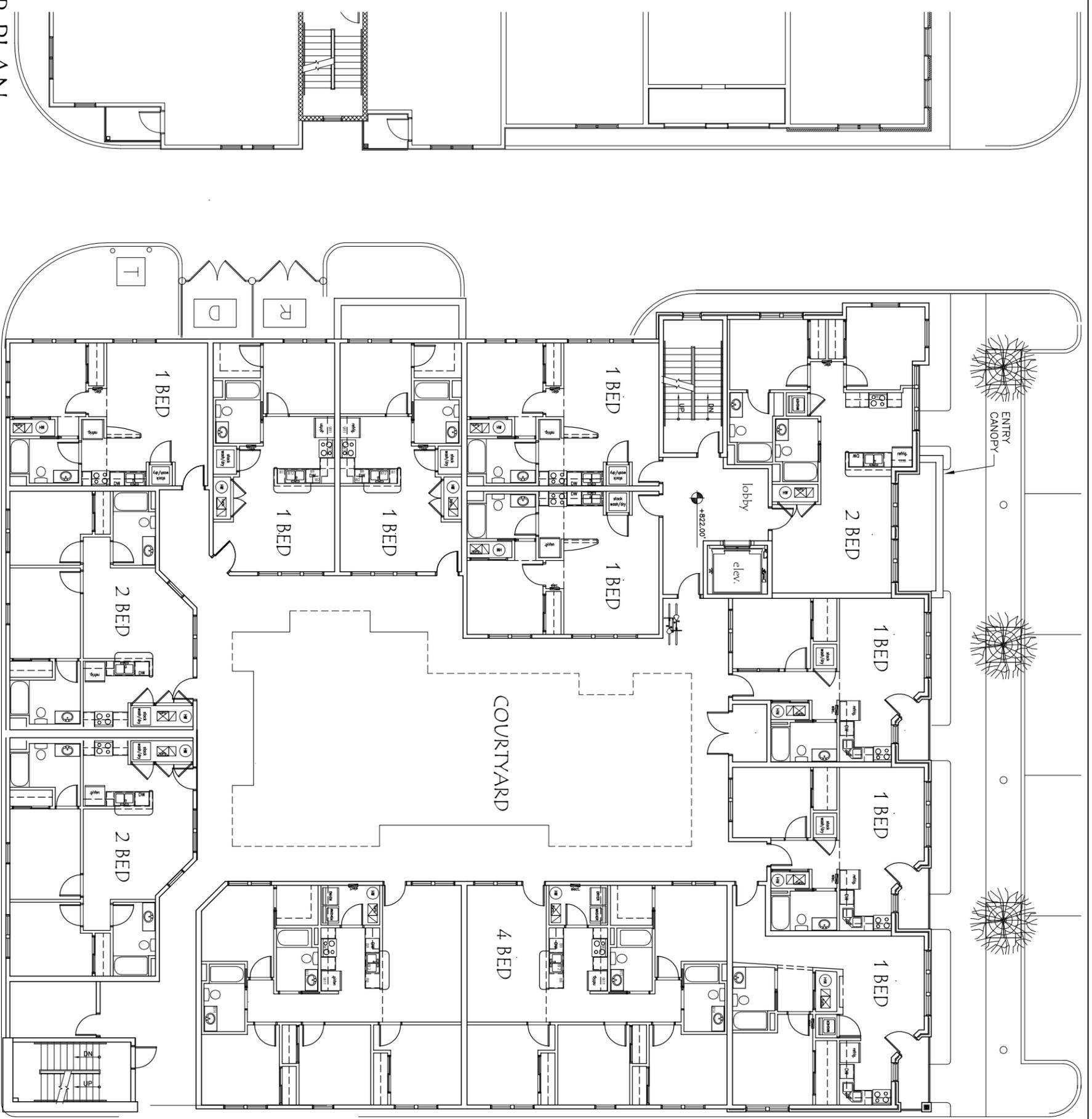
PARKING REQUIRED = 42.6 SPACES



NORTH

1  
A2

LEVEL 2 FLOOR PLAN  
 1/16" = 1'-0"



SP-23-11  
 NEW SECOND FLOOR PLAN



STUDIO  
THREE  
DESIGN  
 architecture interior design  
 www.studio3design.net  
 317 595.1000 main 317 572.1236 fax  
 8604 Allisonville Road, Suite 330 Indianapolis, IN 46250

ERL-9, LLC  
 Tenth & College Horizons  
 Bloomington, Indiana

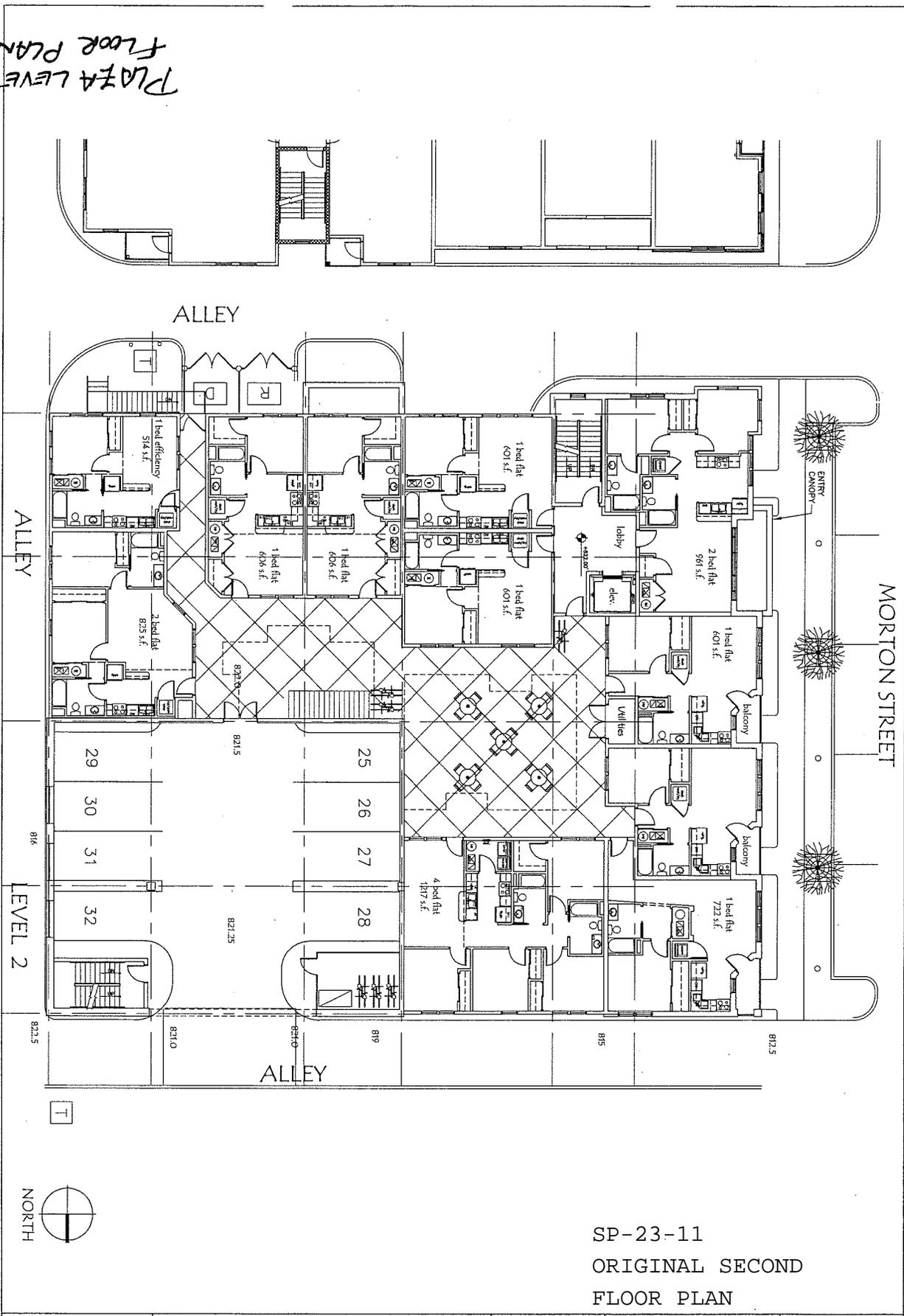
PROJECT NO.  
 09040  
 DATE  
 8-16-11

SHEET DESCRIPTION  
 LEVEL 2  
 FLOOR PLAN

SHEET NUMBER

A2

PLAZA LEVEL  
FLOOR PLAN  
21



SP-23-11  
ORIGINAL SECOND  
FLOOR PLAN



ERL-9, LLC  
Tenth & College Horizons  
Bloomington, Indiana

PROJECT NO.  
09040  
DATE  
10-26-09

SHEET DESCRIPTION  
PLAZA LEVEL  
FLOOR PLAN

SHEET NUMBER  
A2



# Tenth & College Horizons

WEST ELEVATION - MORTON STREET

Bloomington, Indiana  
August 1, 2011

ERL-9, LLC

SP-23-11

MORTON ST ELEVATION

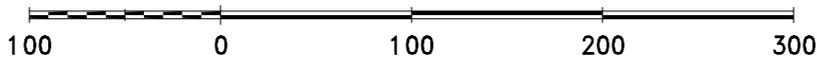
  
STUDIO  
THREE  
DESIGN

29

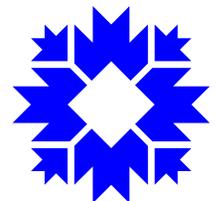


SP-23-11  
AERIAL PHOTO

By: shapp  
16 Sep 11



City of Bloomington  
Planning



Scale: 1" = 100'

For reference only; map information NOT warranted.

**BLOOMINGTON PLAN COMMISSION  
STAFF REPORT  
Location: 1302 E. 3<sup>rd</sup> Street**

**CASE #: UV-24-11  
DATE: October 10, 2011**

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**PETITIONER:** AT&T (Jeff Kellerman)  
900 E. 96<sup>th</sup> St. Indianapolis, IN 46240

**CONSULTANT:** Allen Hughes  
3115 Albright Ct. Indianapolis, IN 46268

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**REQUEST:** The petitioner is requesting use variance approval to allow an array of cellular antennas on top of an existing commercial building zoned Commercial Limited (CL). This use variance request requires Plan Commission review and recommendation to the Board of Zoning Appeals.

---

**SUMMARY:** The property is located at the southeast corner of E. 3<sup>rd</sup> Street and S. Highland Ave. and is zoned Commercial Limited (CL). The property has been developed with a 2-story book and apparel store and associated parking lot. Surrounding uses include Indiana University to the north, a fraternity to the west, a church to the south and a dry cleaner to the east.

The petitioner proposes to place two 10-foot tall antenna arrays on the roof of the 2-story warehouse portion of the building. In the rear of the building, they propose to construct a raised platform on the rear of the property to house their equipment that is usually located on the ground. Due to lack of space on the property, this platform will be located above two existing parking spaces and will be screened with opaque fencing. The petitioner will also be bringing the property up to UDO standards by installing bike racks and constructing and repairing sidewalk around the building.

The UDO does not distinguish between the location of freestanding cellular towers and cellular antenna arrays attached to a building. The petitioner is requesting a Use Variance to allow this use on the subject property within the CL zoning district. This Use Variance request requires Plan Commission review for compliance with the Growth Policies Plan and recommendation to the Board of Zoning Appeals.

Finally, the UDO requires that communication facilities construct an 8-foot wall fence or wall to surround the entire communication facility. This requirement was written with ground installed facilities and cell towers in mind and not rooftop facilities. The UDO also has a separate screening requirement for rooftop mechanical equipment that states that they must be shielded from streets with a parapet or other architectural feature. A variance has been requested from the communication facility screening requirement to address the previously mentioned raised platform for the typically ground mounted equipment. The petitioner has designed a screen wall to meet the intent of mechanical screen requirement. After analysis of the proposed renderings, staff finds that the screen wall will have a larger visual impact than the communication facility and will be recommending to the BZA that a variance also be approved to not require this wall.

---

**GROWTH POLICIES PLAN:** The Plan Commission must make a recommendation to the BZA regarding the appropriateness of the use and its consistency with the Growth Policies Plan (GPP). More specifically, the Plan Commission must rule that the proposed use will not substantially interfere with the GPP.

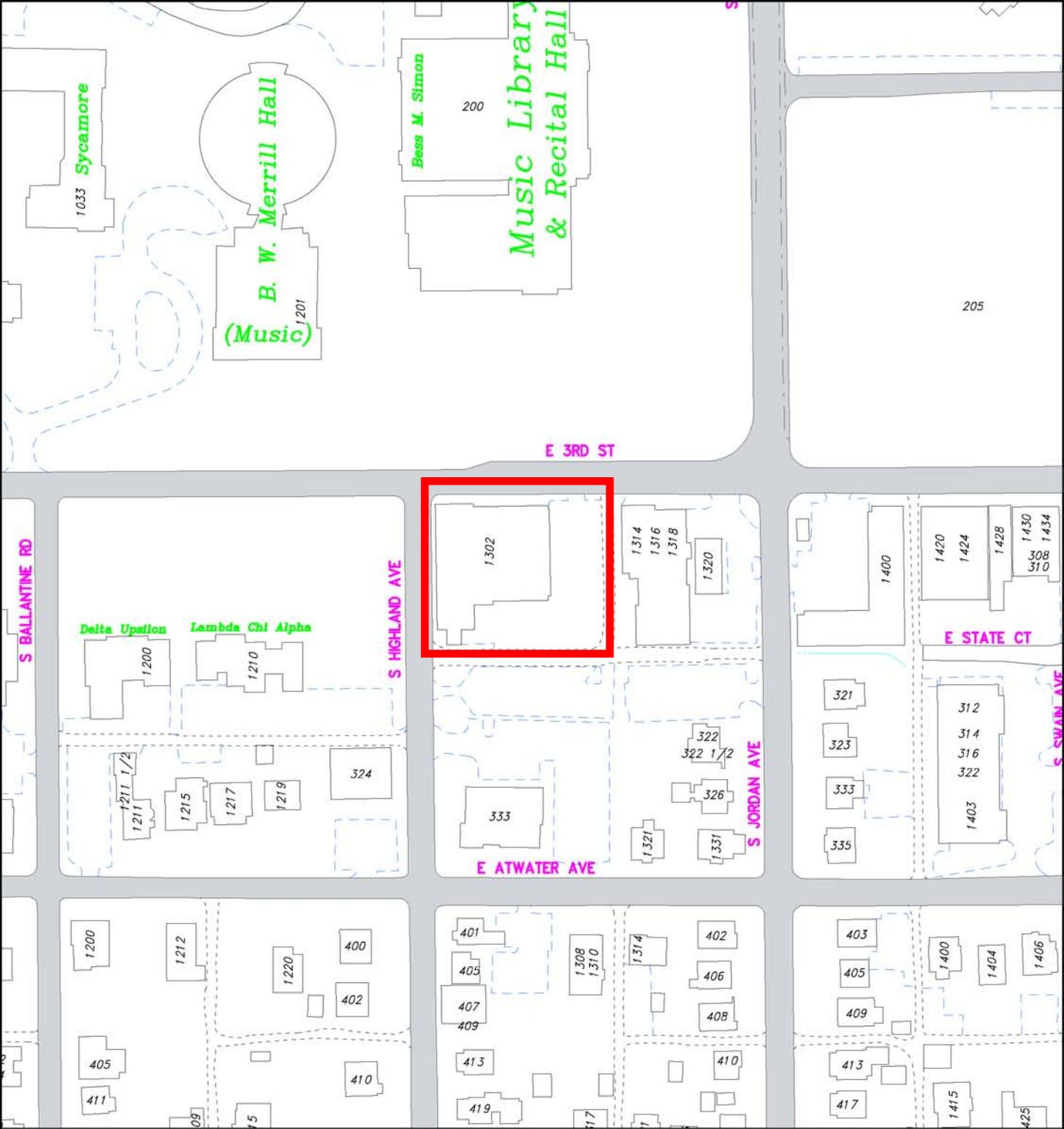
The GPP designates this property as “Neighborhood Activity Center”. The main focus of these areas is “commercial uses at a scale that serves the immediate neighborhood...” Staff finds that the proposed use will not substantially interfere with the goals of the GPP as the cellular antenna array will be either completely screen or at a scale and height that will have little impact to the surrounding area.

