

CITY OF BLOOMINGTON



AUGUST 22, 2012 @ 2:00 p.m.
CITY HALL -
KELLY CONFERENCE ROOM #155

**BLOOMINGTON HEARING OFFICER
STAFF REPORT
Location: 658 N. Morton Street**

**CASE #: V-37-12
DATE: August 22, 2012**

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 a variance from minimum parking lot access aisle width standards.

REPORT SUMMARY: The subject property is located on the east side of N. Morton Street, between W. 11th Street and W. 10th Street. The property is made up of a single 0.19 acre platted lot that is currently being 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).

In June, the Plan Commission approved construction of a 5-story multi-family building on the property (case #SP-21-12). The building will have 11 parking spaces within a first floor garage. The petitioner proposes a parking lot access width of 22 feet. The UDO requires a minimum access aisle width of 24 feet. A variance is requested.

The subject property 62'9" is width. In order to provide a minimum setback on the north side of the lot and to accommodate for the width of the walls of the building, only 58 feet remain for double parking lot bay, while typically 60 feet is required. To compensate for the reduced access aisle width, the petitioner proposes parking spaces that are wider than typical to accommodate turning movements.

CRITERIA AND FINDINGS

20.09.130 (e) Standards for Granting Variances from Development Standards:

A variance from the development standards of the Unified Development Ordinance may be approved only upon determination in writing that each of the following criteria is met:

1. *The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.*

Staff's Finding: The proposed variance affects only the parking garage within the interior of the building. No impact to adjacent properties is anticipated.

2. *The approval will not be injurious to the public health, safety, morals, and general welfare of the community.*

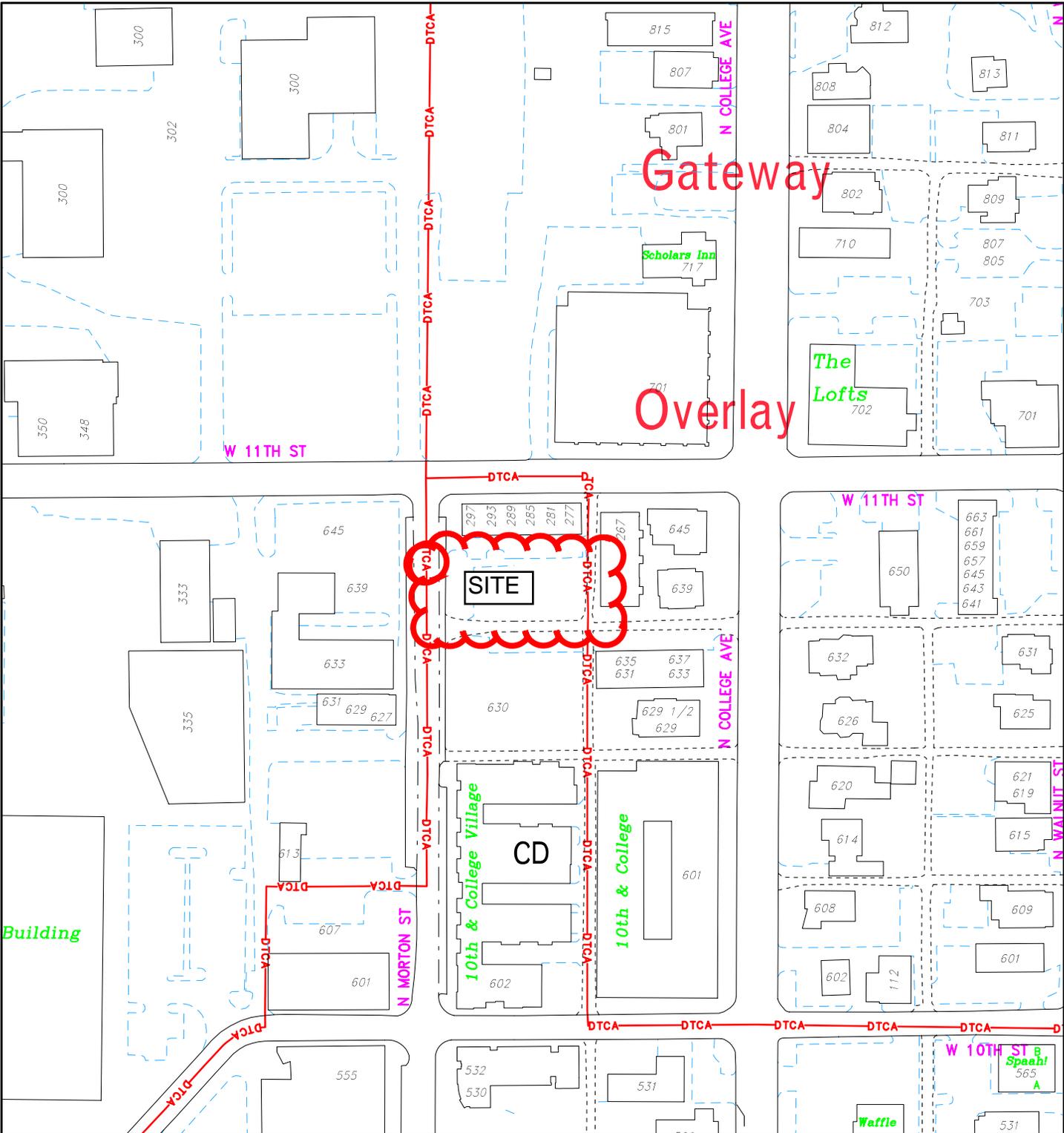
Staff's Finding: Staff finds no injury. The increased parking space width will allow for adequate turning movements for tenants.

