

CITY OF BLOOMINGTON



**SEPTEMBER 8, 2014 @ 5:30 p.m.
COUNCIL CHAMBERS #115
CITY HALL**

**CITY OF BLOOMINGTON
PLAN COMMISSION AGENDA
Sept. 8, 2014 @ 5:30 p.m.**

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

ROLL CALL

MINUTES TO BE APPROVED: Aug. 4, 2014

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

PETITIONS CONTINUED TO OCT 6 MEETING:

**SP/UV-34-13 GMS – Pavilion Properties
306 E. Kirkwood Ave.**

Site plan approval for a 3-story mixed-use building. Also, Plan Commission review of a Use Variance for a bank drive-through in the CD zoning district.

(Case Manager: Tom Micuda)

**SP-14-14 AJ Capital Partners
210 E. Kirkwood Ave.**

Site plan approval for a downtown hotel.

(Case Manager: Patrick Shay)

**SP-17-14 JC Hart
730 N. Walnut St.**

Site plan approval of an 82-unit multifamily development at what's commonly known as the High Point property

(Case Manager: Patrick Shay)

APPROVAL OF CONSENT AGENDA:

**SP-23-14 Sibghat Sheikh
416 E. 4th St.**

Site plan approval for a 3-unit multifamily building.

(Case Manager: James Roach)

PETITIONS:

**PUD-25-14 Kevin Barnes
3257 W. Jacob Dr.**

PUD final plan approval of a new retail building.

(Case Manager: Patrick Shay)

Last Updated: 9/4/2014

****Next Plan Commission hearing scheduled for Oct. 6, 2014**

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 416 E. 4th Street**

**CASE #: SP-23-14
DATE: September 8, 2014**

PETITIONER: Sibghat Sheikh
2769 Fox Ct., Martinsville

CONSULTANT: Tabor/Bruce Architecture & Design
213 S. Rogers Street, Bloomington

REQUEST: The petitioner is requesting site plan approval of a 3-unit apartment building.

Lot Area:	0.18 Acres	
Zoning:	CD/UVO	
GPP Designation:	Downtown	
Existing Land Use:	Restaurant	
Proposed Land Use:	Existing Restaurant, new apartments	
Surrounding Uses:	East	– Restaurant
	North	– Restaurant/apartments
	South	– Multi-family/commercial
	West	– Beauty Salon/apartments

REPORT SUMMARY: The subject property is located on the south side of E. 4th Street, between S. Dunn Street and S. Grant Street. The property has been developed with a 2-story Queen Anne style building, circa 1898. The first floor contained the Bombay House restaurant until 2013 and now contains India Garden. The second floor contains a 1-bedroom apartment. The property is zoned Commercial Downtown (CD) and is within the Restaurant Row area of the University Village Overlay (UVO).

This petition, while brought forward by a different petitioner, was originally approved in 2008 (SP-16-08) and then re-approved in 2009. The site plan expired on August 31, 2010 without any construction taking place. Apart from the change in the petitioner, the only significant change to the petition is the removal of the commercial/flex space from the first floor. The proposed building is 100% residential.

The petitioner proposes to build a second building on the rear of the property. This building would be three stories in height and contain three 2-bedroom apartments. Access is gained to the rear of the property through a shared drive with the property to the east which formerly housed Puccini's restaurant. While no on-site parking is proposed with this petition, the drive must remain to provide access to the parking lot on the adjacent property and to access dumpsters. The petitioner is working with the owner of the former Puccini's building to develop a shared dumpster enclosure that would straddle the property line. This arrangement would require approval of a variance from dumpster setback requirements.

Plan Commission Site Plan Review: Three 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 project proposes ground floor residential uses.
- The project is adjacent to a residential use (mixed-use buildings to the east, south and west.)
- The project proposes three waivers to the standards in BMC 20.03.190 and 20.03.200

SITE PLAN REVIEW

Ground Floor Non-Residential: The primary changes to the plans since the original 2008 approval is the removal of the flex commercial space on the first floor. This space was originally intended to be small retail or restaurant spaces owned and managed by the tenants in the upper floors. The new owner of the building has removed this from the plans due to their belief that this is unviable commercial space and due to changes to the building codes that makes construction of this space impractical. Since 2008, the UDO has also changed the way it regulates first floor uses in the UVO and other overlays. Now the UDO only requires 50% ground floor non-residential space on a property. When both the new building and the existing building are brought into this calculation, the property contains 54% ground floor non-residential space, thus meeting this requirement.

Height: The height of the proposed building is 35 feet as measured from the first floor to the top of the roof. While this is under the maximum height standards of the UVO, height is measured to the lowest point of grade exposed on the building. Based on this definition of height, the height of the building is 41' 1 ½", thus a waiver is required. This waiver was also approved in 2008.

Height Waiver-20.03.190(b)(2): A waiver from the standards of the UDO is required to allow a height greater than 35 feet. The Downtown Plan (page 2-7) simply recommends "buildings one to three stories in height" in the University Village. Sight angles from the street will help minimize the perceived height difference since the building is located to the rear of the lot. Staff has no objection to this increase in height due to the context of the surrounding structures and the large setback from 4th Street.

Roof Pitch: The proposed building has a 6:12 roof pitch. BMC 20.03.139(b)(1)(B) requires a minimum 8:12 roof pitch. A waiver is required. This waiver was also approved in 2008.

Roof Pitch Waiver-20.03.200(b)(1)(D): A waiver from the standards of the UDO is required to allow for a roof with a pitch of less than 8:12. While the proposed 6:12 roof is less steep than required, it allows the building to have a residential appearance while reducing the height. If the Plan Commission prefers, a 8:12 roof could be installed. A steeper roof would mean a taller building and make the proposal even further from meeting the 35 foot height standard. The Downtown Plan (page 2-7) simply recommends buildings with "sloping roofs, which reflect the

traditional residential roof design” in the University Village. Since this building is not located along the street, staff finds requiring the roof to have an 8:12 pitch would have little impact to the area. Therefore, staff has no objection to this waiver.

Entrances: The building contains three townhouse style units with individual entries off of the private drive. While the proposal is identical to that approved in 2008, a waiver was not approved for entrance detailing because the building did not face the street. Staff interpretation of this section of the UDO has changed and a waiver is now necessary.

