

CITY OF BLOOMINGTON



**July 11, 2011 @ 5:30 p.m.
COUNCIL CHAMBERS #115
CITY HALL**

**CITY OF BLOOMINGTON
PLAN COMMISSION AGENDA
July 11, 2011 @ 5:30 p.m.**

❖ City Hall Council Chambers, #115

ROLL CALL

MINUTES TO BE APPROVED: June 13, 2011

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

- **Growth Policies Plan Update Status**
- **Barbara McKinney—City Legal – Conflicts of Interest and Ethical Conduct**

APPROVAL OF CONSENT AGENDA:

PETITION CONTINUED TO NEXT MEETING: August 8, 2011

**PUD-02-11 Bloomington Cooperative Plots Eco-Village
415½ N. Spring St.**
Rezone to Planned Unit Development from Residential Single-Family to allow development of a cooperative housing project. *(Case Manager: Patrick Shay)*

PETITION:

**UV-15-11 Dan & Chrisy Gornall
3001 S. Walnut St.**
Plan Commission recommendation to the Board of Zoning Appeals regarding a requested Use Variance to allow a warehouse with a recycling salvage and scrap yard use in a Commercial Arterial (CA) district. *(Case Manager: James Roach)*

End of Agenda

***Next Plan Commission hearing scheduled for August 8, 2011*

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 3001 S. Walnut Street**

**CASE #: UV-15-11
DATE: July 11, 2011**

PETITIONER: Dan and Crisy Gornall
9100 S. Chapel Hill Rd., Heltonville

REQUEST: The petitioner is requesting use variance approval to allow a warehouse with an accessory recycling and scrap use in a Commercial Arterial (CA) 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 S. Walnut Street, between E. Ridgeview Drive and E. Burks Drive, and is zoned Commercial Arterial. The property contains a 19,000 square foot commercial building that is currently used by The Tronix Store. Surrounding uses include mini-warehouses to the south, vacant commercial land to the north, auto sales and a night club to the west and multi-family to the east.

The building's current use is retail in nature. The Tronix store sells refurbished televisions from a showroom on site and sells extensively over the internet. The majority of the building is a large storage room for televisions awaiting sale. The Tronix Store plans to relocate the store to elsewhere in the county. The petitioners propose to use the site mainly as a warehouse for secured document storage. Other uses in the building would include on-site and off-site confidential document destruction, cardboard baling and recycling, offices for the adjacent mini-warehouses, digital document scanning and equipment storage for IU Health-Bloomington Hospital. While the company currently employs five people, plus the employees of the mini-warehouses. The petitioners estimate that at full growth of the company, they might have 24 employees working from the site.

Warehouse uses are only permitted in the Industrial General (IG) zoning district. The UDO defines this use as "A use which is engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment, but not involved in manufacturing or production." The proposed accessory indoor cardboard recycling and baling is a small component of the use in the building. The petitioners are requesting a Use Variance to allow this use on the subject property. This Use Variance request requires Plan Commission review for compliance with the Growth Policies Plan and recommendation to the Board of Zoning Appeals.

