

# CITY OF BLOOMINGTON



May 6, 2013 @ 5:30 p.m.  
COUNCIL CHAMBERS #115  
CITY HALL

**CITY OF BLOOMINGTON  
PLAN COMMISSION AGENDA  
May 6, 2013 @ 5:30 p.m.**

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

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**ROLL CALL**

**MINUTES TO BE APPROVED: March 4 & April 8, 2013**

**REPORTS, RESOLUTIONS AND COMMUNICATIONS:**

**CONTINUED TO NEXT MEETING:**

**SP-01-13     John Halluska  
                  117 E. 6<sup>th</sup> St.**

**APPROVAL OF CONSENT AGENDA:**

**UV-20-13     Michael & Jan Lamm  
                  704 W. Country Club Drive**

Plan Commission recommendation to the Board of Zoning Appeals regarding a use variance to allow multifamily within a Residential Single Family zoning district.  
*(Manager: Pat Shay)*

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**PETITIONS:**

**PUD-18-13     American Hospitality LLC  
                  900 S. Basswood Dr.**

Site plan approval for a 54,000 sq. ft. hotel *(Manager: Eric Greulich)*

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End of Agenda

*\*\*Next Plan Commission hearing scheduled for June 10, 2013*

**BLOOMINGTON PLAN COMMISSION  
STAFF REPORT  
Location: 900 S. Basswood Dr.**

**CASE #: PUD-18-13  
DATE: May 6, 2013**

**PETITIONER:** Americo Hospitality (Candlewood Suites)  
58382 State Route 19, Elkhart, IN

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

**REQUEST:** The petitioner is requesting site plan approval for a new 54,000 sq. ft. hotel with 84 rooms.

**BACKGROUND:**

**Area:** 1.77 acres  
**Current Zoning:** PUD  
**GPP Designation:** Neighborhood Activity Center  
**Existing Land Use:** Vacant  
**Proposed Land Use:** Hotel  
**Surrounding Uses:** North – Multi-family Residences (Basswood)  
 West – State Route 37  
 East – Vacant  
 South – Single family and Multi-family residential

**SUMMARY:** This property is located at 900 S. Basswood Dr. and is zoned Planned Unit Development (PUD-105-85). The property is currently vacant with a drivecut on Basswood Drive. This drive runs across the property to provide access to an adjacent vacant parcel to the east from Basswood Drive. The property slopes from north to south and has a drainage channel that runs down the center of the property draining south. There are no mature trees or other environmental features on the site.

The petitioner is proposing to construct a new 54,000 sq. ft. hotel on the property with 84 rooms and 84 parking spaces. The location of the drivecut on Basswood Dr. will be moved east approximately 40' to provide a new access point and alignment. A new 5' wide concrete sidewalk is required along the property frontage and has been shown on the site plan. The sidewalk would complete a missing gap in the sidewalk system along Basswood Dr. and would extend from an existing sidewalk along Basswood Apartments and connect to Bloomfield Road. The property does not have any frontage on Bloomfield Rd. so no improvements along Bloomfield Rd. are required. The petitioner is proposing to utilize permeable pavers for the parking spaces in order to meet maximum impervious surface requirements. Stormwater will be directed to underground storage pipes and treated before being discharged.

The hotel will have brick and EIFS on the exterior. The location of the hotel and adjacent topography makes the building most visible from Bloomfield Rd. to the south and east and from Basswood Dr. to the west. As a result, Staff requested additional brick along those frontages and the petitioner has increased the amount of brick on

those facades. Staff is seeking guidance from the Plan Commission on whether or not more architectural improvements are needed for the sides of the building visible from the public right-of-way.

Since the adjacent property to the north is zoned Multi-family Residential, the Unified Development Ordinance requires a Type 2 buffer which involves an additional 15' setback for parking and buildings. The petitioner has been able to plant all of the additional buffer yard landscaping, as well as meeting all of the other site and parking landscaping requirements. However, the petitioner is requesting not to have an additional 15' setback requirement placed on top of the minimum 15' setback standard. When this PUD was originally approved, the size of this property was almost twice as large as the current size. In the late 1980's the Indiana Department of Transportation redesigned the access ramps for State Road 37 and needed additional right-of-way along the corridor. As a result of the new ramps, the size and shape of this property were substantially reduced as part of that road improvement project. The new reduced size of the property as well as the updates to the UDO since the PUD was approved places a hardship in meeting this additional buffer requirement. Staff is supportive of requiring only a 15' setback for the parking and building.

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#### **SITE PLAN ISSUES:**

**Architecture/Design:** The petitioner has submitted elevations for all four sides of the building and these have been included in the packet. The building will be finished with brick and EIFS. The roof will be flat with a raised parapet to hide mechanicals. The elevations and architecture do meet the standard UDO requirements, however as noted above, Staff seeks guidance from the Plan Commission regarding whether or not additional architectural improvements are needed.

**Access:** The property would be accessed by one drivecut along Basswood Dr. The existing access drive will be moved east approximately 40' feet. The new location meets the 150' setback requirement from Bloomfield Rd. The drive will also provide access to the adjacent parcel to the east. The petitioner has submitted a possible driveway design for the adjacent parcel to ensure access can be provided.

**Landscaping:** With the new construction of the building and parking area, the property would be required to meet all landscaping requirements. The petitioner has submitted a landscape plan that meets UDO requirements. The petitioner is proposing to utilize permeable pavers for the parking spaces to improve stormwater quality and meet impervious surface coverage requirements. Street trees are required not more than 40' from center and have been shown on the proposed landscape plan.

**Parking:** The UDO allows for a maximum of one parking space per lodging room for a maximum of 84 parking spaces on this site. The proposed parking plan shows 84 parking spaces.