3. The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the variance will relieve practical difficulties.

Staff's Finding: Staff finds peculiar conditions. The property width does not allow for the construction of a downtown style building, with an enclosed parking garage of standard width. Practical difficulty is found in that the UDO requires building of this type to provide parking spaces. Without variance approval the property could not be developed in the manner approved by the Plan Commission and meet parking requirements. Another style of building could be built, with a 60 wide freestanding parking lot, but given the lot width, a variance from sideyard parking setback requirements would be required.

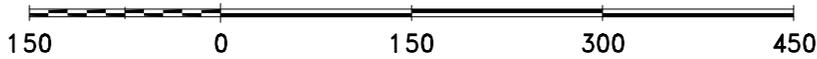
RECOMMENDATION: Based on the written findings above, staff recommends approval with the following condition:

1. All terms and conditions of Plan Commission case #SP-21-12 are still binding on this petition.



V-37-12
Location Map

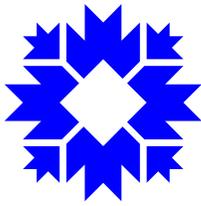
By: roachja
7 May 12



For reference only; map information NOT warranted.



City of Bloomington
Planning



Scale: 1" = 150'



August 2, 2012

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

Attn: Assigned Hearing Officer

RE: Morton Grad Apartments – Parking Variance

PETITIONERS STATEMENT

On behalf of the building owner, Elliot Lewis, and ERL-658, LLC., we are requesting a variance to reduce the width of the parking aisle in the level 1 parking garage of the proposed Morton Grad development from the required 24'-0" width to 22'-0". The proposed development is a 5 story apartment building with a semi-enclosed parking garage on the lower level. The building consists of 20 apartment units with a total of 27 beds and is supported by 11 parking spaces, which is within the requirements set forth by the UDO. The parking garage is accessed off the existing alley to the South of the property.

Due to the unusual size of this property, it is physically difficult to provide the required 24'-0" parking aisle width due to the site being only 62'-9" in width in lieu of a typical downtown lot being 66'-0" in width. Because of a steep change in grade on the north side of the site, the construction of the building requires heavy shoring on the North property line, further reducing the effective width of the site by several feet.

The parking garage as designed consists of (2) 18'-0" parking spaces separated by a 22'-0" drive aisle. To alleviate the slightly smaller width of the parking aisle, we have increased the width of each of the 11 parking spaces from 10'-0" to 11'-4" on center. We believe that this increased width more than compensates for the loss of width in the center aisle. Please see the attached level 1 floor plan showing the overall dimensions of the garage. Turning radii have been reviewed to confirm the functionality of the layout and can be seen on the attached plan.