Entrance Detailing Waiver-20.03.200(b)(6)(B): A waiver from the standards of the UDO is required to allow for three private townhouse entrances without entrance detailing. The entrance detailing of the UVO requires elements more appropriate for an apartment building or a commercial building than private townhouse entrances. In addition, the building entries will not be visible from 4th street. Staff has no objection to this waiver.

Residential Density: The property is 8,052 square feet in area, or approximately 0.18 acres. While the number of units and bedrooms has not changed since 2008, the way the UDO calculated the density has changed. The proposal is for 3 large 2-bedroom units, plus the existing 1-bedroom apartment. The UVO allows for 33 DUEs/acre. On this 0.18 acre lot this amounts to 5.94 DUEs. The proposal is for 3.25 DUEs, or 18 DUEs/acre.

Impervious Surface: Proposed is 77% impervious surfaces, which complies with the maximum of 85% in the UVO.

Parking: No parking is required or proposed for this development. The existing un-striped gravel parking lot would be removed with this petition.

Bicycle Parking: A mixed use development of this type requires 8 bicycle parking spaces. These spaces have not yet been shown on the plans. Compliance with bicycle parking requirements is included as Condition of Approval #2.

Materials: The building will be clad in cementitious siding, a permitted façade material.

Dormers: While the UVO only requires dormers for facades facing the street, thus not required with this petition, the petitioner’s proposal includes three dormers on the west side of the building facing the shared drive.

Step down: BMC 20.03.200(c)(2) requires that buildings located to the side of a surveyed historic structure not be more than one story taller, or 14 feet taller, than the surveyed structure. The proposed building is three stories tall with a pitched roof. While the existing structure on the property and the two adjacent structures are all surveyed historic structures and are two stories tall, with pitched roofs. No portion of the proposed building is more than 14 feet taller than the adjacent buildings. In addition, sight angles from the street will help minimize the perceived height difference since the building is located to the rear of the lot.

Streetscape: Street trees already exist along 4th Street to meet UDO requirements. One pedestrian scale street light is required along 4th Street.

Utilities: The petitioner has submitted a utility plan to the City Utilities Department and this plan is under review. Utility service is adequate in the area.

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The Bloomington Environmental Commission (EC) has made one recommendation concerning this development.

- 1.) The Petitioner should employ environmentally-green building and site design practices at this site to reduce the associated carbon footprint.

Staff response: Although desirable, this is not required by the UDO.

DEVELOPER TRACK RECORD: This is the first development proposal in Bloomington by Sibghat Sheikh.

RECOMMENDATION: Based on the written findings above, staff recommends approval of SP-23-14, and associated waivers, with the following conditions:

1. The building must be consistent with the petitioner's submitted elevations.
2. Eight bike parking spaces must be provided per UDO requirements.
3. One decorative pedestrian-scaled street light is required along 4th Street. Placement of the light as well as retroactive approval by the Board of Public Works for signage and fenced seating area in the right-of-way is required prior to occupancy of the building.
4. A dumpster setback variance is required for the proposed shared dumpster enclosure with the property to the east.

MEMORANDUM

Date: August 28, 2014
To: Bloomington Plan Commission
From: Bloomington Environmental Commission
Through: Linda Thompson, Senior Environmental Planner
Subject: SP-23-14, India House Apartments
416 E. 4th St.

This memorandum contains the Environmental Commission's (EC) recommendations regarding a Site Plan for a 3-story, 3-unit residential building within the Commercial Downtown Zoning District and University Village Overlay District. The apartment building is proposed to be behind an existing building; nevertheless, this area embodies a unique character that would be better served with a building that reflects this ambiance for visitors and residents alike.

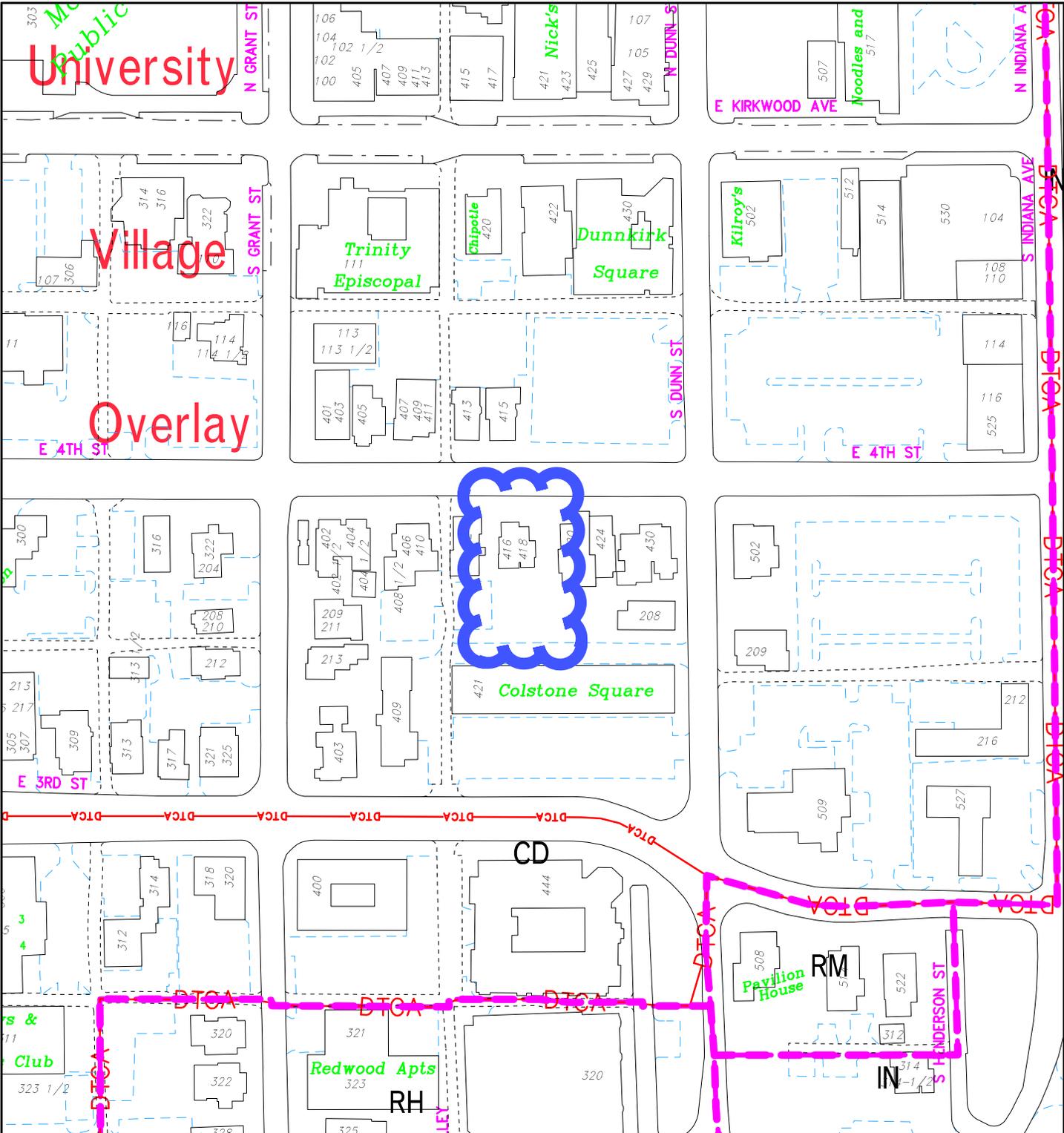
ISSUES OF SOUND ENVIRONMENTAL DESIGN:

1.) GREEN BUILDING:

The EC recommends that the Petitioner incorporate environmentally-green building and site design features in this design. 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 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 Kruzan; 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*.

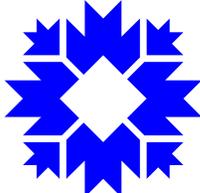
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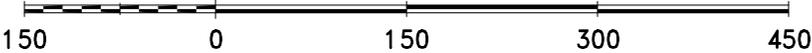
SP-23-14
Location Map

City of Bloomington
Planning & Transportation

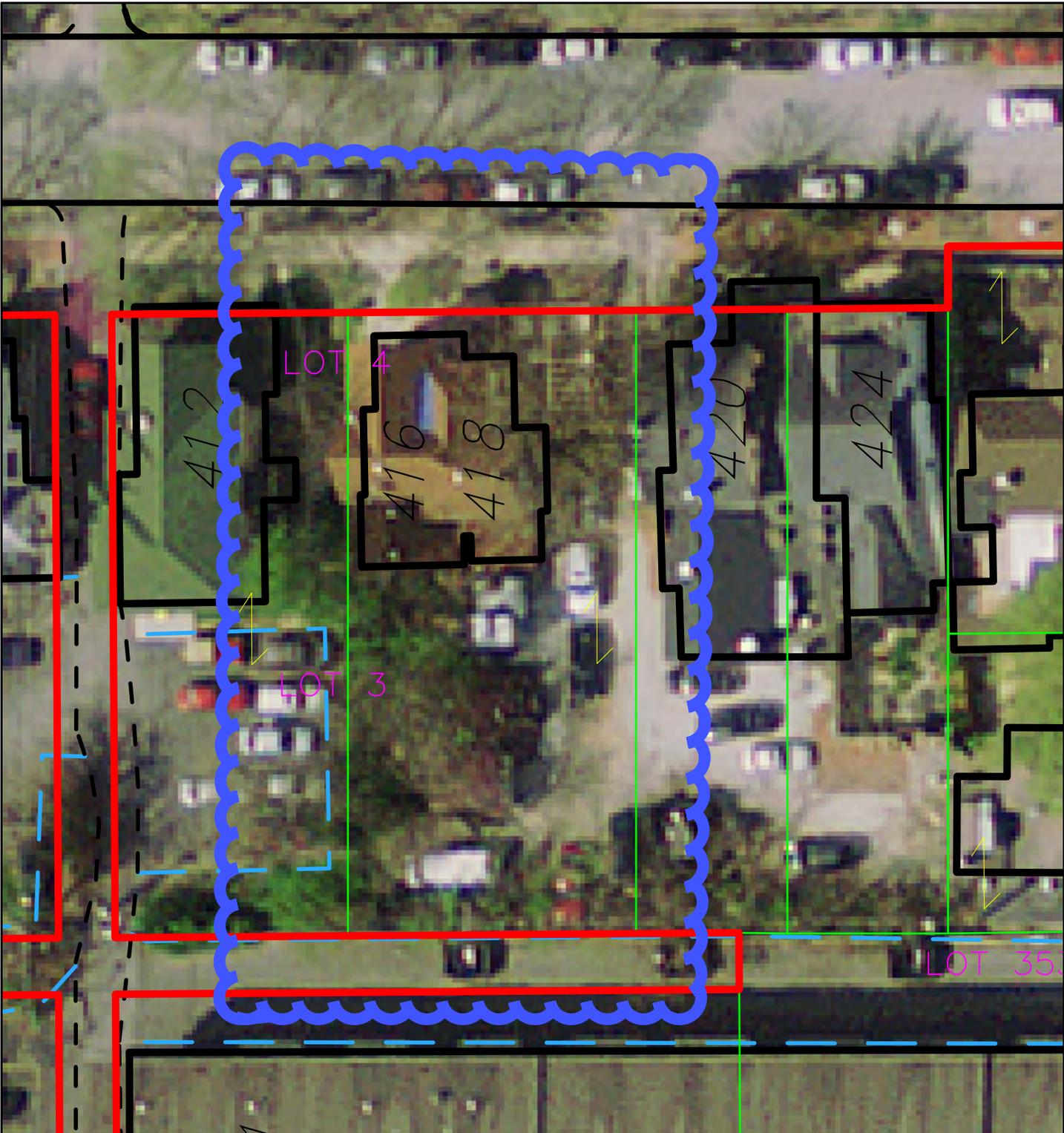


Scale: 1" = 150'

By: roachja
4 Sep 14

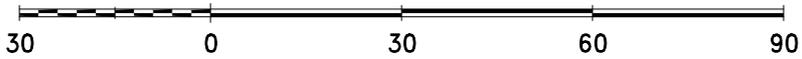


For reference only; map information NOT warranted.



SP-23-14
2011 Aerial Photo

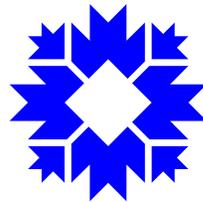
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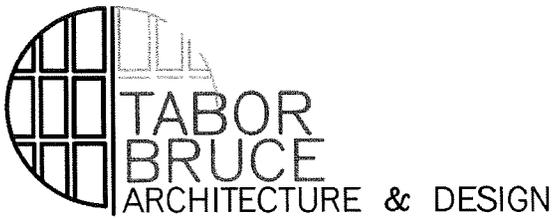
For reference only; map information NOT warranted.



