

CITY OF BLOOMINGTON



JANUARY 8, 2014 @ 2:00 p.m.
CITY HALL -
KELLY CONFERENCE ROOM #155

AGENDA

CITY OF BLOOMINGTON
HEARING OFFICER
January 8, 2014 at 2:00 p.m.

*Kelly Conference Room #155

PETITION:

- CU-53-13 **New Hope Family Shelter, Inc.**
303 & 303 ½ W. 2nd St.
Request: Conditional use approval for a homeless shelter.
Case Manager: Katie Bannon

**BLOOMINGTON HEARING OFFICER
STAFF REPORT**
Location: 303 and 303½ W. 2nd St.

CASE #: CU-53-13
DATE: January 8, 2013

PETITIONER: **New Hope Family Shelter, Inc.**
 301 W. 2nd St., Bloomington, IN 47403

REQUEST: The petitioner is requesting conditional use approval to allow a homeless shelter in a Medical (MD) zoning district.

SITE DESCRIPTION: The property is located on the south side of W. 2nd St. and is zoned Medical (MD). It has been developed with a one-story, four-bedroom, single-family house. The property is owned by Indiana University Health Bloomington Hospital, and the house has been vacant for some time. Surrounding uses are apartments to the north, IU Health Bloomington to the south, another house used as a homeless shelter by New Hope to the east, and primarily vacant single family houses to the west.

The Unified Development Ordinance (UDO) states that homeless shelters within the MD district may be approved as conditional uses. The petitioner is requesting conditional use approval to allow the existing house to be used as a homeless shelter. Up to 16 residents could reside in the homeless shelter. Typically one person is housed in each bedroom of the house.

SITE PLAN ISSUES:

Access: There will not be any new drivecuts on W. 2nd St. with this proposal.

Landscaping: There is an existing street tree. One large canopy tree and two shrubs are required to be planted. One of the two shrubs must be an evergreen.

Automobile Parking: Although no parking spaces are required, the petitioner has secured parking spaces in the adjacent gravel parking lot to the south for use by the families at the shelter as well as the limited staff that will be on the property.

Bike Parking: Four Class II bicycle parking spaces will be installed.

Pedestrian Facilities: There are existing sidewalks along W. 2nd St. No other pedestrian facilities are required.

Criteria and Findings for Conditional Use Permits

20.05.023 Standards for Conditional Use Permits

No Conditional Use approval shall be granted unless the petitioner shall establish that the standards for the specific Conditional Use are met and that the following general standards are met.

1. *The proposed use and development must be consistent with the Growth Policies Plan*

and may not interfere with the achievement of the goals and objectives of the Growth Policies Plan;

Staff's Finding: The property is designated "Public/Semi-Public/Institutional" by the Growth Policies Plan (GPP). This land use category promotes public and semi-public services which this proposed use satisfies by providing housing needs for families in need of temporary emergency housing.

- 2. The proposed use and development will not create nuisance by reason of noise, smoke, odors, vibrations, or objectionable lights;*

Staff's Finding: The proposed use will not create a nuisance. The impacts from noise, smoke, odors, vibrations, and lighting will not differ from those typically associated with a residential house.

- 3. The proposed use and development will not have an undue adverse impact upon the adjacent property, the character of the area, or the public health, safety and general welfare;*

Staff's Finding: Staff finds no adverse impacts to the adjacent properties or character of the area as a result of this use. The surrounding properties to the south and west are owned by the property owner. The property will maintain residential in character. Furthermore, staff has not received any negative comments regarding the impacts of the existing shelter next door.

- 4. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, stormwater management structures, and other services, or that the applicant will provide adequately for such services;*

Staff's Finding: The site is adequately served by existing public utilities. No upgrades to the infrastructure are needed for the proposed use. The parking spaces are accessed by existing drivecuts on S. Morton St. that have no known negative impacts.

- 5. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;*

Staff's Finding: The site is located directly off of W. 2nd St., which is classified as a primary arterial. This location will not require traffic to utilize any neighborhood streets, other than an approximately 150 foot segment of S. Morton St.

- 6. The proposed use and development will not result in the excessive destruction, loss or damage of any natural, scenic, or historic feature of significant importance;*

Staff's Finding: There are no known natural, scenic, or historic features of significant importance on the property. In addition, the proposed changes to the site and structure will improve the neighborhood's appearance. The house is not listed as a historic structure.

7. *The hours of operation, outside lighting, and trash and waste collection must not pose a hazard, hardship, or nuisance to the neighborhood.*

Staff's Finding: The hours of operation, lighting, or trash and waste collection will not pose a hazard, hardship, or nuisance to the surrounding neighborhood.