---

**CONCLUSION:** Staff finds that this is a good solution to increase cellular capacity near Indiana University, where there is a high density of high demand users. Cellular towers are regulated due to their aesthetic impacts to the community. With this request, the arrays will have little visual impact.

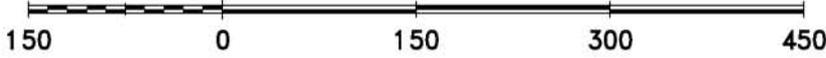
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**RECOMMENDATION:** Staff recommends that the Plan Commission forward a positive recommendation for the use variance to the Board of Zoning Appeals.



UV-24-11  
Location Map

By: roachja  
16 Sep 11



City of Bloomington  
Planning



33  
Scale: 1" = 150'

For reference only; map information NOT warranted.

**PETITION FROM AT&T TO PLACE A STEALTH CELLULAR TELEPHONE SYSTEM ON  
THE ROOF OF THE T.I.S. COLLEGE BOOKSTORE, 1302 EAST 3<sup>RD</sup> STREET,  
BLOOMINGTON, IN  
September 13, 2011**

Ladies and Gentlemen,

AT&T Mobility along with the property owners and tenants of the T.I.S. College Bookstore is proposing to develop a stealth wireless rooftop cellular site on the property at 1302 East 3<sup>rd</sup> Street. This is considered a capacity site since there is such a mass or captive user base of wireless electronics on and around the Indiana University campus. This particular location is consistently busy with foot and automobile traffic. This site addition will also give those who live in the neighborhood better and more reliable service.

The petitioner is asking for a variance in use to allow antennas and equipment for the purposes of sending and receiving cellular radio signal. Communication towers and equipment are not permitted uses in the CL zoning district. The antenna system will be located within a four wall structure built on top of the highest portion of the roof not to exceed ten (10) feet in height. The wall will be manufactured of material that will permit the transference of radio signal. The wall will be painted to match the rest of the building. The antenna system will not be able to be seen from the ground from any adjoining public right-of-way.

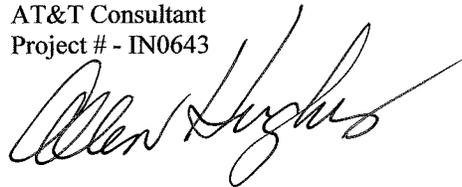
We would like to ask for a variance from the cellular equipment landscaping because it would be impossible to meet the standard with an elevated platform. Also the code specifies a wood or brick screen fence/wall and we feel this is not practical. Chain link fence slating to match the building color should work well. The equipment to operate a cellular site while not large is quite heavy. Rather than chance loading the roof with this weight and possibly having to penetrate the membrane roof the building owners, tenants and engineers came up with a different solution. We knew we could not take any of the existing parking spaces from the bookstore so we determined to build a steel platform over the top of two existing parking spaces and next to the loading dock at the rear of the building. This platform will house our equipment very nicely and retain the parking spaces. The platform will be fenced with chain link fence and slating to match the building will used in the fence to hide the equipment from public view. We will use material on the floor of the platform that will protect the vehicles parked beneath.

Inasmuch as we are requesting a 'change in use' of the original structure we are aware that we need to bring some items up to current code. As a condition of approval AT&T will per the City of Bloomington's direction add and/or repair sidewalks, curbs and handicapped ramps where required. Additionally AT&T will install four (4) new bicycle racks in front of the store.

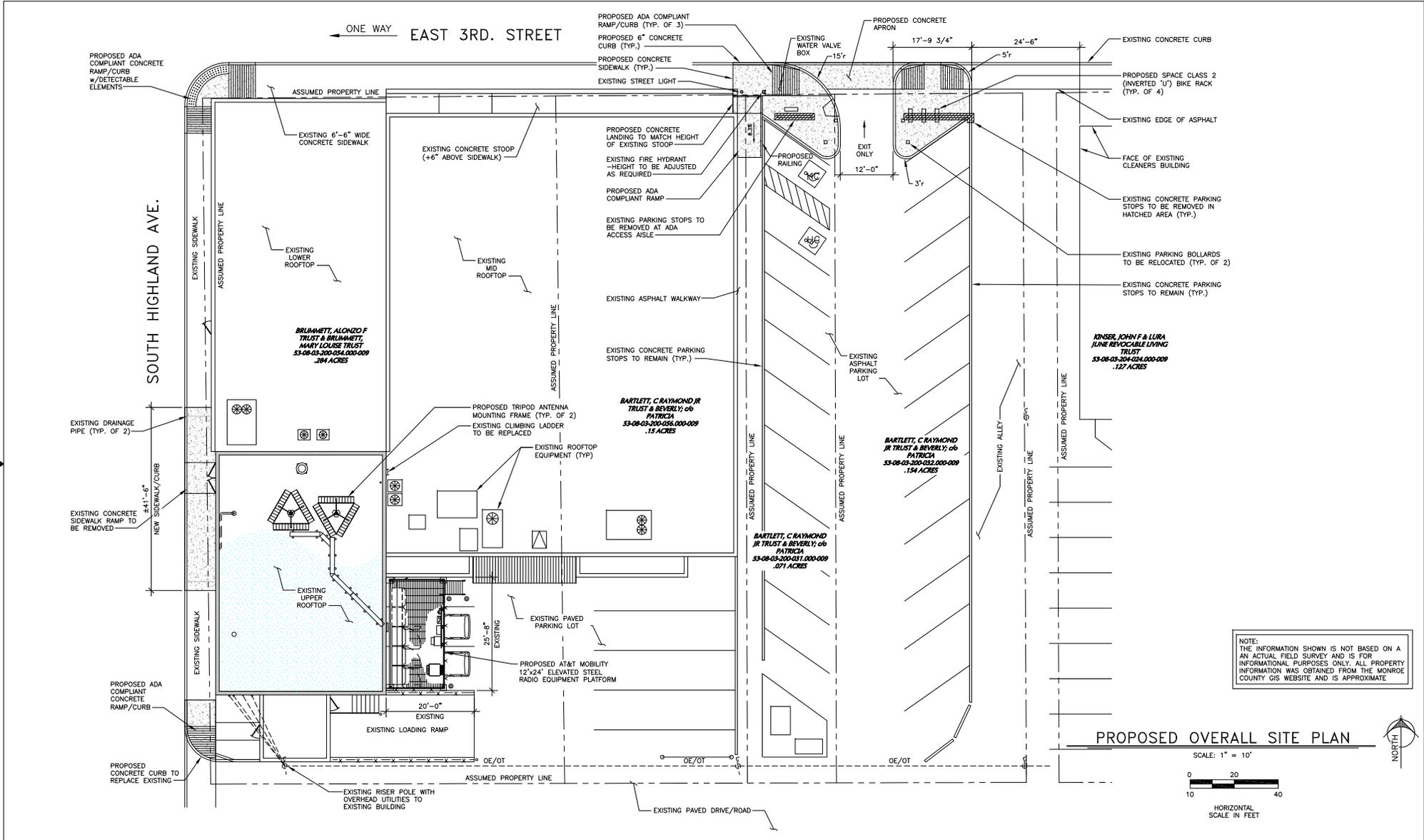
You should be able to get a very good idea of the project through the viewing of the building elevations and the many photo simulations.

Please find along with this petition a completed application, notarized copies of the affidavits from the property owners giving AT&T the right to petition, building elevations and drawings, photo simulations and an engineer's statement concerning the design and wind load.

Allen E. Hughes  
AT&T Consultant  
Project # - IN0643



UV-24-11  
Petitioner's Statement



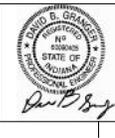
**GPD GROUP**  
 8275 Allison Pointe Trl., Suite 220 317-299-2996  
 Indianapolis, IN 46250 Fax 317-293-1331

**GoodmanNetworks**  
 Network Knowledge. Delivered.

**SITE NAME: 3RD & JORDAN**  
**SITE NUMBER: IN0643**  
 1302 EAST 3RD STREET  
 BLOOMINGTON, IN 47401  
 MONROE COUNTY

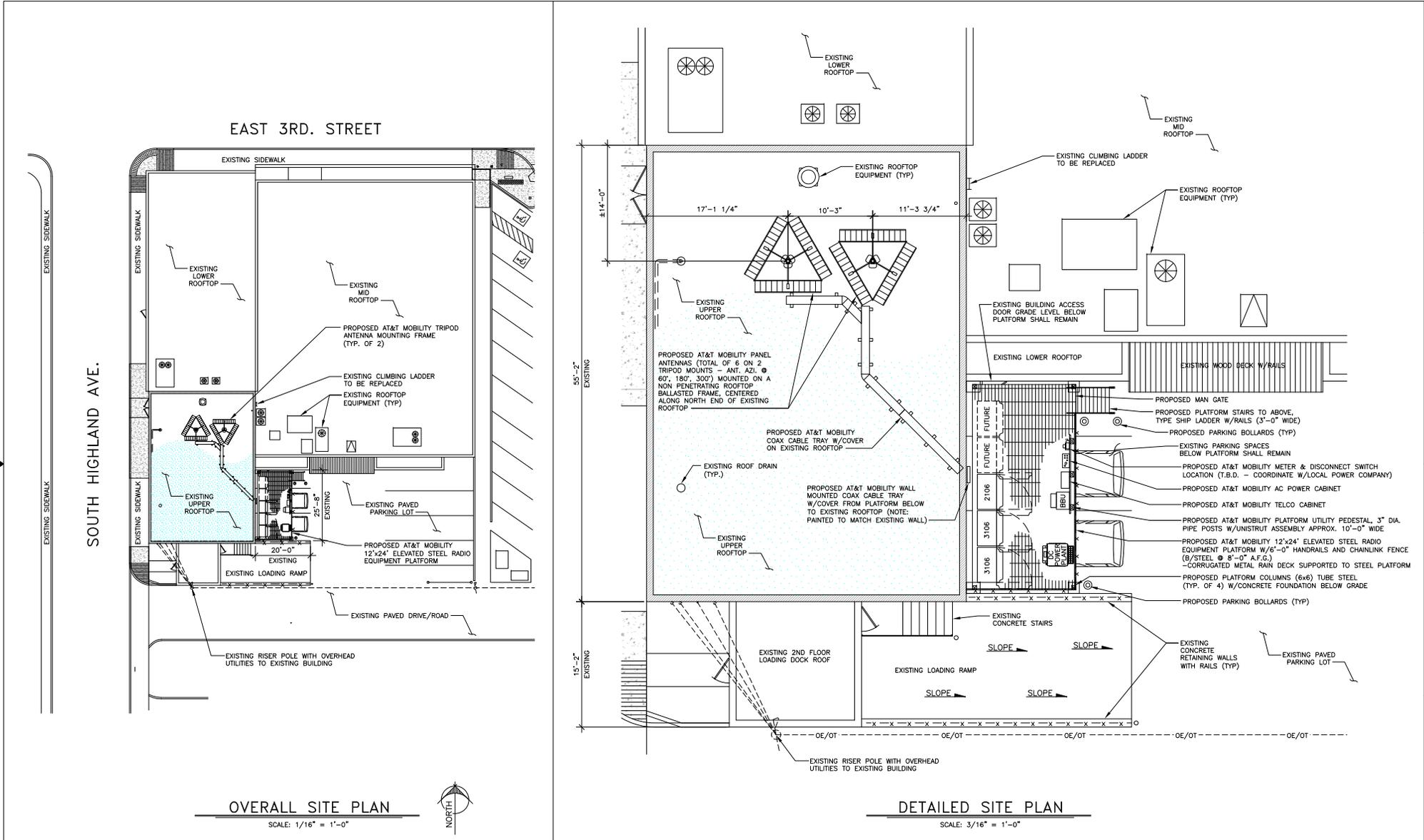
**at&t**  
 900 EAST 96TH. STREET  
 SUITE 500  
 INDIANAPOLIS, INDIANA 46240

B	09/26/11	ALTERNATE ANTENNA MOUNTING	SEK	LIB	TTP
A	06/06/11	ISSUED FOR ZONING REVIEW	LIB	MRL	TTP
NO.	DATE	REVISIONS	BY	CHK	APP
SCALE:	AS SHOWN	DESIGNED BY: BB/LIB	DRAWN BY: LIB		



