

**CITY OF BLOOMINGTON**



**JUNE 11, 2012 @ 5:30 p.m.  
COUNCIL CHAMBERS #115  
CITY HALL**

**CITY OF BLOOMINGTON  
PLAN COMMISSION AGENDA  
June 11, 2012 @ 5:30 p.m.**

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

---

**ROLL CALL**

**MINUTES TO BE APPROVED: May 7, 2012**

**REPORTS, RESOLUTIONS AND COMMUNICATIONS:**

- **Report from Parks Department staff on the Switchyard Park Master Plan**
- **6-month report concerning the Downtown Recycling Facility located west of the Showers Center**

**PETITION WITHDRAWN:**

**DP-4-12      Loren Wood Builders  
2110 E. Covenanter Dr.**  
Preliminary & final plat approval of a 2-lot subdivision *(Case manager: Katie Bannon)*

---

**PETITIONS:**

- SP-20-12      Janet Barrows (Home Instead)  
676 S. College Ave.**  
Site plan approval to allow a 612 sq. ft. addition *(Case manager: Eric Greulich)*
- SP-21-12      ERL 658 LLC  
658 N. Morton St.**  
Site plan approval for a 5-story, 20-unit multifamily building *(Case manager: James Roach)*
- UV-22-12      Patricia Coleman  
725 W. Kirkwood Ave.**  
Plan Commission recommendation to the Board of Zoning Appeals regarding a requested Use Variance to allow a farmer's market and outdoor merchandising.  
*(Case manager: Katie Bannon)*

End of Agenda

*\*\*Next Plan Commission hearing scheduled for July 9, 2012*

---

**PETITIONER:** Janet Barrows  
668 S. College Ave., Bloomington

**CONSULTANT:** Bledsoe Riggert & Guerrettaz  
1351 W. Tapp Rd., Bloomington

---

**REQUEST:** The petitioner is requesting site plan approval to construct an addition to an existing office building.

---

**REPORT SUMMARY:** This property is zoned Commercial Downtown (CD) and is within the Downtown Gateway Overlay (DGO) District. The petitioner received a package of variances in 2006 (V-46-06) in order to subdivide a 0.68 acre tract of land into two lots and to allow a shared drive aisle for the parking between the two lots. The property in question is the western lot. A landscaping variance was also approved to delay installing some of the site and parking landscaping until the adjacent lot develops. The western lot has been developed with a one-story office building. Surrounding land uses include an office building to the north, a medical office to the south, warehouses to the west, and an oil change facility to the east. The B-Line trail is located directly to the west of this property.

The petitioner is proposing to construct a one-story addition to the south side of the existing building for a new training office. The addition would be approximately 17'x34' and would be similar in height to the existing building which is approximately 14' tall. The addition is proposed to be finished with EIFS on all four sides to match the existing finishing of the office building.

---

**Plan Commission Site Plan Review:** One aspect of this project requires that the petition be reviewed by the Plan Commission, per BMC 20.03.300. This aspect is as follows:

- The petitioner is requesting several waivers from the standards in BMC 20.03.340. The following waivers are being requested:
  - Void-to-solid ratio.
  - Minimum building height
  - Pedestrian entrance along B-Line Trail
  - Architectural finishing material to allow EIFS
  - Parking maximum waiver

---

## **SITE PLAN REVIEW**

**Parking:** The DGO has a minimum parking limit of 75% of the normal maximum. The 1,500 sq. ft. office would be allowed 1 space per 300 sq. ft. of floor area, which would be 5 parking spaces. The petitioner has 10 employees and 3 company vehicles and is

requesting a waiver from the 5 parking space maximum to allow the existing 13 parking spaces to remain.

**Parking Waiver-20.03.330(c)(3):** A maximum of 5 parking spaces would be allowed for this use. Due to the number of existing spaces that are currently utilized and the future shared nature of these spaces with the vacant lot to the east, staff supports this waiver request.

**Streetscape:** The petitioner was required to install a sidewalk and street trees along College Avenue with previous approvals. These were installed and are in good condition. No further streetscape improvements are required.

**Bicycle Parking:** The office building is required to have a minimum of 4 Class II bicycle parking spaces within 50' of the entrance. There is an existing bike rack on the north side of the building for 2 parking spaces. An additional bike rack is required to provide a total of 4 bicycle parking spaces on the property. This will need to be shown on the grading permit.

**Architecture:** The current exterior has EIFS on the east and north sides, with vinyl siding on the west (facing B-Line Trail) and south side of the building. The vinyl on the south side of the building would be removed to allow for the addition. The addition is proposed to be finished with EIFS on all sides to match the existing office exterior. There would also be a small addition to the front of the building to provide a new enclosed hallway to access the new training area and building.

**Architectural Finish Waiver-20.03.340(b)(4):** A waiver from the architectural standards of the UDO is required to allow EIFS as a primary exterior finish material. Staff recommends permitting EIFS to be used on the proposed addition to match the existing building. This area is visible from the B-line trail, but is buffered by existing vegetation in this area. Staff finds the visual impact of EIFS at this location to be limited and supports the proposed waiver.

**Architectural Waiver-20.03.340(a)(3)(E):** The UDO requires buildings with frontage along the B-Line trail to have at least one pedestrian entrance to the trail. The existing building has an established entrance on its east façade, opposite to the trail side. The internal use of the building space makes a functional entrance along the B-line difficult. The building is also somewhat hidden from the trail due to a large amount of existing vegetation. Because the structure already exists on the property and is not oriented to the trail, staff supports a waiver from the pedestrian entry requirement.

There is an existing sidewalk that runs along the north side of the building that connects to the front door. This sidewalk should be extended to the B-line trail to facilitate pedestrian interaction. There is currently a bicycle parking loop located in this sidewalk. This loop as well as an additional loop must be located within 50 feet of the entrance and not in the clear path of the sidewalk.

**Architectural Waiver-20.03.330(b)(1):** The proposed addition would be very close to the height of the existing building, which is approximately 14'. The intent of the minimum building height standard in the UDO was to address construction of new buildings. The petitioner could construct the addition to meet the 25' minimum building height requirement, but this would result in an incompatible addition. Staff supports a waiver to allow the one-story addition.

**Void-to-solid Percentage:** The DGO sets a minimum first floor void-to-solid architectural standard at 60% for portions of a building that face the B-Line Trail. The petitioner is proposing to provide 16% of void space along the west side of the building facing the trail. The front of the building meets the required 40% void-to-solid requirement.

**Void-to-solid Waiver-20.03.130(b)(2)(C):** A waiver from the architectural standard of the UDO is required to allow the first floor of the building facing the B-Line trail to have less than 60% void. The need for this waiver is driven by the existing condition of the structure as well as the design needs for the addition. The addition will serve as a training area for staff. The petitioner believes that placing a large amount of glass on the western façade will make use of the addition more difficult. The petitioner has included 3 windows along the rear of the addition to help meet the intent of this standard. Due to the lack of any void on the rear facade, staff supports this waiver request. If the Plan Commission believes that the addition should have a greater amount of window area similar to the north or east facades, a conditional of approval could be added that requires a larger amount of void space.

**Access:** The parking area is accessed through an ingress/egress easement along the adjacent property to the north. No new drivecut on College Ave. is proposed with this petition.

**Landscaping:** With this petition, there would be new landscaping installed around the building and parking area. A landscaping variance was previously approved that deferred the installation of all required landscaping until the adjacent vacant lot develops.

**Utilities:** Water and sanitary sewer service are available along College Avenue. Stormwater and utility plans have been submitted to the City Utilities Department and are under review. Final approval from CBU is required prior to issuance of a grading permit.

---

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

- 1.) The petitioner should adhere to the intent of the Code and create an area behind the building and along the B-Line Trail that looks like an attractive and welcoming space, rather than the unused back-of-a-building.

**Staff response:** As stated in this report, the rear of the building has been established with the past development of the site. The UDO would only require the area of the addition to meet void-to-solid ratio and entry standards and not

the existing portion of the building. Furthermore, the proposed addition is setback from the trail almost 35 feet with an existing vegetative buffer. This area will have additional landscaping placed and will have a new pedestrian connection installed to the trail. The addition will not change the orientation or rear function of the building. Therefore, staff finds the waivers to be appropriate. If the Plan Commission finds it appropriate to add more void-to-solid or an additional entrance, this can be addressed through a condition of approval.

- 2.) The petitioner should make a commitment to apply green building practices to create a high performance, low carbon-footprint structure and provide space for recycling-bin pick up.

**Staff response:** The petitioner does not have nor is proposing any exterior trash collection on the site. Although not required, staff encourages the petitioner to utilize as many green building features as possible.

---

**RECOMMENDATION:** Based on the written findings above, staff recommends approval of SP-20-12 and associated waivers with the following conditions:

1. A grading permit is required prior to any site disturbance.
2. A 5-foot wide sidewalk connection must be made between the existing sidewalk north of the building and the B-line trail to the west. This connection must be approved by the Parks and Recreation Department.
3. A total of 4 Class II bicycle parking spaces are required within 50' of the building entrance and must be shown on the grading permit. These spaces may not encroach on the pedestrian connection to the B-line trail.

# MEMORANDUM

**Date:** June 1, 2012  
**To:** Bloomington Plan Commission  
**From:** Bloomington Environmental Commission  
**Through:** Linda Thompson, Senior Environmental Planner  
**Subject:** SP-20-12, Home Instead building addition

---

This memorandum contains the Environmental Commission's (EC) recommendations regarding a Site Plan request for a 612 square foot addition to an existing building. The property is within the Commercial Downtown (CD) Zoning District and the Downtown Gateway Overlay (DGO) District.

## **ISSUES OF CODE COMPLIANCE:**

### 1.) LANDSCAPE PLAN:

The EC understands the reasons that the Petitioner is requesting several waivers from the City standards required for buildings adjacent to the B-Line Trail. Adhering to those standards would not necessarily be in the best interest of this Petitioner's use for the building; but, the Petitioner should compensate the public good in some way.

The EC believes that creating an impression from the trail vantage point that looks like a welcoming space with a sense of place, is justified and provides the same benefits the Code calls for. The EC recommends that if the waivers are granted, the Petitioner use landscape and hardscape design to create the illusion that this is a front or focal point to the building, not an ignored back-of-a-building. Some suggestions include an artificial doorway complete with landscaping; an arbor with landscaping surrounding it; or perhaps a patio or porch enhanced with landscaping.

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

### 1.) GREEN BUILDING AND SITE DESIGN:

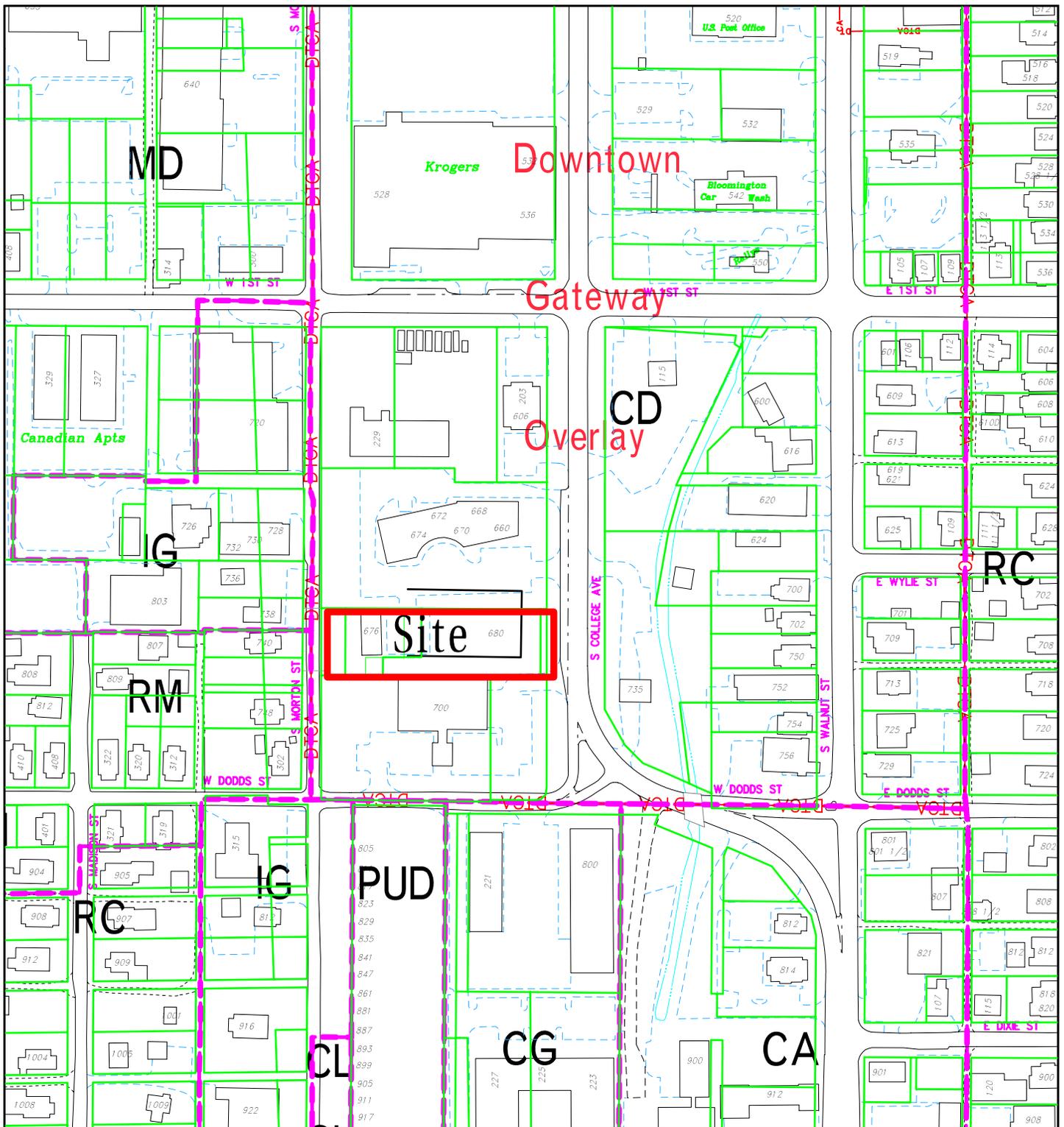
The EC recommends that green building features are used in this addition. The EC recognizes that most of the building already exists and that the Petitioner is attempting to integrate the addition in a tasteful manner. Therefore, some suggestions for the addition include high efficiency insulation, recycled carpet, use of local materials, and high efficiency lighting.

### 2.) RECYCLING:

The EC recommends that the petitioner allocate space within the site design to accommodate recyclable materials storage. The pick-up service is readily available in Bloomington if space is planned in advance at the site. The EC feels that recycling is an important contributor to Bloomington's environmental quality and sustainability.