8. *Signage shall be appropriate to both the property under consideration and to the surrounding area. Signage that is out of character, in the Board of Zoning Appeal's determination, shall not be approved.*

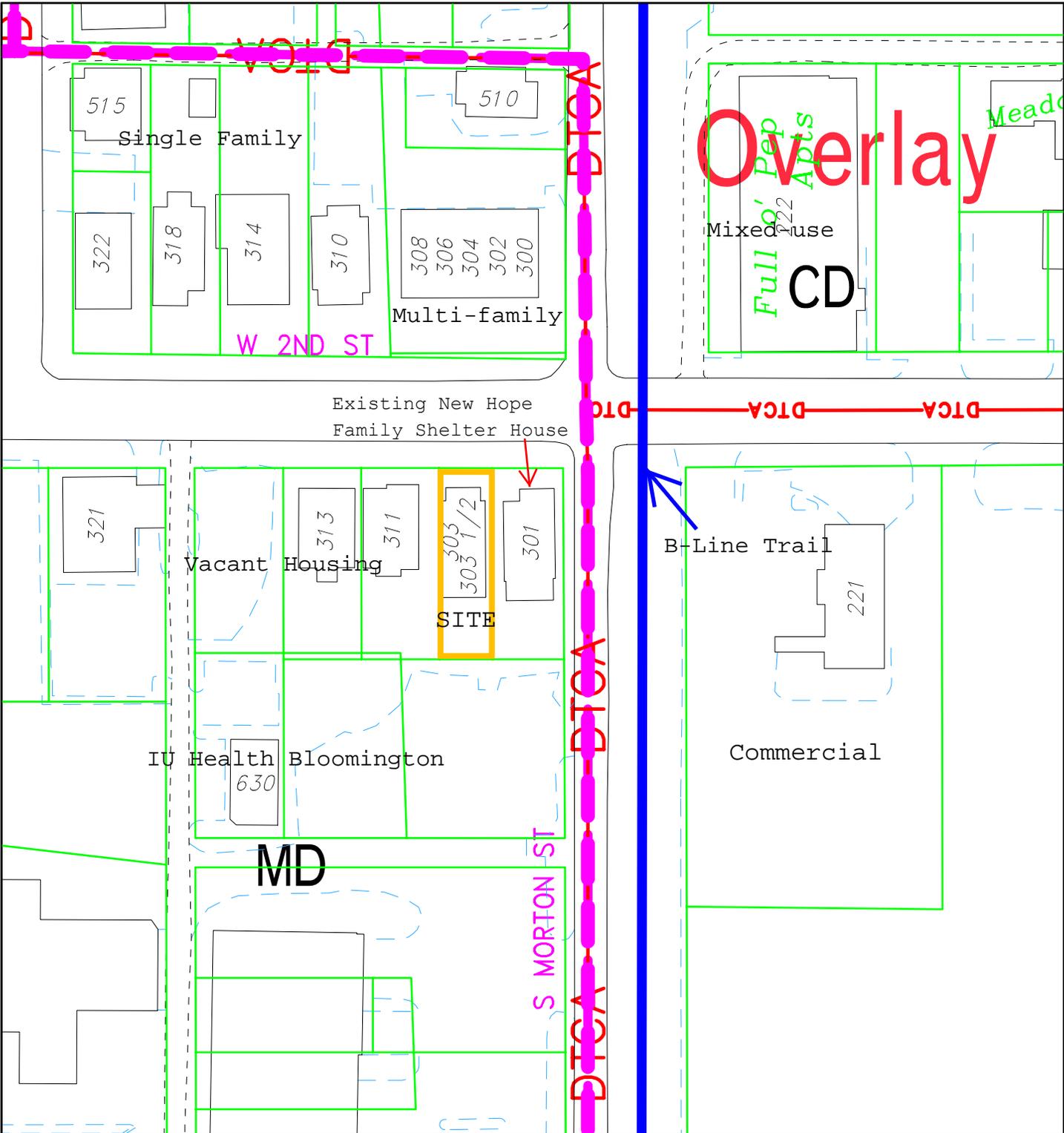
Staff's Finding: No signage is approved with this request.

9. *The proposed use and development complies with any additional standards imposed upon the particular use by Chapter 20.05; CU: Conditional Use Standards.*

Staff's Findings: There are no additional standards for homeless shelters.

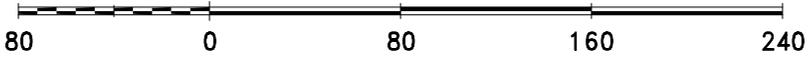
RECOMMENDATION: Staff recommends approval of CU-53-13 with the following conditions:

1. Four Class II bicycle parking spaces are required to be installed.
2. Required landscaping must be added to plans prior to building permit issuance.



CU-53-13
 303 and 303 1/2 W. 2nd St.
 New Hope Family Shelter

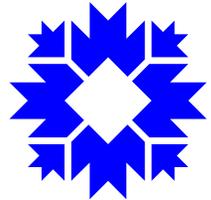
By: bannok
 16 May 12



For reference only; map information NOT warranted.



City of Bloomington
 Planning



Scale: 1" = 80'



303 W. Wecond St. Bloomington, IN
303 W 2nd St, Bloomington, IN 47403, USA

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BICYCLE
PARKING

Petitioner's Statement Dec.9, 2013

This petition seeks approval for conditional use of the house at 303 W. 2nd. Street by New Hope Family Shelter. This will be used to provide emergency shelter for homeless families in stays of up to 90 days. New Hope is a 501c3 organization that has sheltered families in this block since July, 2011.