**Pedestrian Facilities:** A new 5' wide concrete sidewalk is required along the property frontage and has been shown on the site plan. The sidewalk would complete a missing gap in the sidewalk system along Basswood Dr. and would extend from an existing sidewalk along Basswood Apartments and connect to Bloomfield Road. The property

does not have any frontage on Bloomfield Rd. so no improvements along Bloomfield Rd. are required. There will be an 8' wide asphalt sidepath constructed in the future along Bloomfield Road that will provide additional connectivity.

**Signage:** No sign package has been reviewed with this request. Any new signage would need to meet all requirements of the Unified Development Ordinance.

**Utilities:** There is adequate water and sewer service along Bloomfield and Basswood Dr.. Water and sewer connections will connect to existing utilities along Basswood. A utility plan has been submitted to the Utilities Department and is under review. No problems have been identified with the proposed utility lines and connections. Final approval from CBU is required prior to issuance of a grading permit.

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

1. The Petitioner should apply green building and site design practices to create a high performance, low carbon-footprint structure, and grounds that exhibit our City's commitment to environmental sustainability.

**Staff response:** Although not required, staff encourages the petitioner to incorporate as many green building practices as possible.

2. The Petitioner should provide bins and space for recyclable materials to be stored for collection, and a recycling contractor to pick it up.

**Staff response:** Although not required, staff encourages the petitioner to provide space for recycle-destined material to be stored for pick up.

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**CONCLUSION:** The development of this vacant parcel will provide improvements to this visible property and provide benefits to the community. The completed sidewalk connections will fill a gap in the sidewalk system and allow nearby residents of the high density apartment complexes and hotel residents access to planned pedestrian improvements along Bloomfield Road, including increased access to the nearby Twin Lakes Park. Adequate access has been provided for the adjacent parcel for future development.

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**RECOMMENDATION:** Pending guidance from the Plan Commission regarding the architecture, Staff recommends approval of the proposed site plan with the following conditions of approval:

1. A grading permit is required prior to any site disturbance.
2. This site plan approval is contingent upon a modified access easement to be secured to alter the location of the access drive.
3. A lighting and photometric plan is required prior to issuance of a building permit.
4. A utility plan must be approved prior to issuance of a grading permit.

# MEMORANDUM

**Date:** April 25, 2013  
**To:** Bloomington Plan Commission  
**From:** Bloomington Environmental Commission  
**Through:** Linda Thompson, Senior Environmental Planner  
**Subject:** PUD-18-13, Candlewood Suites  
Basswood Drive

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This memorandum contains the Environmental Commission's (EC) input and recommendations regarding the request of a Site Plan approval for a 54,000 sq. ft. hotel with 84 suite-type units, located on 1.8 acres zoned Planned Unit Development, yet using the Commercial Arterial zoning district for development standards.

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

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

The EC recommends that the developers of the Candlewood Suites research the "Green" Hotels Association (<http://greenhotels.com/index.php>), Eco Green Hotels (<https://ecogreenhotel.com/index.php>), and Green Hotels and Responsible Tourism Initiative (<http://green.hotelscombined.com/>) so that the environmental advantages of applying practices specific for the hotel business can be ensured. There are many techniques that are exclusive to this particular business and these resources can provide guidance on them.

Green building and environmental stewardship are of utmost importance to the people of Bloomington and sustainable features are consistent with the spirit of the Unified Development Ordinance (UDO). Additionally, they are 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 Krizan; by City Council Resolution 06-05 supporting the Kyoto Protocol and reduction of our community's greenhouse gas emissions; by City Council Resolution 06-07, which recognizes and calls for planning for peak oil; and by a report from the Bloomington Peak Oil Task Force, *Redefining Prosperity: Energy Descent and Community Resilience Report*.

Additionally, the EC recognizes that this location is an excellent candidate for a "Complete Streets" approach (<http://www.completestreets.org/>) to enhance its navigability for all users – pedestrians, bicyclists, handicapped people, and others. While the EC recognizes that the developer is not responsible for the street way itself, we encourage the developer to promote a

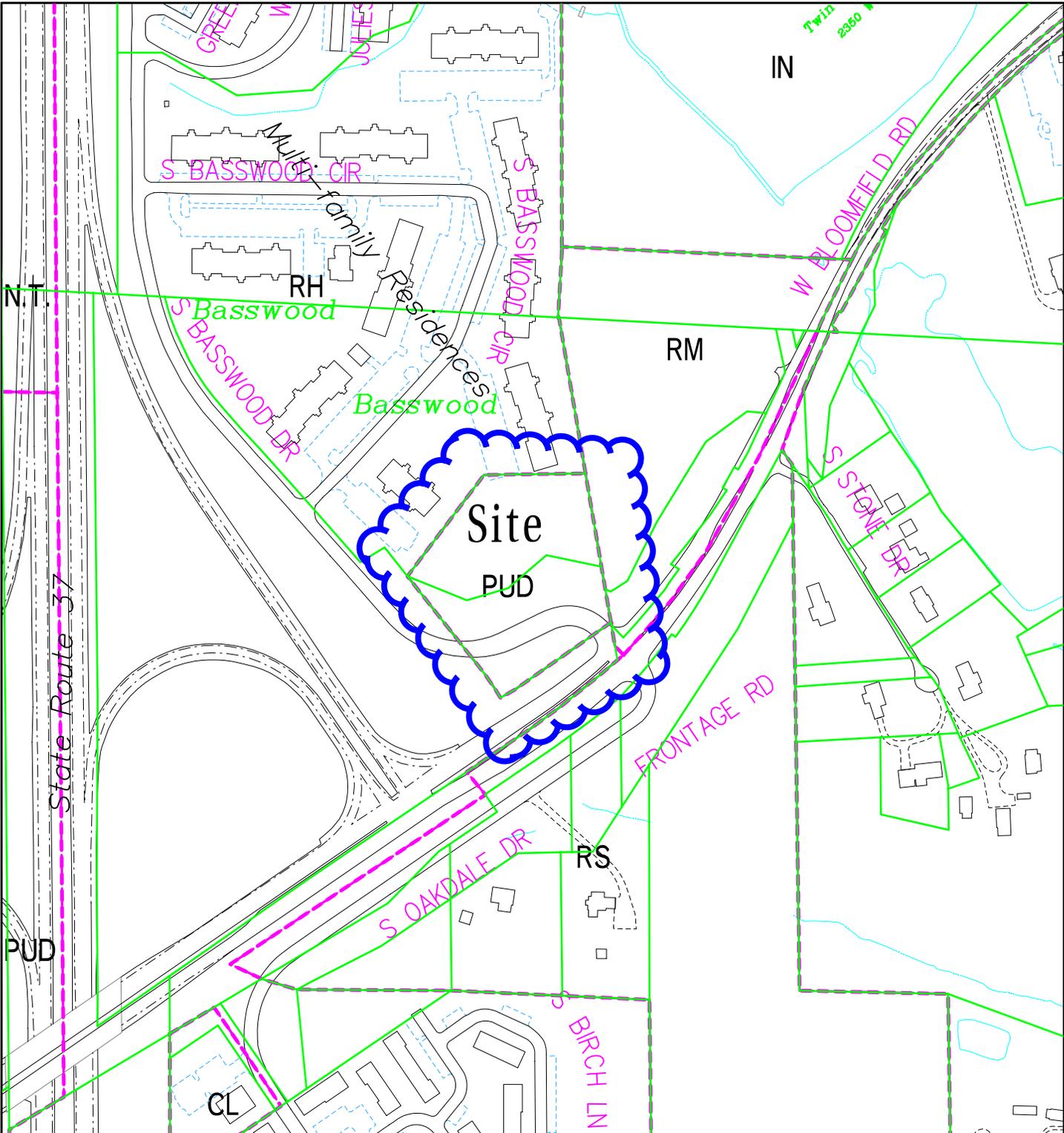
vision for the site that complements the complete streets concept. This proposed development is on a major route into Bloomington and visible to travelers along Indiana State Road 37, therefore the EC believes that the proposed site represents an opportunity to welcome travelers with a special sense of environmental character that Bloomington is known for, by demonstrating through example that we are, indeed, a Tree City USA, a National Wildlife Federation Wildlife Habitat Community, and a winner of America in Bloom's national competition.