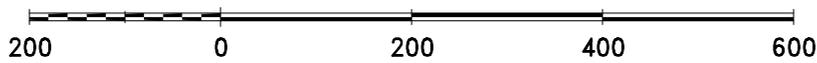
## **EC RECOMMENDATIONS:**

- 1.) The petitioner should adhere to the intent of the Code and create an area behind the building and along the B-Line Trail that looks like an attractive and welcoming space, rather than the unused back-of-a-building
- 2.) The petitioner should include as many green building features as possible and provide space for recycling-bin pick up.

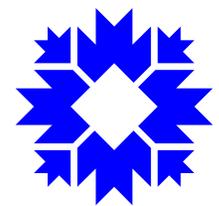


SP-20-12 Janet Burrows  
 676 S College Ave  
 Plan Commission  
 Site Location, Zoning, Land Use, Parcels

By: greulice  
 18 May 12



City of Bloomington  
 Planning



Scale: 1" = 200'

For reference only; map information NOT warranted.

May 14, 2012

James C. Roach, AICP  
Senior Zoning Planner  
City of Bloomington, Planning Department  
401 N. Morton St., Suite 160  
PO Box 100  
Bloomington, IN 47402-0100

Re: Home Instead Senior Care – Classroom Training Expansion  
676 South College Avenue  
Petitioner's Statement

Dear Jim,

On behalf of Janet Barrows and Home Instead Senior Care, we are requesting the following waivers from the Downtown Gateway Overlay (DGO) District development and architectural standards to allow for a building expansion to add a classroom for hands-on training:

1. Waiver from height standards to allow a building addition of 14'-5¼" to better complement the existing building's height of 13'-7" rather than construction of an addition with a height between 25 feet and 40 feet.
2. Waiver from parking standards in order to retain the existing parking lot as is with thirteen (13) parking spaces rather than reducing the number of spaces to five (5). Home Instead Senior Care has an on-site staff of ten (10) and three (3) company cars. They also have 120 caregivers that occasionally come to the office for meetings and training. Home Instead actually needs additional parking spaces – a reduction to would be hardship for their organization.
3. Waiver from the 60% void-to-solid percentage requirement for the side of the building facing the B-Line Trail. The existing building has no openings along the B-Line Trail. Three elevated windows are proposed for the new classroom addition. Home Instead Senior Care's existing internal use of the building is not set up to facilitate new windows or an entrance along the B-Line Trail. If additional open areas consisting of transparent glass or framed façade display windows, entries, and doors are necessary the existing building and new addition could not satisfy Home Instead Senior Care's operational needs.
4. Waiver from exterior finish materials to allow the use of EIFS on the new addition to match the existing buildings EIFS surface. The use of EIFS in this particular situation is really the only way to appropriately tie the new addition to the existing building.
5. We also request a waiver from second hearing.

Granting of these waivers is essential for Janet Barrows' business to continue to serve our community from their current location. Janet purchased a Home Instead Senior Care franchise in 2002 and located her first office in the Star Center at the end of College Ave with the help of Small Business Development of Southern Indiana.

Janet found the location at the end of College Avenue perfect; it was close to the hospital and medical offices and centrally located when visiting with families in outlying areas. Home Instead Senior Care out grew their first office in 2 years and then relocated in the old SIRA building on South College Avenue where they stayed for 3 years.

Home Instead Senior Care – Classroom Training Expansion  
Petitioner's Statement  
James C. Roach  
May 14, 2012  
Page Two

In 2006 Janet purchased their current building which was a garage and medical document storage building for SIRA. Janet hired an architect who was able to change the old garage into a very attractive building. Now due to continued growth and the desire to provide hands-on classroom training for their team of caregivers we are coming to the Plan Commission to request a set of waivers to allow an addition to their current office for a training facility. This new training facility will contain hospital beds, walkers, wheelchairs and other durable medical equipment in a classroom setting designed to provide advanced training in Activities of Daily Living (bathing, dressing, toileting...) and advanced training for working with people who have Alzheimer's and Dementia. In the future Janet hopes to open up their training facility to our community for training family caregivers.

Included with this petitioner's statement is the application form, application fee, drawings illustrating the proposed elevations of the building, and the site plan with landscaping. Notices will be sent to adjacent property owners as required.

We would like to be placed on the June 11, 2012, Plan Commission meeting agenda.

Please contact me if you have any questions.

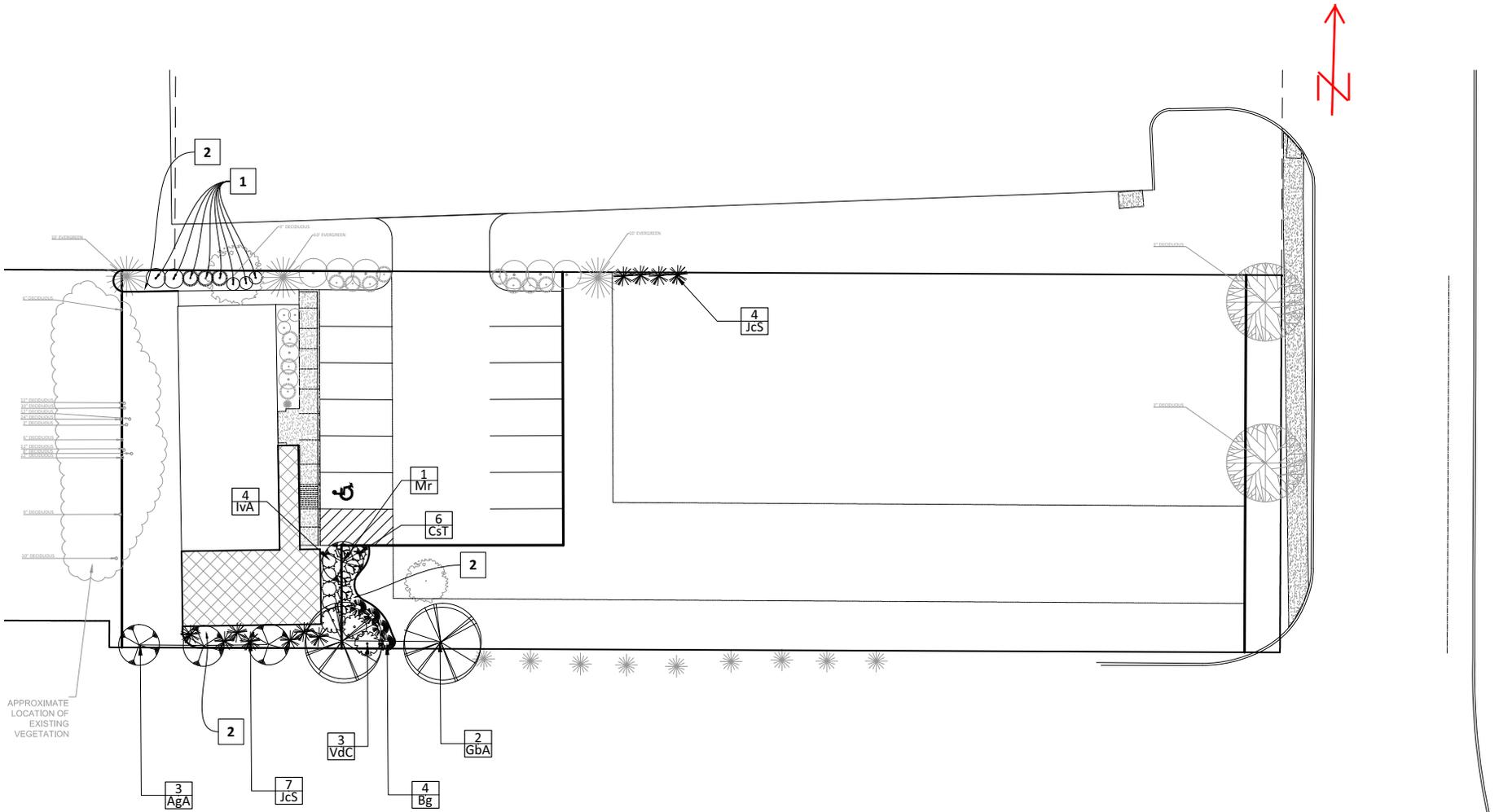
Sincerely,



William S. Riggert, PE  
Principal

Enclosures

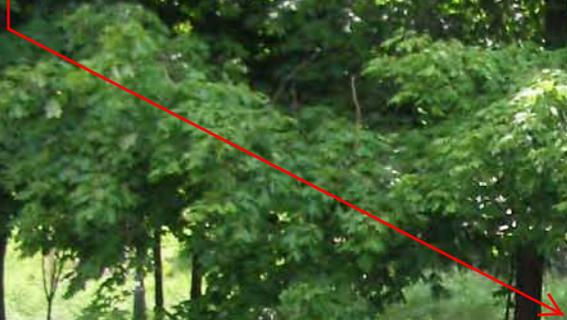
xc: File – Project No. 5700







B-Line Trail



Area of Addition -  
Looking west



Home Instead  
SENIOR CARE

Area of Addition

Sidewalk to be  
extended

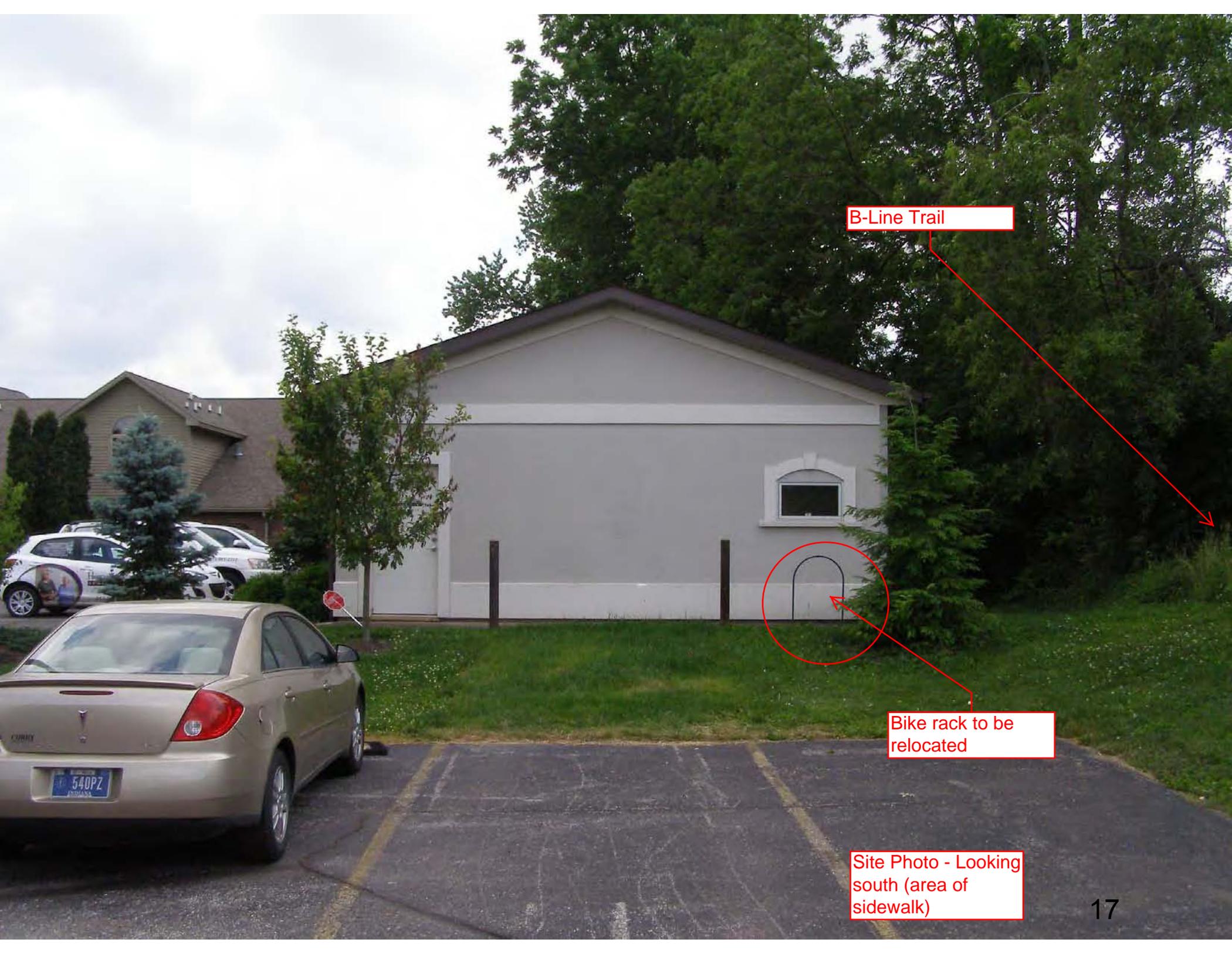
Existing Building  
Looking West



Area of Addition  
Looking east from  
trail



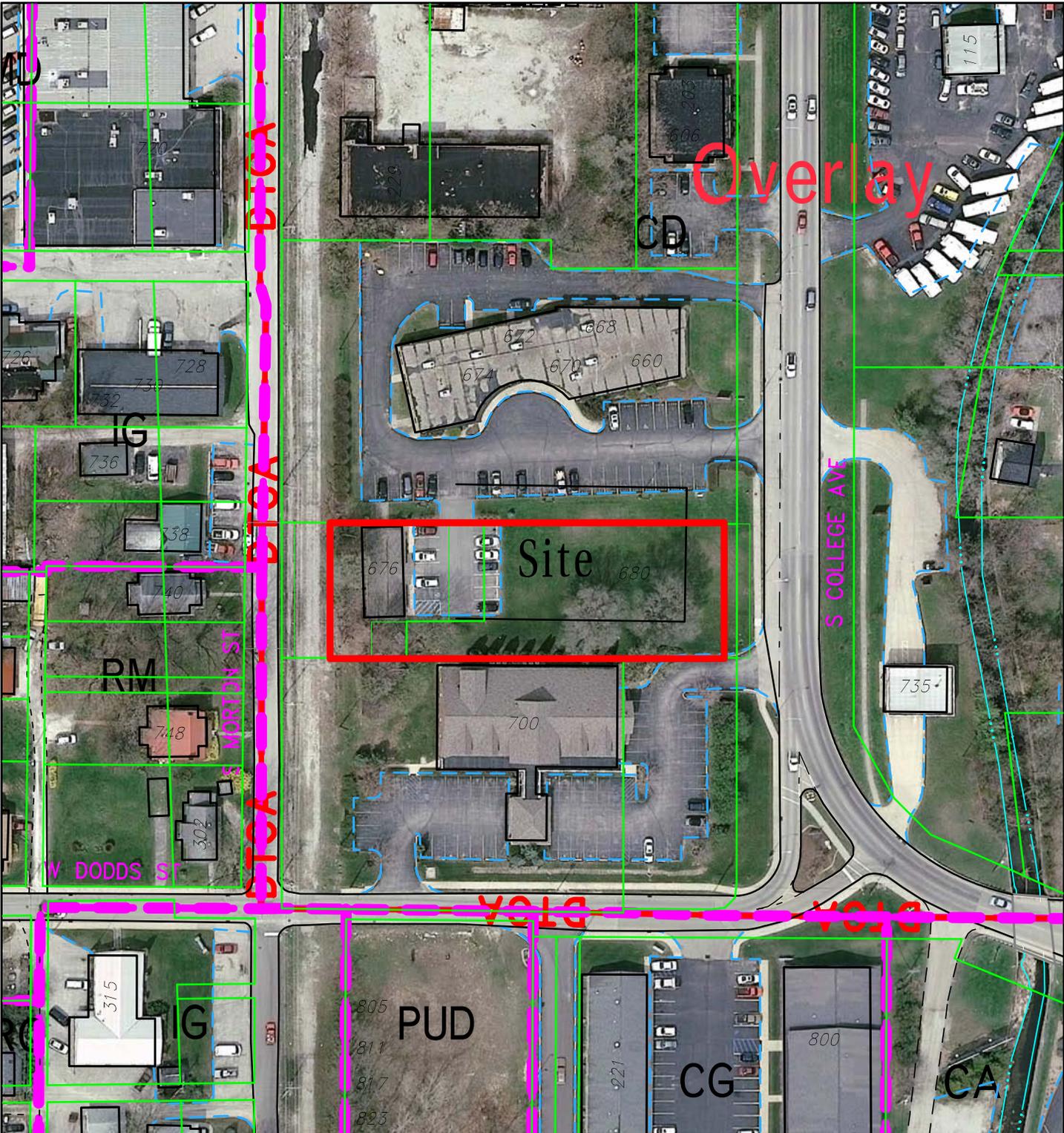
Site Photo Looking  
northeast across  
trail