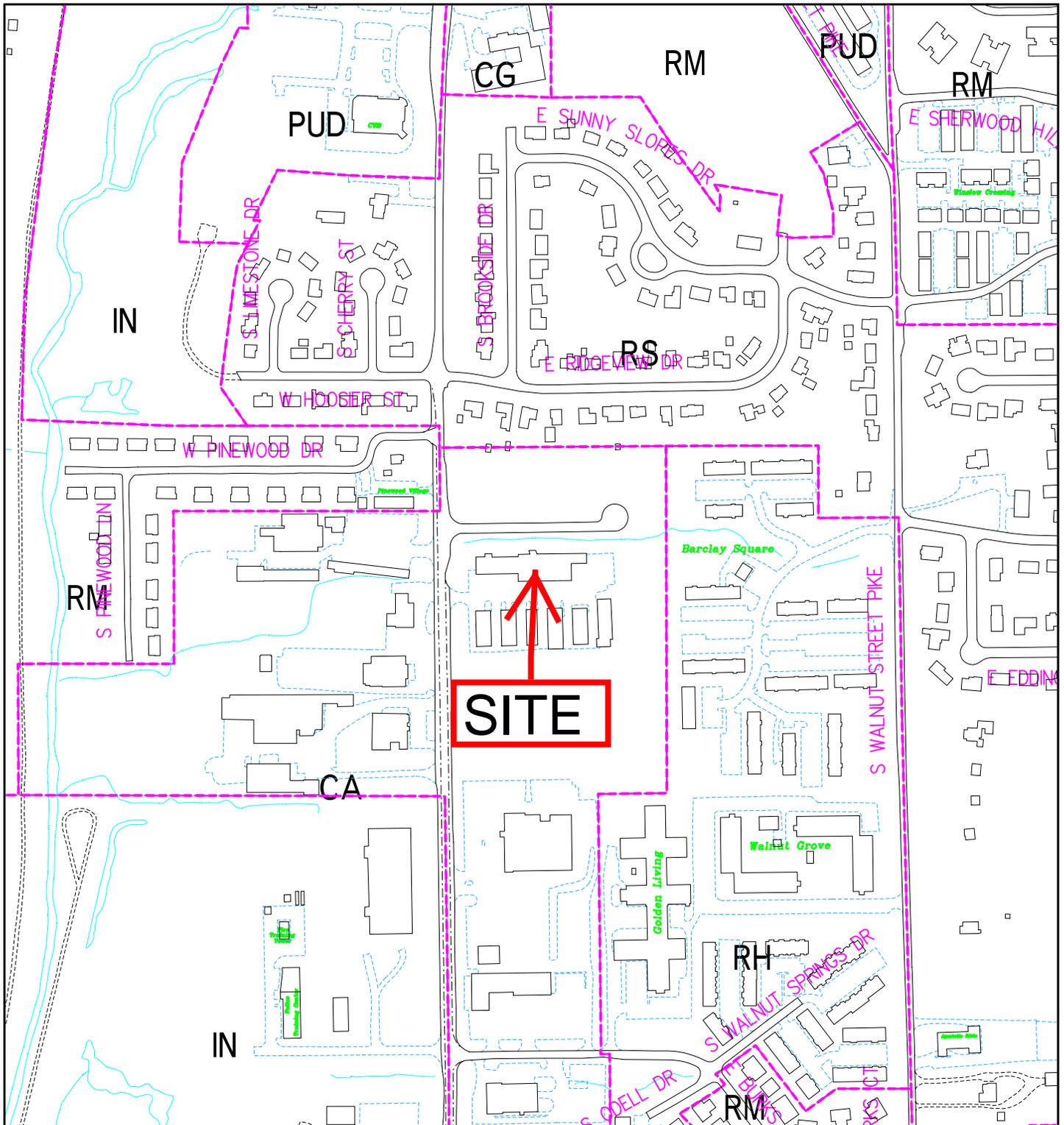
Sidewalks and street trees will be added and the site will be extensively landscaped. While the site will be brought closer to compliance with maximum parking and maximum impervious surface coverage standards, variances from these two standards are also requested.

GROWTH POLICIES PLAN: The Plan Commission must make a recommendation to the BZA regarding the appropriateness of the uses and their consistency with the Growth Policies Plan. More specifically, the Plan Commission must rule that the

proposed use will not substantially interfere with the GPP. The GPP designates this property as “Community Activity Center”. The CAC designation is designed to “provide community-serving commercial opportunities in the context of a high density, mixed use development” and that CAC “incorporate[s] a balance of land uses to take advantage of the proximity to goods and services.” The GPP also states that the “primary land use in the CAC should be medium scaled commercial retail and service uses.” Staff finds that the proposed use variance does not interfere with the GPP.