2.) **RECYCLING:**

The EC recommends that recycling bins be placed in each suite and throughout the hotel, and space should be allocated outside for recyclable-materials collection by a recycling contractor. Recycling all materials possible will reduce the development's carbon footprint and promote healthy indoor and outdoor environments. 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 hotel to motel customers.

**EC RECOMMENDATIONS:**

- 1.) The Petitioner should apply green building and site design practices to create a high performance, low carbon-footprint structure, and grounds that exhibit our City's commitment to environmental sustainability.
- 2.) The Petitioner should provide bins and space for recyclable materials to be stored for collection, and a recycling contractor to pick it up.



PUD-18-13

900 S Basswood Dr

Plan Commission

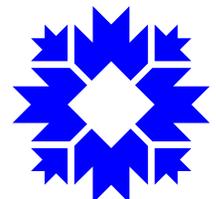
Site Location, Zoning, Parcels, Land Use

By: greulice

1 May 13



City of Bloomington  
Planning



Scale: 1" = 300'

Smith Neubecker & Associates, Inc.



*"Providing professional land planning, design, surveying and approval processing for a quality environment."*

April 9, 2013

Stephen L. Smith P.E., L.S.  
Daniel Neubecker L.A.  
Steven A. Brehob, B.S.Ch.T.

City of Bloomington Plan Commission  
C/o Eric Greulich  
Planning Department  
Showers Building  
Bloomington, Indiana

Re; Candlewood Suites Site Plan Application

Dear Eric and Commissioners,

We are seeking site plan and final development plan approval for the proposed Candlewood Suites to be located at Basswood Drive, north of the intersection of Basswood and W. Bloomfield Rd. The proposal is for 84 rooms, four story high motel. The attached drawings show both the exterior and interior elements. This site will have 84 parking spaces. The parking and drive will consist of asphalt pavement and permeable pavers.

Candlewood Suites is an upscale motel with 1 bedroom studios and 2 bedroom suites. Each unit has a small kitchenette within the unit with a small eating area. Within the hotel, there is public food service and associated kitchen.

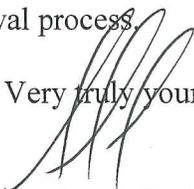
We are also seeking to reduce the 30' setback and buffer yard to 15' total. All of the buffer landscape requirements have been met within the 15'.

The following items are being submitted with this application (printed copy or e-mail);

- Typical architectural floor plans, elevations
- Civil site drawings
- Application form
- Application fee

Thank you for all of your assistance getting the project to this application stage. We look forward to working with you as we proceed through the formal hearing and approval process.

Very truly yours,

  
Stephen L. Smith  
Engineer for Midwest Hospitality Group

Cc; AHG

PUD-18-13  
Petitioner Statement









**ELEVATION MATERIAL NOTES**

- ① - WALLS - (EIFS) EXTERIOR INSULATION FINISH SYSTEM
- ② - WINDOW JOINT (PREFERRED) ALL CO. (ON DRAWING) 3/4" X 3/4" USED AT CORNERS. WEATHER STRIP THICKNESS DOES NOT CHANGE
- ③ - 2" HIGH X 1/2" DEEP REACTION JOINT
- ④ - BRICK COLOR TO MATCH: LGS CABIN COLOR SCHEME
- ⑤ - PREPARED ALUMINUM COLLECTOR HEAD (ALTERS 1)
- ⑥ - DOWNPOUT (BLACK, ALERS OTHERWISE NOTED)
- ⑦ - HOLLOW METAL DOORS SEE SCHEDULE
- ⑧ - GLASS/ALUMINUM DOORS SEE SCHEDULE
- ⑨ - ALUMINUM WINDOW
- ⑩ - ALUMINUM WINDOW - SEE WINDOW SCHEDULE FOR SIZE
- ⑪ - THRESHOLD HANG UNIT - SEE SCHEDULE - COLOR TO MATCH
- ⑫ - BRICK FOR EXTERIOR WALLS FROM SITE. ALSO SEE ARCHIT. DRAWING FOR EXTERIOR WALL AND LOCATION. PAINT LOWER TO MATCH EXTERIOR WALLS FROM SITE.
- ⑬ - BRICK FOR EXTERIOR WALLS FROM SITE. ALSO SEE ARCHIT. DRAWING FOR EXTERIOR WALL AND LOCATION. PAINT LOWER TO MATCH EXTERIOR WALLS FROM SITE.
- ⑭ - EXTERIOR LIGHTS - REFER TO ELECTRICAL.
- ⑮ - NON-REFLECTIVE DECOMPOSITIVE LAMINATE TO MATCH THRESHOLD
- ⑯ - HANG COVER
- ⑰ - FINE GRAY CONCRETE LANTERNE
- ⑱ - ALUMINUM FINISH CANVAS AWNING