City of Bloomington
Planning & Transportation



Scale: 1" = 30'



1101 S Walnut Street Bloomington, Indiana. 47401 Ph. 812.332.6258 Fax 812.332.8658
 www.taborbruce.com E-Mail dbruce@taborbruce.com

BLOOMINGTON PLAN COMMISSION

Petitioner's Statement

Concerning the petition of **Sibghat Sheikh** for the purpose of consideration of his Petition for the property located at 416 East 4th Street, Bloomington, Indiana.

Location

The project site is to the south of an existing building located on a .18 acre site within the restaurant row historic district and the University Village overlay zone.

Design

We are proposing a new 3 story residential use structure apartment to be built along the west property line, behind the existing India House restaurant. The new building does not face a city street. The lot currently has 2,711 sq ft total in a 2 story building that contains a restaurant use on the first floor and a 1 bedroom apartment use on the second floor. The new structure will provide three, 2 bedroom apartments in a "townhouse" style three story design with a total of 7 bedrooms on the .18 acre site. Under the previous approval, this was a density of 39 bedrooms per acre where 100 bedrooms per acre were allowed. Currently, under the zoning code, 5.94 dwelling units are allowed; the proposal, including the existing 1 bedroom unit will be 3.25 Dues.

This location is walking distance to great shopping and retail centers downtown as well as the university. The hope is that this location may attract artists that want to live within the 4th street arts district location.

The Unified Development Ordinance has listed as an objective in the University Village Overlay description:

"Promote infill and redevelopment of sites using moderate residential densities for the University Village area and high residential densities along the Kirkwood Corridor"

We believe this proposal is ideally positioned to meet this objective.

SP-23-14 Petitioner's Statement

As our proposal is located at the back of an existing parcel and not along any street frontage we also feel that our ground floor residential use is not in violation of the following section from the UDO:

“Not located along the street-All properties to which this subsection applies shall provide ground floor nonresidential uses along the applicable street frontage. No less than fifty percent (50%) of the total ground floor area shall be used for such”

This infill development allows for residential uses within our city’s core where development is best served by not only existing infrastructure but by public transportation.

The building will be designed to reflect the residential history of the converted structures along 4th street. The exterior will be clad with cement board siding and include details such as distinctive bays with brackets and different sized siding panels. The roof will be a shingled gable design as another nod to the eclectic nature of the surrounding repurposed old homes. The building will have double hung windows with a grid in the upper sash.

Green Building Initiatives

The units will have a shared on site recycling area as well as high efficiency HVAC units, secure bicycle storage, and other materials that qualify as green building materials as feasibly possible.

Access & Parking

The primary pedestrian entry to the units will be individual doors along the east façade. This area will also have a shared drive and dumpster area.

This project had prior approval in 2008 and 2009 with very few conditions; however, the project encountered some unforeseen complications in financing and ultimately the untimely passing of one of the petitioners. The only change from those approvals to this application is the newer state adopted building code will classify it as an apartment building and not a townhome. This will require the installation of a sprinkler system throughout the building and has forced the petitioner to utilize the ground floor space as residential space and not a retail space.

We believe this project will be an attractive improvement to the neighborhood and perfectly scaled to the existing building and historic nearby fabric. Thank you for the opportunity to submit the proposed development for review. We look forward to working together on this Development. We kindly ask for your approval of our request.