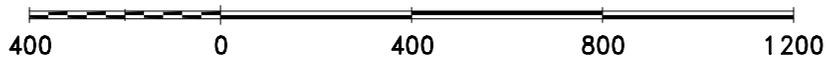
CONCLUSION: Staff finds that this property is an ideal location for this use with good access to an arterial road and buffering from surrounding residences. While the CA district is mainly designed for retail and service uses, this building was not designed for retail uses and is adjacent to the similar mini-warehouse use.

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

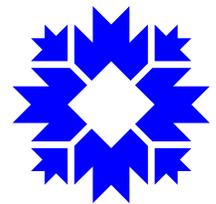


UV-15-11 Location Map

By: roachja
6 Jul 11



City of Bloomington
Planning



Scale: 1" = 400'

For reference only; map information NOT warranted.

June 14, 2011

James Roach
City of Bloomington Plan Commission
P.O. Box 100
Bloomington, IN 47402-0100

Dear James,

We are respectfully requesting a use variance for the property located at 3001 S. Walnut Street (Eubanks Property, Tract 1). The existing site is 1.38 acres zoned CA and is currently a developed lot. All of the surrounding property is also zoned CA. The property also has direct access to Walnut Street.

The current site is composed of one large building with a mixture of asphalt and concrete drives, covering 78% of the lot. There are 41 parking spaces on the current site. The proposed site plan will eliminate much of the parking (down to 21 spaces) in order to reach the 60% maximum impervious requirement. We are requesting a parking variance, a landscape variance and an impervious surface variance.

The following is a brief history of the property and the storage unlimited/shredding unlimited business.

In 1976 both 3001 and 3095 S. Walnut Street were purchased by Gary Eubanks for the purpose of constructing a self storage complex. A series of 6 buildings were constructed on the south portion of the lot with the last building constructed in 1988. In 2002 the business became Storage Unlimited, LLC, a partnership between Diane Eubanks, Christina Gornall and Gary Eubanks. In 1984 the property was subdivided into two lots, with the north lot sold to Gerald Dazey. He built D & S Tire Store on the west portion. The property was then sold to Online Plastics in 1989, and the remainder of the building was built at that time. Online Plastics went out of business and the property was purchased at an auction in 1996 by Jeff Hamilton. During the time Jeff Hamilton owned PTS Electronics, the building was used for repairing electronics, and then recently PTS converted the building to a refurbished flat screen TV resale location. Jeff Hamilton sold PTS but retained ownership of this property, and the new owner of PTS is moving the TV resale operation to one of its other local facilities. The property then became available.

The proposed new occupants, Storage Unlimited Document Center and Shredding Unlimited, are an off shoot of Storage Unlimited, LLC located at 3095 S Walnut. Storage Unlimited Document Center, a full service document management service, signed its first contract in June 1996. SUDC now provides services to ten Indiana counties and has two locations. SUDC is currently headquartered at 4315 S State Road 446 in Bloomington with another 10,000 square foot location in Bedford at 1615 J St.

Currently, our Bloomington location is 100% full and has been since 2005, and our Bedford location purchased in 2007 is 90% full. SUDC's anchor customer is IU Health – Bloomington Hospital. Since 1997, we have been providing services in addition to document storage management and shredding to IU Health – Bloomington such as in-house moving services and storage of extra equipment such as hospital beds. We are currently helping them implement a cardboard recycling program.

In 2007 Storage Unlimited Document Center created the need for a shredding service. We had been using a commercial size plant based shredder for our storage customers but were no longer able to keep up with the work load. In June of 2007 we took delivery of a state of the art mobile shred truck. Since that time our shredding business (Shredding Unlimited, LLC) has grown to include over 400 customers including IU Health - Bloomington and all of their outlying facilities, Monroe County Government, MCCSC, just to name a few. We serve a 20 county area with regular routed customers in all of those counties.

Currently SUDC and Shredding Unlimited, LLC employ five people full time and Storage Unlimited, LLC has one owner / on-site manager. All employees have company provided health insurance available to them. All employees are paid better than the living wage of \$10 per hour. Significantly, two employees live within a mile of the proposed facility and are looking forward to riding their bikes to work.