B-Line Trail

Bike rack to be relocated

Site Photo - Looking south (area of sidewalk)



SP-20-12 Janet Burrows (Home Instead Senior Care)

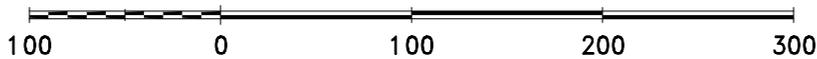
676 S College Avenue

Plan Commission

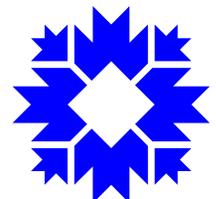
2010 Aerial Photograph

By: greulice

18 May 12



City of Bloomington  
Planning



Scale: 1" = 100'

For reference only; map information NOT warranted.

---

**PETITIONER:** ERL-658, LLC  
601 N. College Ave., Suite 1A

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

---

**REQUEST:** The petitioner is requesting site plan approval in order to build a five-story multi-family building with 20 dwelling units.

---

<b>Area:</b>	<b>0.19 Acres</b>
<b>Zoning:</b>	<b>Commercial Downtown/Downtown Core Overlay</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>North, South, east</b> – Multi-family <b>West</b> – Offices, Warehouses

---

**REPORT SUMMARY:** The subject property is located on the east side of N. Morton Street, between W. 11<sup>th</sup> Street and W. 10<sup>th</sup> Street. The property is made up of a single 0.19 acre platted lot that is currently used as a construction staging area. It is bound on the east and south by platted alleys and is surrounded by commercial and multi-family uses on all sides. Properties to the north, south and east are multi-family, and properties to the west are mixed use, offices and warehouses. The property is zoned Commercial Downtown (CD) and is within the Downtown Core Overlay (DCO).

The petitioner proposes to construct a 5-story multi-family building on the property. The proposed building would include a mix of 1, 2, and 3-bedroom units, with a total of 20 units and 27 bedrooms. The first floor contains two units with interior access (first floor commercial space is not required) and 11 parking spaces within a garage. All other units would be located in the upper floors and have access from interior hallways and walkways. Vehicles would enter the site from the southern alley.

The building design is very similar to the “Morton Mansions” building built at the southeast corner of 10<sup>th</sup> St. and Morton St. The proposed building will utilize the same materials and material colors and is also designed with a pitched “tower roof.” The building is mostly four stories, but includes a partial fifth floor stepped back 57 feet from the street. Model images have been provided showing how the building, including the fifth floor, will appear from surrounding streets.

**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. These aspects are as follows:

- The proposal is adjacent to a residential use (all directions)

- The proposal includes waivers to the standards in BMC 20.03.120 and 20.03.130

---

## SITE PLAN REVIEW

**Residential Density:** The property is approximately 0.19 acres in area. The petition is for 20 units with 27 bedrooms. The DCO allows for 60 units per acre, or 11.4 units on this property. The proposed density, once DUEs are considered, is 8.76 DUEs or 46.1 DUEs per acre. This density is below the maximum density of the DCO.

**Parking:** The petitioner is proposing 11 off-street parking spaces. Within the DCO, the UDO sets a minimum parking requirement for the project's 27 bedrooms at 11 off-street parking spaces. The petitioner is proposing 11 parking spaces, which meets the minimum standard.

**Bicycle Parking:** A 27 bedroom multi-family development requires 5 bicycle parking spaces. Class-1 and covered spaces are not required. The site plan currently shows 6 bicycle parking spaces along the street. Four potential additional spaces are shown inside of the garage. However, the petitioner is not sure if this location is feasible given the location of the internal mechanical equipment for the building. The bike parking along the street will require approval of an encroachment agreement.

**Materials:** The majority of the building is clad in brick, cast stone and metal panels. The metal panels are used on the "tower" elements and the building cap/cornice. The sides and rear of the building also utilize cementitious siding. Cementitious siding is only permitted in this overlay as a secondary exterior finish material covering no more than 20% of any façade. The east side of the building is 100% cementitious siding, the north side is approximately 84%, and the south side is approximately 70%. The west (front) façade of the building is approximately 11% cementitious siding, which meets the standard. A waiver is required to allow cementitious siding as a primary exterior finish material on the other elevations.

**Material Waiver-20.03.130(b)(4)(A)(v):** A waiver from the standards of the UDO is required to allow cementitious siding as a primary exterior finish material, covering more than 20% of the south, north and east façades. The 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 siding is proposed only on the functional sides of the building. The proposed brick and stone wrap around the front corners of the building provide a uniform material at the corner. Planning staff believes that the amount of cementitious siding is appropriate on these façades because, when the adjacent

property to the south is completed, it will likely not be readily visible from the street. Staff recommends approval of the waiver.

**Height:** The building is essentially a 4-story building, with rooftop architectural elements and a partial fifth floor penthouse increasing the height. The majority of the building mass is at 50'. The pitched roof "cap" of the tower adds about 9 feet to the height of the building along the street. In addition, a partial fifth floor is proposed that is set back from the street 57 feet. The height of the fifth floor increases the building height to 60'8" The maximum height in the DCO is 50 feet.

**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 in height along the street, with the fifth floor stepped back from the street, which complies with the policies of the Downtown Plan.

**Step back:** The DCO 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 60'8" tall. The proposed stepback for the partial fifth floor occurs at 50 feet instead of 45 feet, not including the "tower" architectural element. A waiver is required.

**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 50 feet without a step back. 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 building is 4 stories at the build-to line, with the partial fifth floor stepback 57 feet from the street edge. Staff recommends approval of this waiver.

**Window Design:** The DCO requires windows that are at a minimum 1:1.5 ratio of width to height. Several window openings on the front of the building are of a proportion that is closer to 1:0.8 because the wall openings are wider than they are tall and two windows are "Ganged" inside of the opening.

**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 for 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 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 standards, staff finds it appropriate to allow some flexibility in design to achieve more variety in building façades and allow a more modern design.

**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. Instead of a concrete sidewalk on Morton St., the petitioner proposes to extend the brick sidewalk that was installed further to the south. The brick portion would be in the main pedestrian travel route, while the rest of the sidewalk would be concrete. The DCO also requires decorative pedestrian scale street lamps along each street frontage. One light is planned along Morton St.

**Entrances:** The building contains one prominent pedestrian entrance. This entrance accesses both the upper story units and the two units on the first floor. The entrance will contain the required 4 foot recess as well as canopies, lighting, building name and address.

**Void-to-solid Percentage:** The DCO sets a minimum upper story void-to-solid architectural standard at 20%. The petition contains approximately 24% void-to-solid. The DCO also sets a minimum first floor void-to-solid at 60%, “consisting of display windows, entries and doors.” The building as proposed contains approximately 28% void. A waiver is required for this standard.

**Void-to-solid Waiver-20.03.130(b)(2)(A):** A waiver from the architectural standard of the UDO is required to allow portions of the first floor along Morton Street to have less than 60% void area. The need for this waiver is driven by the fact that the first floor is entirely residential in nature. A 60% void-to-solid ratio assumes a first floor commercial storefront, whereas commercial space is not required in this portion of the DCO. Staff finds that the proposed first floor void is appropriate for a residential use on the first floor.

**Utilities:** Water and sanitary sewer services are available in Morton Street. Stormwater will be captured and directed to the nearby public storm sewers. Stormwater and utility plans have been submitted to the City Utilities Department and are under review.

**Parking Access Aisle Variance:** Due to the narrow width of the lot (62’9”) the petitioner has found it difficult to meet the minimum parking lot design standards. A typical double stacked parking bay is 60 feet wide. This would be difficult to accomplish on a lot of this width. The petition proposes to reduce the width of the access aisle between the spaces. The UDO requires a 24 foot width and the petitioner proposes a 21’6” width. To compensate for this reduction they have proposed wider than normal parking spaces to allow for increased turning movements. This is a not a reduction that can be approved as a waiver by the Plan Commission. A variance will be required for this design.

---

**ENVIRONMENTAL COMMISSION RECOMMENDATIONS:** 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:** The petitioner has stated a willingness to use recycled bricks from the brick sidewalk to the north, use of products that contain recyclable materials, use of a reflective roof, Low-E windows and large window opening to allow for daylight. These features are all above and beyond UDO requirements. Space is available along the north-south alley to the east of the building for future recycling pick-up, however the petitioner does not intend at this time to provide recycling services

---

**DEVELOPER TRACK RECORD:** Developer Elliot Lewis is the principle behind ERL-658, 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, Village at 10<sup>th</sup> and College, Morton Mansions, Eastbay Apartments Phase I. The Horizons building is currently under construction immediate south of this property, as well as Eastbay Apartments, Phase II along the SR 45/46 Bypass. There are no outstanding zoning violations associated with these developments.

---

**CONCLUSIONS:** The Planning Department staff finds that the petition satisfies many of the requirements of the Unified Development Ordinance, including use and density. While some parts of the petition do not meet the standards of the DCO, the requested waivers are appropriate based on the merits of proposal, its compatibility with surrounding buildings and compliance with the recommendations of the Downtown Plan.

---

**RECOMMENDATION:** Based on the written findings above, staff recommends approval of SP-08-10, and all associated waivers, with the following conditions:

1. A minimum of 5 bicycle parking spaces are required.
2. A right-of-way encroachment must be approved for the street light, canopy and bike racks. Street lighting must be full cut-off, fully shielded, pedestrians scale lighting.
3. Final City Utilities Department approval is required before release of any permits.
4. The proposed building must be constructed utilizing the same materials and architectural details as shown in the submitted elevations.
5. Approval of this site plan is contingent on the approval of a variance from minimum parking access width standards.

# MEMORANDUM

**Date:** June 1, 2012  
**To:** Bloomington Plan Commission  
**From:** Bloomington Environmental Commission  
**Through:** Linda Thompson, Senior Environmental Planner  
**Subject:** SP-21-12: Morton Grads Apt., ERL 658 LLC

---

This memorandum contains the Environmental Commission's (EC) input and recommendations regarding the site plan for SP-21-2012, Morton Grads Apartments, 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 somewhat permeable, covered by grass, gravel and several trees, and thus is providing minimal ecological services.

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

### 1.) GREEN BUILDING:

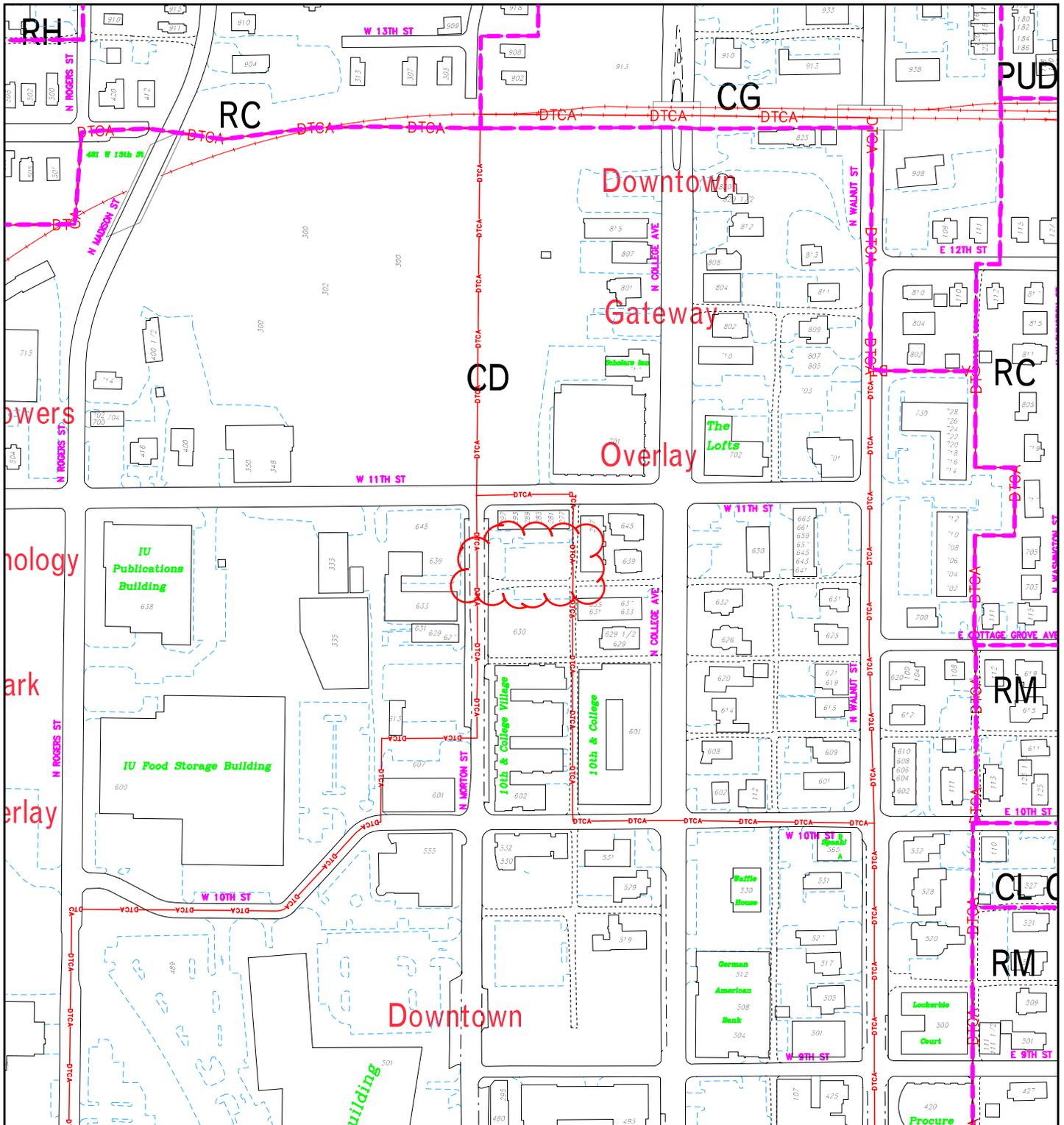
The EC recommends that the developer commit to green building practices rather than simply stating that they are interested in such practices. The built environment (sometimes referred to as gray infrastructure) impacts health, economy, ecological services, and the overall quality of life, as recognized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

Green building can provide substantial savings in energy costs to a building over its life cycle and is thus an especially prudent investment in this time of rising energy prices. Green building features are consistent with the spirit of the UDO and supported by Bloomington's overall commitment to sustainability and its green building initiative (<http://Bloomington.in.gov/greenbuild>). Sustainable building practices are explicitly called for by the Mayors' Climate Protection Agreement signed by Mayor Kruzan, by City Council resolution 06-05 supporting the Kyoto Protocol and reduction of our community's greenhouse gas emissions, and by City Council resolution 06-07, which recognizes and calls for planning for peak oil.

