

CITY OF BLOOMINGTON



AUGUST 6, 2014 @ 2:00 p.m.
CITY HALL -
KELLY CONFERENCE ROOM #155

AGENDA

CITY OF BLOOMINGTON
HEARING OFFICER
August 6, 2014 at 2:00 p.m.

*Kelly Conference Room #155

PETITION:

- V-31-14 **MainSource Financial Group**
1917 S. Walnut St.
Request: Variance from maximum parking standards, lighting, and drive width standards to allow an ATM to be installed.
Case Manager: Patrick Shay

**BLOOMINGTON HEARING OFFICER
STAFF REPORT
Location: 1917 S. Walnut Street**

**CASE #: V-31-14
DATE: August 6, 2014**

PETITIONERS: Mainsource Financial Group
1927 Greensburg Crossing, Greensburg IN 47240

CONSULTANTS: Bledsoe Riggert & Guerrettaz
1351 W. Tapp Road, Bloomington

REQUEST: The petitioner is requesting variances from maximum parking standards, lighting, and drive width standards to allow the re-establishment of a drive-up ATM in a Commercial Arterial (CA) zoning district.

SUMMARY: The petitioner plans to install an ATM at an existing multitenant shopping center located at the southeast corner of E. Miller Drive and S. Walnut Street. This property, zoned Commercial Arterial (CA), included a drive-up ATM at the proposed location. Several years ago, the bank removed the ATM and this portion of the site has only been utilized as parking. The petitioner is seeking an approval to allow the re-establishment of an ATM at the same location.

The addition of the ATM would trigger several upgrades to the entire shopping center property including the removal of approximately 24 parking spaces, replacement of existing parking lot lighting, landscaping, bicycle parking, and reduction of drive cuts. The petitioner has worked with staff to develop a partial compliance plan that would necessitate variances from maximum parking standards, lighting standards, and drive width standards. The proposed plan essentially creates a phased compliance with 13 parking spaces being removed along the adjacent roadways, the addition of a parking island, and the addition of bicycle parking spaces. The remainder of site compliance issues would then be delayed until a future expansion or addition is proposed.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

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

STAFF FINDING: Staff finds no injury. This area has been utilized as a drive-up ATM in the past. No site work will be necessary for the ATM to be reinstalled. The proposed upgrades are in close proximity to the ATM and will improve the aesthetic of the property.

- 2) *The use and value of the area adjacent to the property included in the Development Standards Variance will not be affected in a substantially adverse manner.*