<b>AT&amp;T MOBILITY</b>	
PROPOSED OVERALL SITE PLAN	
DRAWING NUMBER	REV
IN0643-ZD3-OVERALL SITE PLAN	B

**UV-24-11**  
**Site Plan**



**GPD GROUP.**  
8275 Allison Pointe Trl., Suite 220 317-299-2996  
Indianapolis, IN 46250 Fax 317-293-1331

**GoodmanNetworks**  
Network Knowledge. Delivered.

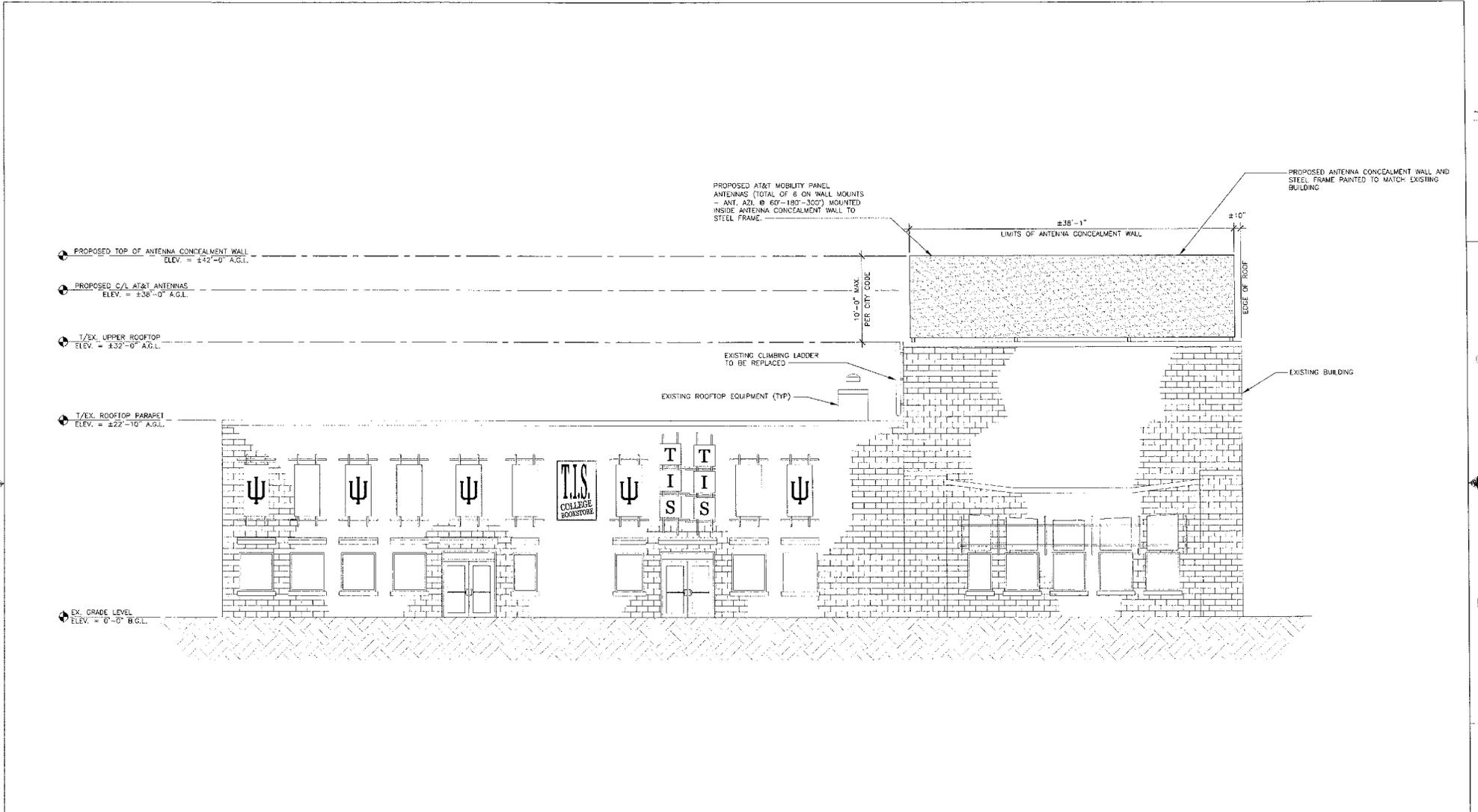
**SITE NAME: 3RD & JORDAN**  
**SITE NUMBER: IN0643**  
1302 EAST 3RD STREET  
BLOOMINGTON, IN 47401  
MONROE COUNTY

**at&t**  
900 EAST 96TH. STREET  
SUITE 500  
INDIANAPOLIS, INDIANA 46240

B	09/26/11	ALTERNATE ANTENNA MOUNTING	SEK	LIB	TTP				
A	06/06/11	ISSUED FOR ZONING REVIEW	LIB	MRL	TTP				
NO.	DATE	REVISIONS	BY	CHK	APP				
SCALE:	AS SHOWN	DESIGNED BY: BB/LIB	DRAWN BY: LIB						

**AT&T MOBILITY**  
PROPOSED DETAILED SITE PLAN  
DRAWING NUMBER: IN0643-ZD4-DETAILED SITE PLAN  
REV: B

**UV-24-11**  
**Site Plan**



**PROPOSED NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**GPD GROUP.**  
8275 Allison Points Trl., Suite 220 317-299-2996  
Indianapolis, IN 46250 Fax 317-293-1331  
CPD 4068 2011042.14

**GoodmanNetworks**  
Network Knowledge... Delivered.

**SITE NAME: 3RD & JORDAN**  
**SITE NUMBER: IN0643**  
1302 EAST 3RD STREET  
BLOOMINGTON, IN 47401  
MONROE COUNTY

**at&t**  
900 EAST 96TH STREET  
SUITE 500  
INDIANAPOLIS, INDIANA 46240

NO.	DATE	REVISIONS	BY	CHK	APP'D
A	06/06/11	ISSUED FOR ZONING REVIEW	LIB	MRL	TTP

SCALE: AS SHOWN DESIGNED BY: BR/LJB DRAWN BY: LIB

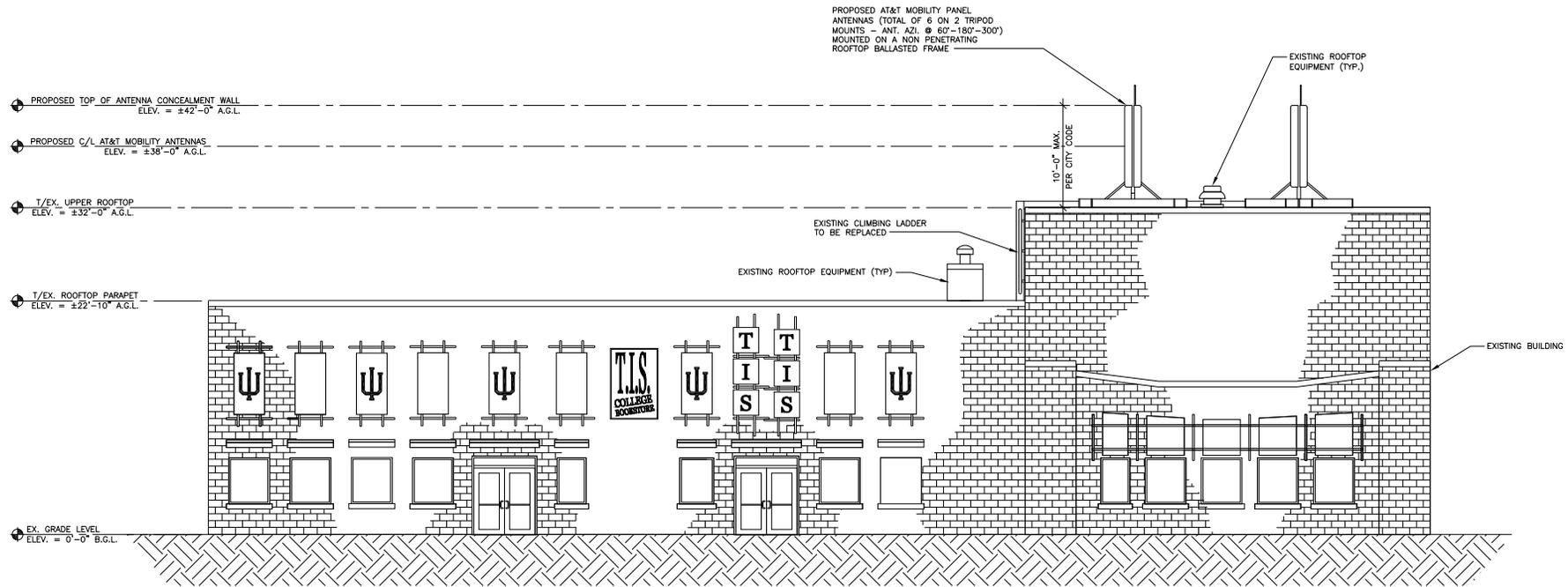


**AT&T MOBILITY**

PROPOSED NORTH ELEVATION

DRAWING NUMBER: IN0643-ZD6-NORTH ELEVATION

**UV-24-11**  
**Elevation with Screen Wall**



**PROPOSED NORTH ELEVATION**

SCALE: 3/16" = 1'-0"

**GPD GROUP.**  
 8275 Allison Pointe Trl., Suite. 220 317-299-2996  
 Indianapolis, IN 46250 Fax 317-293-1331  
 GPD JOB# 2011042.14

**GoodmanNetworks**  
 Network Knowledge. Delivered.

**SITE NAME: 3RD & JORDAN**  
**SITE NUMBER: IN0643**  
 1302 EAST 3RD STREET  
 BLOOMINGTON, IN 47401  
 MONROE COUNTY

**at&t**  
 900 EAST 96TH. STREET  
 SUITE 500  
 INDIANAPOLIS, INDIANA 46240

NO.	DATE	REVISIONS	BY	CHK	APP'D
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A	06/06/11	ISSUED FOR ZONING REVIEW	LIB	MRL	TTP

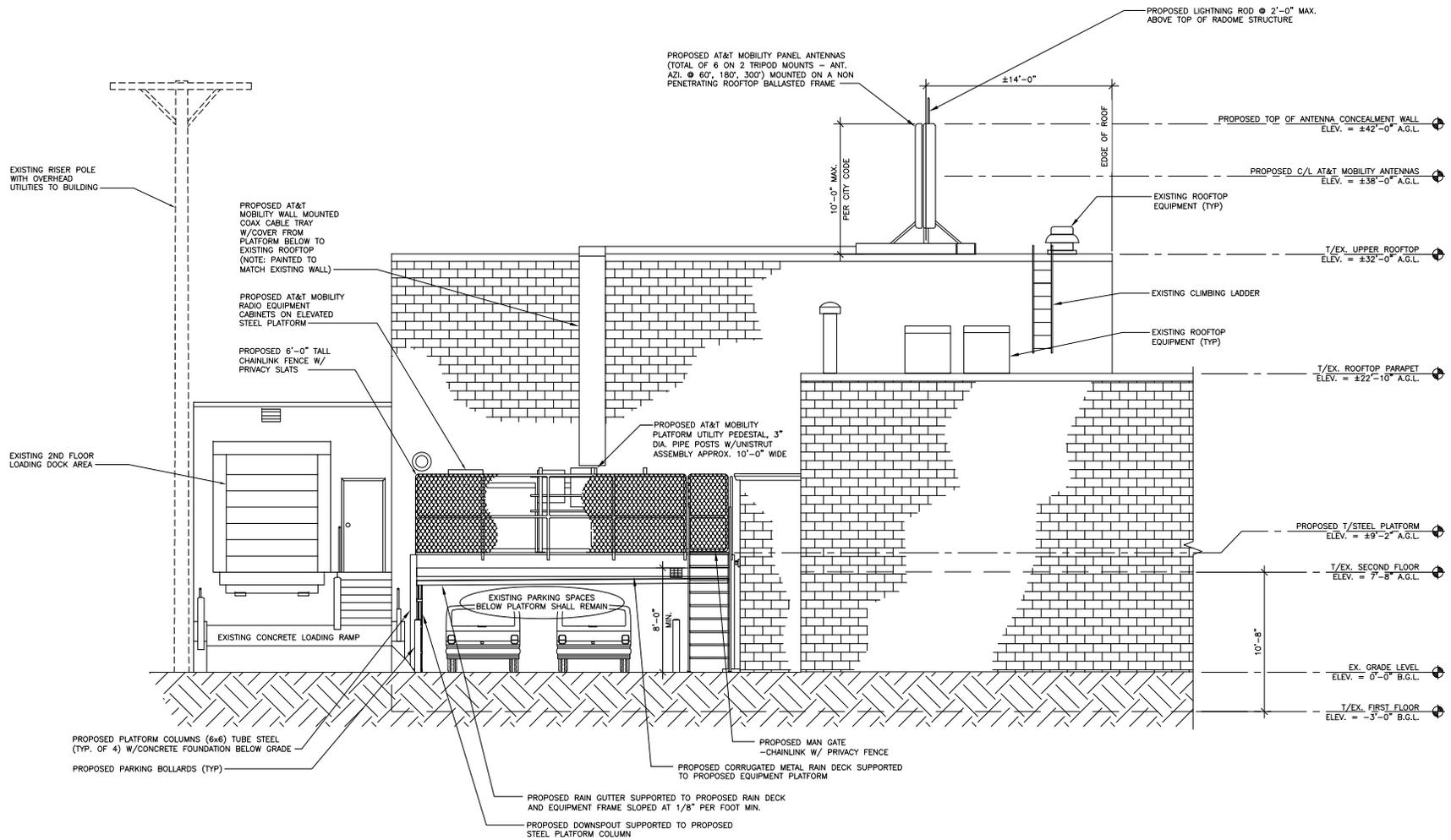
SCALE: AS SHOWN DESIGNED BY: BB/LIB DRAWN BY: LIB



<b>AT&amp;T MOBILITY</b>	
PROPOSED NORTH ELEVATION	
DRAWING NUMBER	REV
IN0643-ZD6-NORTH ELEVATION	B

UV-24-11  
 Elevation without screen





PROPOSED PARTIAL EAST ELEVATION

SCALE: 1/4" = 1'-0"