Sincerely,



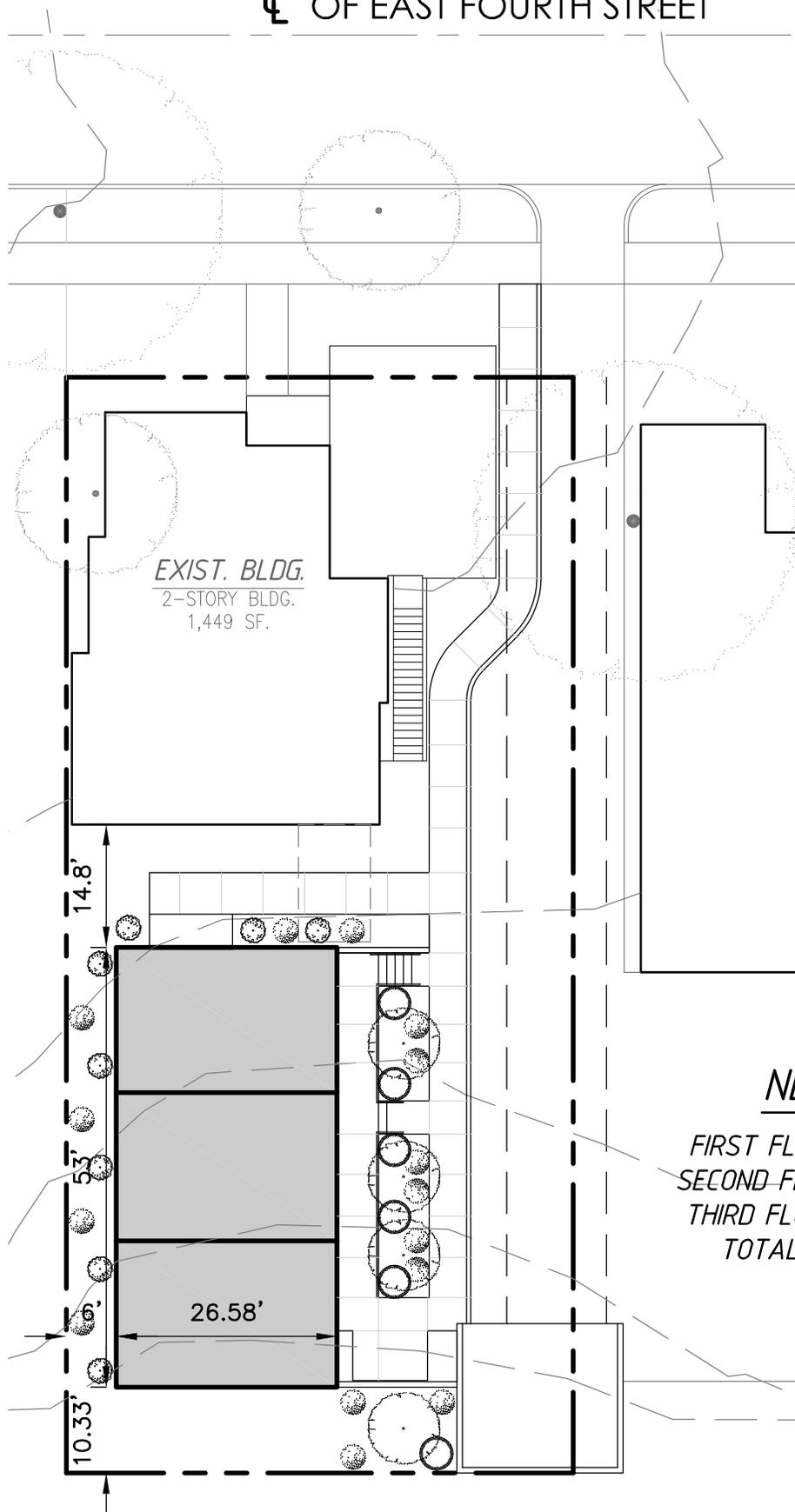
Doug Bruce

Architect

Tabor/Bruce Architecture & Design

SITE PLAN

☐ OF EAST FOURTH STREET

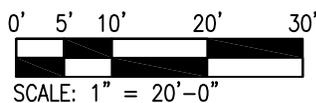


EXIST. BLDG.
 2-STORY BLDG.
 1,449 SF.

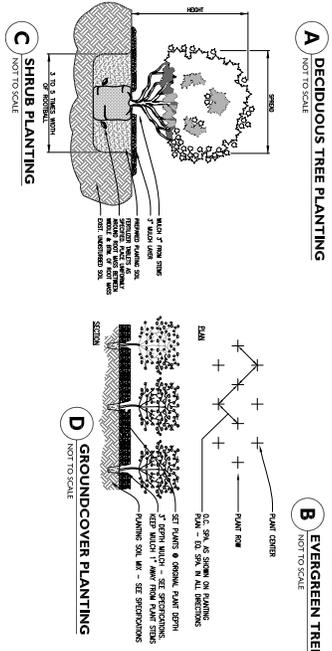
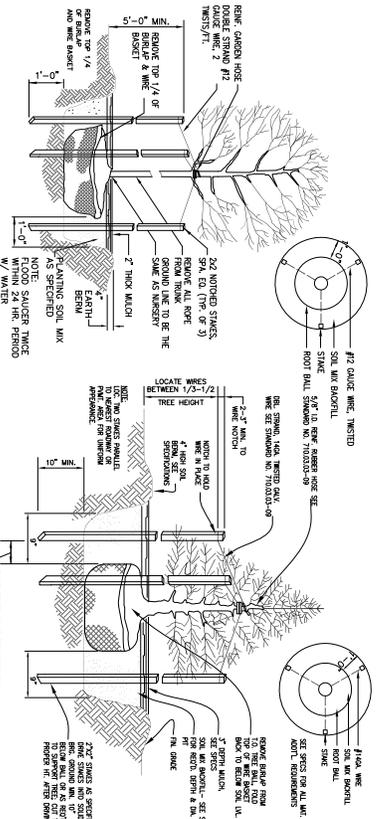
NEW BLDG.

FIRST FLOOR = 1,408 SQ. FT.
 SECOND FLOOR = 1,448 SQ. FT.
 THIRD FLOOR = 1,448 SQ. FT.
 TOTAL SQ. FT. = 4,304

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INDIA HOUSE APARTMENTS
122 EAST FOURTH STREET
 SP-23-14
 Site Plan
 INDIANAPOLIS, INDIANA



LANDSCAPING SCHEDULE

MARK	QTY	TYPE	BOTANICAL NAME	COMMON NAME	SEE	SPACING
AP 2	001	ROD	ASPIRULUS SPINA	RED BLOODED	MIN 7' OUTSPERS	SEE PLAN
AP 3	001	ROD	FRAXINUS SPICATA	ORNAMENTAL CHERRY	MIN 7' OUTSPERS	SEE PLAN
BA 13	033	ES	ERIGONIA SPICATA	ROSMARY	2'-3" DIA ON 3' DIA	SEE PLAN
BA 14	033	ES	ERIGONIA SPICATA	ROSMARY	2'-3" DIA ON 3' DIA	SEE PLAN
BA 15	033	ES	ERIGONIA SPICATA	ROSMARY	2'-3" DIA ON 3' DIA	SEE PLAN
BA 16	033	ES	ERIGONIA SPICATA	ROSMARY	2'-3" DIA ON 3' DIA	SEE PLAN
BA 17	033	ES	ERIGONIA SPICATA	ROSMARY	2'-3" DIA ON 3' DIA	SEE PLAN
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BA 19	033	ES	ERIGONIA SPICATA	ROSMARY	2'-3" DIA ON 3' DIA	SEE PLAN
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BA 50	033	ES	ERIGONIA SPICATA	ROSMARY	2'-3" DIA ON 3' DIA	SEE PLAN

- UTILITY NOTES**
1. ALL UTILITY LINES SHALL BE SHOWN IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF BLOOMINGTON UTILITY MAPS.
 2. SET POINTS AND DEPTHS FOR ALL UTILITY LINES SHALL BE SHOWN IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF BLOOMINGTON UTILITY MAPS.
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- GENERAL SITE NOTES:**
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NO.	DATE	DESCRIPTION
1	04/14/2014	ISSUED FOR PERMIT
2	04/14/2014	ISSUED FOR PERMIT
3	04/14/2014	ISSUED FOR PERMIT
4	04/14/2014	ISSUED FOR PERMIT
5	04/14/2014	ISSUED FOR PERMIT
6	04/14/2014	ISSUED FOR PERMIT
7	04/14/2014	ISSUED FOR PERMIT
8	04/14/2014	ISSUED FOR PERMIT
9	04/14/2014	ISSUED FOR PERMIT
10	04/14/2014	ISSUED FOR PERMIT

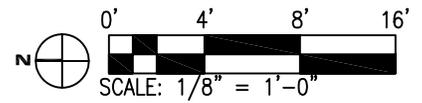
SP-23-14
Landscaping Plan

NEW LIVE & WORK RESIDENCES FOR:
INDIA HOUSE APARTMENTS
416 EAST FOURTH STREET
BLOOMINGTON, INDIANA 47408

TABOR BRUCE
ARCHITECTURE & DESIGN INC.
1101 S. WALNUT STREET - BLOOMINGTON, IN 47401
TELEPHONE: (812) 332-0208 FAX: (812) 332-8658

EAST ELEVATION

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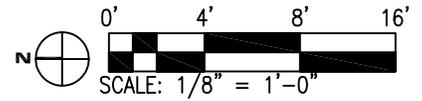


SP-23-14
Elevations

INDIA HOUSE APARTMENTS
122 EAST FOURTH STREET
BLOOMINGTON, INDIANA

SOUTH ELEVATION

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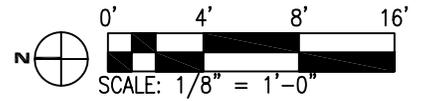


SP-23-14
Elevations

INDIA HOUSE APARTMENTS
122 EAST FOURTH STREET
BLOOMINGTON, INDIANA

TABOR
BRUCE
ARCHITECTURE & DESIGN INC.