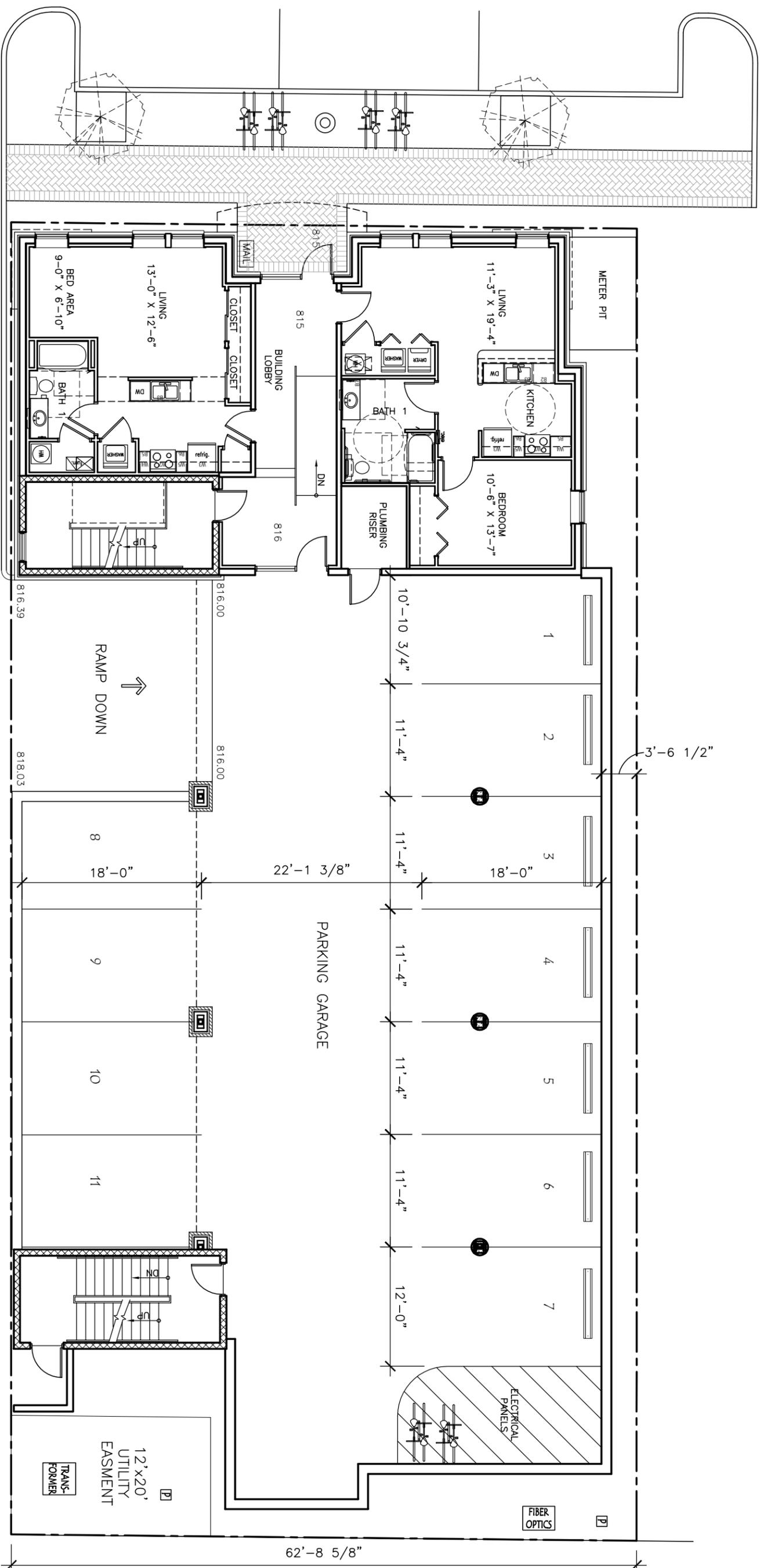
We appreciate your consideration of the above-mentioned variance and look forward to meeting with you in person.

Respectfully submitted,

STUDIO 3 DESIGN, INC

A handwritten signature in black ink, appearing to read 'J. Zach Bode', is written over a white background.