**GPD GROUP**  
 8275 Allison Pointe Trl., Suite 220 317-299-2996  
 Indianapolis, IN 46250 Fax 317-293-1331

**GoodmanNetworks**  
 Network Knowledge. Distilled.

**SITE NAME: 3RD & JORDAN**  
**SITE NUMBER: IN0643**  
 1302 EAST 3RD STREET  
 BLOOMINGTON, IN 47401  
 MONROE COUNTY

**at&t**  
 900 EAST 96TH. STREET  
 SUITE 500  
 INDIANAPOLIS, INDIANA 46240

B	09/26/11	ALTERNATE ANTENNA MOUNTING	SEK	LIB	TTP
A	06/06/11	ISSUED FOR ZONING REVIEW	LIB	MRL	TTP
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: BB/LIB	DRAWN BY: LIB		



AT&T MOBILITY	
PROPOSED PARTIAL EAST ELEVATION	
DRAWING NUMBER	REV
IN0643-ZD5-EAST ELEVATION	B

UV-24-11  
 Rear elevation without screen

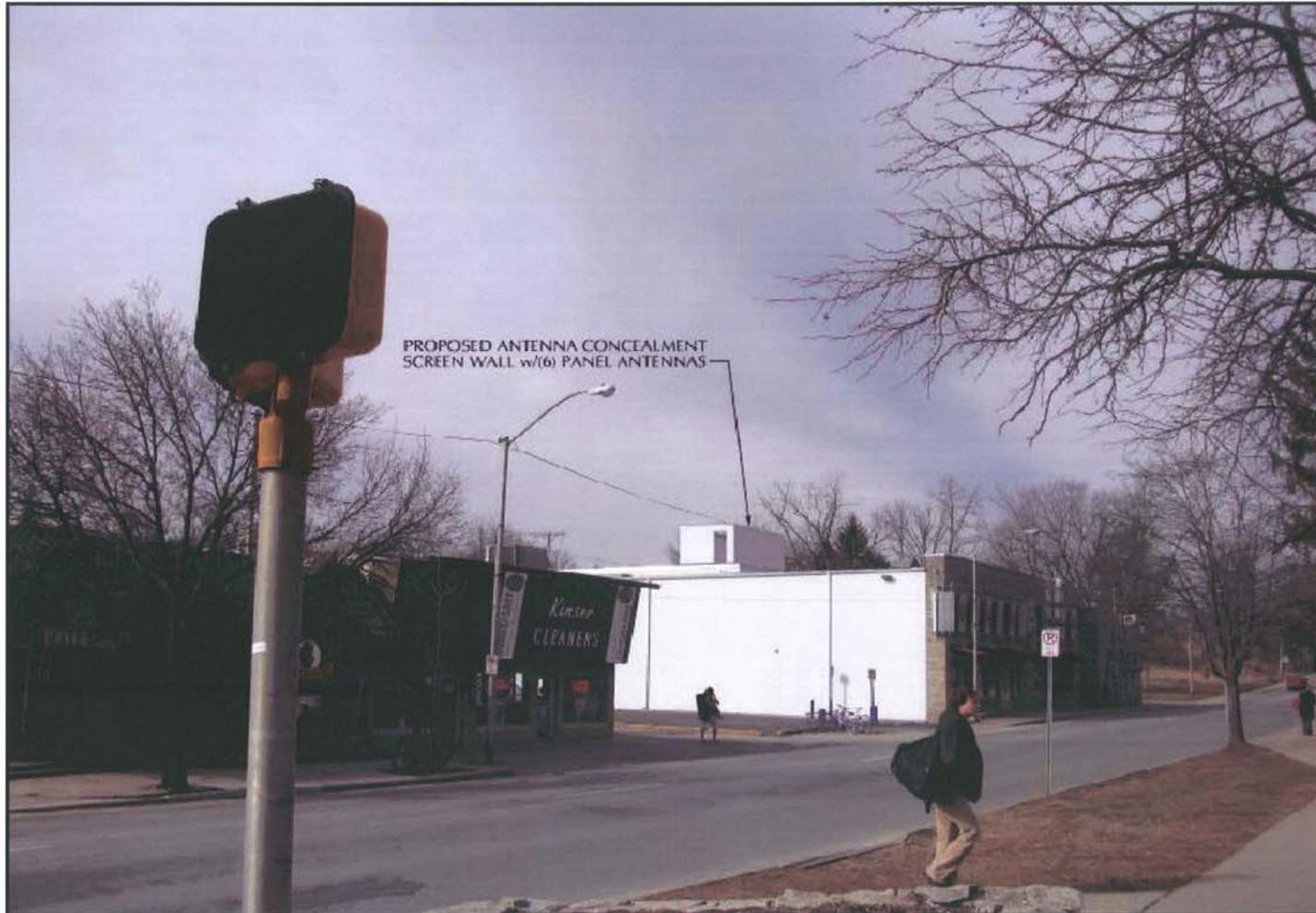


IN0643 VIEW FROM LOCATION #1 (BEFORE)

8275 Allison Pointe Trail . Suite 220 . Indianapolis, Indiana 46250 • PHONE 317-299-2996 • FAX 317-293-1331



UV-24-11  
Western view-existing



IN0643 VIEW FROM LOCATION #1 (AFTER)

8275 Allison Pointe Trail . Suite 220 . Indianapolis, Indiana 46250 • PHONE 317-299-2996 • FAX 317-293-1331



UV-24-11  
Western view with screen wall



IN0643 VIEW FROM LOCATION #1 (AFTER) - ALTERNATE

8275 Allison Pointe Trail . Suite 220 . Indianapolis, Indiana 46250 • PHONE 317-299-2996 • FAX 317-293-1331



UV-24-11  
Western view without screen wall

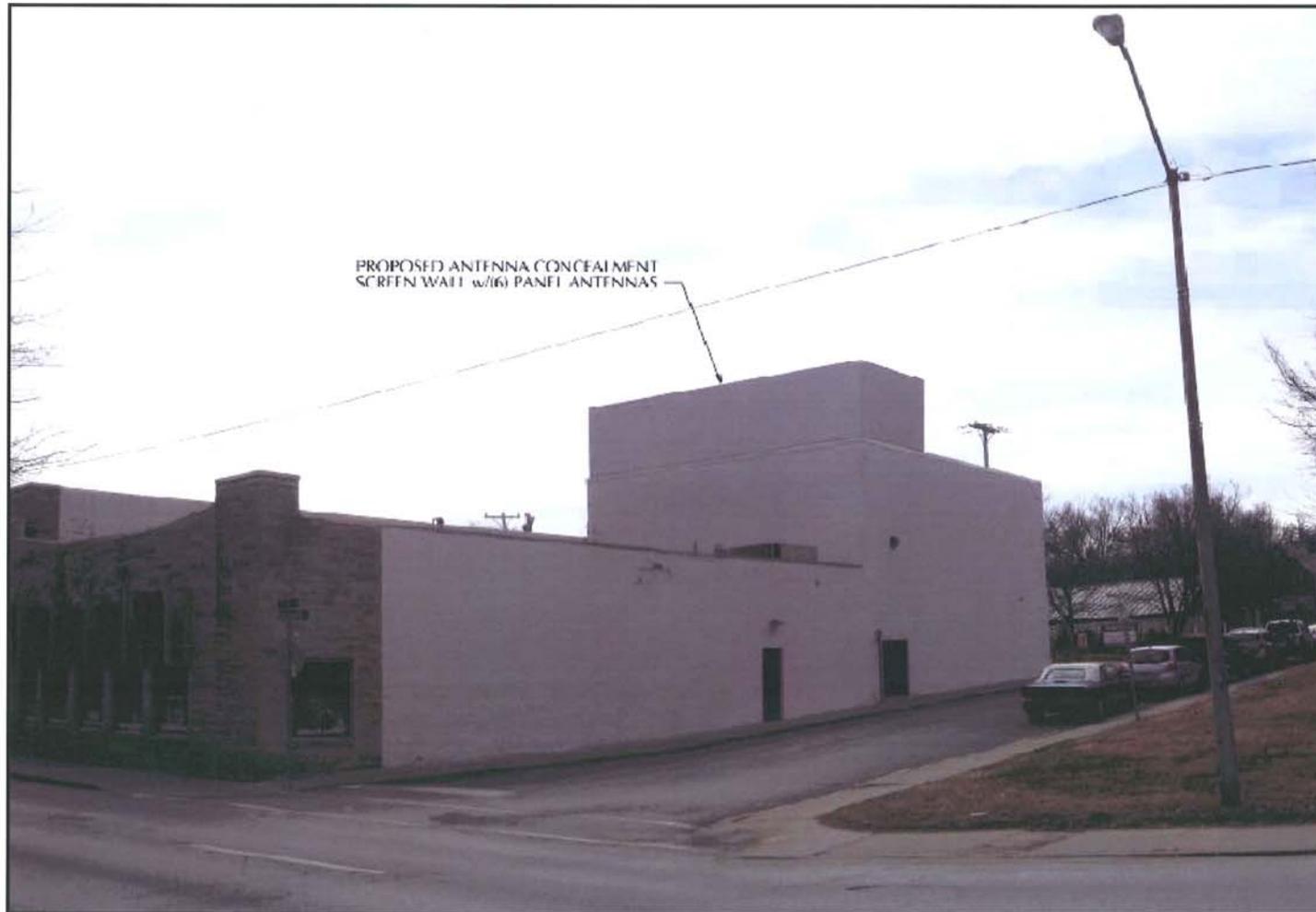


IN0643 VIEW FROM LOCATION #2 (BEFORE)

8275 Allison Pointe Trail . Suite 220 . Indianapolis, Indiana 46250 • PHONE 317-299-2996 • FAX 317-293-1331



UV-24-11  
Eastern view- existing



PROPOSED ANTENNA CONCEALMENT  
SCREEN WALL w/ (16) PANEL ANTENNAS

IN0643 VIEW FROM LOCATION #2 (AFTER)