**NOTES**

- 1. COLOR OF BRICK AND GRUNT TO MATCH MATERIAL & COLOR TO
- 2. CONDUIT RINGS SHALL BE 1/2" DIA. & PREPARED TO
- 3. ALL BRICKWORK SHALL BE 1/2" DIA. & PREPARED TO
- 4. EXTERIOR FINISH ALTERNATE REFERENCE FINISH D LANTERNE
- 5. BRICK COLOR TO MATCH BRICKWORK FROM COLOR UNIT

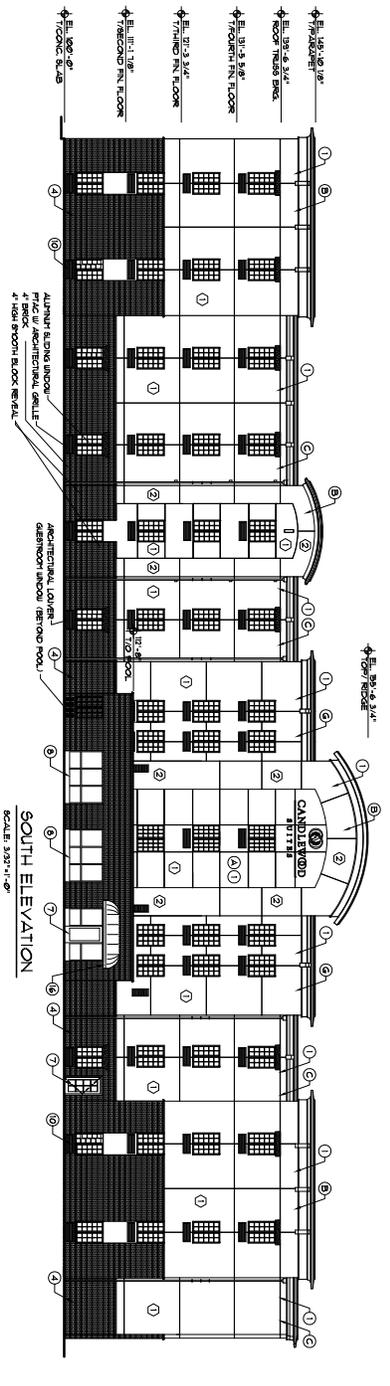
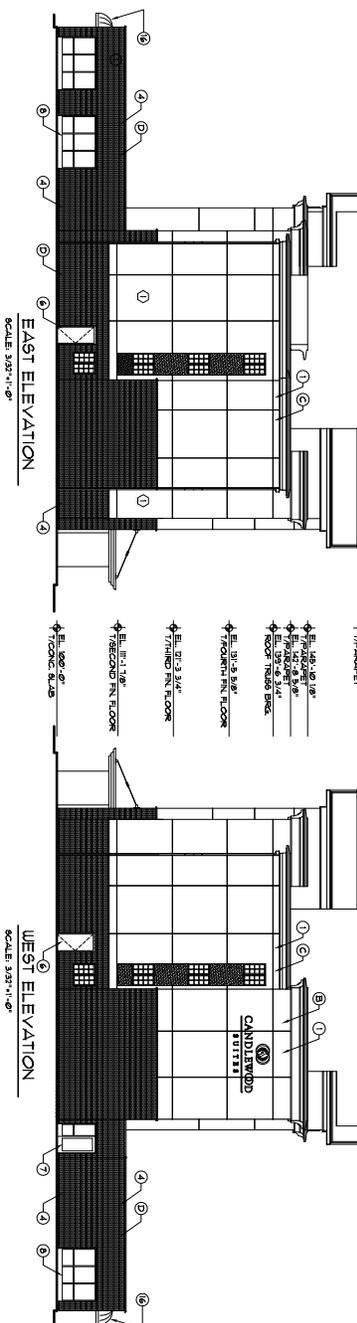
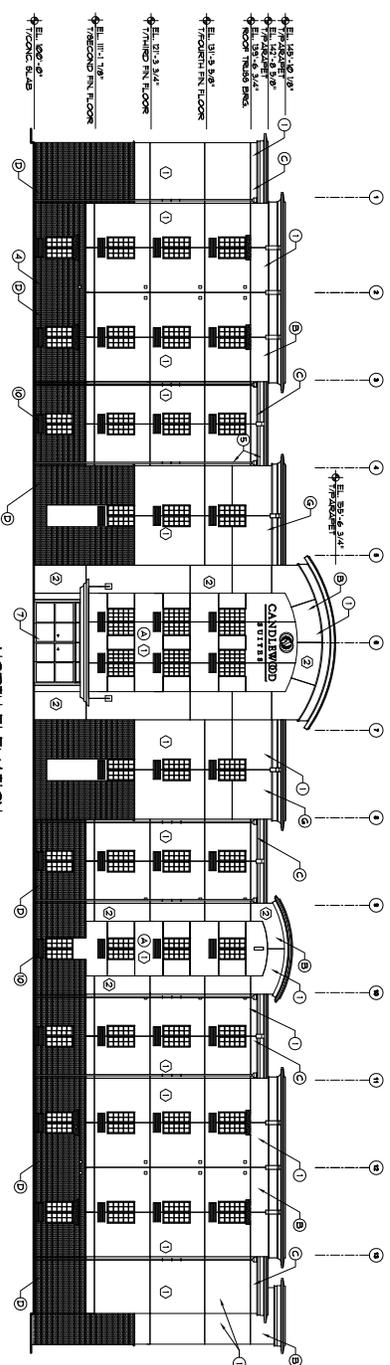
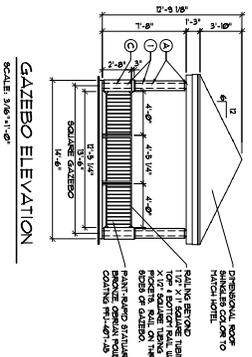
**MATERIAL COLORS**