Given this plan will result in a surface that is nearly 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.

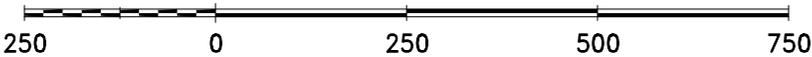
## **EC RECOMMENDATIONS:**

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-21-12  
Location Map

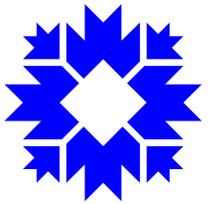
By: roachja  
6 Jun 12



For reference only; map information NOT warranted.



City of Bloomington  
Planning



Scale: 1" = 250'



May 15, 2012

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

Attn: Mr. James Roach

**RE: Morton Grad Apartments**

**PETITIONERS STATEMENT**

Dear Mr. Roach

Studio 3 Design is pleased to submit the attached apartment development, "Morton Grad" for Plan Commission review. The following document outlines the project scope and addresses comments received to date regarding the project. Please take time to review and contact us with any additional questions.

<u>Apartment Types</u>	<u>Count</u>	<u>Beds</u>
Studio Apartment	4 Units	4 Beds
1 Bedroom Flat	8 Units	8 Beds
Jumbo 1 Bedroom Flat	3 Units	3 Beds
2 Bedroom Flat	3 Units	6 Beds
3 Bedroom Townhouse	2 Units	6 Beds
	<hr/>	<hr/>
	<b>20 Units</b>	<b>27 Beds</b>

**Property density:**

Site: 62'-9" x 132' = **.19 acres**  
60 apartments/ acre = **11.4 DUE's allowed**

Studio	.20 DUE x 4 = .8 DUE's
1 bed	.25 DUE x 8 = 2.00 DUE's
Jumbo 1 bed	.66 DUE x 3 = 1.98 DUE's
2 bed	.66 DUE x 3 = 1.98 DUE's
3 bed	1.0 DUE x 2 = 2.00 units

**8.76 DUE's provided (11.4 DUE's allowed)**

**Non-Residential space - Retail**

Retail space is not required in this location per the UDO.

**Parking Counts**

Required parking for 27 beds.	<b>10.6 spaces</b>
<u>Level 1 parking garage</u>	<u>11 spaces</u>
Total on-site	<b>11 spaces</b>

**Project Location**

The project is located on Morton Street between 10<sup>th</sup> and 11<sup>th</sup> Street. The surrounding land use includes apartment buildings to the North, East and South, and Office buildings and an empty warehouse across Morton street to the West. The lot is currently being used as a staging area for the developers current building under construction (Tenth & College Horizons) to the South. There are no historic buildings or homes in the immediate vicinity to take into consideration.

**Project Concept**

The buildings architecture is defined by strong massing, verticality of building elements, and a simple corner tower that defines the corner of the building and provides a bookend to the developers overall Morton Street development. The overall forms, detailing and material palette has been simplified to provide a modern twist that is less literal in its execution. The structure takes a simple shape for building efficiency and stacks the building over a parking garage. Internally, building is divided into smaller dwelling units all accessed off of a common covered exterior walkway system that has been sized to serve as the primary path to each unit.

**Building Scale / Massing / Articulation**

The Morton Street elevation forms the primary facade for the project and has been articulated to create a defined base body and cap for the building. A dark brown toned brick capped with a stone water table wraps the west façade and wraps back 30 feet on the north and south to create the base of the building. A lighter shade of brick defines the body of the building with the darker base color brick used to accentuate the building setbacks and heighten the perceived depth of the recesses. Stone bands are introduced at each floor line to articulate the façade and break down the building scale.

At the northwest corner of the building, a tower element detailed in metal panel projects out slightly from the wall plane to form an anchor for the façade. The tower is capped with a simple pyramidal metal roof that slopes back and away from the street front. The cap of the building is defined by a simple metal panel system that wraps the building and ties into the tower elements.

The building as a whole provides a similar vernacular with both form and material as the developers Morton Mansions building at the corner of 10<sup>th</sup> Street and Morton Street. The tower at the far north corner of the façade is designed in part with the south tower of the Morton Mansions building to provide bookends to the developers 4 adjacent buildings that extend down Morton Street.

A pattern of both large and small windows detailed with simple heads and sills wrap the building. A rich palette of building materials with banding at the floor lines breaks the four level street front apartments vertically into smaller components and accent the facade. 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 Tenth and College Horizons streetscape and complete the transformation of the east side of Morton Street into a vibrant urban setting.

### **Study Rooms**

In addition to the 20 apartment units, the building will house (4) small study rooms. The target demographic for this will be graduate students and by providing these study rooms, residents will have the ability to sign out a room for a specific block of time to study in alone, or in a group setting.

### **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 6" mullion between each window unit allowing for the rectangular units to be grouped together to create the best possible natural interior lighting.

### **Parking Garage**

Parking is located under the building on level 1 and is accessed from the alley that bounds the property to the south. This access ramp will be serve both inbound and outbound traffic for the garage. The parking garage layout contains 11 parking spaces measuring 18'-0" deep by 11'-4" wide separated by a 22'-8" drive lane. The parking spaces have been designed to be much wider than the required 9'-0" to accommodate for the slightly smaller drive lane than the required 24'-0". Turning radii have been reviewed to confirm the functionality of the layout.

### **Streetscape**

A simple rhythm of (2) grated trees and a single pole mounted acorn style street lamp are set in a hard-scape sidewalk with a pattern of brick pavers to enhance the curb appeal and charm of the development. Where possible, additional landscaping and bike racks have been provided.

### **Site Accessibility**

Pedestrians can enter the site at grade off of Morton Street under a metal panel building Canopy. The primary entrance from Morton Street provides an accessible entry path to the buildings common lobby area, which is also accessible from the parking garage area via a secured door.

All other building access points are through secured stair towers. Both of the apartments located on level 1 are accessible from the building lobby to provide a higher level of security for the tenants than if the entry doors opened out towards the street.

By code, since the building contains 20 or more apartment units, we are required to provide (1) full ANSI type A unit. The one bedroom unit on the first floor will be designed as a fully accessible unit to accommodate any tenants with a disability that require special accommodations.

### **Building Façade modules**

While the building is not wide enough to require the UDO's requirement for a physical break in the horizontal plain of the building every 66' horizontally, it still provides a 4 foot setback in the center of the building to help break down the massing of the West façade and provide a more dynamic look from the street. This area also has a change in color to further enhance the depth and feel of the setback

### **Building Heights**

The site slopes approximately 17 feet with a low point at the SW corner (Morton St. and south alley) and a high point at the NE corner (east alley and property to the north). The building sets its main level in relation to the existing site in the center of the property to allow for accessible entrances into the building lobby.

The main body of project is a 4 story structure (garage, plus 3 levels of apartments), with a small 1200 s.f. 5<sup>th</sup> level penthouse containing the upper level of the (2) 3 bedroom townhome units. As shown in the attached roof plan drawing (A5), this 5<sup>th</sup> floor area sits almost 60' back from the property line on Morton Street, and has setbacks from the property lines on the remaining 3 sides of the building. This small penthouse and the pyramidal tower on the northwest corner of the building are the only elements that break the 50'-0" height limit of the UDO. The attached elevations provide target points for the various parapet heights along the façades as measured from the building lobby at level 1. While the building does exceed the 50 foot height limit set out by the UDO, we feel the building height is within the context of the surrounding area.

There are 3 projects in the immediate vicinity that have a 5<sup>th</sup> level. The Tenth and College Village (completed August 2009) to the south utilizes a similar approach with 2 small 5<sup>th</sup> level penthouse areas that pop up above the main 4 story volume of the building. The project on the north-west corner of 11<sup>th</sup> Street and College Ave (completed August 2011) and the development currently under construction north of 11<sup>th</sup> Street at the intersection of Morton St. both contain much larger 5<sup>th</sup> level areas and have both been approved by the planning commission within the past 2 years.

### **Building Materials**

Architectural cast stone, two colors of brick and an insulated metal panel system form the palette for the Morton street elevation and roughly 30 feet of façade extending back on the North and south elevations. A metal panel cap with clean and consistent detailing wraps all sides of the building at the parapet level. The remainder of the building is clad primarily in a cementitious lap siding in context with many of the adjacent developments.

### **Void to Solid Percentages**

The UDO asks for a building in this area to have a 60% void to solid ratio on the ground floor and 20% void to solid ratio on the upper floors. While the 60% ratio helps to encourage interaction between the public sidewalk and uses such as retail and offices, this development is not required

by the UDO to have this type of space. This development contains apartment units on the ground floor, thus making it difficult to achieve the required 60% ratio. As such, the ground floor of the building currently has a 28% void to solid ratio, while the upper floors have a 24% void to solid ratio. An effort has been made to enlarge the window area on the ground floor while still maintaining the residential style to go along with the intended use.

### **Bike Storage/ Parking**

An effort has been made to make the facility “bike friendly” through the incorporation of bike parking focused around the Morton Street building entry point for the convenience of the residents. (8) Visitor bike spaces will be provided at the buildings main entrance. A secured bike room is not required based on the building scale and number of units.

### **Environmental 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 – This includes both materials with recycled content as well as building materials that have been harvested and manufactured within a 500 mile radius.
- Energy efficient windows with low-E glazing
- White reflective roofing membrane for energy conservation
- Use of larger window openings for natural day lighting of interior spaces to cut down on the use of artificial lighting.

### **Build to Line**

The project meets the requirement of the UDO to have the Morton Street façade constructed on the build-to line.

### **Building Entrances**

The building has (1) pedestrian entry off of Morton Street, (1) secondary pedestrian from the parking garage and (1) entrance into stair tower accessed from the parking garage. Additionally, there is a vehicular route into the site accessed from the alley that bounds the property to the south. The primary building entrance off Morton Street is accented with lighting and covered by a building canopy. Building signage is located on the canopy and an address stone is set into the masonry veneer near the entrance.

### **Encroachments:**

The project will require the following encroachments with the city:

- (1) Pole mounted acorn style street light along Morton Street.
- (2) Street trees along Morton St.
- Morton street landscape bed- does not encroach on the sidewalk zone
- Morton street bike racks (4) – do not encroach on sidewalk zone

- Cap on the tower at the northwest corner of the building, at approximately +50' above grade, extending 6" over the property line.

### **Stormwater Detention**

Stormwater detention will be contained in a stormwater vault located in the parking garage area that drains into the cities storm sewer in the south alley.

### **Trash Removal**

Trash removal has been provided off of the East alley. The grade will be leveled at this location to assist in the roll-out of trash containers on pick-up days. The alley will be modified to have a concrete apron for the garbage truck to sit on while dumping the trash.

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

The project will connect to the water main along Morton Street. A master meter will be installed outside of the City right of way at the northwest corner of the site 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.

### **Utility Easement:**

There is an existing 12' x 20' utility easement for Duke Energy located in the far southeast corner of the site. There will be no building elements on or above this easement.

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

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

### **Sewer Service**

The project will connect to the city sewer mains at one location. The location will be made to the existing City sewer main routed 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 a cable/phone/internet provider to be determined will provide for the service needs of the development. We anticipate the placement of one transformer on the existing 12' x 20' easement 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.

**Anticipated Waivers**

We will be asking for 2 waivers for the development:

1. A height waiver to allow the building to be built over the 50'-0" height limitation imposed by the UDO. As expressed earlier in the petitioners statement, we feel this waiver should be granted based on the small area of the building that is exceeding the height limit as well as the fact that there are 3 developments withing the past few years that have been granted this waiver, with 2 of them in recent years having a significant portion of the building footprint over the 50'-0" height.
2. A waiver is being requested to allow the ground floor of the building to have a 20%+ void to solid ratio in lieu of the 60% required by the UDO. This 60% ratio is intended for buildings that contain retail or office use on the ground floor, or which this development is not required to have. We feel that since the ground floor of this development has 2 residential apartment units, that the intent should fall under the 20% void to solid ratio that is required for the residential upper floors. An effort has been made to enlarge the window area on the ground floor while still maintaining the residential style to go along with the intended use.

Respectfully submitted,

STUDIO 3 DESIGN, INC



J. Zach Bode



1 MORTON STREET ELEVATION  
1/8" = 1'-0"

SHEET NUMBER

A6

SHEET DESCRIPTION

Morton Street Elevation

PROJECT NO.