J. Zach Bode



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

ALLEY

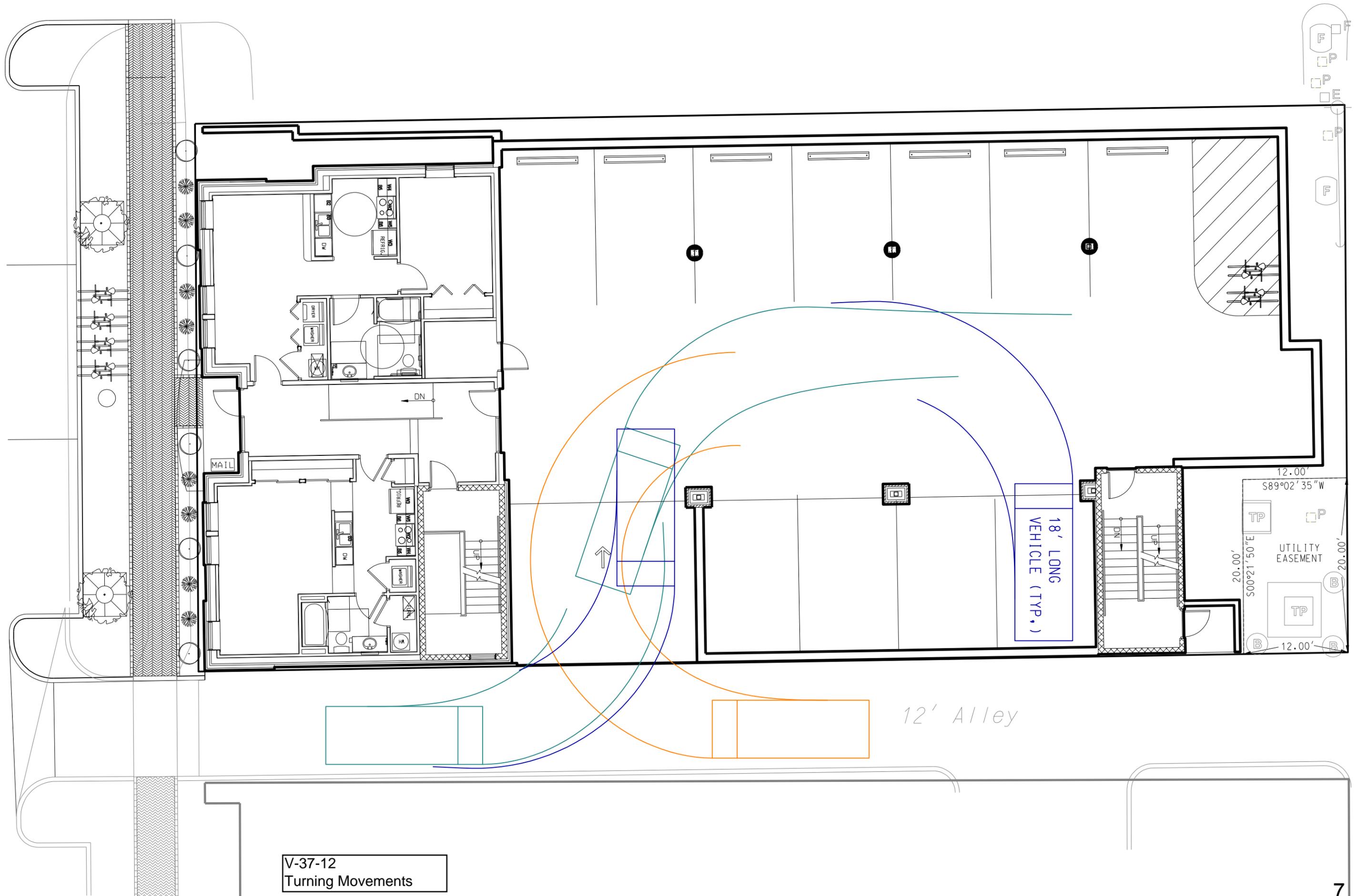
STUDIO THREE DESIGN
 architecture interior design
 www.studio3design.net
 317 595.1000 main 317 572.1236 fax
 8604 Allisonville Road, Suite 330 Indianapolis, IN 46250