NORTH ELEVATION



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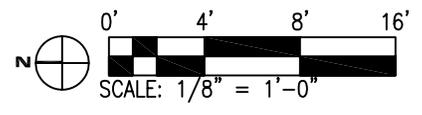
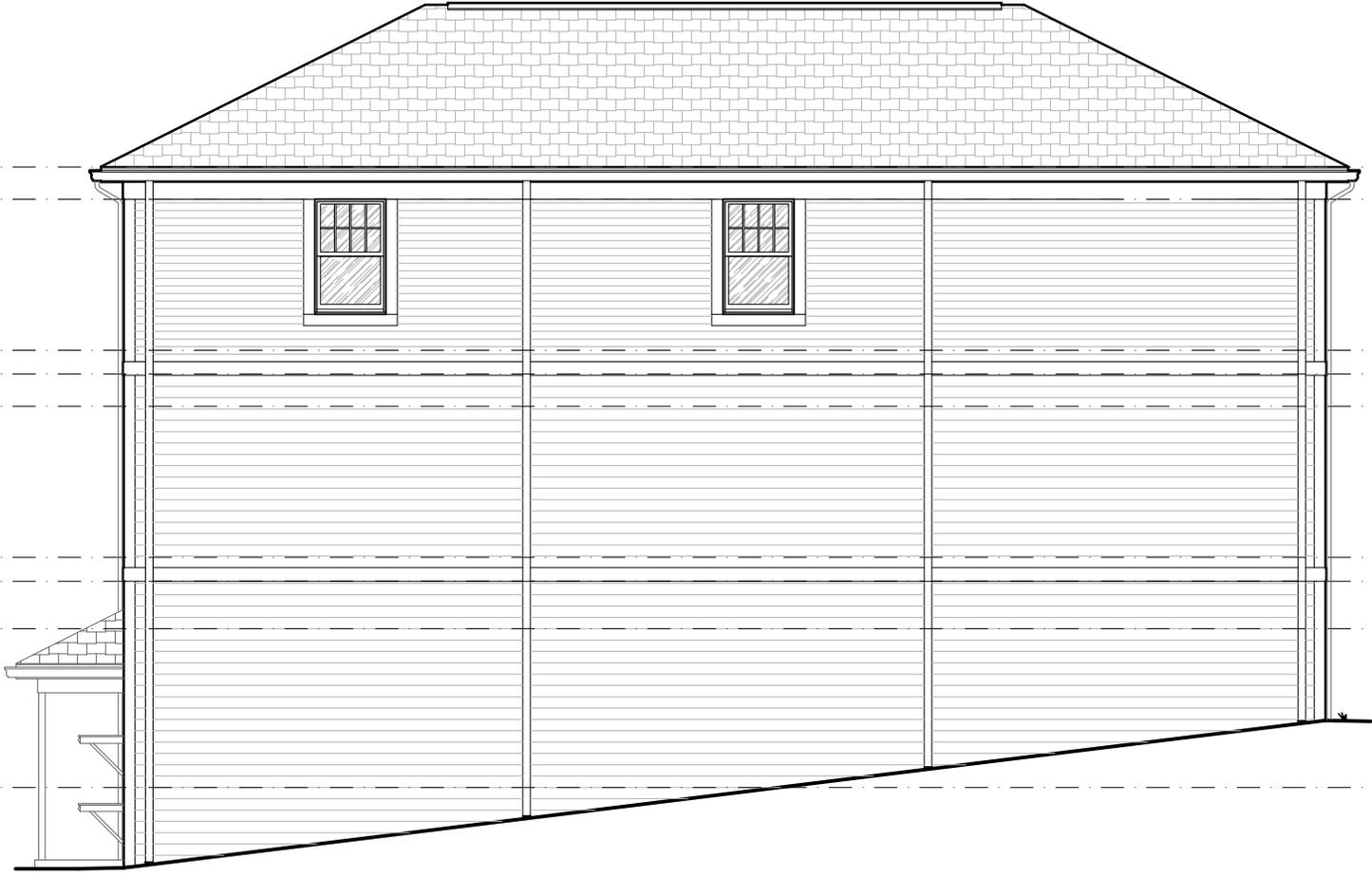
SP-23-14
Elevations

INDIA HOUSE APARTMENTS
122 EAST FOURTH STREET
BLOOMINGTON, INDIANA

TABOR
BRUCE
ARCHITECTURE & DESIGN INC.