12028

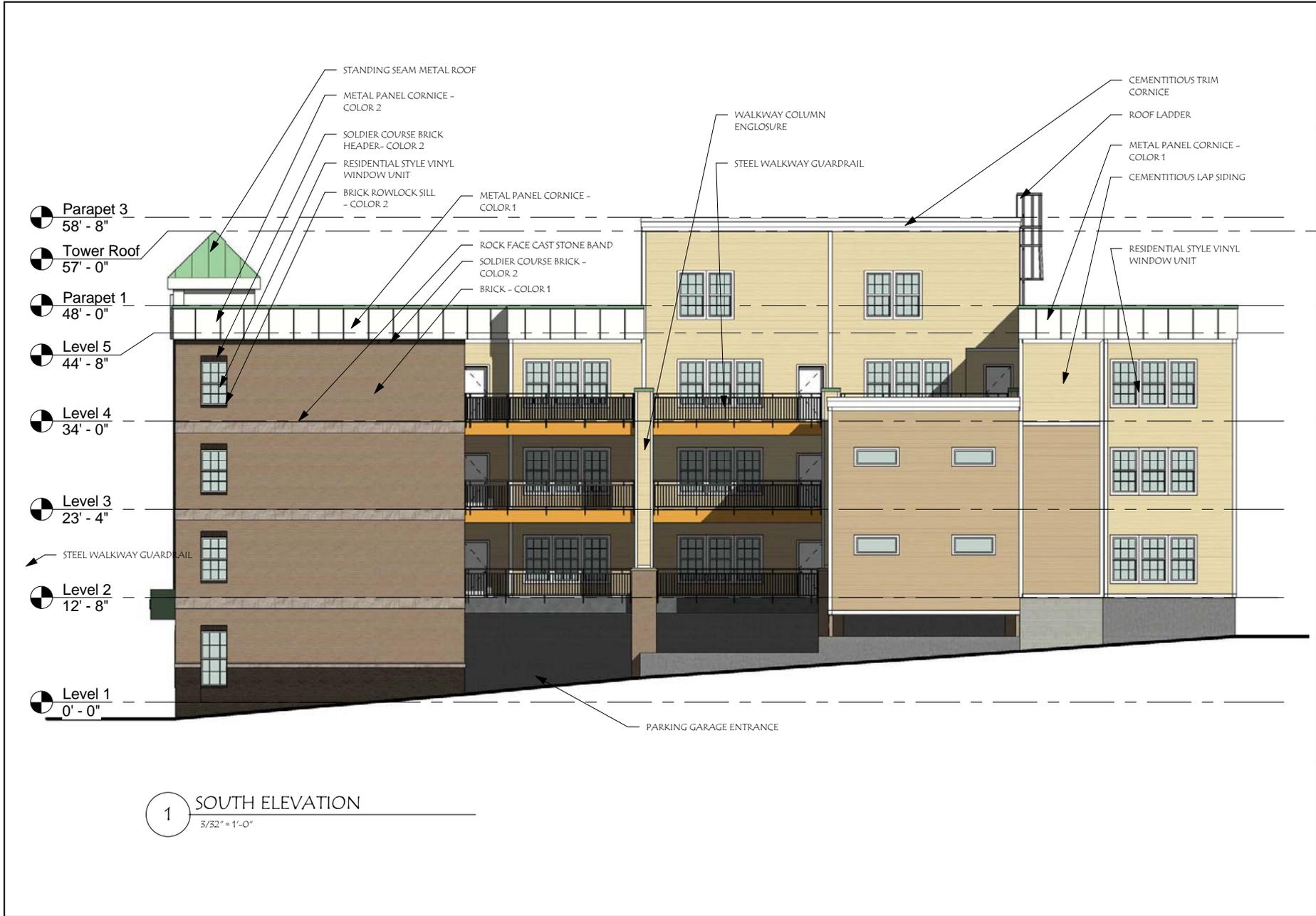
DATE

5-29-12

ERL-658, LLC.  
Morton Grad Apartments  
Bloomington, Indiana



SP-21-12  
Front/west Elevation



1 SOUTH ELEVATION  
3/52" = 1'-0"

SHEET NUMBER <b>A7</b>	
SHEET DESCRIPTION <b>South Elevation</b>	
PROJECT NO. <b>12028</b>	DATE <b>5-29-12</b>
<b>ERL-658, LLC.</b> <b>Morton Grad Apartments</b> Bloomington, Indiana	

SP-21-12  
Alley/south Elevation



1 EAST ELEVATION  
3/32" = 1'-0"

SHEET NUMBER

A8

SHEET DESCRIPTION

East Elevation

PROJECT NO.

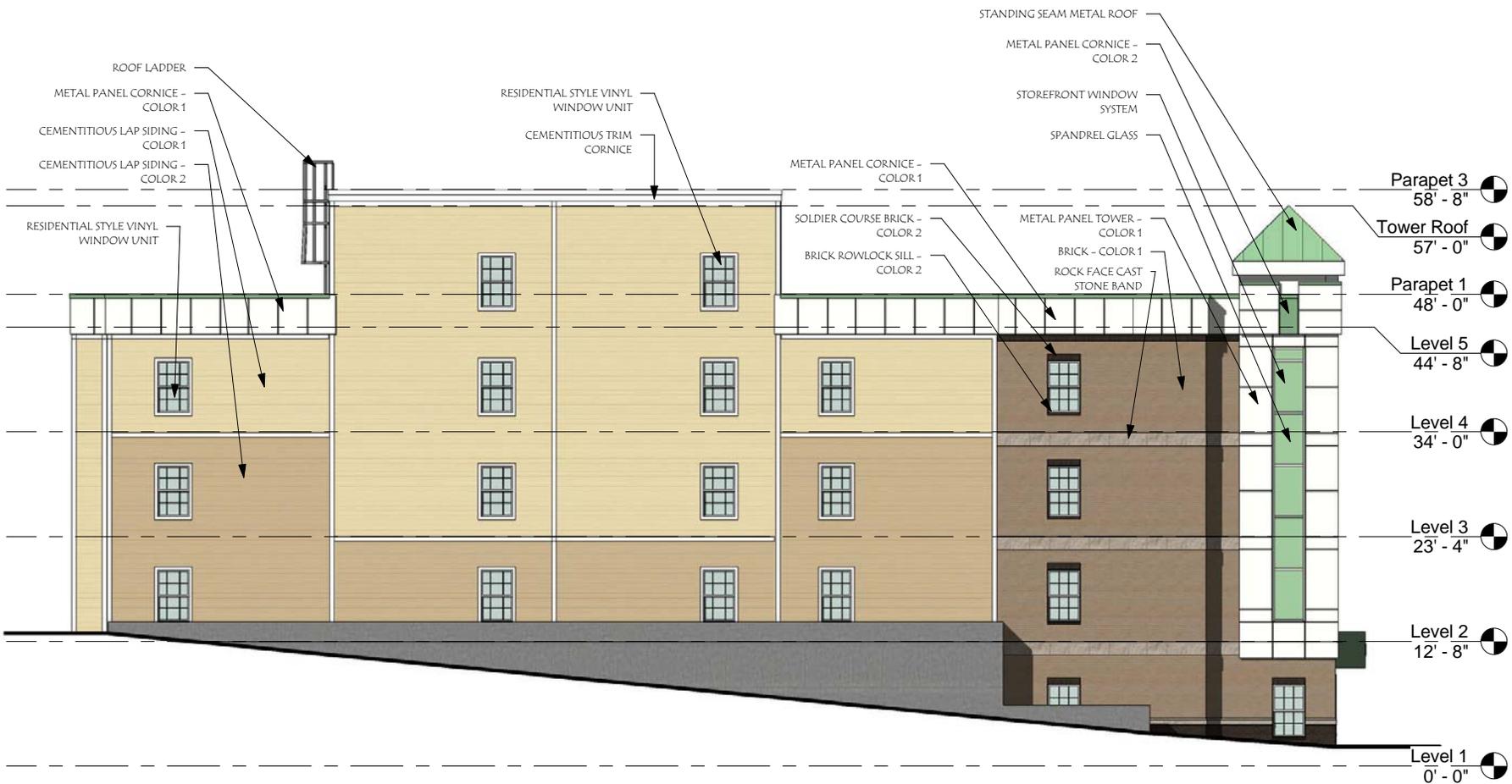
12028

DATE

5-29-12

ERL-658, LLC.  
Morton Grad Apartments  
Bloomington, Indiana





1 NORTH ELEVATION  
 3/32" = 1'-0"

SHEET NUMBER  
**A9**

SHEET DESCRIPTION  
**North Elevation**

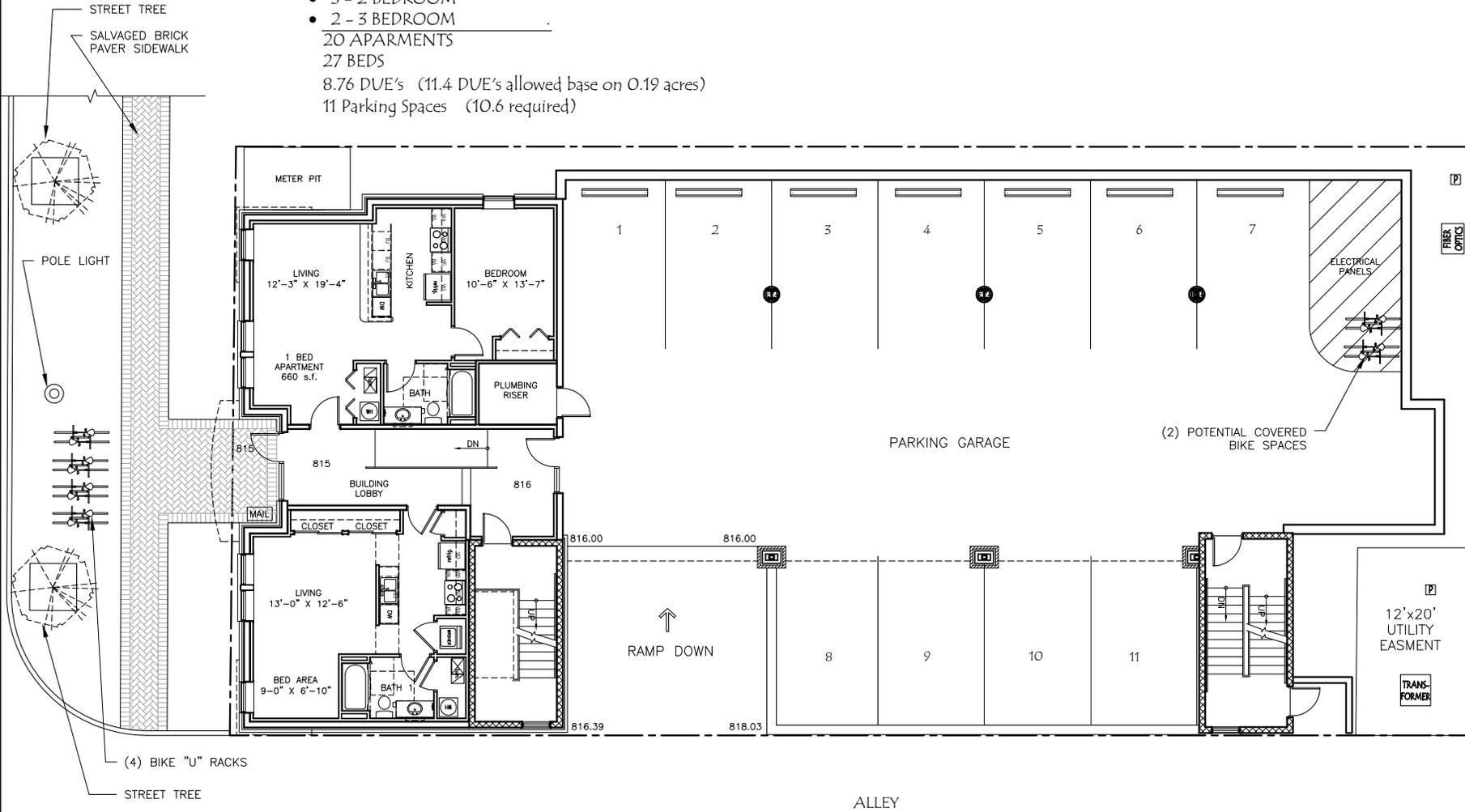
PROJECT NO. <b>12028</b>	DATE <b>5-29-12</b>
-----------------------------	------------------------

**ERL-658, LLC.**  
**Morton Grad Apartments**  
 Bloomington, Indiana



SP-21-12  
 North Elevation

- 4 - STUDIO
  - 8 - 1 BEDROOM
  - 3 - JUMBO 1 BEDROOM
  - 3 - 2 BEDROOM
  - 2 - 3 BEDROOM
- 20 APARTMENTS  
27 BEDS  
8.76 DUE's (11.4 DUE's allowed base on 0.19 acres)  
11 Parking Spaces (10.6 required)



LEVEL 1 FLOOR PLAN  
3/32" = 1'-0"

SHEET NUMBER  
**A1**

SHEET DESCRIPTION  
**LEVEL 1  
FLOOR PLAN**

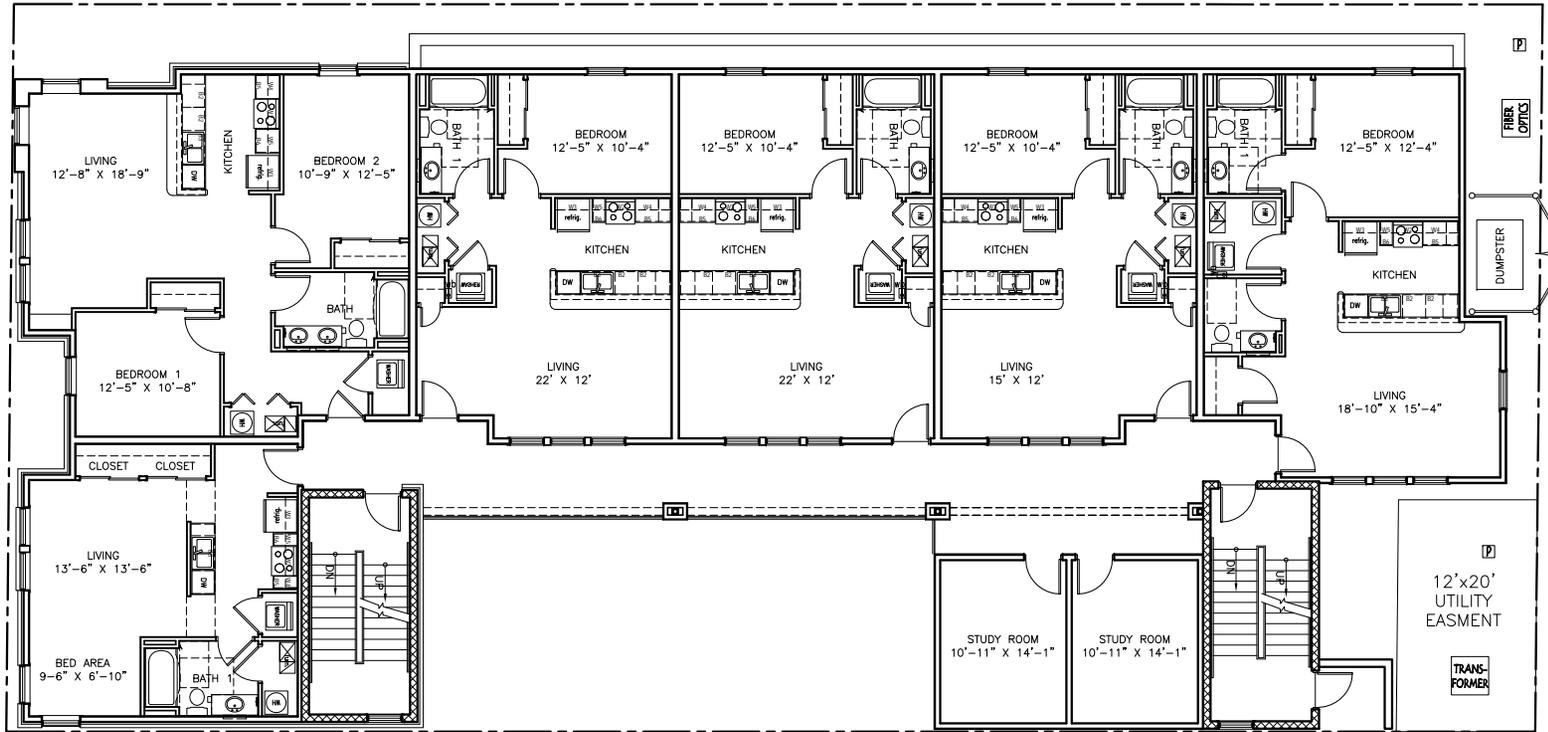
PROJECT NO.  
**12028**

DATE  
**5-29-12**

**ERL-658, LLC**  
**Morton Grad Apartments**  
Bloomington, Indiana

**STUDIO  
THREE  
DESIGN**  
www.studiodesign.net  
317.872.1238 Fax  
804 Altonville Road, Suite 200 Indianapolis, IN 46205