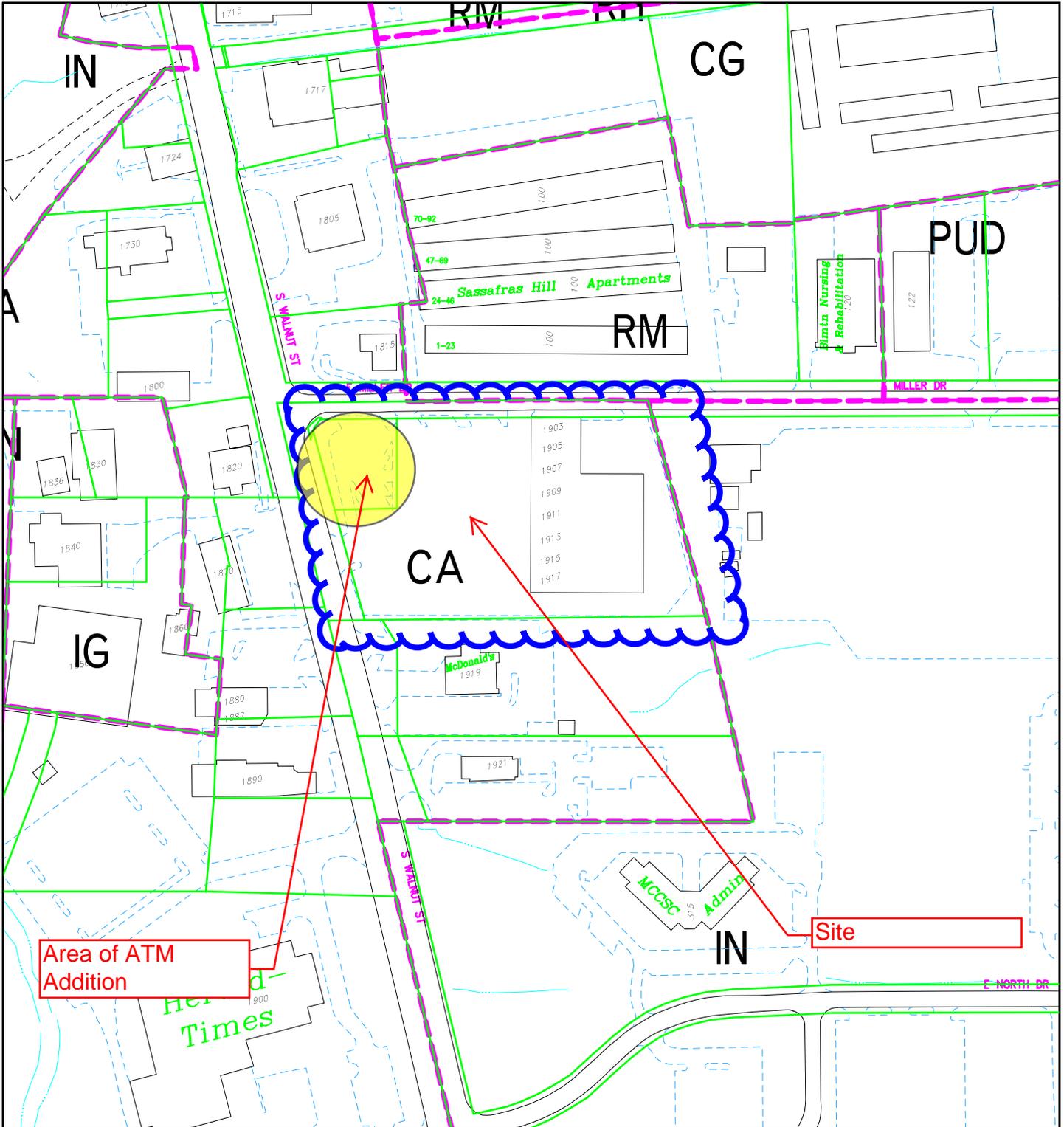
STAFF FINDING: Staff finds no adverse impacts. Again, the property has been utilized as an ATM in the past and the proposed improvements should only improve the property values of the area by allowing for reinvestment and redevelopment.

- 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 Development Standards Variance will relieve the practical difficulties.*

STAFF FINDING: Staff finds practical difficulty in requiring compliance with all of the standards of the UDO at this time. The result would be leaving the situation as it is and not getting any improvements. Furthermore, staff finds the necessary improvements to be out of scale with the proposed improvements and supports a more phased compliance for the site. This variance, as proposed, would not vary the requirement for upgrades in the future, but simply delays a portion of them until a larger investment into the property is made. The combination of the previous use of this site as an ATM, the relatively small nature of this redevelopment, and the potential for future reinvestment create a unique condition that staff finds warrants a more phased approach.

RECOMMENDATION: Based on the written findings of this report, staff recommends approval of V-31-14 with the following conditions:

1. These variances shall apply to the proposed site plan only, any future changes to the center will be subject to all requirements of the Unified Development Ordinance.
2. No signage is approved with this request. All signage for the ATM must receive a sign permit prior to installation.
3. Four (4) covered bicycle parking spaces must be installed in accordance with Unified Development Ordinance standards.