WEST ELEVATION

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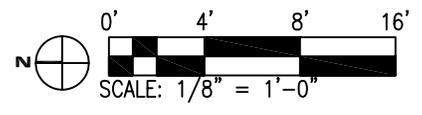
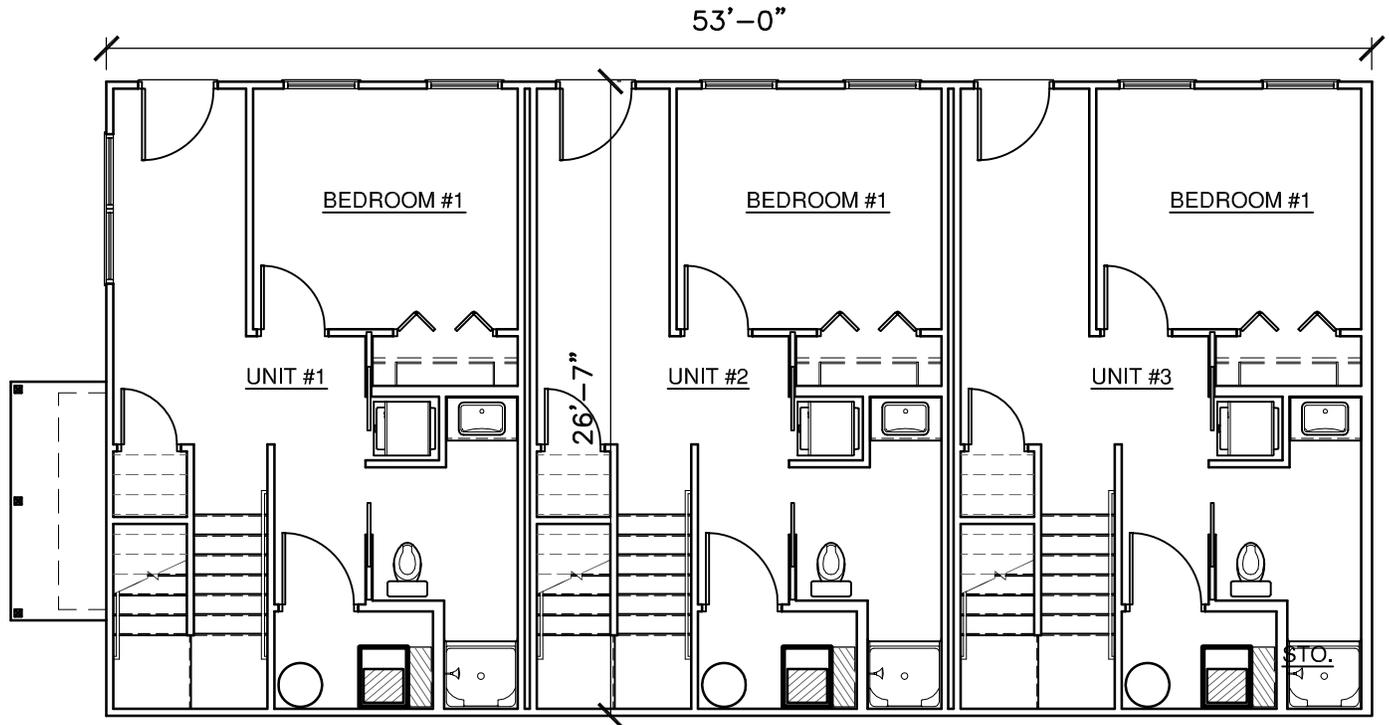


SP-23-14
Elevations

INDIA HOUSE APARTMENTS
122 EAST FOURTH STREET
BLOOMINGTON, INDIANA

FIRST LEVEL FLOOR PLAN

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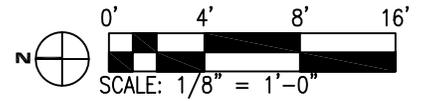
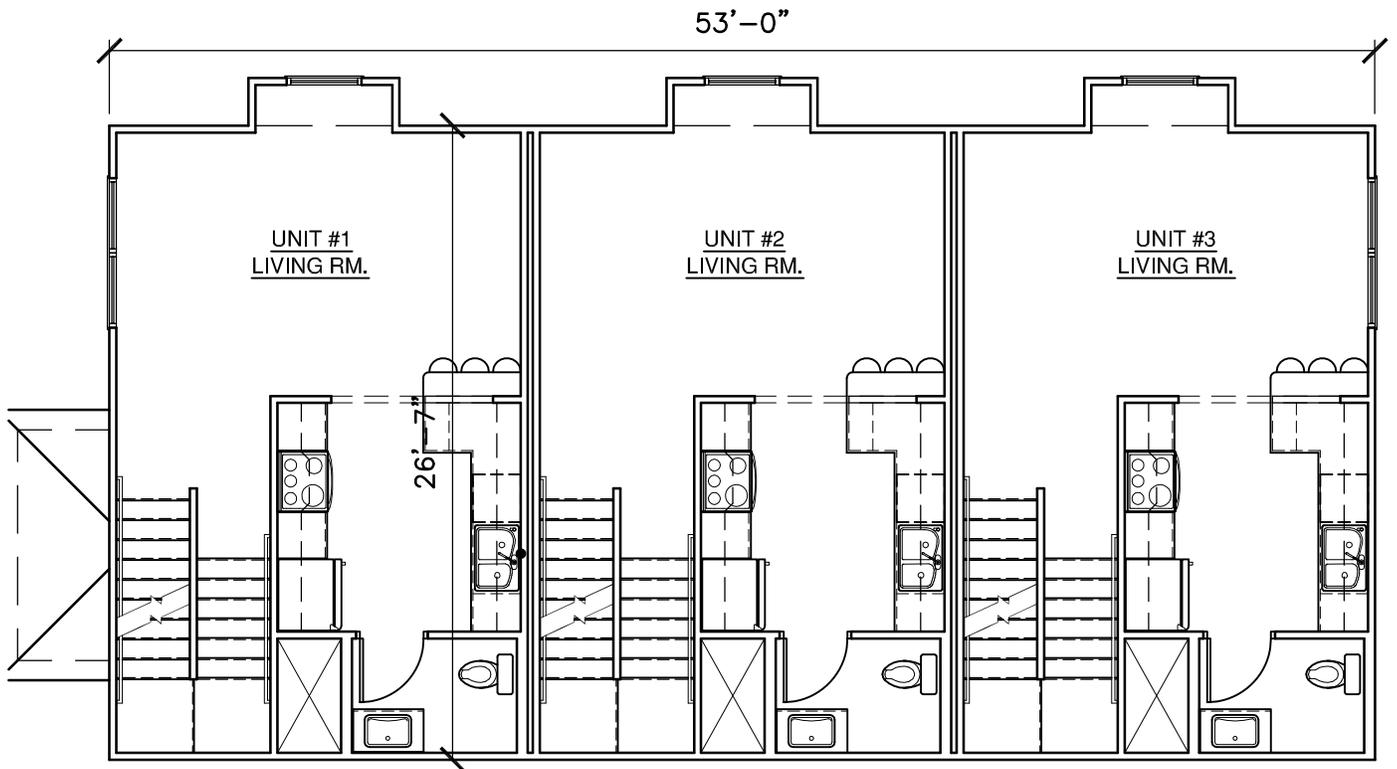