- 4 - STUDIO
  - 8 - 1 BEDROOM
  - 3 - JUMBO 1 BEDROOM
  - 3 - 2 BEDROOM
  - 2 - 3 BEDROOM
- 20 APARTMENTS  
27 BEDS  
8.76 DUE's (11.4 DUE's allowed base on 0.19 acres)  
11 Parking Spaces (10.6 required)

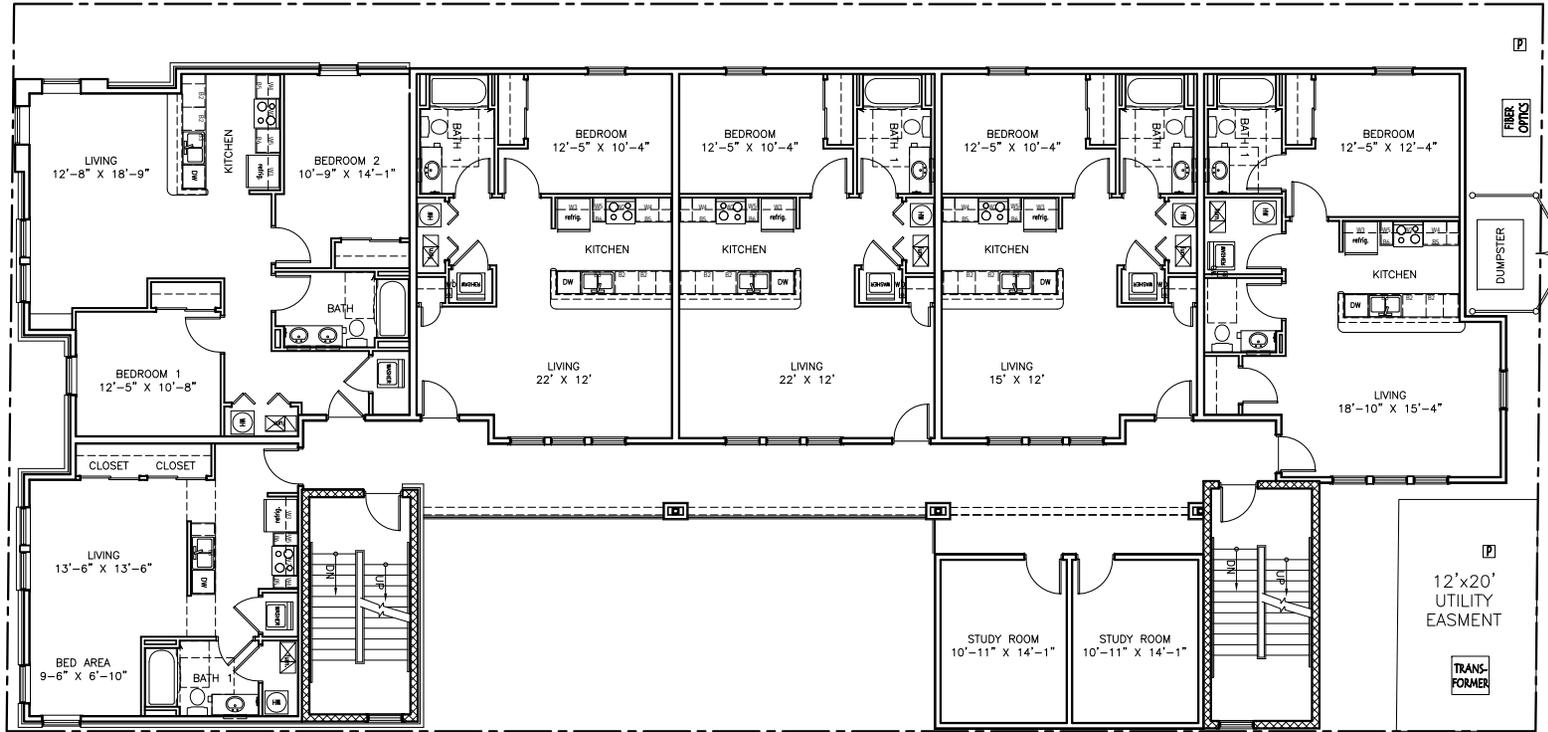


LEVEL 2 FLOOR PLAN  
3/32" = 1'-0"

SP-21-12  
Second Floor Plan

PROJECT NO. 12028		SHEET NUMBER A2	
DATE 5-29-12		SHEET DESCRIPTION LEVEL 2 FLOOR PLAN	
ERL-658, LLC Morton Grad Apartments Bloomington, Indiana			
STUDIO THREE DESIGN <small>317.861.0000 main    317.872.1238 fax www.studiodesign.net 8504 Altonville Road, Suite 200 Indianapolis, IN 46250</small>			

- 4 - STUDIO
  - 8 - 1 BEDROOM
  - 3 - JUMBO 1 BEDROOM
  - 3 - 2 BEDROOM
  - 2 - 3 BEDROOM
- 20 APARTMENTS  
27 BEDS  
8.76 DUE's (11.4 DUE's allowed base on 0.19 acres)  
11 Parking Spaces (10.6 required)



LEVEL 3 FLOOR PLAN  
3/32" = 1'-0"

SHEET NUMBER

A3

SHEET DESCRIPTION

LEVEL 3  
FLOOR PLAN

PROJECT NO.

12028

DATE

5-29-12

ERL-658, LLC

Morton Grad Apartments

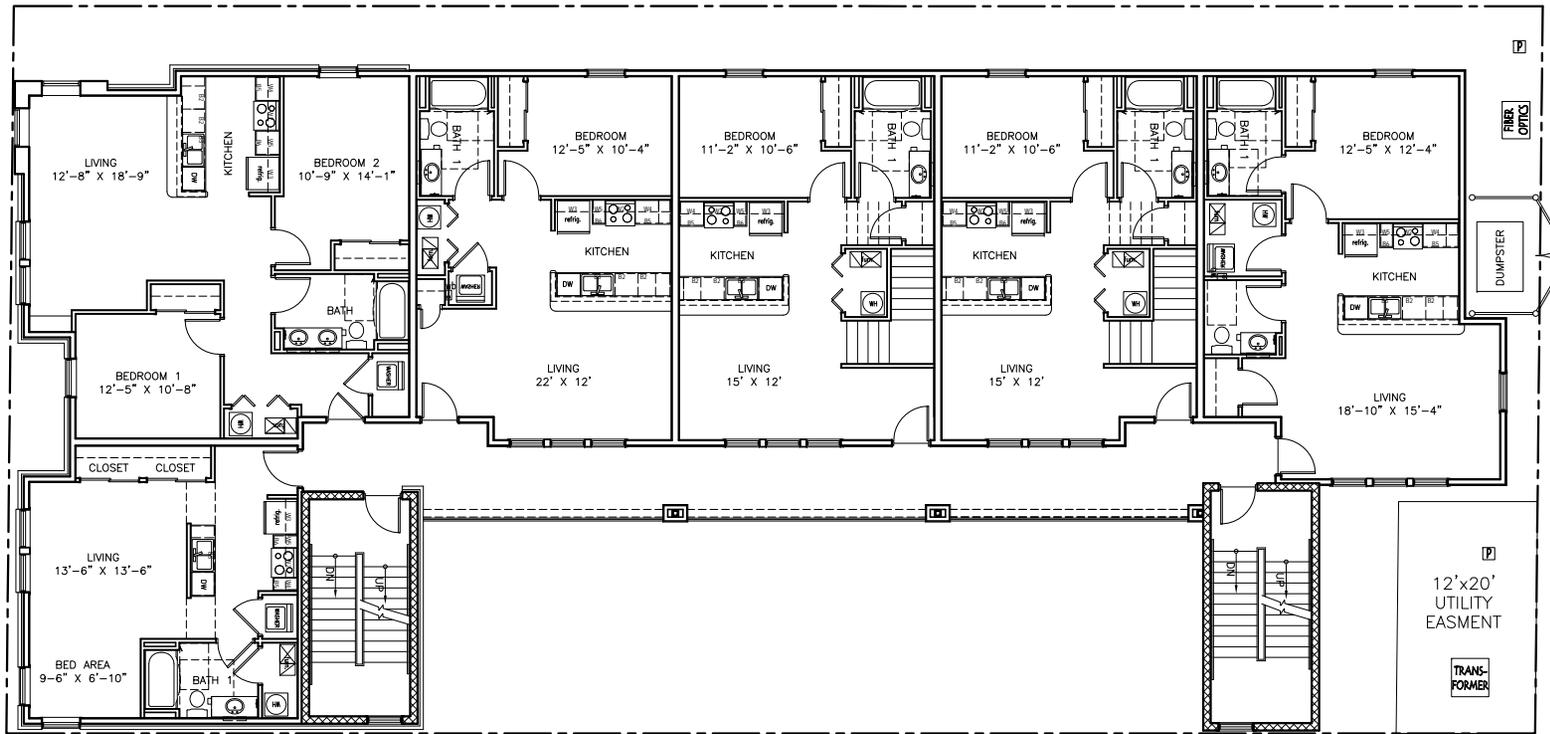
Bloomington, Indiana

STUDIO  
THREE  
DESIGN

317.872.1238 Fax  
www.studiodesign.net  
6504 Altonville Road, Suite 330 Indianapolis, IN 46226

SP-21-12  
Third Floor Plan

- 4 - STUDIO
  - 8 - 1 BEDROOM
  - 3 - JUMBO 1 BEDROOM
  - 3 - 2 BEDROOM
  - 2 - 3 BEDROOM
- 20 APARTMENTS  
27 BEDS  
8.76 DUE's (11.4 DUE's allowed base on 0.19 acres)  
11 Parking Spaces (10.6 required)



LEVEL 4 FLOOR PLAN  
3/32" = 1'-0"

SHEET NUMBER  
**A4**

SHEET DESCRIPTION  
**LEVEL 4  
FLOOR PLAN**

PROJECT NO.  
**12028**

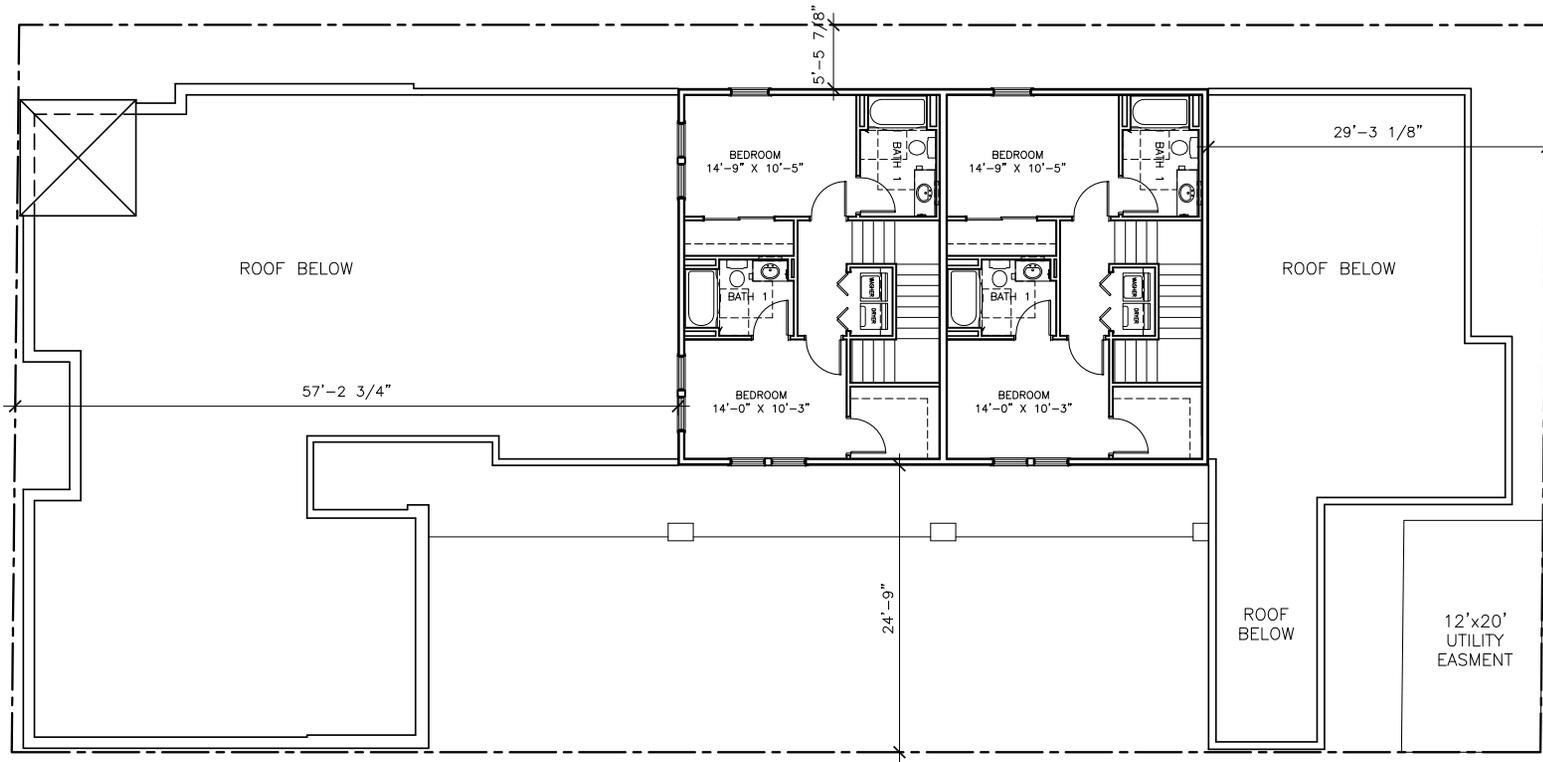
DATE  
**5-29-12**

**ERL-658, LLC**  
**Morton Grad Apartments**  
Bloomington, Indiana

**STUDIO  
THREE  
DESIGN**  
www.studiodesign.net  
317.856.0000 main  
317.872.1238 fax  
8504 Altonville Road, Suite 200 Indianapolis, IN 46250

SP-21-12  
Forth Floor Plan

- 4 - STUDIO
  - 8 - 1 BEDROOM
  - 3 - JUMBO 1 BEDROOM
  - 3 - 2 BEDROOM
  - 2 - 3 BEDROOM
- 20 APARTMENTS  
27 BEDS  
8.76 DUE's (11.4 DUE's allowed base on 0.19 acres)  
11 Parking Spaces (10.6 required)



LEVEL 5 FLOOR PLAN  
3/32" = 1'-0"

SHEET NUMBER  
**A5**

SHEET DESCRIPTION  
LEVEL 5  
FLOOR PLAN

PROJECT NO.  
12028  
DATE  
5-29-12

ERL-658, LLC  
Morton Grad Apartments  
Bloomington, Indiana

**STUDIO  
THREE  
DESIGN**  
www.studiodesign.net  
317.872.1238 Fax  
8501 Altonville Road, Suite 330 Indianapolis, IN 46250

SP-21-12  
Fifth Floor Plan



1 RENDERING LOOKING NORTH ON MORTON STREET

SHEET NUMBER

A10

SHEET DESCRIPTION

VIEW LOOKING  
NORTH ON  
MORTON ST.