MATCH BRICK COLOR TO THE FOLLOWING BRICKWORK COLORS

① - WHITE BRICK	GC-31
② - WHITE SAND	GC-30
③ - PROVENCE OLIVE	GC-28
④ - LGS CABIN	BR-33&34
⑤ - VALLEY FINE TAN	GC-35

**EIFS THICKNESS**

- ① - 1/2" THICK EIFS
- ② - 3/4" THICK EIFS



PRELIMINARY NOT FOR CONSTRUCTION  
 SHEET NO. A2.1  
 ELEVATIONS

DATE 04/28/13  
 REVISIONS  
 JOB NO. 121115

CANDLEWOOD SUITES  
 BLOOMINGTON, IN.  
 A NEW 84 ROOM HOTEL

JOB TITLE  
 ARCHITECTURAL ELEVATIONS  
 201 S. Nappanee St. Elkhart Indiana 46514-1953 • 574/293-0008



**BLOOMINGTON PLAN COMMISSION  
STAFF REPORT  
Location: 704 W. Country Club Drive**

**CASE #: UV-20-13  
DATE: May 6, 2013**

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**PETITIONER: Michael and Jan Lamm  
1912 S. Montclair Ave, Bloomington, IN**

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

**SUMMARY:** The petitioner's property is located on the north side of W. Country Club Drive approximately 300 feet west of its intersection with S. Milton Drive and has been developed in the past with 5 single unit structures. The property is also zoned for single family use and is therefore considered lawfully non-conforming. The petitioner is seeking an approval to remodel the southernmost structure along Country Club Dr. and create additional finished space and an additional bedroom in an area that is currently an attached garage. They have also proposed a small deck to be added to the structure as well.

To allow this expansion, the petitioner must receive a use variance from the Board of Zoning Appeals. The petitioner has proposed that one of the existing structures, a mobile home structure, be removed in conjunction with the modifications to the southern structure. The square footages of the additional area and the mobile home to be removed are similar in scale with the mobile home being 470 square feet and the garage area measuring 416 square feet.

**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 "Urban Residential". The fundamental goal of these areas is to "encourage the maintenance of residential desirability and stability." Regarding infill development, the GPP states that it should be "consistent and compatible with preexisting developments." Although the primary land use in this land use category is single family, multi-family housing is appropriate in some areas if designed to be compatible with preexisting developments.

The subject property has been used as residential units in the past. One of the structures has been remodeled and is currently occupied. A second structure is proposed to be remodeled with this request. A third structure would be removed with this request, while the remaining two structures would be remodeled in the future. With this request, staff would recommend that any future changes or expansions to the site would have to seek a new use variance approval.

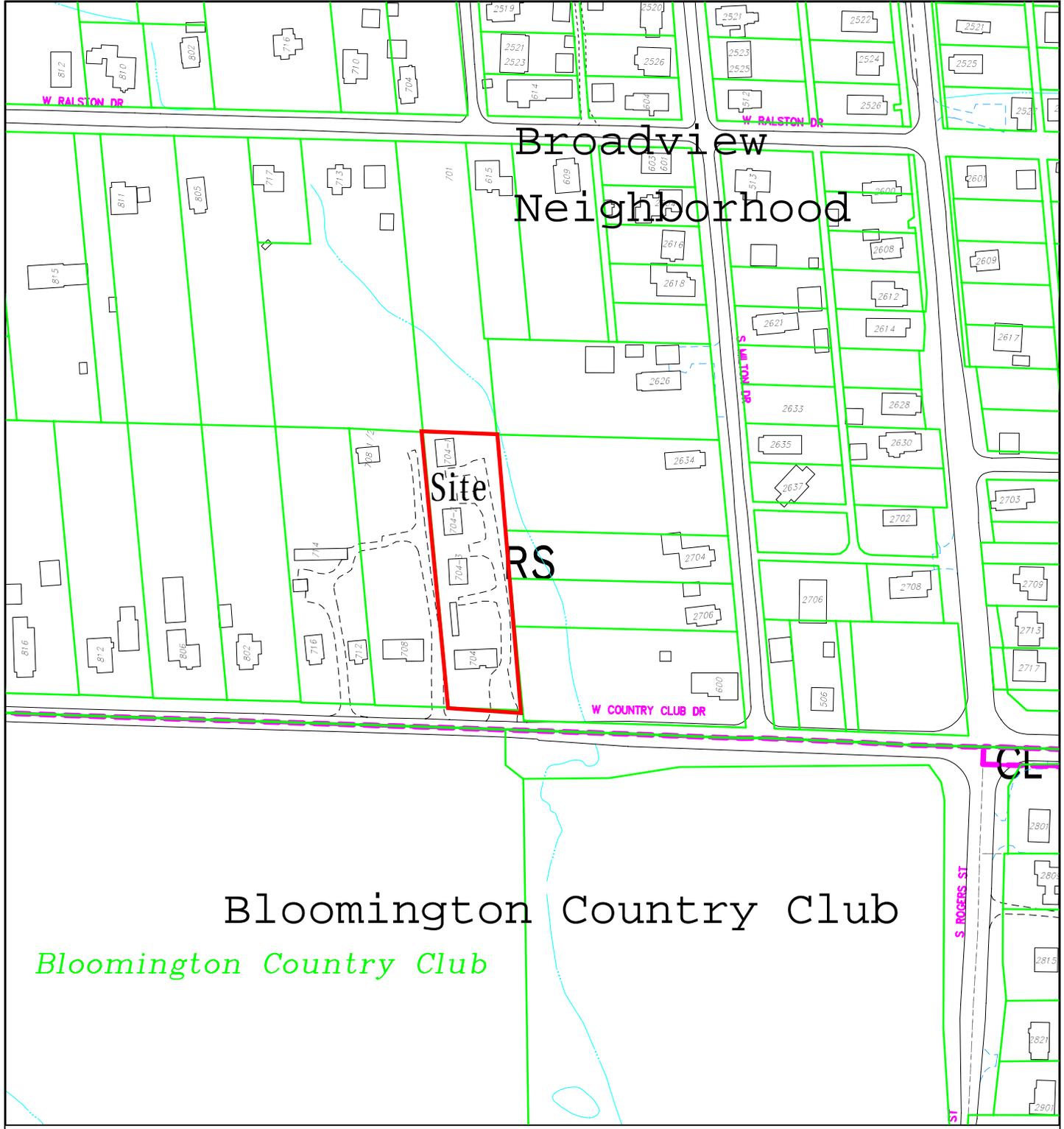
The structures are all permitted to be remodeled. Staff finds that the removal of one of the structures better meets the goals of the GPP than to not permit the remodeling of the existing garage area. This approval will allow the continued improvement to a depressed property.