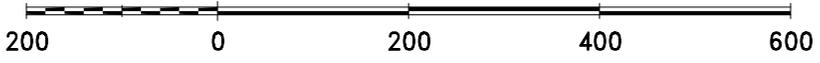


Area of ATM Addition

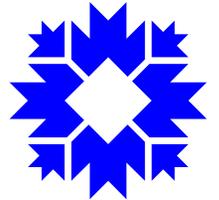
Site

V-31-14 Mainsource Bank
 Location/Zoning/Land Use map
 1917 S. Walnut Street

By: shapp
 1 Aug 14

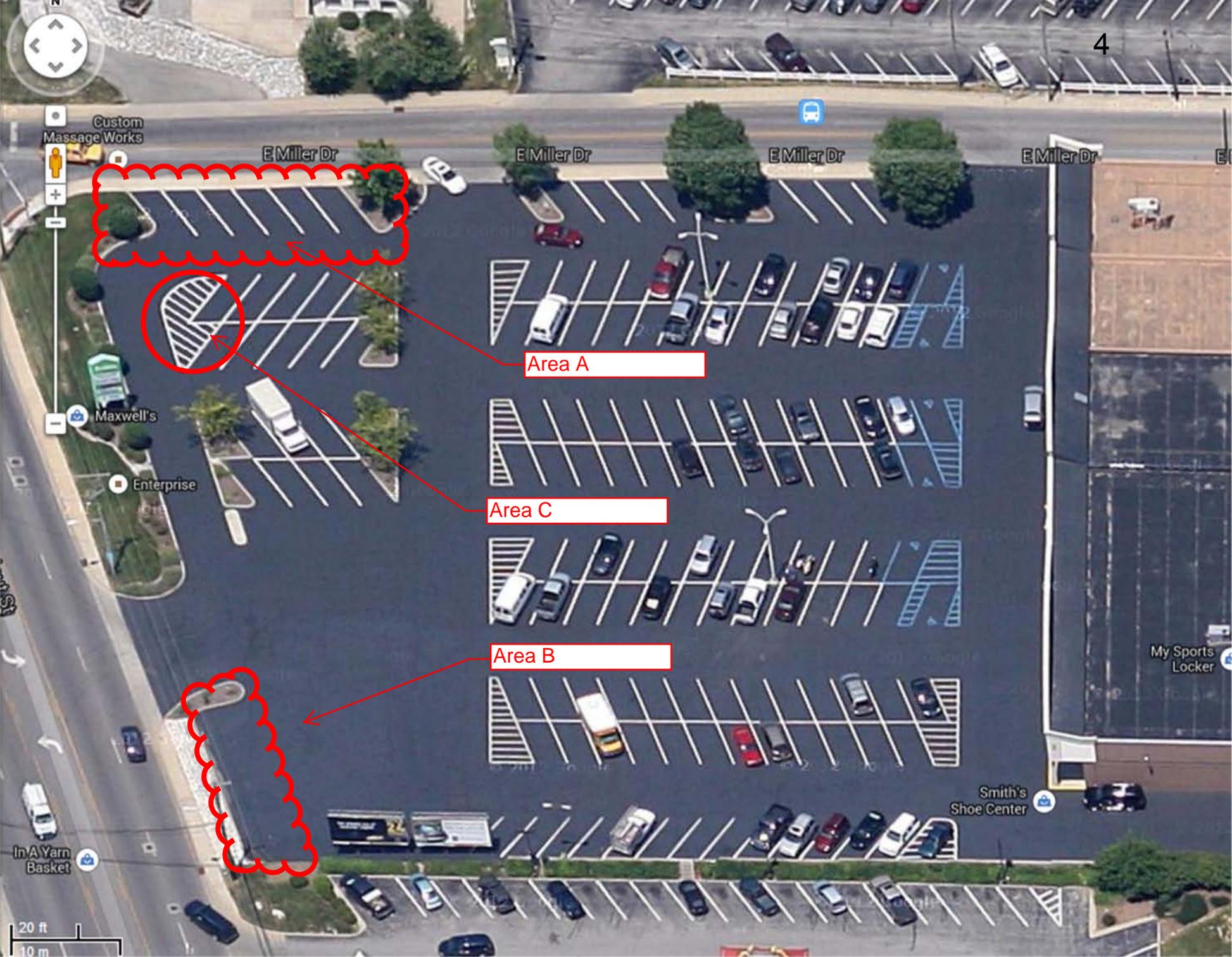


City of Bloomington
 Planning



Scale: 1" = 200'

For reference only; map information NOT warranted.



Area A

Area C

Area B



20 ft
10 m



July 22, 2014

Patrick Shay
City of Bloomington, Planning Department
401 N. Morton St., Suite 160
PO Box 100
Bloomington, IN 47402-0100

RE: MainSource ATM – Smith's Shoe Center, 1917 S. Walnut Street
Petitioner's Statement
BRG Project No. 8364

Dear Patrick,

On behalf of MainSource Financial Group, we are requesting review and approval from the Hearing Officer of variances from three UDO requirements. These variances are critical to allowing the installation of an ATM at the Smith's Shoe Center at 1917 S. Walnut Street and include the following:

- Variance from maximum parking
- Variance from site lighting
- Variance from maximum driveway width

These variances will allow for limited compliance of the western portion of the Smith's Shoe Center parking lot surrounding the ATM rather than the entire site.

Included with this petitioners statement is the application form, as well as the site improvement plan. We will follow up with any additional detail and revisions based upon staff feedback prior to the final application deadline.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "W. Riggert".

William Riggert, PE
Principal

ec: Joe Stirn, MainSource Financial Group
Steve Smith, Smith's Shoes Center
John West, F.C. Tucker

xc: File – Project No. 8364

V-31-14
Petitioner's Statement



Proposed ATM