8275 Allison Pointe Trail . Suite 220 . Indianapolis, Indiana 46250 • PHONE 317-299-2996 • FAX 317-293-1331



UV-24-11  
Eastern view with screen wall

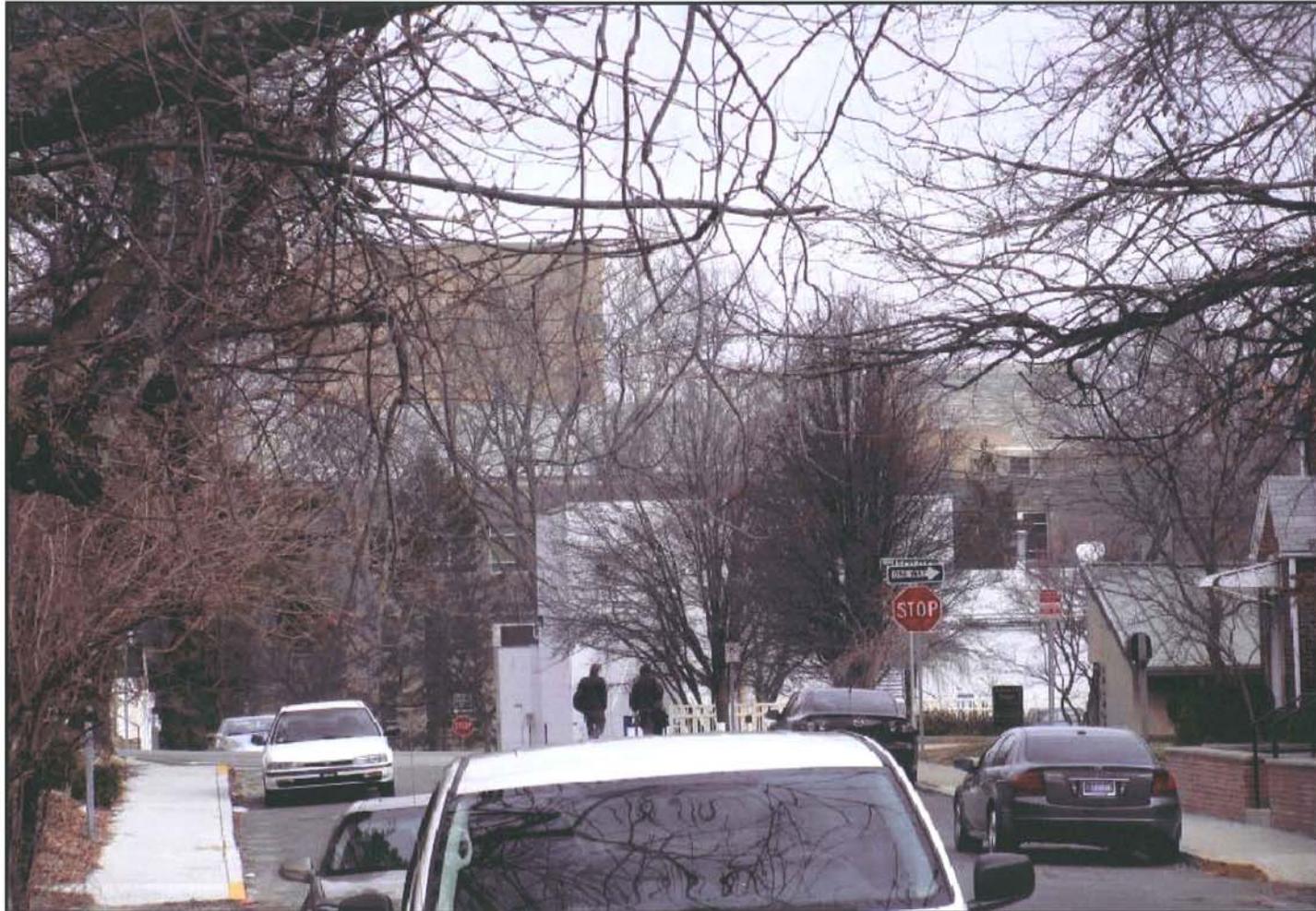


IN0643 VIEW FROM LOCATION #2 (AFTER) - ALTERNATE

8275 Allison Pointe Trail . Suite 220 . Indianapolis, Indiana 46250 • PHONE 317-299-2996 • FAX 317-293-1331



UV-24-11  
Eastern view without screen wall

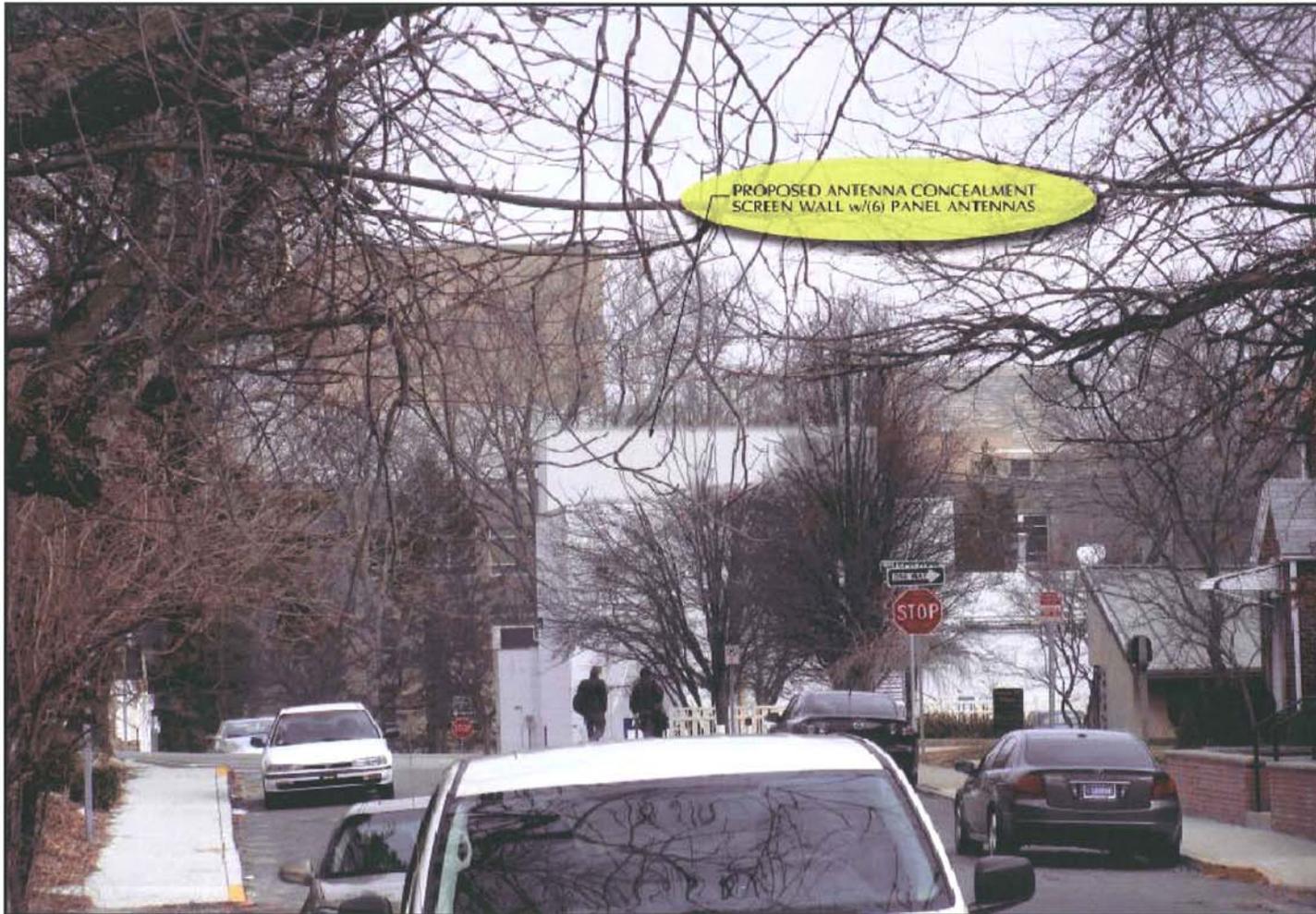


IN0643 VIEW FROM LOCATION #5 (BEFORE)

8275 Allison Pointe Trail . Suite 220 . Indianapolis, Indiana 46250 • PHONE 317-299-2996 • FAX 317-293-1331



UV-24-11  
Southern view-existing

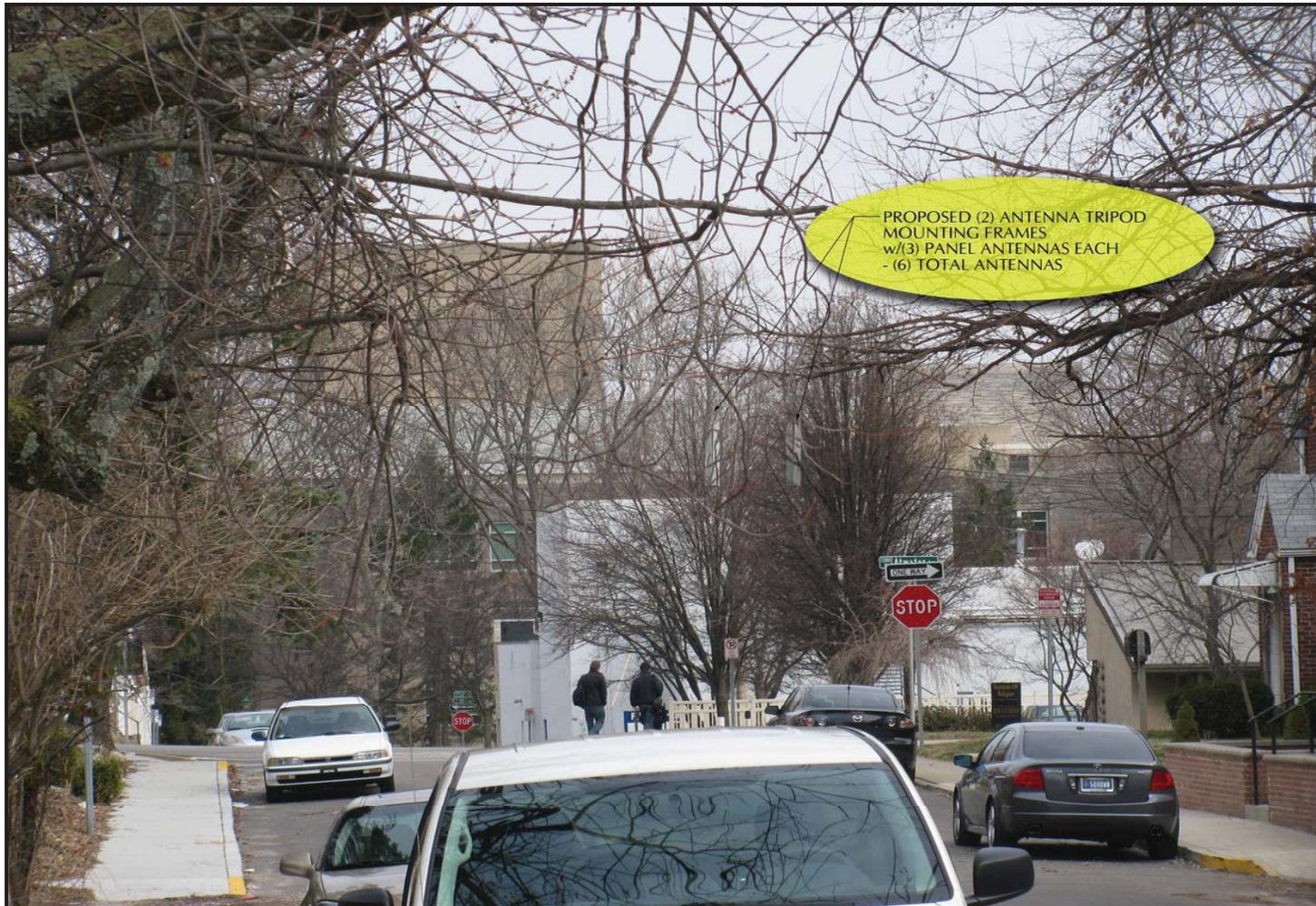


IN0643 VIEW FROM LOCATION #5 (AFTER)

8275 Allison Pointe Trail . Suite 220 . Indianapolis, Indiana 46250 • PHONE 317-299-2996 • FAX 317-293-1331



UV-24-11  
Southern view with screen wall

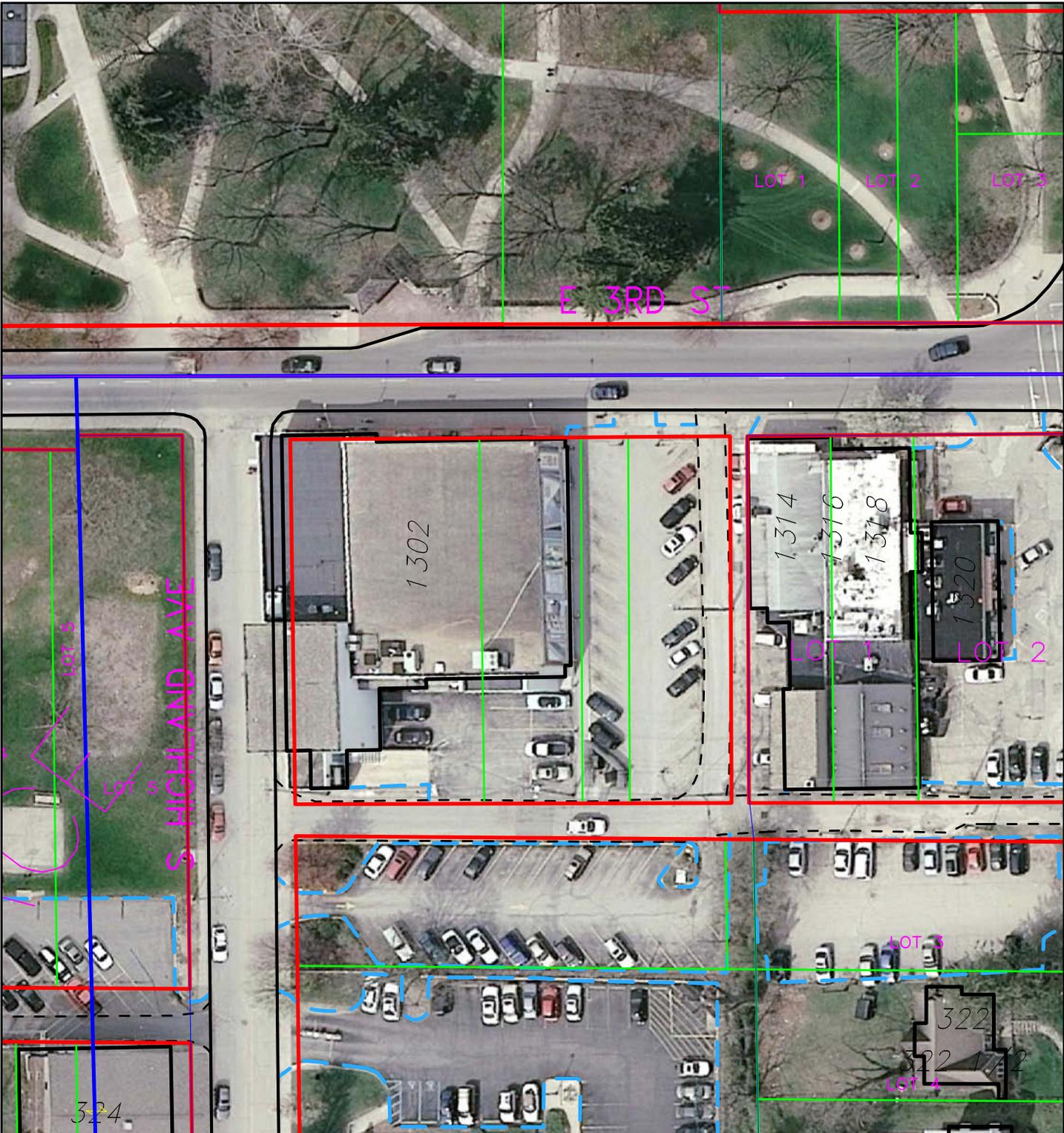


IN0643 VIEW FROM LOCATION #5 (AFTER) - ALTERNATE

8275 Allison Pointe Trail . Suite 220 . Indianapolis, Indiana 46250 • PHONE 317-299-2996 • FAX 317-293-1331

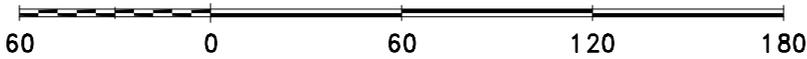


UV-24-11  
Southern view without screen



UV-24-11  
2010 Aerial Photo

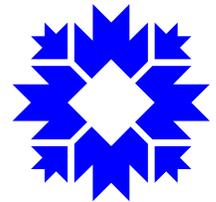
By: roachja  
28 Sep 11



For reference only; map information NOT warranted.



City of Bloomington  
Planning



Scale: 1" = 60'

---

**PETITIONER:** CJ Satellite LLC  
PO Box 337 Clear Creek, IN 47426

---

**REQUEST:** The petitioner is requesting a use variance to allow first floor residential within a Commercial General (CG) zoning district. This Use Variance request requires Plan Commission review and recommendation to the Board of Zoning Appeals.

---

**SUMMARY:** The property is located on the east side of N. College Avenue between 15<sup>th</sup> and 17<sup>th</sup> Street and is zoned Commercial General (CG). It has been developed with a two-story apartment building and a rear parking lot. Surrounding uses are varied and include offices, car repair, a hair salon, and mixed-use.

The existing building contains two apartment units. The first is a five-bedroom unit, and it includes the upper and lower levels of the main house and a finished walkout basement. The second unit contains one bedroom and is located above the attached garage. The petitioners propose to add an additional three-bedroom apartment unit within the basement of the existing structure. The entrance and stairs to the basement from the existing 5-bedroom unit will be removed.

The Unified Development Ordinance (UDO) only allows residential uses on upper floors within the CG district. The petitioner is requesting a Use Variance to allow a residential use on the first floor. This Use Variance request requires Plan Commission review for compliance with the Growth Policies Plan and recommendation to the Board of Zoning Appeals. The petitioner has also requested a variance from the maximum density of 15 dwelling unit equivalents per acre to allow 15.01 dwelling unit equivalents per acre. This request will be heard by the BZA.

---

**GROWTH POLICIES PLAN:** The Plan Commission must make a recommendation to the BZA regarding the appropriateness of the use and its consistency with the Growth Policies Plan (GPP). More specifically, the Plan Commission must rule that the proposed use will not substantially interfere with the GPP.