With the move to 3001 S. Walnut, we will be able to expand our business and be able to offer regular hours for drop off shredding service to our residential customers and small businesses. This will allow our clients to witness the process. Currently, we are by appointment only and store the documents in locked bins until the shred truck returns from the daily route which is also off the beaten path for most.

Shredding Unlimited has been teaming up with local businesses several times a year to have free community shred days not only in Bloomington but also in Bedford and Brown County. Shredding Unlimited also provides free regularly scheduled shredding service for Volunteers in Medicine.

Additional space will be used for our ever expanding record storage business, which we currently are not even marketing due to lack of space. This site will become the principle document storage site for frequently accessed files from Bloomington customers. We will be able to offer a new service to our clients: scanning and copying, a service we are often asked about and one that nicely fits our existing and potential clients.

Also, an area of the building will be used to house our client computer back up tapes in a secure vault. We will use another portion of the building to store our trucks inside. A baler will be installed to bale the material the shred truck and drop off service produce. The same baler will be used to process our cardboard programs implemented at IU Health and Smithville Telephone Company as well as the cardboard produced in the destruction process. We will be moving our IU Health department storage program from the self storage building at 3095 S Walnut to the new location. With close proximity to IU Health – Bloomington Hospital, we will be able to create more opportunities due to their limited space.

Potential employee growth:

STORAGE UNLIMITED DOCUMENT CENTER

- General Manager
- Accounts Receivable / Payable
- Receptionist, office clerk, walk-in counter assistance
- File retrieval and delivery
- Phones: taking orders, sales
- Outside sales
- Moving foreman
- Moving helper
- Scanning and Copy Supervisor
- Copy tech
- Scanners (3)
- Truck driver – box pick up

SHREDDING UNLIMITED, LLC

- General Manager
- Phone sales and order taking
- Outside sales
- Truck driver (3)
- Warehouse baler and loading paper for shipment
- Truck driver – box pick up

STORAGE UNLIMITED, LLC

- On-site manager
- Maintenance

Intended use of the space:

- 8% Office Administration and onsite shredder
- 7% Scanning area (2nd floor)
- 46% Record Storage (pallet rack system)
- 23.5% Truck Storage, Baler & Baled material storage (shredded paper and cardboard)
- 5.5% Department Storage (hospital beds and equipment)
- 8 % Dock area
- 2% Warehouse restroom

We thank you for the consideration of this request. Please do not hesitate to contact Chrisy Gornall at 812.332.5568 or Ben Bledsoe at 812.336.8277 with any questions or concerns.