PROJECT NO.

12028

DATE

5-29-12

ERL-658, LLC.  
Morton Grad Apartments  
Bloomington, Indiana



SP-21-12  
Model photos



1 VIEW OF WEST FACADE

SHEET NUMBER

A11

SHEET DESCRIPTION

VIEW OF WEST  
FACADE

PROJECT NO.

12028

DATE

5-29-12

ERL-658, LLC.  
Morton Grad Apartments  
Bloomington, Indiana



SP-21-12  
Model photos



1 VIEW FROM WEST ON 11TH STREET

SHEET NUMBER  
**A12**

SHEET DESCRIPTION  
**VIEW FROM WEST  
ON 11TH STREET**

PROJECT NO. <b>12028</b>	DATE <b>5-29-12</b>
-----------------------------	------------------------

**ERL-658, LLC.**  
**Morton Grad Apartments**  
Bloomington, Indiana



SP-21-12  
Model photos



1 VIEW FROM EAST ALLEY

SHEET NUMBER

A13

SHEET DESCRIPTION

VIEW FROM EAST ALLEY

PROJECT NO.

12028

DATE

5-29-12

ERL-658, LLC.  
Morton Grad Apartments  
Bloomington, Indiana





1 VIEW FROM 11TH ST. & COLLEGE AVE.

SHEET NUMBER

A14

SHEET DESCRIPTION

VIEW FROM 11TH  
ST. & COLLEGE  
AVE.

PROJECT NO.  
12028

DATE  
5-29-12

ERL-658, LLC.  
Morton Grad Apartments  
Bloomington, Indiana





1 AERIAL VIEW FROM WEST

SHEET NUMBER

A15

SHEET DESCRIPTION

AERIAL VIEW FROM WEST

PROJECT NO.

12028

DATE

5-29-12

ERL-658, LLC.  
Morton Grad Apartments  
Bloomington, Indiana



SP-21-12  
Model photos



1 AERIAL VIEW FROM EAST

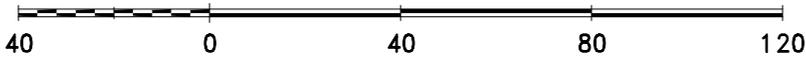
SP-21-12  
Model photos

PROJECT NO. 12028		SHEET DESCRIPTION AERIAL VIEW FROM EAST		SHEET NUMBER A16	
DATE 5-29-12		ERL-658, LLC. Morton Grad Apartments Bloomington, Indiana			
					

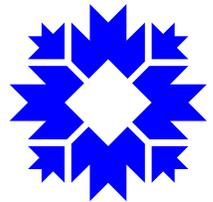


SP-21-12  
2011 Air Photo

By: roachja  
7 May 12



City of Bloomington  
Planning



Scale: 1" = 40'

For reference only; map information NOT warranted.

---

**PETITIONER:** Patricia C. Coleman (Patricia’s Wellness Arts Café and Quilter’s Comfort Teas)  
725 W. Kirkwood Ave.

---

**REQUEST:** The petitioner is requesting a use variance to allow a farmer’s market and outdoor merchandising within a Commercial Limited (CL) 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 southeast corner of W. Kirkwood Avenue and N. Maple Street and is zoned Commercial Limited (CL). It has been developed with a mixed-use building. The building is primarily a one-story structure, but portions of the building are two-story. Surrounding uses are multi-family, commercial, and office uses to the north and primarily single family houses to the west, south, and east. The building is also located within the Prospect Hill Conservation District. However, a Certificate of Appropriateness is not required for this proposal.

The existing building currently contains three commercial uses: an antique store, Time Flies Antique Gallery; a dog grooming shop, Dog Do; and an art and tea retail shop, Patricia’s Wellness Arts Café and Quilter’s Comfort Teas. The petitioner owns Patricia’s Wellness Arts Café and Quilter’s Comfort Teas and would like to sell merchandise outside her business. Additionally, she would like to invite gardeners and farmers to sell produce outside her store. Musicians, poets, and storytellers may also be invited to participate. She is proposing morning hours between 7:30 and 11:00 A.M. Monday through Saturday and evening hours between 4:00 and 7:00 P.M. on Thursdays.

The Unified Development Ordinance (UDO) does not allow outdoor merchandising within the CL district. Additionally, the UDO does not have a defined farmer’s market use. Temporary farm produce sales are allowed for a maximum of 60 consecutive days with a Temporary Use Permit in some districts, but the petitioner is proposing produce sales that are not temporary and sales in a district that does not allow temporary uses. This use variance request requires Plan Commission review for compliance with the Growth Policies Plan and recommendation to the Board of Zoning Appeals.

---

**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 review whether or not the proposed use will substantially interfere with the GPP.

The GPP designates this property as “Core Residential (CR)”. The fundamental goal of these areas is to protect and enhance “the unique character, urban form, and land

use pattern of the near-downtown residential areas.” With respect to commercial uses in the CR, the GPP states “...neighborhood-serving commercial uses may be appropriate for this district when compatibly designed and properly located to respect and compliment single family dwellings.” It further states that “neighborhood-serving commercial uses... may be most appropriate at the edge of Core Residential areas that front arterial street locations.”

This property is located on W. Kirkwood Avenue, a street designated by the Thoroughfare Plan as a Primary Arterial. W. Kirkwood Avenue is unusual in Bloomington in that it experiences high volumes of automobile traffic while still being pedestrian-scaled.

The Plan for West Kirkwood recommends expanding the uses allowed on W. Kirkwood to create additional commercial development opportunities. A charrette conducted as part of the plan development asked participants to choose new uses that would be welcome on W. Kirkwood. The proposed farmer’s market use is similar to some uses that most participants believed would fit in well on W. Kirkwood, including delis, cafes, small groceries, and art galleries.

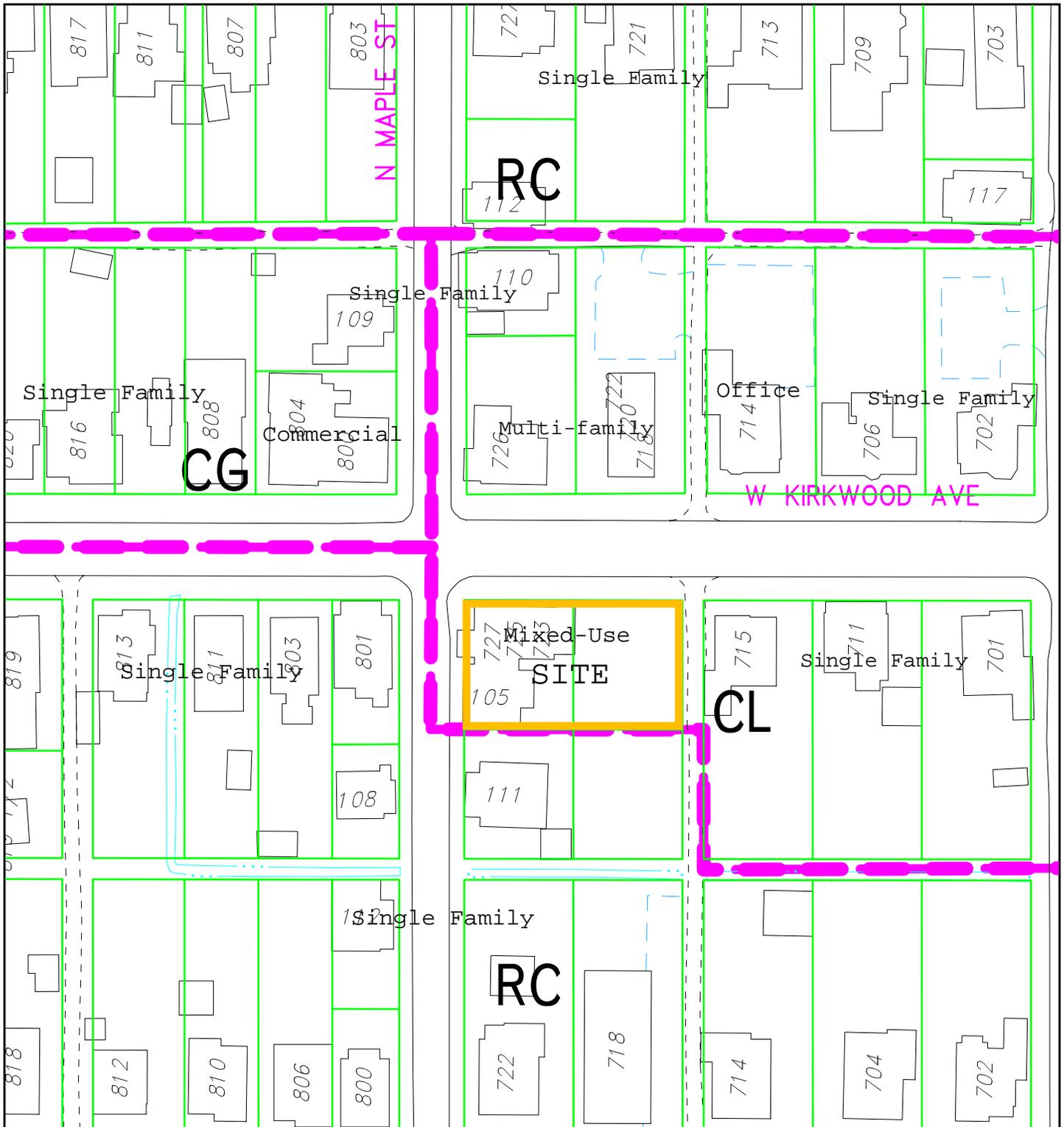
Staff believes that the proposed small scale outdoor sale of merchandise and produce is appropriate in this location. The adjacent antique store also located within this building has grandfathered outdoor merchandising. The use will be neighborhood-scaled and encourage additional pedestrian activity along W. Kirkwood. The Prospect Hill Neighborhood Association voted unanimously at their June 4 meeting to support the variance.

---

**CONCLUSION:** Staff finds that this use will not substantially interfere with the goals of the GPP and that this is an appropriate variance for a neighborhood scale commercial use on a Primary Arterial street.

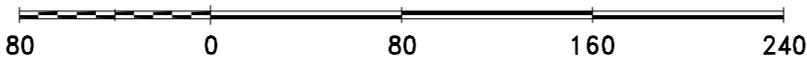
---

**RECOMMENDATION:** Staff recommends that the Plan Commission forward UV-22-12 to the Board of Zoning Appeals with a positive recommendation.



UV-22-12  
 725 W. Kirkwood Ave.  
 Patricia Coleman  
 Surrounding Land Use and Zoning

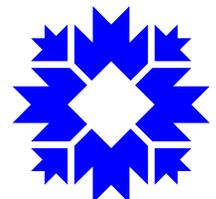
By: bannok  
 4 Jun 12



For reference only; map information NOT warranted.



City of Bloomington  
 Planning



Scale: 1" = 80'

Dear Planning Commission,

I am Patricia C. Coleman, owner of Patricia's Wellness Arts Café and Quilter's Comfort Teas, located at 725 West Kirkwood Avenue between Dog Do and Time Flies Antiques on the South Side of the street near Maple St. and is listed as parcel L18 – 62.00' X 147.00". It is adjacent to L16 (equal size) a gravel parking area.

I am applying for a use variance for the establishment of a farmer's market and for outdoor merchandising. I will also seek permissions to establish an indoor tea bar. To create accessibility into the shop I would put in a ramp and level the area between door seal and shop floor. I will work with the Office of Accessibility to achieve compliance in accordance with government guidelines and regulations. The Morning Market would take place mornings, Tuesday through Saturday (Monday when we begin opening on Mondays) with an evening market on Thursday. The morning market will feature tea, coffee, pastries, etc. of local food artisans, and may include garden/farm producers. Local producers are being invited and artist artisans participating in the Thursday evening market will be invited to do demonstrations or presentations. There may also be musicians, poets and storytellers. The morning hours will be set between 7:30 and 11:00AM; Thursday evening market hours will be set for a time between 4:00 PM and 7:00 PM.

I will use the area in front of my shop and have been given permission to use that in front of Dog Do and Time Flies Antiques and am inviting there participation. The area of use does not encroach upon the public sidewalk.

Buildings in the surrounding area are private homes, rental homes, apartments, legal offices, the antique store and dog washing business mentioned above, a community garden and Kirkwood Café.