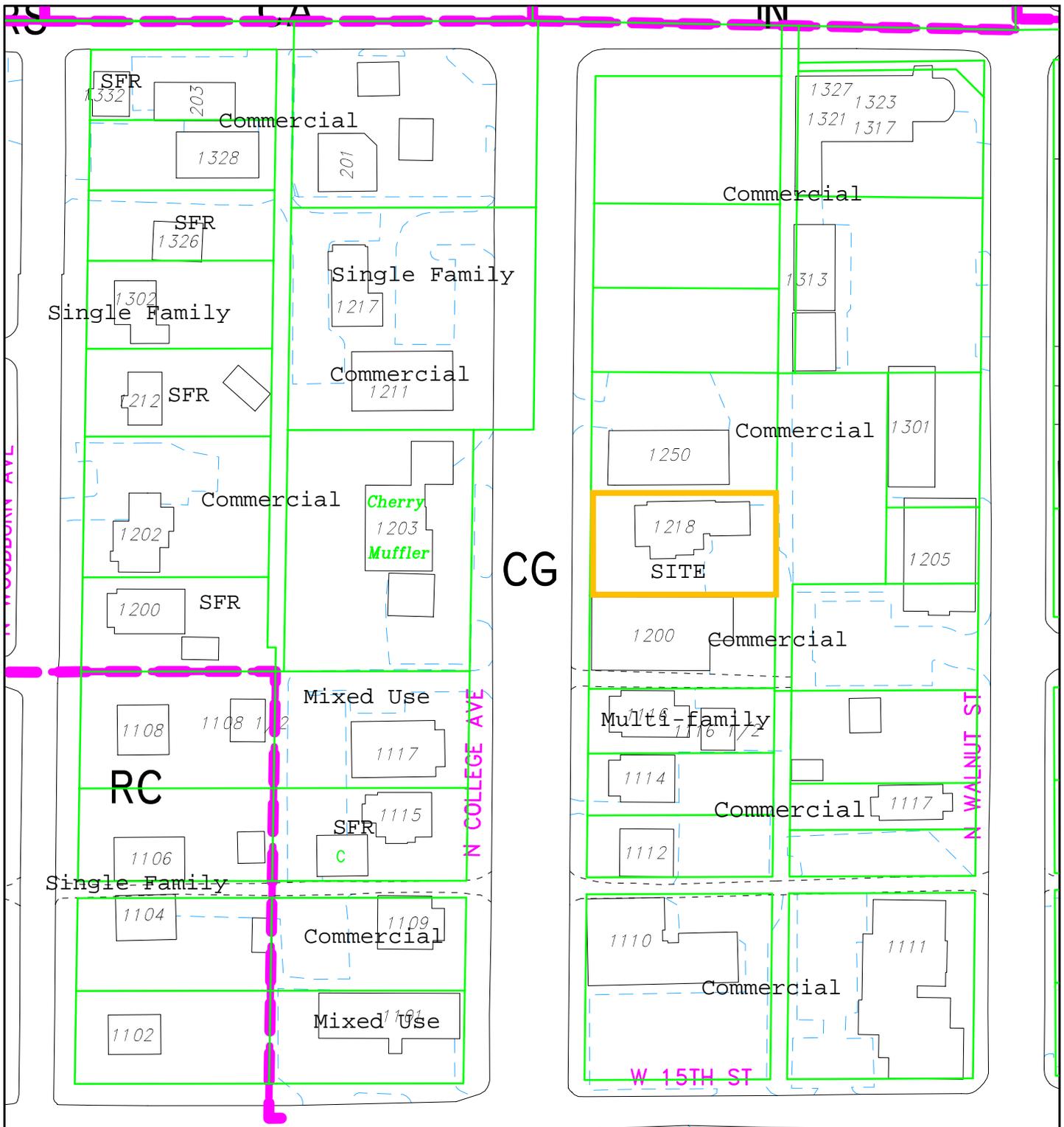
The GPP designates this property as “Commercial Activity Center (CAC)”. The fundamental goal of these areas is to “incorporate a balance of land uses to take advantage of the proximity to good and services.” Medium scaled commercial retail and service uses are the primary land uses within the CAC, but residential is also a component. Although the use of the subject site is and is proposed to remain residential, it is located within a strip along N. College Avenue that currently has a mix of commercial and residential uses. Staff finds that the proposed use will not substantially interfere with the goals of the GPP as the existing use of the building is residential, and the uses along the corridor will remain mixed.

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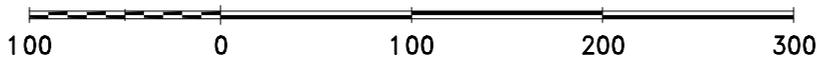
**CONCLUSION:** Staff finds that this is an appropriate variance for an existing structure which has been designed and maintained as a residential structure. No square footage will be added, and the additional unit will be a minor expansion of an existing nonconforming use. Although the property is zoned Commercial General, this variance will not disrupt the existing mix of primarily commercial uses along the N. College Avenue corridor.

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**RECOMMENDATION:** Staff recommends that the Plan Commission forward UV-25-11 to the Board of Zoning Appeals with a positive recommendation.



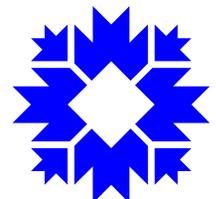
By: bannok  
29 Sep 11



For reference only; map information NOT warranted.



City of Bloomington  
Planning



Scale: 1" = 100'

## **Petitioner's Statement for Variance from Use Proposal**

**1218 N College Avenue**

**Submitted by CJ Satellite, LLC by John Lukens**

The property was acquired by CJ Satellite, LLC on August 31, 2011.

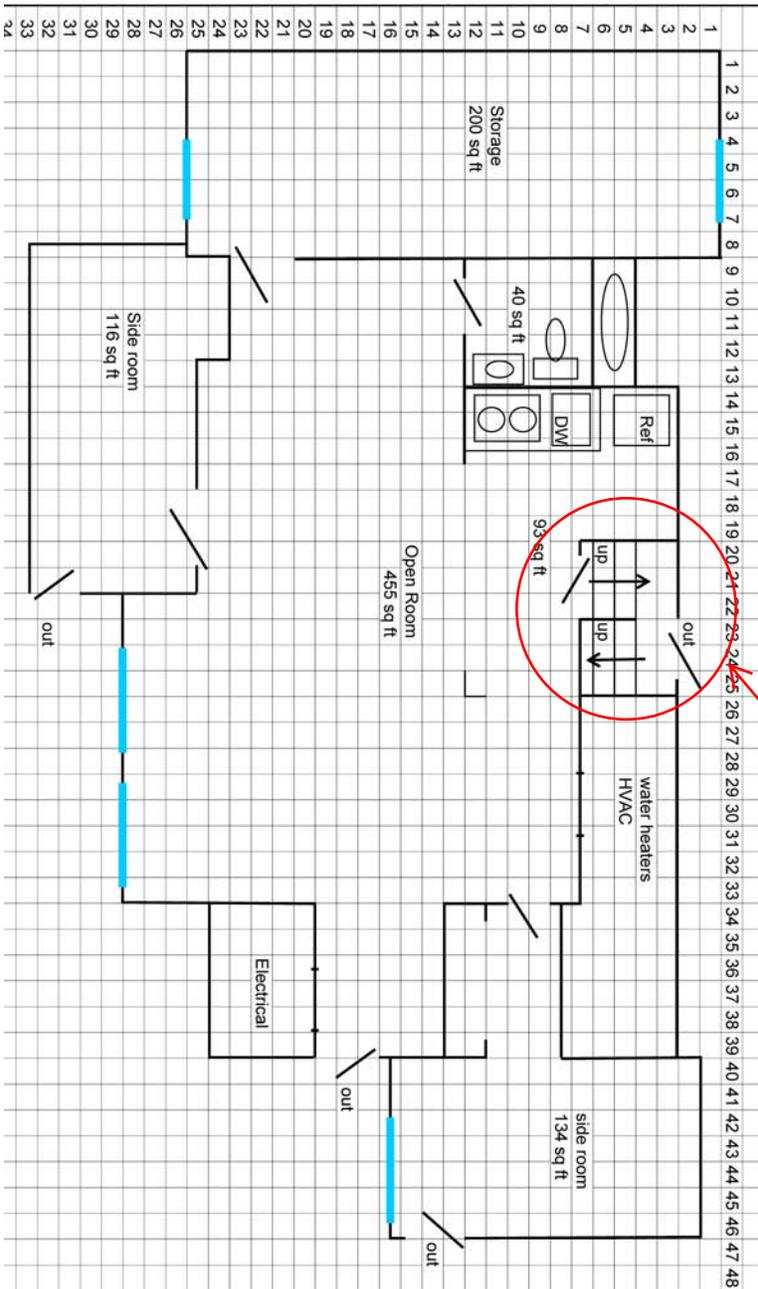
This residential structure was built around the early 1900's. It is a two story wood frame structure built over a limestone basement and foundation. The structure is presently occupied and used as a student rental. It is currently in a state of lawful nonconformance in the use of the main floor as residential. The second floor and main floor of the house contain a total of 5 bedrooms. Additionally, there is a separate apartment over the garage with 1 bedroom. The house basement is finished and conditioned space. It is a walk out configuration, with good egress and good sized windows. It has a small kitchenette, full bathroom, two side rooms, and a great room area.

The purpose of this proposal is to legitimize the main floor use as residential, and to allow separation of the basement space from the main and second floors of the house, and conversion of the basement to a separate unit. We are proposing making very small internal modifications to the basement which will provide a total of three basement bedrooms for occupancy (see floor plans "as is" and "proposed").

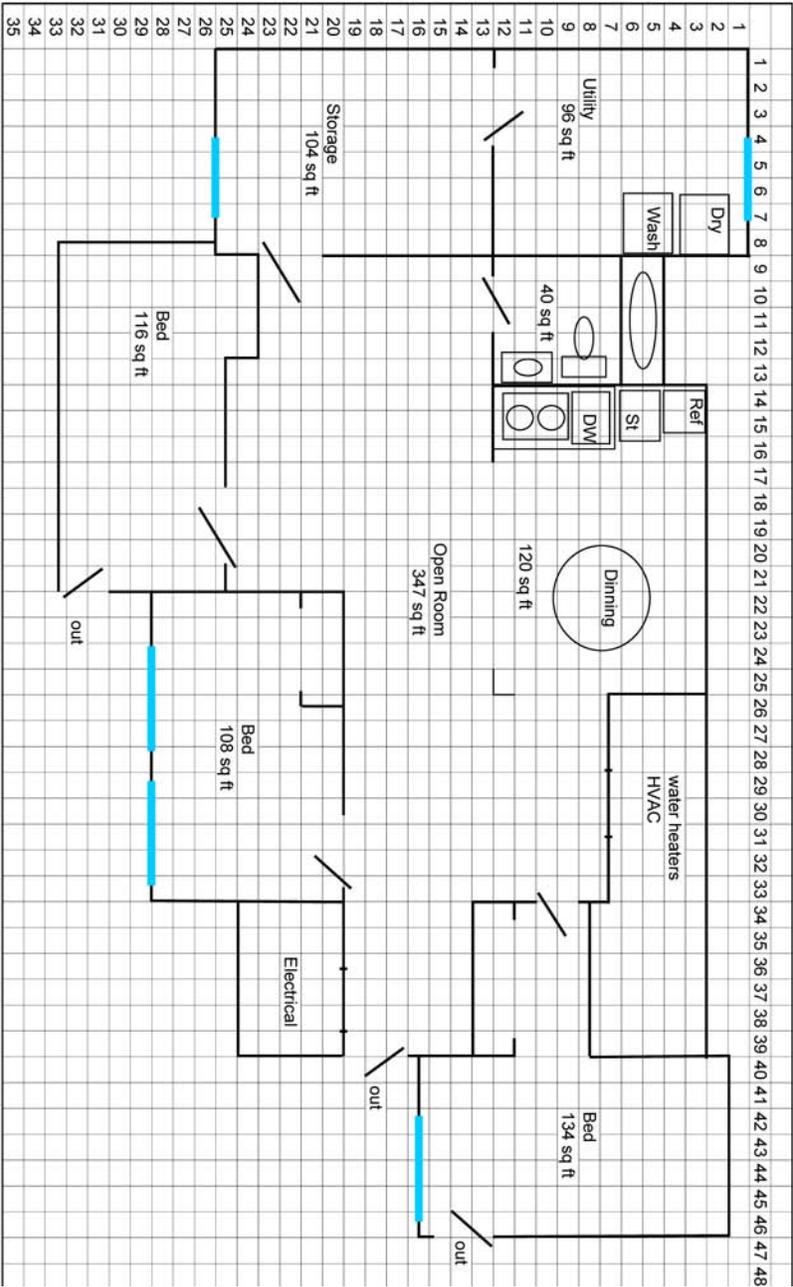
The proposal supports the City of Bloomington's Growth Policies Plan. Developing and continuing mixed use neighborhoods, increasing residential housing in the downtown area, and increasing the integration of Indiana University and the city are a few examples of compatibility with the Plan's vision statement.

Student rentals currently abound in this area of the city. The general area is a mixture of commercial and residential properties. Property classes within approximately 300 ft. presently include 1) family dwelling, 2) other commercial structures, 3) other retail structures, 4) commercial garage, 5) office building, 6) convenience market with gas sales, and 7) family apartments. It can be reasonably judged that the use and value of the areas adjacent to 1218 N College will not be affected in a substantially adverse manner by granting this variance. Nor will granting the variance be injurious to the public health, safety, morals, and general welfare of the community.

Further, the basement of the property is stuck in an in between state of development for greater use. It is unique in this condition in this location. As it is, it's neither fish nor fowl. Zoned commercial, but originally constructed and fitted out as residential. It is a part of a house, and is hidden from the traffic flow on North College. It has little available commercial capacity traffic access and no commercial security, or fire protection / separation provisions. These conditions render its use as commercial space impractical.