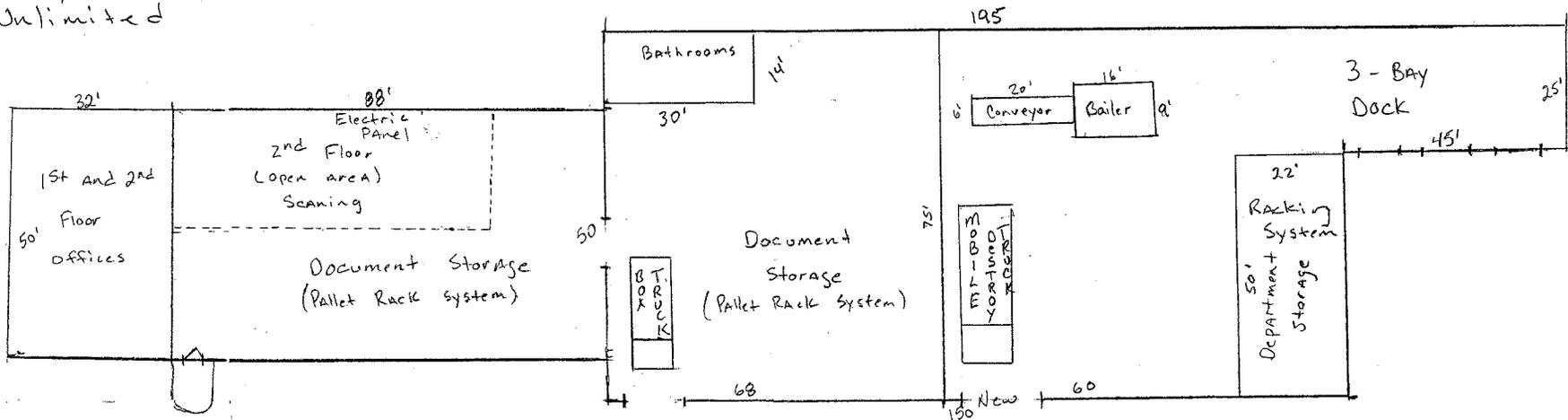
Sincerely,



Chrisy Gornall, Storage Unlimited LLC
c/o Ben Bledsoe, Bledsoe Riggert Guerrettaz, Inc.

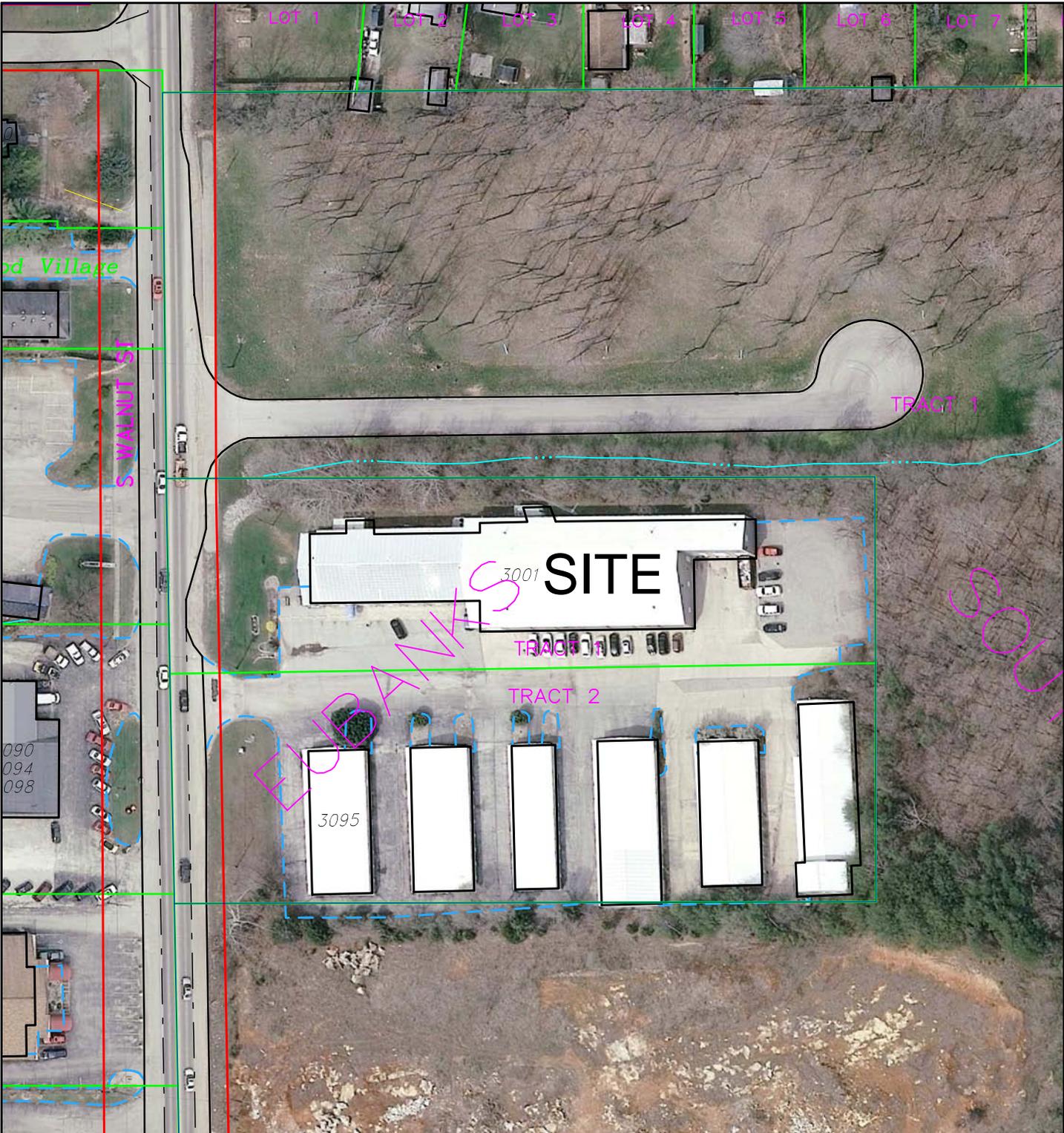
Storage Unlimited
 Document Center
 and
 Shredding
 Unlimited