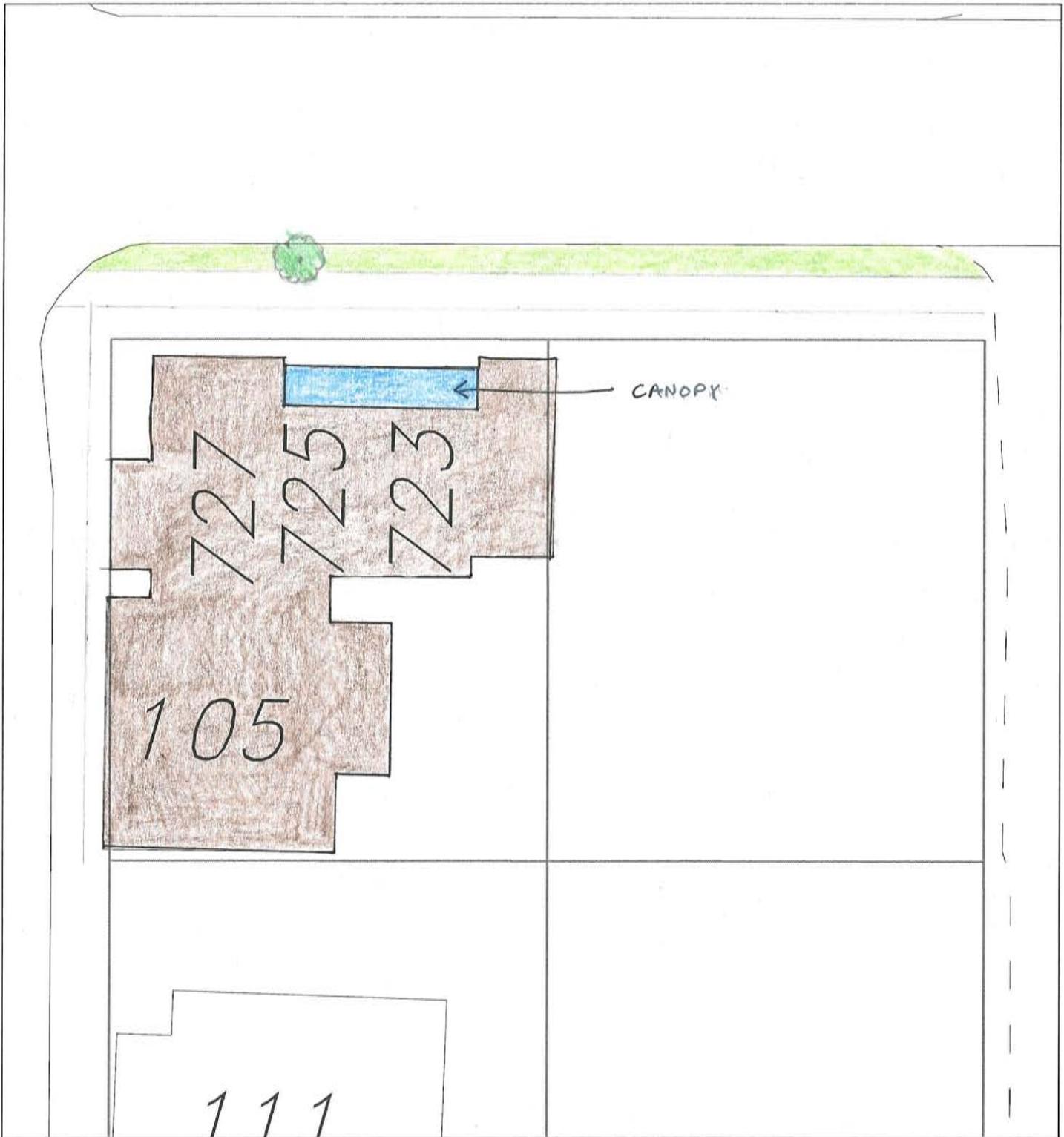
There will be a small table with chairs or a bench for visitors seating. This seating is in an area in front of my store and does not encroach on the city walk. Many of my visitors will be on foot or bicycle; others will be in cars already traveling by. We will use recyclable cups and napkins, and encourage our clients to bring their own to-go cups and containers. Besides the parking lot adjacent to the shops, there is on street parking and city transportation. We will gather recyclables and trash.

Thank you.

Sincerely,

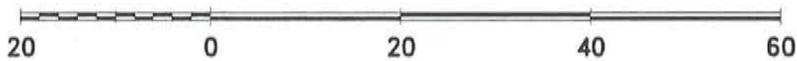
Patricia

Patricia C. Coleman  
Patricia's Wellness Arts Café and Quilter's Comfort Teas  
725 West Kirkwood Avenue  
Bloomington, Indiana 47404  
812-334-8155



UV-22-12  
 725 W Kirkwood  
 Patricia Coleman  
 Site Plan

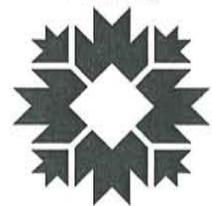
By: bannonk  
 1 Jun 12



For reference only; map information NOT warranted.



City of Bloomington  
 Planning



Scale: 1" = 20'

TIME FLIES

ANTIQUES

75

ANTIQUES

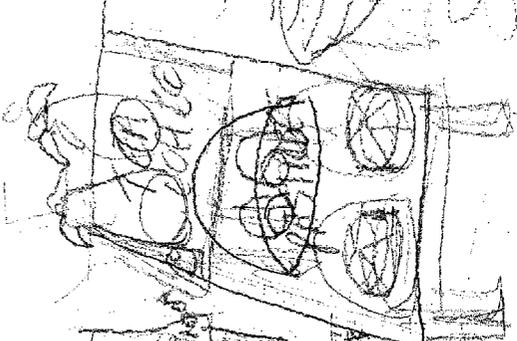
RAMP

TEA  
COFFEE  
CIGARETTES  
SWEETENERS

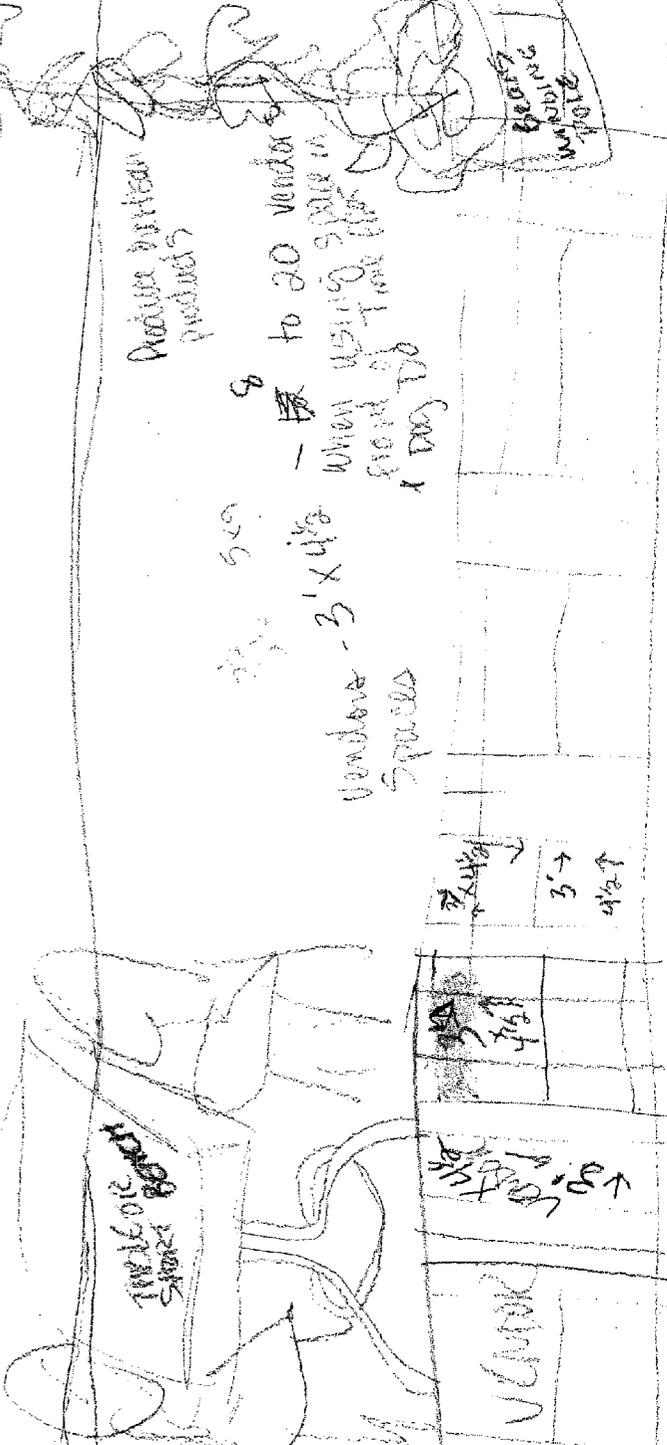
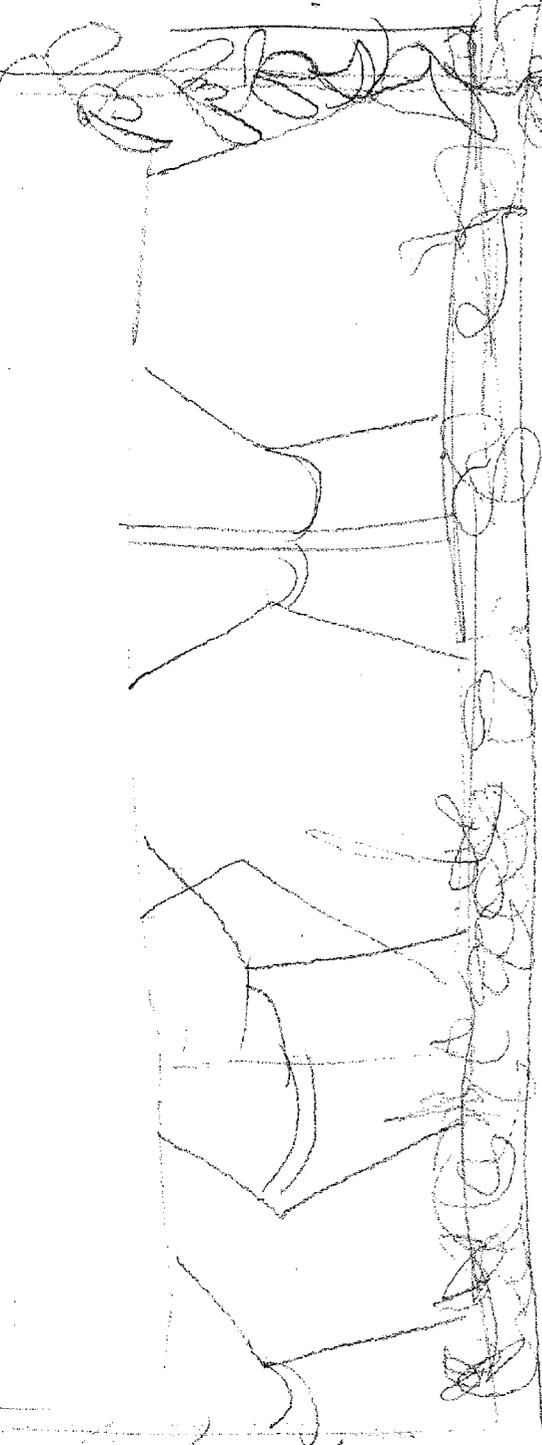
CHEESE  
MEATS  
FRUITS  
VEGETABLES

CLEAR  
DISKS

pumpkin



PUBLIC MARKET



Produce between products

5'0" 5'0"

Vendors - 3' x 4 1/2" Spaces

8 to 20 Vendor Spaces in front of Time floor 1 Day 10

Produce  
Produce  
Produce  
Produce

← 7' 1/2" →  
3' →  
4' 1/2" ↑

THREE OR FOUR SPACES

← 8' 1/2" →

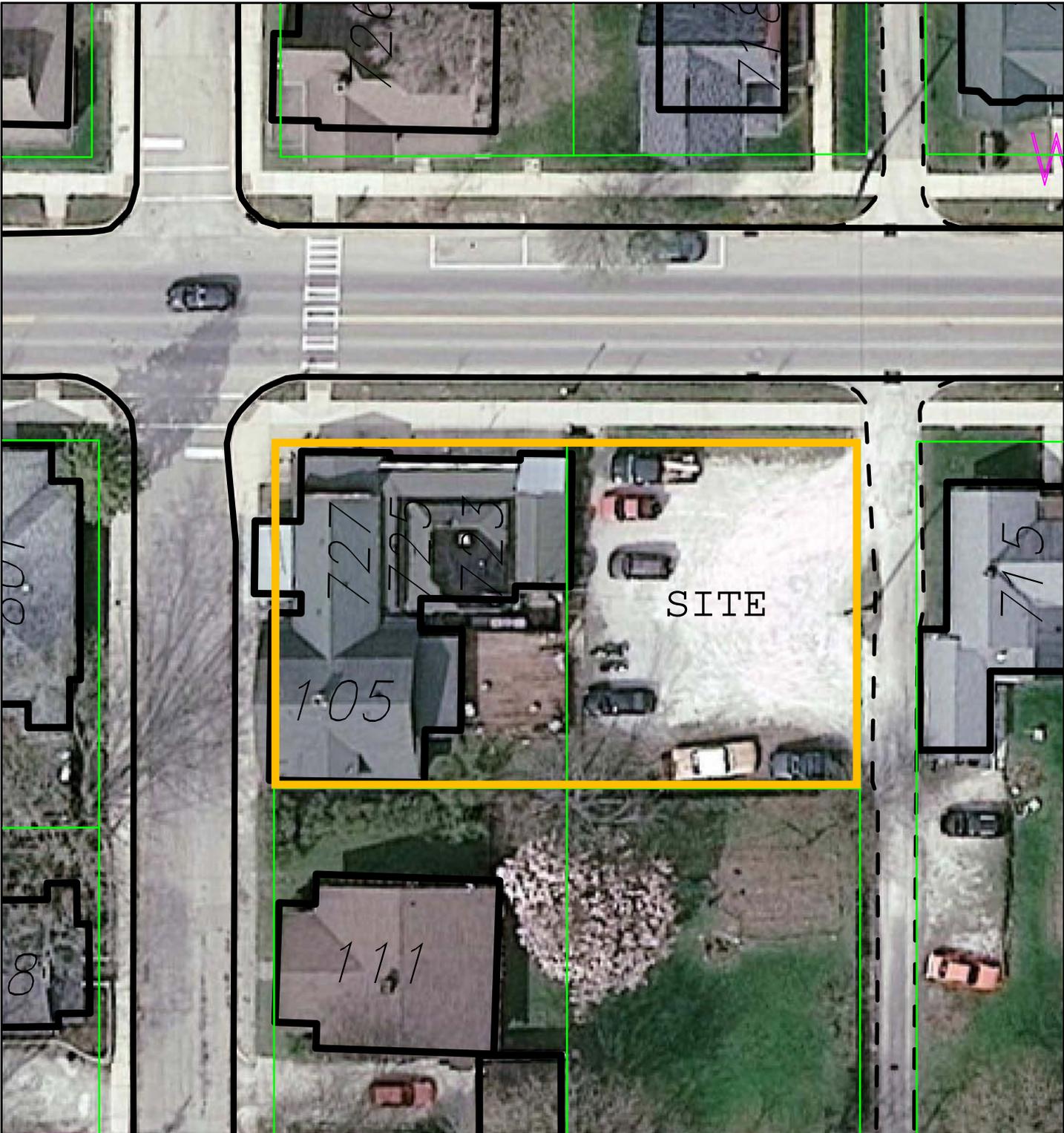
Vendor



UV-22-12  
Front Elevation

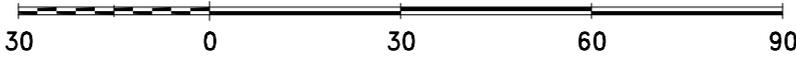






UV-22-12  
 725 W. Kirkwood Ave.  
 Patricia Coleman  
 2010 Aerial Photo

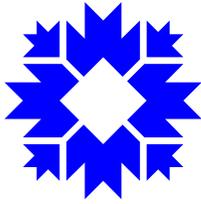
By: bannok  
 4 Jun 12



For reference only; map information NOT warranted.



City of Bloomington  
 Planning



Scale: 1" = 30'