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**CONCLUSION:** Staff finds that this use will not substantially interfere with the goals of the GPP and that this is an appropriate variance for an accessory dwelling unit to be occupied by family.

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**RECOMMENDATION:** Staff recommends that the Plan Commission forward UV-20-13 to the Board of Zoning Appeals with a positive recommendation.



Site  
RS

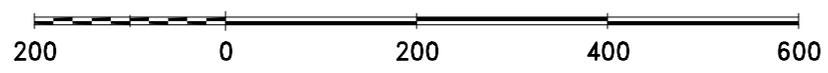
Broadview  
Neighborhood

Bloomington Country Club

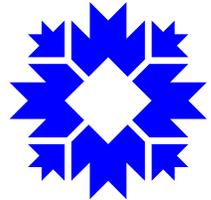
*Bloomington Country Club*

UV-20-13 Michael and Jan Lamm  
704 W. Country Club Drive  
Location/Zoning/Land Use map

By: greulice  
15 Apr 13



City of Bloomington  
Planning



Scale: 1" = 200'

For reference only; map information NOT warranted.

**Petitioner's Statement:**

Joint ownership: Michael & Jan Lamm, Nicholas Lamm (son) Cynthia Cross (daughter).

Petition to reconstruct garage space into heated living space at house # 1 which is located at: 704 West Countryclub Drive.

Petition to exchange the mobile home (house # 2) for permission to reconstruct garage of house # 1 into living space.

Square footage of mobile home is 470

Square footage of garage is 416

Owners will permanently remove the mobile home from the lot and thereby reduce the occupancy load. Owners are requesting the right to use the square footage of the mobile home's decking on house # 1, 3, 4 or 5 to be determined at a later date.

**Size of lot:** 0.96 acres

**Location:** 704 W. Countryclub Drive, Broadview Park, lot number 217

**Surrounding Land Uses:** Residential, walking trail, golf course

**Current use:** House # 1 in process of reconstruction for joint owner occupation.

Mobile Home (house # 2) unoccupied.

House # 3 reconstructed and occupied by joint owner.

House # 4 unoccupied, to be reconstructed

House # 5 unoccupied, to be reconstructed

**Proposed use:** Occupation of house # 1 by Cynthia Cross, Occupation of house # 3 by Nicholas Lamm, future rental of houses 4 & 5 to special needs adults.

**Proposed lot use** to be accomplished in as natural and chemical free approach as possible. Our family chooses an organic lifestyle when at all possible. Planting of cross pollinating, semi dwarf fruit trees and organic vegetable garden beds are planned for 2013. Planned clean-up of the creek, which will then be planted with Indiana native wildflowers and other non invasive plants. Planting of ornamental and non fruit bearing trees is in progress. Improvements to the gravel driveway are in progress.