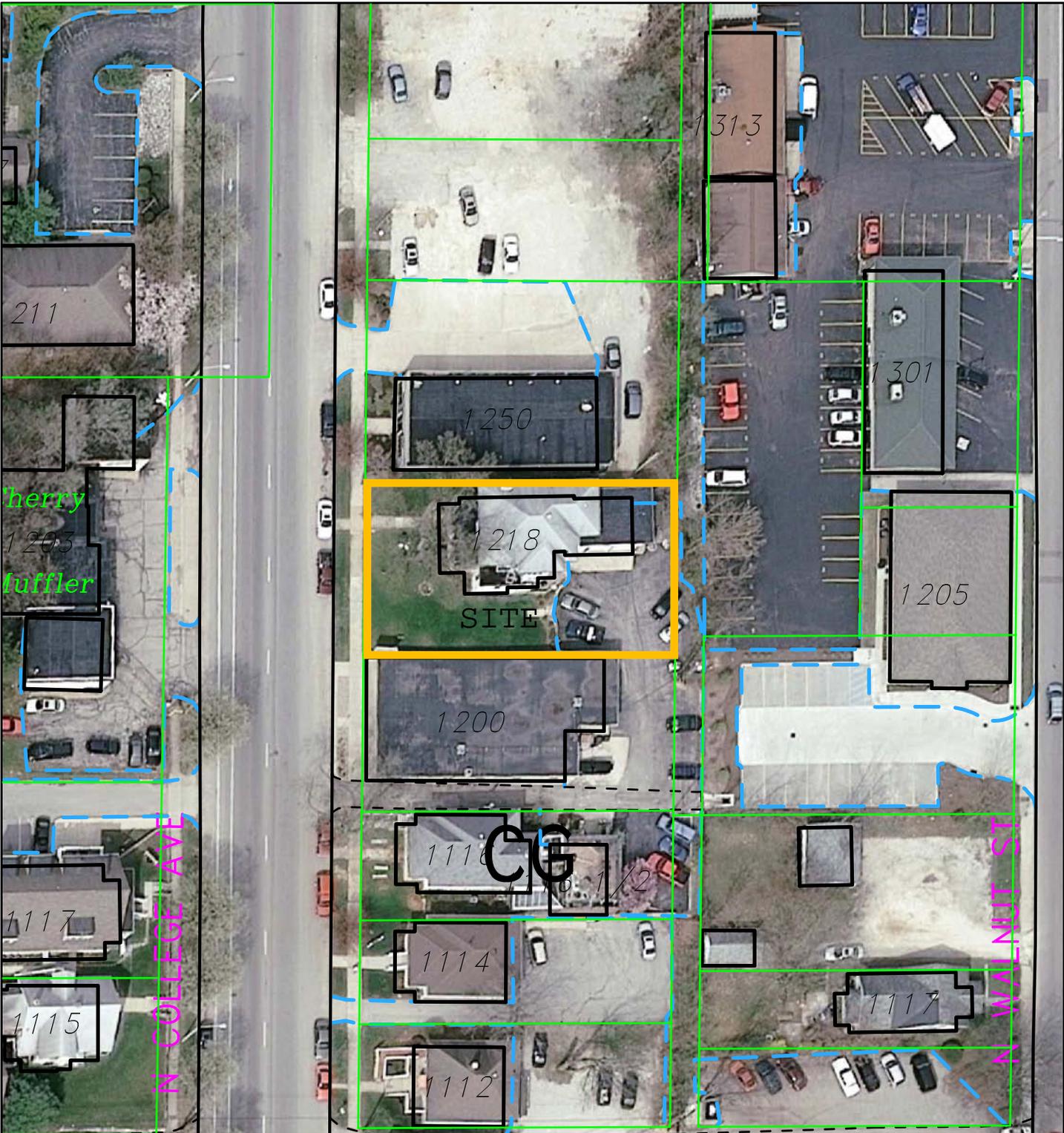


Existing Floor Plan

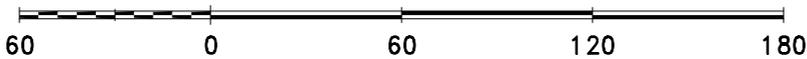


Proposed Floor Plan

Property Location:		1218 N College ; Lot 5		Alternatives		Comments	
	Current Condition		Proposal				
Lot size (acres)		0.2132		0.2132		Check lot size	132 x 70.375 = 9289.5 sq ft > .2132 acres
Number of Bedrooms	5 bedroom house	5	5	9			
	House basement	0	3			Minor modifications to basement	
	Garage apt < 550 sq ft	1	1				
Dwelling Unit Equivalents		2.20		3.20			
	5 bedroom house	2	2				
	House basement	0	1				
	Garage apt < 550 sq ft	0.2	0.2			Confirmed: garage apt is 500 sq ft; qualifies for .2 dwelling unit equivalents	
Density		10.32		15.01			



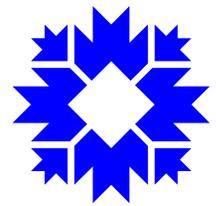
By: bannok  
29 Sep 11



For reference only; map information NOT warranted.



City of Bloomington  
Planning



Scale: 1" = 60'

**BLOOMINGTON PLAN COMMISSION  
STAFF REPORT  
Location: 3655 S. Sare Rd.**

**CASE #: PUD-26-11  
DATE: October 10, 2011**

---

**PETITIONER:** Sare Road, LLC  
3655 S. Sare Rd., Bloomington

**CONSULTANT:** Smith Neubecker & Assoc.  
453 S. Clarizz Blvd., Bloomington

---

**REQUEST:** The petitioner is requesting final plan approval to allow additional parking spaces to be installed on Lot #3 and #4 of Parcel F of the Canada Farm PUD.

---

**Lot Area:** 18.33 acres  
**Current Zoning:** Planned Unit Development (Canada Farm PUD)  
**GPP Designation:** Community Activity Center  
**Existing Land Use:** Business/Professional Office  
**Surrounding Uses:** North: Multi-family Residential (Oaklawn)  
East: Mixed Residential (Hidden Valley Farms PUD)  
South: Vacant (River Mill, multi-family residences)  
West: Multi-family Residential (Steeplechase)

---

**REPORT SUMMARY:** The property is located at the northeast corner of S. Sare Road and E. Canada Drive. The property is zoned Planned Unit Development and is part of the Canada Farm PUD (PUD-67-95). This PUD was approved as a mixed-use development. Parcels E and F were approved to have commercial space and received outline plan approval in 2005 for an office building on Parcel E and a series of separate outbuildings along with a 20,000 sq. ft building on Parcel F. Parking for the uses within Parcel F was designed with several parking areas scattered around the property to be used as shared parking by all of the tenants within the area.

Development of these parcels has so far consisted of only an office building and parking for IMA on Parcel E and an 18,000 sq. ft multi-tenant, office building along with 49 parking spaces on Parcel F. The multi-tenant building on Parcel F has recently completed leasing the remaining vacant space within the building and since none of the surrounding shared parking areas have been constructed, the owners are requesting to install additional parking to meet the needs of the new tenants.

The petitioner is requesting to add 18 on-street parking spaces along an internal access drive to temporarily supplement the existing parking. These spaces are being installed with the understanding that they could be removed in the future with further development of Parcel F. The petitioner would be installing landscaping along the parking areas to provide buffering.

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## SITE PLAN REVIEW

**Parking:** The 18,000 sq. ft. building currently has 49 parking spaces. The PUD was approved to allow a maximum of 4.5 parking spaces per 1,000 sq. ft. of floor area. The 18,000 sq. ft. building would be allowed a maximum of 81 parking spaces. The addition of the 18 spaces to the existing 49 spaces would allow 67 spaces for the site and would still be below the maximum number of 81 spaces allowed.

**Landscaping:** The petitioner would be installing new landscaping around the parking areas. The submitted landscape plan shows a continuous row of Boxwood shrubs around the parking area. Staff recommends that the species be diversified so that at least 3 different species are used.

In addition, Staff has also noted that there is landscaping that has either died or was not installed with the construction of the multi-tenant building that needs to be replaced. The missing landscaping must be installed to bring the property into compliance. Staff has included a condition of approval to address this.

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**ENVIRONMENTAL COMMISSION RECOMMENDATIONS:** The Bloomington Environmental Commission (EC) has made 2 recommendations concerning this development.

- 1.) The petitioner should redesign the Landscape Plan to include a swale trending parallel with the east side of the parking lot and planted with native phytofiltering vegetation.

**Staff response:** The slope of the parking area drains northwest to existing stormwater inlets in the road that then drain to an existing detention pond that serves the entire area. The installation of a swale on the east side of the spaces would not be able to capture water runoff from the parking spaces. Staff is comfortable using the existing detention pond to provide stormwater quality improvements and does not feel additional stormwater infrastructure is needed. The petitioner has agreed to use native plants for the proposed shrubs and to diversify the species.

- 2.) The petitioner should use pervious pavement for the proposed additional parking lot.

**Staff response:** Parking lots with more than 16 spaces are required to utilize either permeable materials for 25% of the spaces or utilize rain gardens, bioretention basins or vegetated swales to help with water quality standards. Due to the interim use of these spaces, staff finds it more appropriate to defer this standard to the future development of this site. These spaces may not remain in the long-term and the future development will incorporate these measures. Furthermore, the run-off from these spaces will not sheet flow to the creek, but will rather be collected and directed to an existing detention pond.

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**DEVELOPER TRACK RECORD:** The petitioner has recently constructed a mixed-use building at 422 E. Kirkwood Avenue at the former location of the Linnemeier Dentist building. There are no outstanding zoning violations at this location.

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**CONCLUSIONS:** The Planning Department staff finds that the petition is not increasing the number of parking spaces beyond the maximum number that is allowed. The proposed landscaping that will be installed will help to buffer the view of the spaces until the adjacent vacant parcels are developed.

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**RECOMMENDATION:** Based on the written findings above, staff recommends approval of PUD-26-11 with the following conditions.

1. All missing and dead landscaping that was required with the existing building must be installed to meet the original approved landscape plan.
2. The proposed landscaping for the parking spaces should be modified to include native species and no less than 3 different species for the proposed shrubs.
3. The Plan Commission may approve or require the removal of these parking spaces with future final plans of Parcel F.

# MEMORANDUM

**Date:** October 3, 2011  
**To:** Bloomington Plan Commission  
**From:** Bloomington Environmental Commission  
**Through:** Linda Thompson, Senior Environmental Planner  
**Subject:** PUD-26-11: Sare Road, LLC (Blackwell Station) parking, 3655 S. Sare Road

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This memorandum contains the Environmental Commission's (EC) recommendations regarding a Final Approval request to add on-street parking for Sare Road LLC, formally named Blackwell Station. The site is on Lot # 3 and Lot # 4 of Parcel F of the Canada Farm Planned Unit Development (PUD).

## **ISSUES OF SOUND ENVIRONMENTAL DESIGN:**

### 1.) LANDSCAPE PLAN:

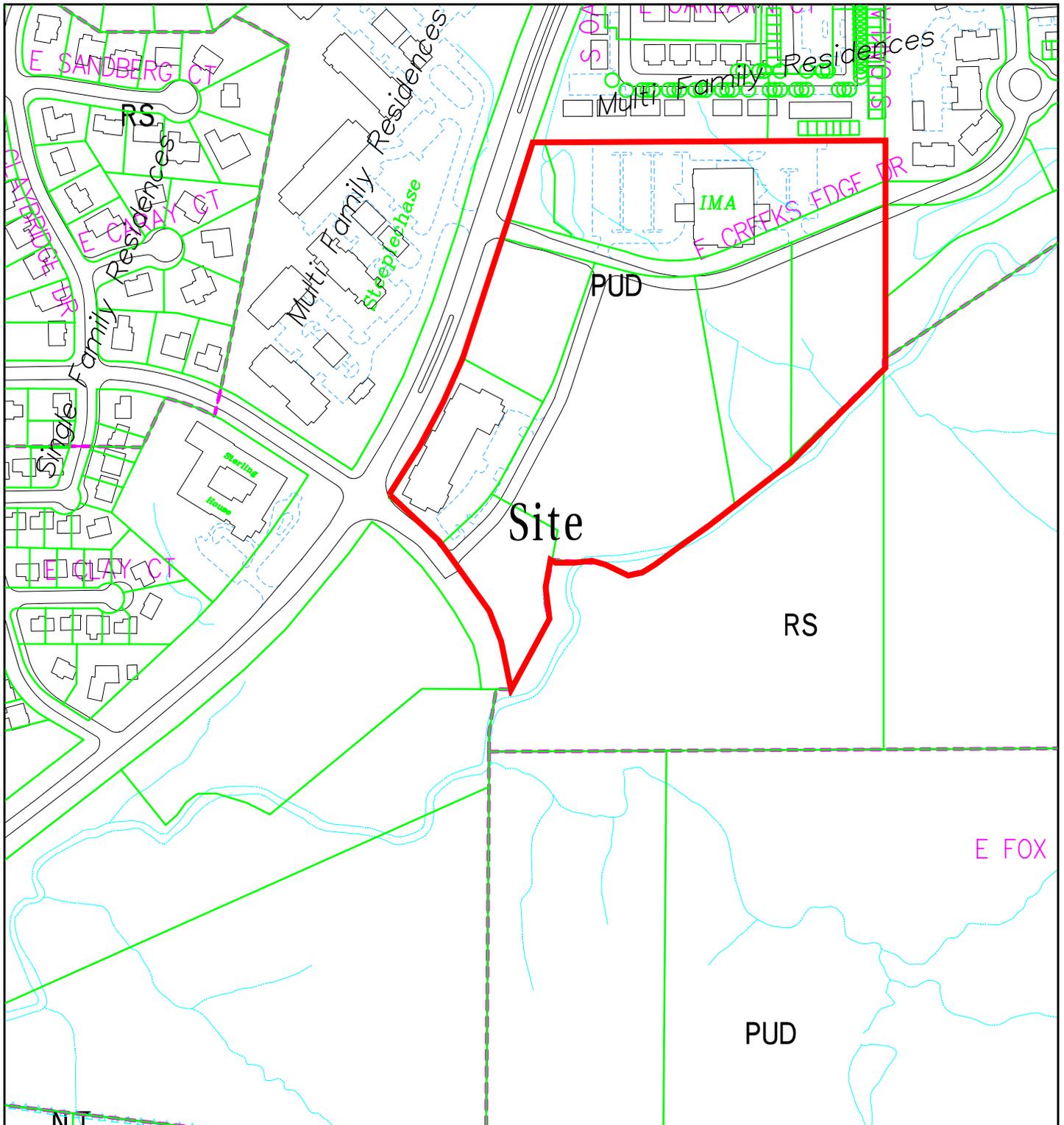
The EC realizes the Landscape Plan for this request is small given it only includes the east edge of the proposed parking lot. The EC also realizes that there is a possibility that the parking and landscaping may be removed sometime in the future when and if additional development occurs on the east side of the private roadway. Nevertheless, the plan could be greatly improved to be environmentally beneficial. Admittedly, the row of exotic boxwood (Buxus 'Green Velvet', a hybrid between Korean boxwood and English boxwood) shrubs would provide an inexpensive visual buffer at the edge of the parking lot; however, selecting a diverse combination of native plants would enhance the beauty, surrounding native habitat to the east, and provide needed phytofiltration between the private street and Jackson Creek. The EC recommends that a swale be constructed parallel to the edge of the parking lot and native, perennial plants be chosen for that particular micro environment.