ERL-658, LLC
Morton Grad Apartments
 Bloomington, Indiana

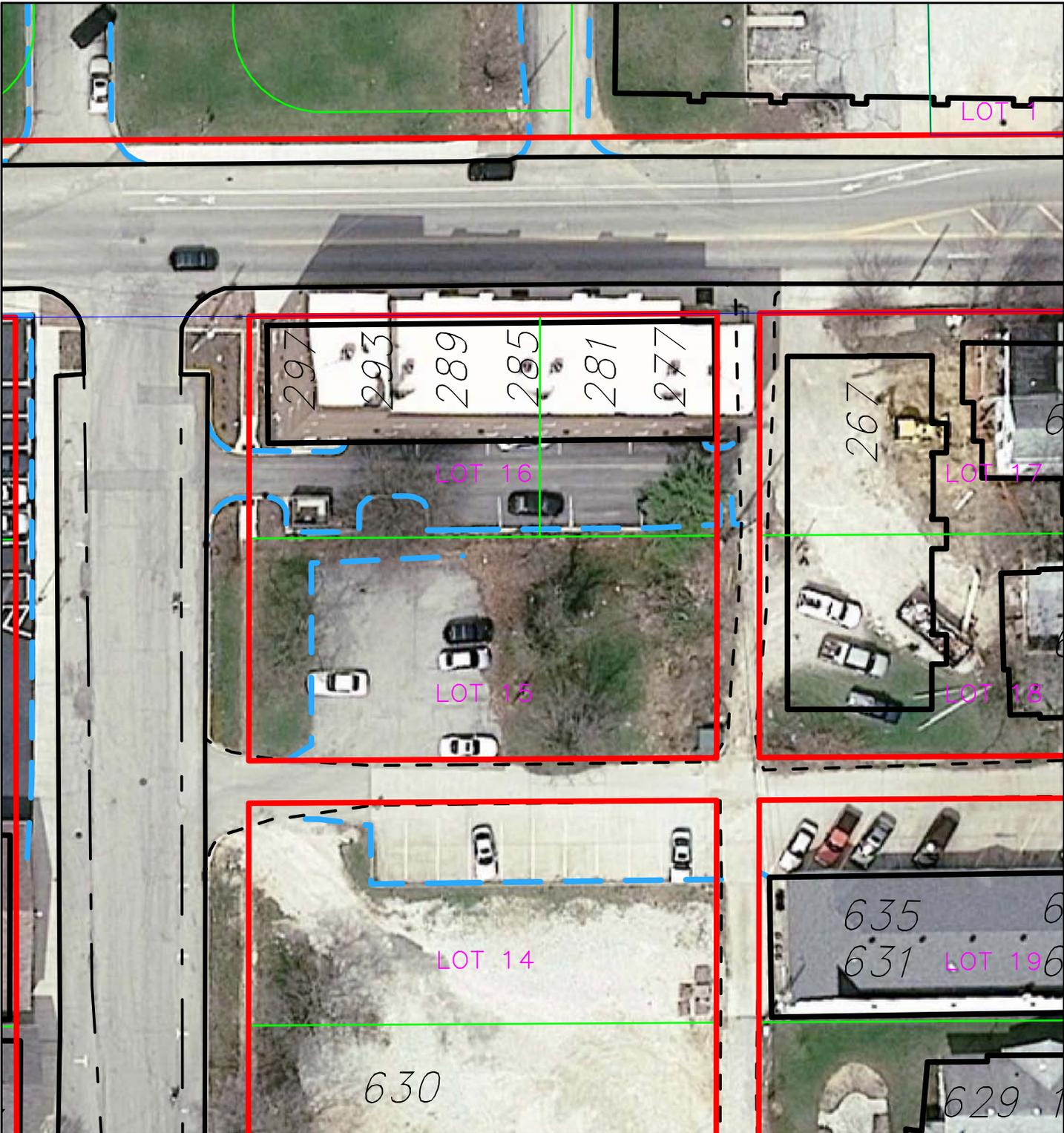
PROJECT NO.
 12028
 DATE
 8-2-12

SHEET DESCRIPTION
 LEVEL 1
 FLOOR PLAN

SHEET NUMBER
A1

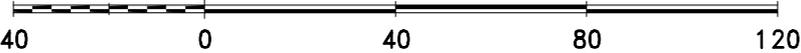


V-37-12
Turning Movements



V-37-12
Aerial Photo

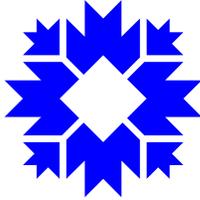
By: roachja
7 May 12



For reference only; map information NOT warranted.



City of Bloomington
Planning



Scale: 1" = 40'



1 VIEW OF WEST FACADE

V-37-12
Approved building design

SHEET NUMBER

A11

SHEET DESCRIPTION

VIEW OF WEST
FACADE

PROJECT NO.

12028

DATE

5-29-12

ERL-658, LLC.

Morton Grad Apartments

Bloomington, Indiana

STUDIO
THREE
DESIGN