**Vehicular Access:** Gravel driveways & parking onsite

**Environmental Issues:** Old septic tank systems were converted to city sewer by the owners.

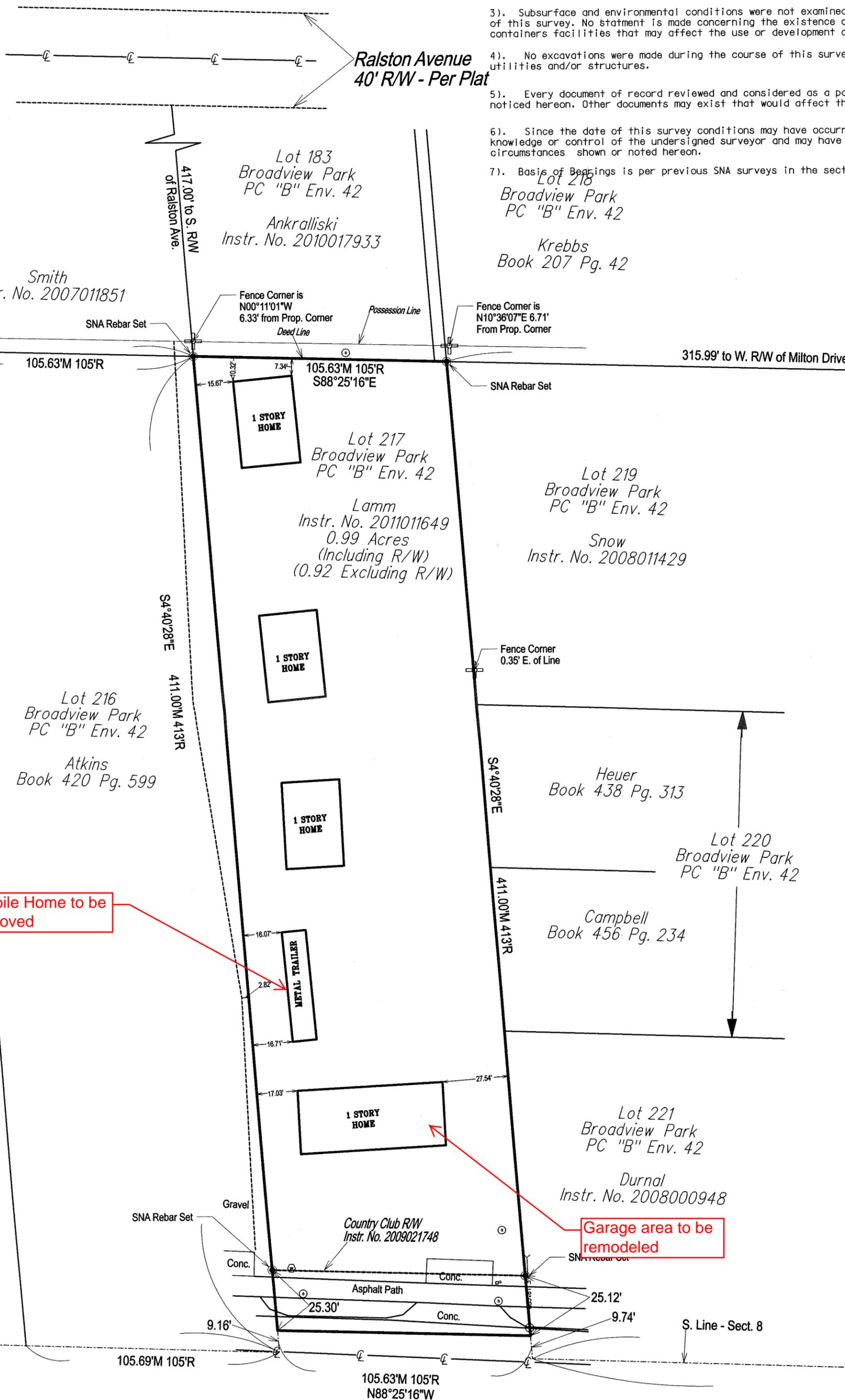
SURVEY NOTES:

- 1). Fieldwork for this survey was completed October 19, 2011.
- 2). Indiana Underground was not contacted for a utility locat
- 3). Subsurface and environmental conditions were not examined of this survey. No statement is made concerning the existence of containers facilities that may affect the use or development o
- 4). No excavations were made during the course of this surve utilities and/or structures.
- 5). Every document of record reviewed and considered as a p noticed hereon. Other documents may exist that would affect th
- 6). Since the date of this survey conditions may have occur knowledge or control of the undersigned surveyor and may have circumstances shown or noted hereon.
- 7). Basis of Bearings is per previous SNA surveys in the sect

ID
R = Per Record Deed
Utility MH
Spike
Nail
Star-Plastic Cap
Water Meter
Ice Corner
Rod
Pipe

Wood Post Fnd.  
Per Bledsoe Plat of Stewart  
Square (PC "C", Env. 124)

105.63'



r, Section 8  
Monroe County

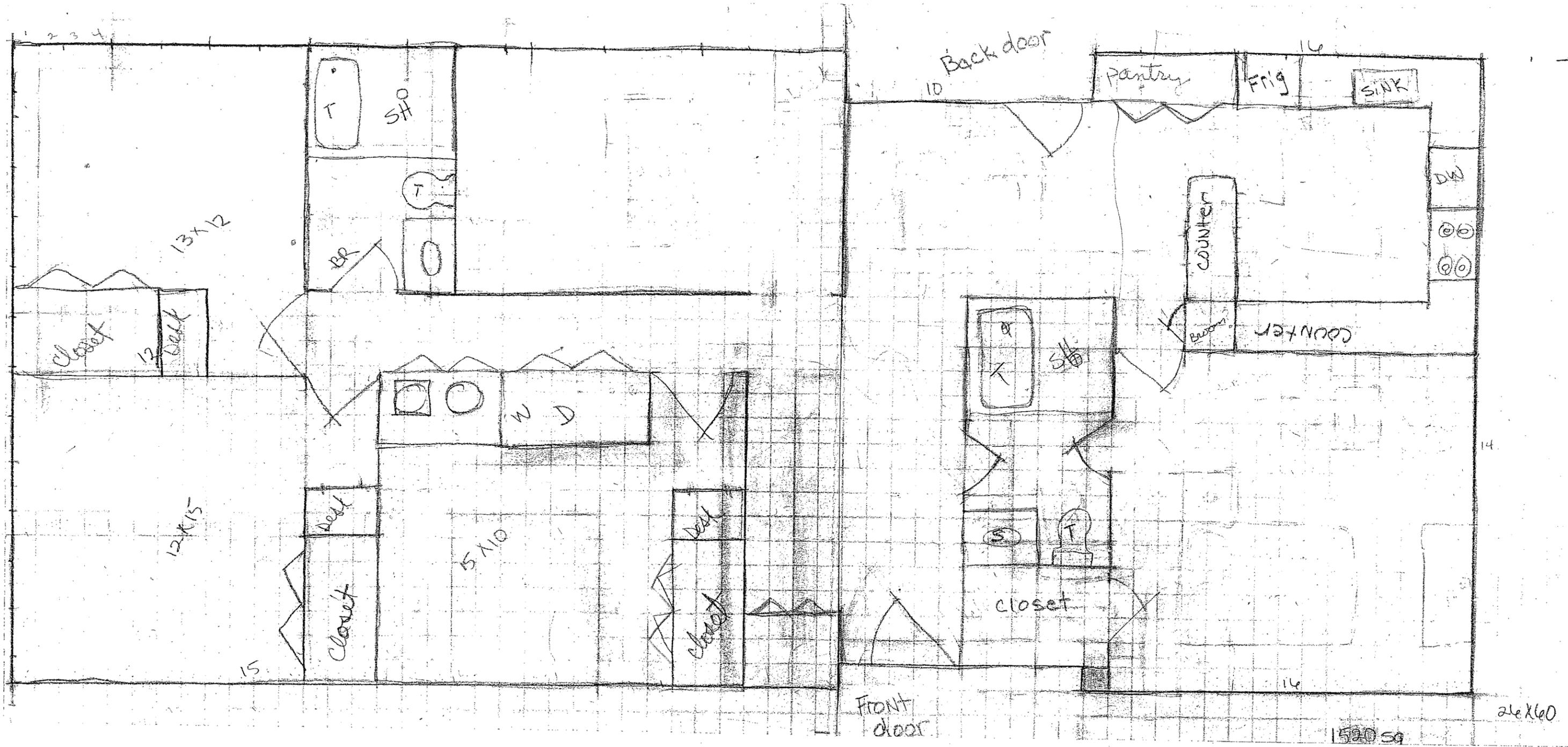
N88°6'17"W 3837.73'