### 2.) PERVIOUS PAVEMENT:

The EC believes any additional parking on the east side of the private street should be paved with pervious material. Otherwise, the water that runs off of this street & parking lot will flow downslope into Jackson Creek without sufficient infiltration being planned. The Canada Farm PUD was platted before the City had sufficient riparian buffer regulations; therefore the stormwater needs to be filtered before it gets to the Jackson Creek. The project design should include pervious pavement with a vegetated swale in front.

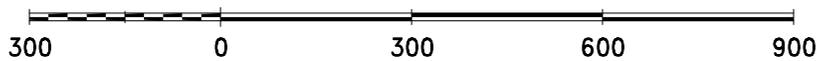
## **EC RECOMMENDATIONS:**

- 1.) The petitioner should redesign the Landscape Plan to include a swale trending parallel with the east side of the parking lot and planted with native phytofiltering vegetation.
- 2.) The petitioner should use pervious pavement for the proposed additional parking lot.

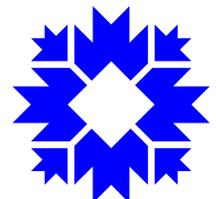


PUD-26-11 Sare Road LLC  
 3655 S Sare Road  
 Plan Commission  
 Site Location, Zoning, Parcels, Land Use

By: greulice  
 4 Oct 11



City of Bloomington  
 Planning



Scale: 1" = 300'

For reference only; map information NOT warranted.



Stephen L. Smith, P.E., L.S.  
Daniel Neubecker, LA  
Steven A. Brehob, BS.CnT.

September 12, 2011

Pat Shay  
City of Bloomington Planning Department  
401 N. Morton Street  
Bloomington, IN. 47402

RE: Blackwell Station Additional Parking

Dear Pat,

On behalf of our client, Sare Road, LLC, we respectfully request to be placed on the Plan Commission agenda for the October 10<sup>th</sup> hearing for consideration of this petition. Our client has recently purchased the former Blackwell Station property and would like to add additional parking along the existing roadway located east of the building. The following is a brief synopsis of the elements of the proposal:

**Location**

*The project is located at the SE corner of Sare Road and Canada Drive on the Canada Farm PUD. The proposal calls for parking along the east side of the existing roadway connecting Canada Drive to S. Cheekwood Lane.*

**Purpose**

*The former Blackwell Station development needs additional tenant parking. This parking will be temporary in nature and will be removed when the undeveloped lots located east of the roadway are developed.*

**Parking**

*A total of 18 new diagonal parking spaces will be created. These spaces will be paved and striped.*

**Landscaping**

*Temporary landscaping consisting of evergreen shrubs will be planed along the edge of the parking spaces.*

**Utilities**

*No modification of existing utilities or the installation of new utilities will be required to create these parking spaces.*

Smith Neubecker & Associates, Inc.



Stephen L. Smith, P.E., L.S.  
Daniel Neubecker, LA  
Steven A. Brehob, BS.CnT.

Attached with this letter, please find 1 plan set, 8.5" x 11" reductions, a CD containing PDF's of the plans, the application form and filing fee. Should you have any questions or need additional information, please contact me.

Sincerely,

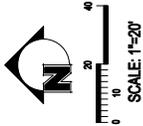


Steve A. Brehob  
Smith Neubecker & Associates, Inc.

Cc: 4771\_approval processing\PSHay application letter\_9-12-11.doc

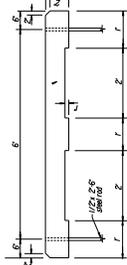
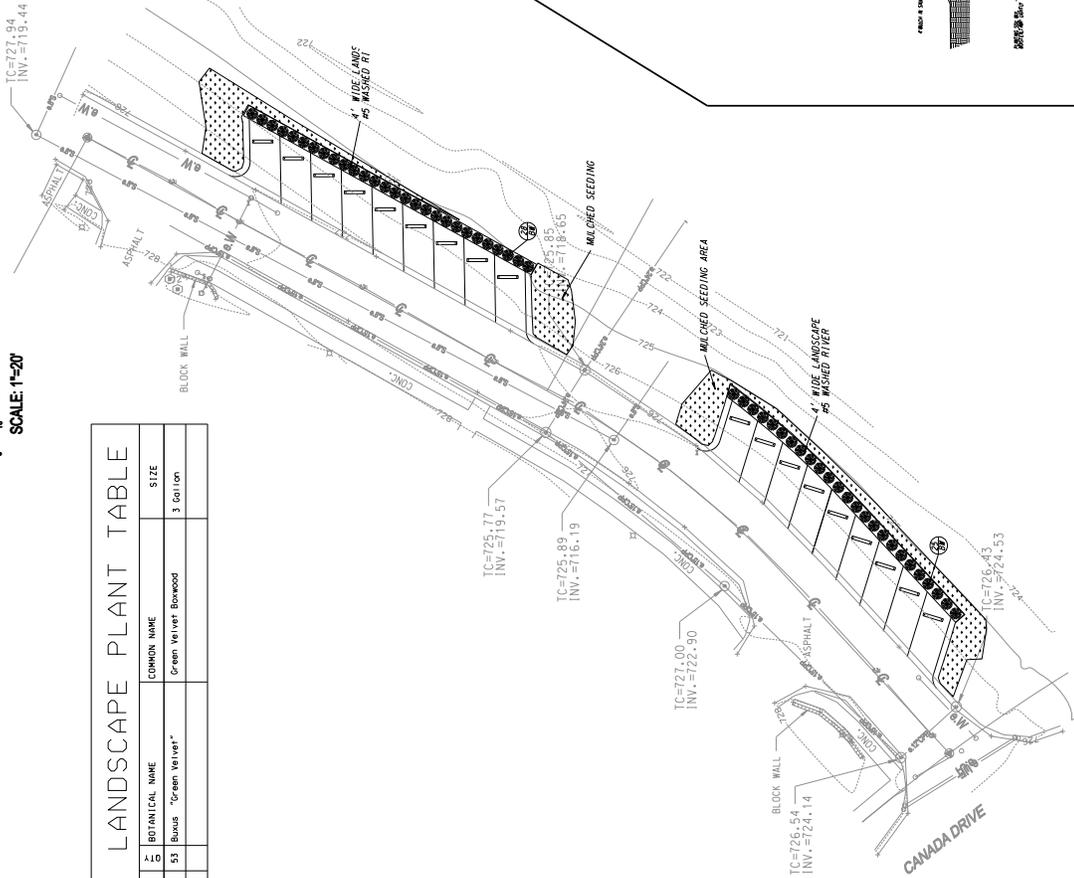
**LANDSCAPE PLAN NOTES**

- 1) ALL PLANT MATERIAL SHALL BE NEW STOCK. SUBSTITUTIONS SHALL BE APPROVED BY THE ARCHITECT AND THE LANDSCAPE ARCHITECT BEFORE PLANTING AND THE OWNER.
- 2) SOILS IN ALL PLANTING AREAS SHALL BE TESTED AND RECOMMENDED SOIL MEDIA FIBRIC IS REQUIRED.
- 3) BIRDS GRAVEL SHALL BE #8 MASHED BIRDS GRAVEL, A MINIMUM OF 4" THICK. 1 GALLON PER SQ. YD. OF GRAVEL SHALL BE EVEN WITH FINISHED GRAVEL DECK.

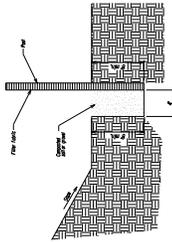


**LANDSCAPE PLANT TABLE**

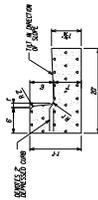
NO.	BOTANICAL NAME	COMMON NAME	SIZE
BH 50	Shrub "Green Velvet"	Green Velvet Boxwood	3 Gallon



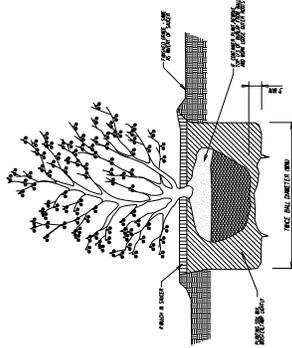
**WHEEL STOP DETAIL**  
NO SCALE



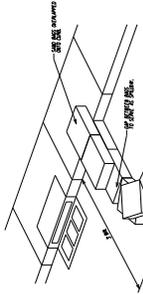
**SILT FENCE DETAIL**  
NO SCALE



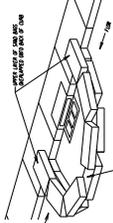
**COMBINED CONCRETE CURB & GUTTER DETAIL**  
N.T.S.



**SHRUB PLANTING DETAIL**  
NO SCALE



**FOR INLETS ON CURB**



**FOR SAND BAG (DOT POINT) INLETS**

**SAND BAG SUMP CURB INLET PROTECTION**  
NO SCALE

Smith Breckner & Associates, Inc.  
443 S. Center Boulevard  
Pompano Beach, Florida 33069  
Phone: (305) 786-6600  
Fax: (305) 786-0513  
Web: www.sbaia.com

COMMUNICATIONS DATE  
//

**BLACKWELL STATION**  
**PARKING FOR**  
**RUBICON CAPITAL MANAGEMENT**

REVISIONS	BY	DATE

DESIGNED	DRAWN	CHECKED	DATE
SAB	SAB	SAB	
SAB	SAB	SAB	
SAB	SAB	SAB	

JOB NUMBER  
**4771**

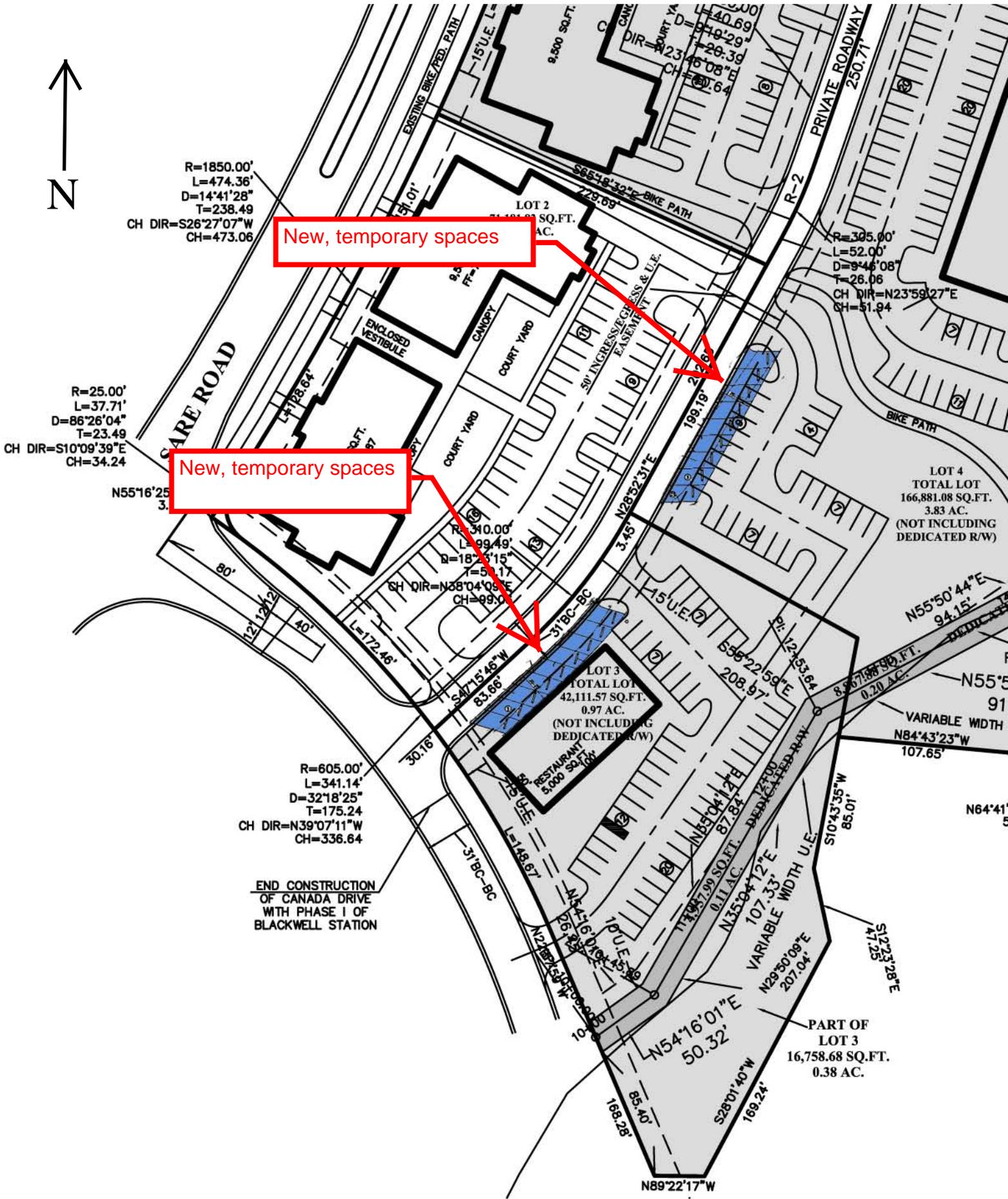
SHEET  
**3 of 3**

DATE  
//

LANDSCAPE/DETAILS









PUD-26-01 Sare Road LLC

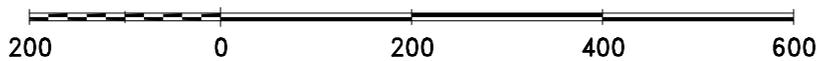
3655 S. Sare Road

Plan Commission

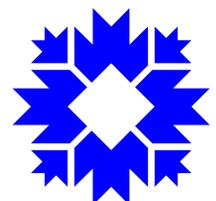
2010 Aerial Photograph

By: greulice

4 Oct 11



City of Bloomington  
Planning



Scale: 1" = 200'

For reference only; map information NOT warranted.