3001 S WALNUT



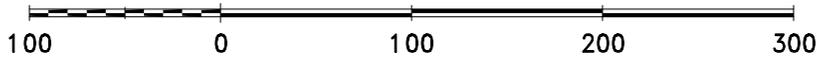
1st and 2nd Floor Offices	1600	SF.	8%
2nd Floor Scanning Area	1512	SF	7.5%
Eastend Warehouse Doc Storage	4400	SF	22%
Warehouse Bathrooms	420	SF	2.1%
Middle warehouse Doc Storage	4680	SF	23.4%
Westend Paper Recycle and Truck Storage	4900	SF	24.5%
Department Storage	1100	SF	5.5%
Dock area	1675	SF.	8.4%
	<u>20,000</u>	SF	+/-

UV-15-11
 Floor Plan

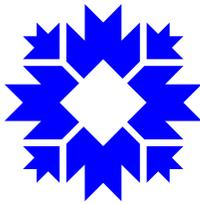


UV-15-11
2010 Aerial Photo

By: roachja
6 Jul 11



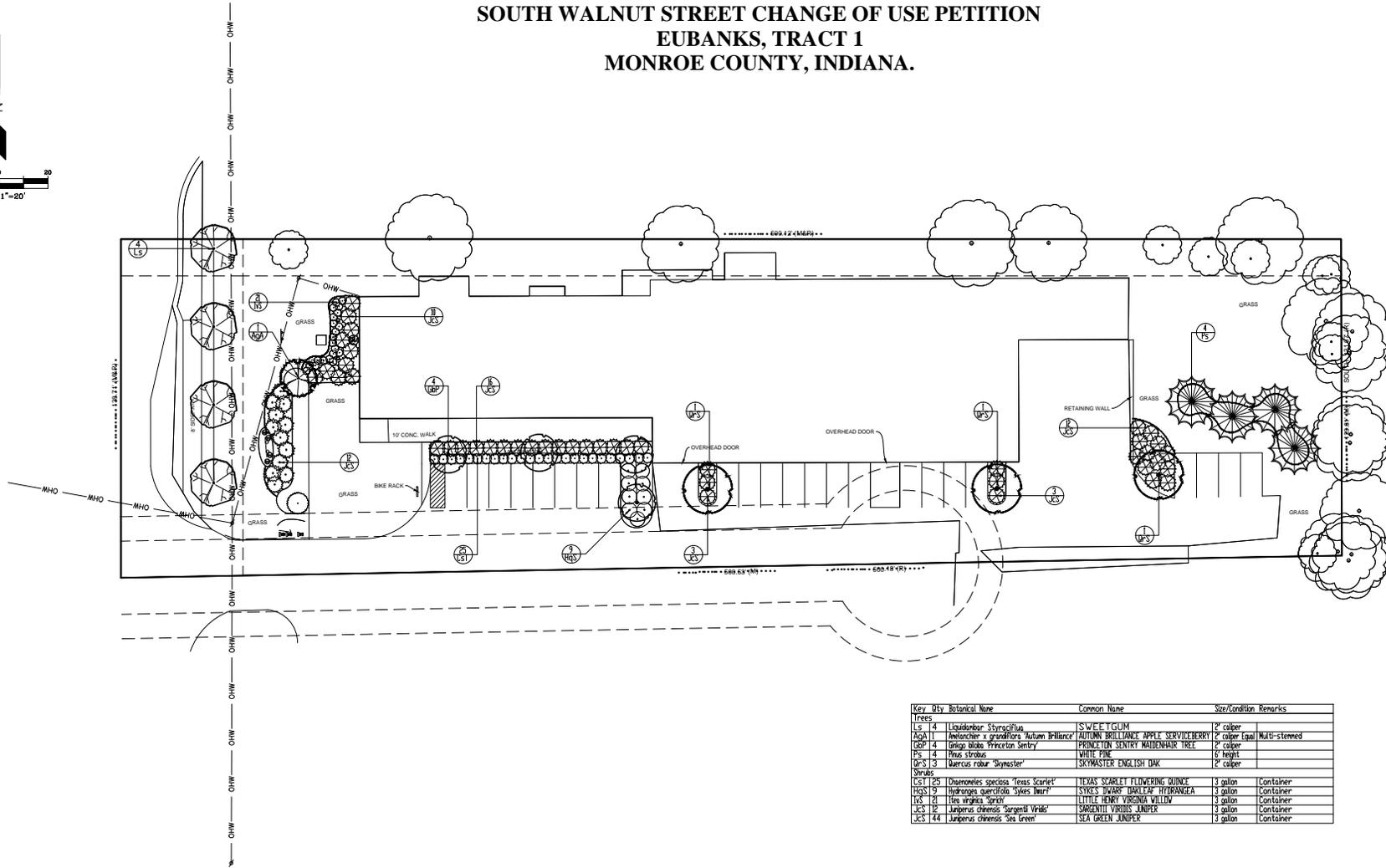
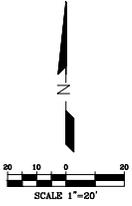
City of Bloomington
Planning