105.69'M 105'R

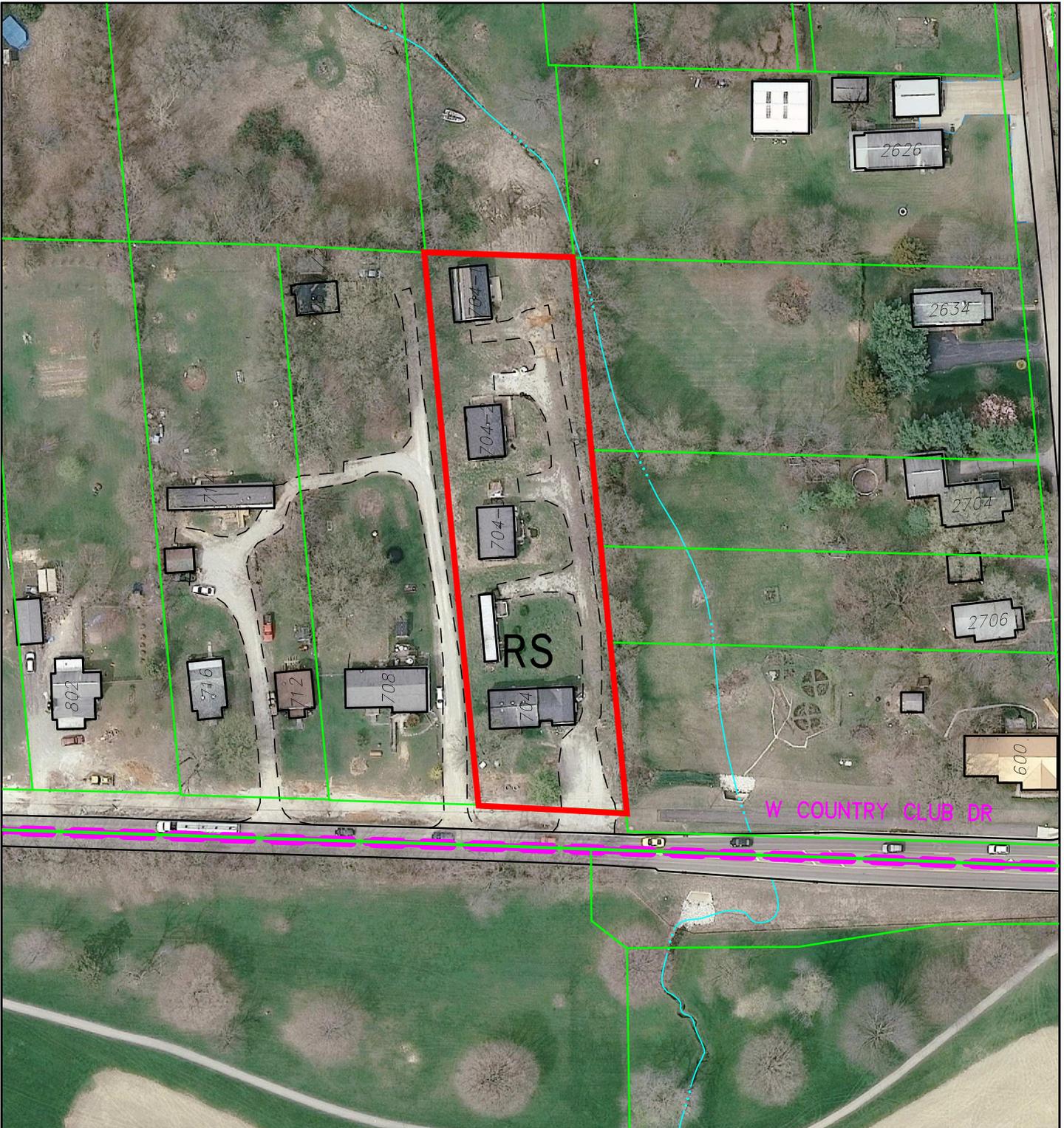
105.63'M 105'R  
N88°25'16"W

S. Line - Sect. 8

UV-20-13 Site Plan

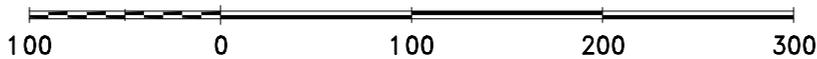


UV-20-13  
Floor plan

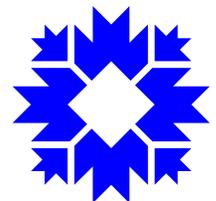


UV-20-13  
Aerial Photo

By: greulice  
15 Apr 13



City of Bloomington  
Planning



Scale: 1" = 100'

For reference only; map information NOT warranted.