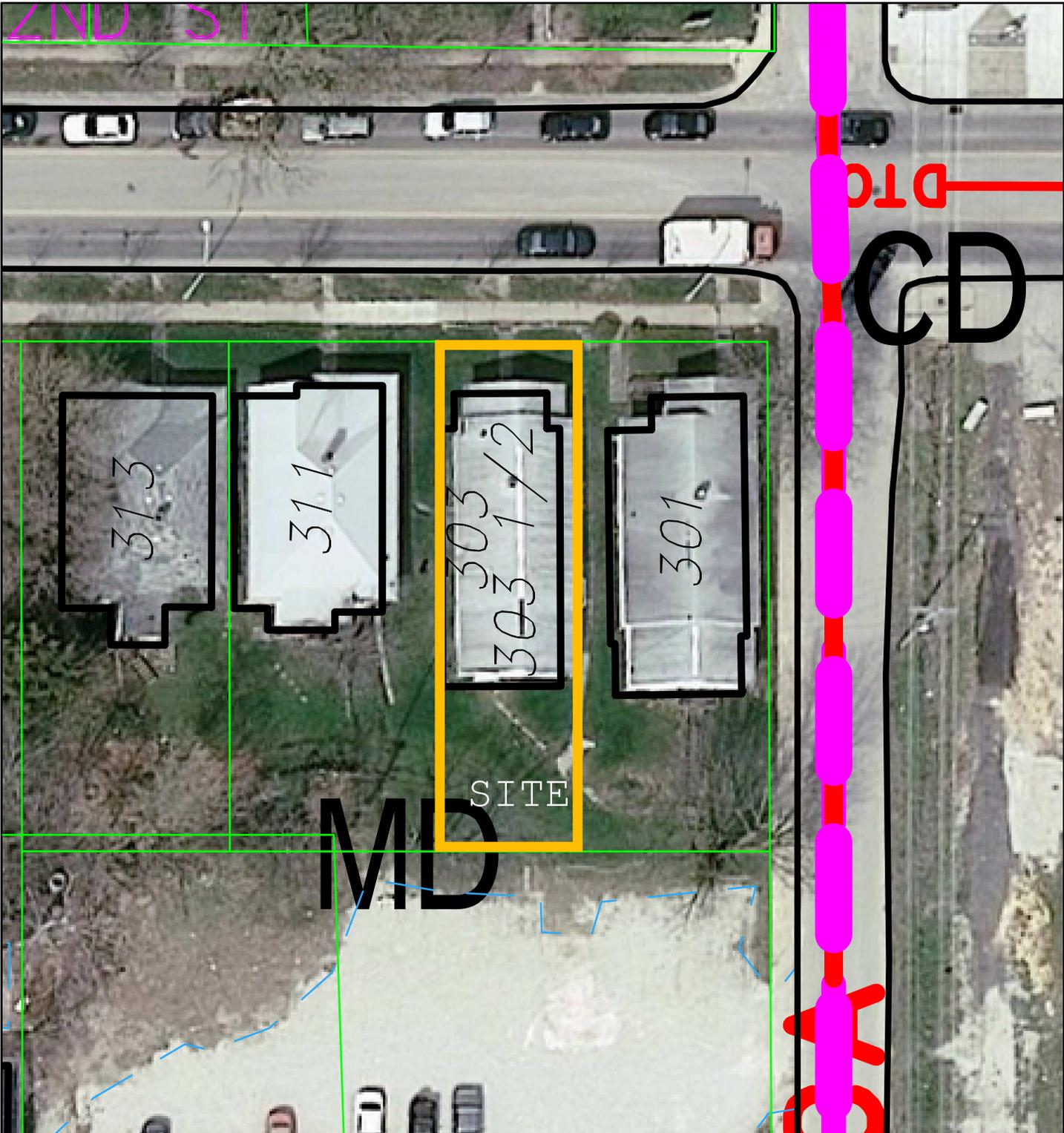
This shelter is needed to serve families we are unable to serve due to capacity limits in the two existing New Hope shelters.

This site is leased from IUHealth Bloomington Hospital for five years and will have four bedrooms. Occupancy will not exceed 15 individuals. The size of the building will not be changed.

The shelter will be monitored by case workers who will work with the parents to overcome the problems they face and follow-up after families have found their own housing.

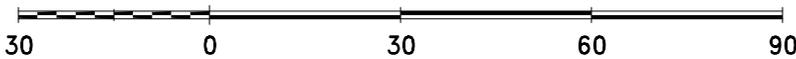
New Hope is currently operating two other shelters on this block and is considering a fourth facility dedicated to children's programs.

IUHealth Bloomington Hospital owns this property and supports this petition.

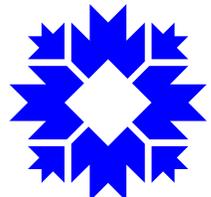


CU-53-13
303 and 303 1/2 W. 2nd St.
New Hope Family Shelter, Inc.

By: bannonk
31 Dec 13



City of Bloomington
Planning



Scale: 1" = 30'

For reference only; map information NOT warranted.