Scale: 1" = 100'

For reference only; map information NOT warranted.

**SOUTH WALNUT STREET CHANGE OF USE PETITION
EUBANKS, TRACT 1
MONROE COUNTY, INDIANA.**



Key Qty	Botanical Name	Common Name	Size/Condition	Remarks
Trees				
LS 14	Liquidambar styraciflua	SWEET GUM	2' caliper	
AGA 1	Aelanthus x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	2' caliper	Multi-stemmed
GDP 4	Ginkgo biloba 'Princeton Sentry'	PRINCETON SENTRY MAIDENHAIR TREE	2' caliper	
PS 4	Pinus strobus	WHITE PINE	6' height	
QFS 3	Quercus robur 'Skymaster'	SKYMASTER ENGLISH OAK	2' caliper	
Shrubs				
CST 125	Chamaecyparis stricta 'Texas Scarlet'	TEXAS SCARLET FLOWERING GUINCEA	3 gallon	Container
HQS 9	Hydrangea quercifolia 'Sykes Beauty'	SYKES BEAUTY DARTLET HYDRANGEA	3 gallon	Container
LV 21	Lila virginica 'Sonic'	LITTLE HENRY VIRGINIA WILLOW	3 gallon	Container
JCS 12	Juniperus chinensis 'Sargentii Viridis'	SARGENTII VIRIDIS JUNIPER	3 gallon	Container
JCS 44	Juniperus chinensis 'Sea Green'	SEA GREEN JUNIPER	3 gallon	Container

Date	
By	
Revised	

Jane M. Gornall, P.E.
Professional Engineer
Bloomington, Indiana 47403
P: 812-336-8277
F: 812-336-8117

**3001 S. WALNUT ST.
BLOOMINGTON, IN**
FOR
DAN & CHRIS GORNALL

SURVEYED BY: A.B.S.S.
DRAWN BY: D.L.N.
CHECKED BY: B.E.R.
DATE: 8.1.2011

**SITE
PLAN**

SHEET **1** OF **1**
PROJECT NO. **7196**