SP-23-14
Floor plans

INDIA HOUSE APARTMENTS
122 EAST FOURTH STREET
BLOOMINGTON, INDIANA

SECOND LEVEL FLOOR PLAN

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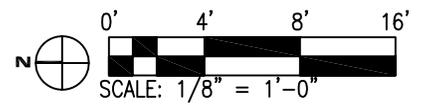
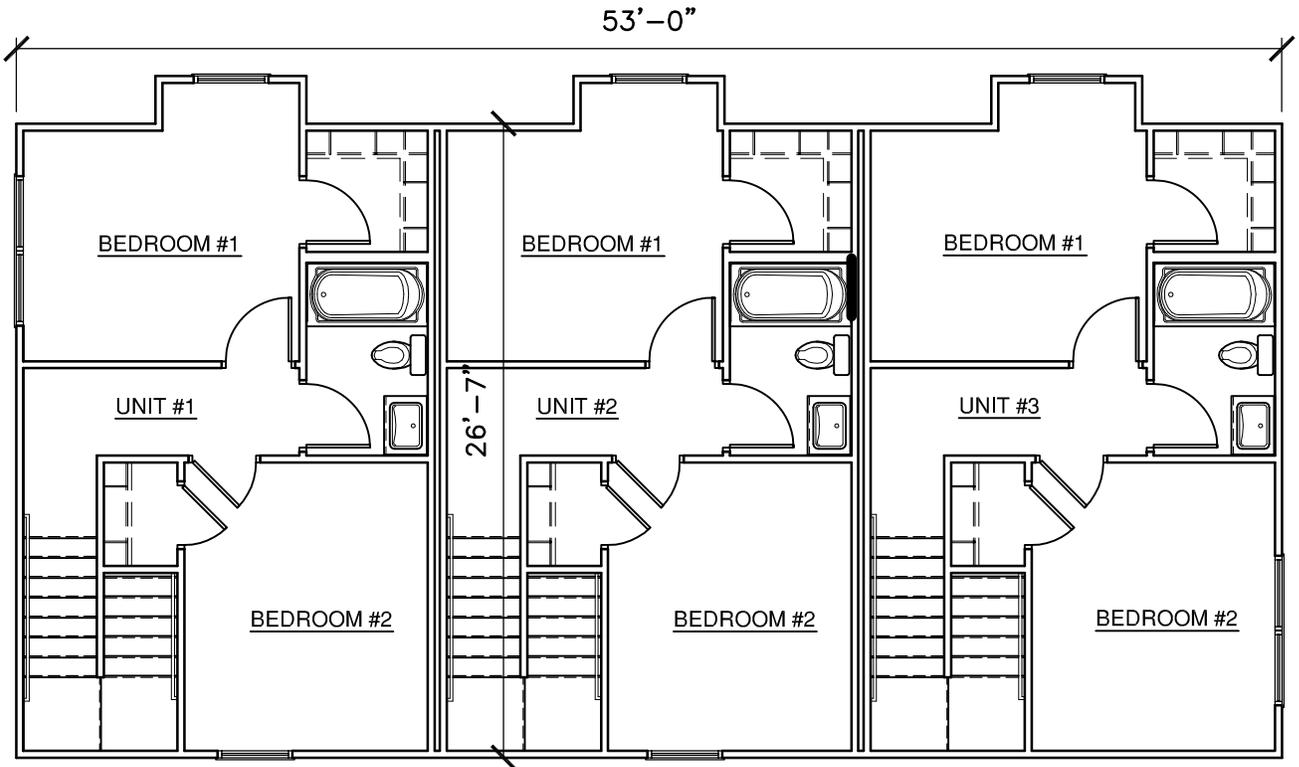


SP-23-14
Floor plans

INDIA HOUSE APARTMENTS
122 EAST FOURTH STREET
BLOOMINGTON, INDIANA

THIRD LEVEL FLOOR PLAN

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SP-23-14
Floor plans

INDIA HOUSE APARTMENTS
122 EAST FOURTH STREET
BLOOMINGTON, INDIANA



SP-23-14
Model images



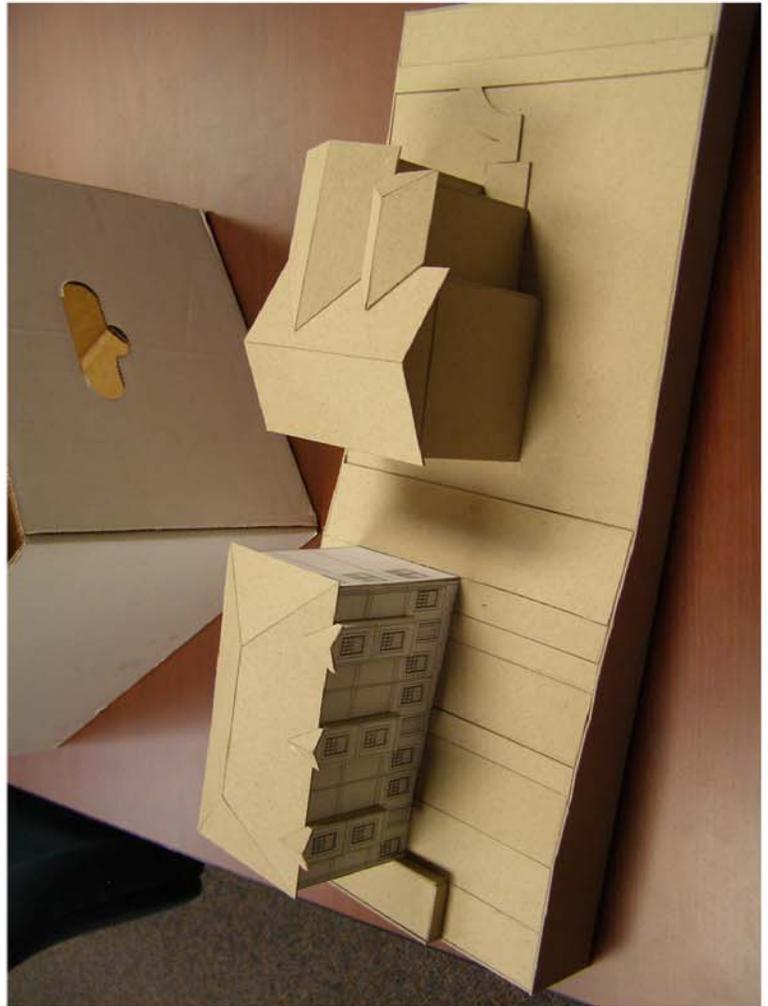
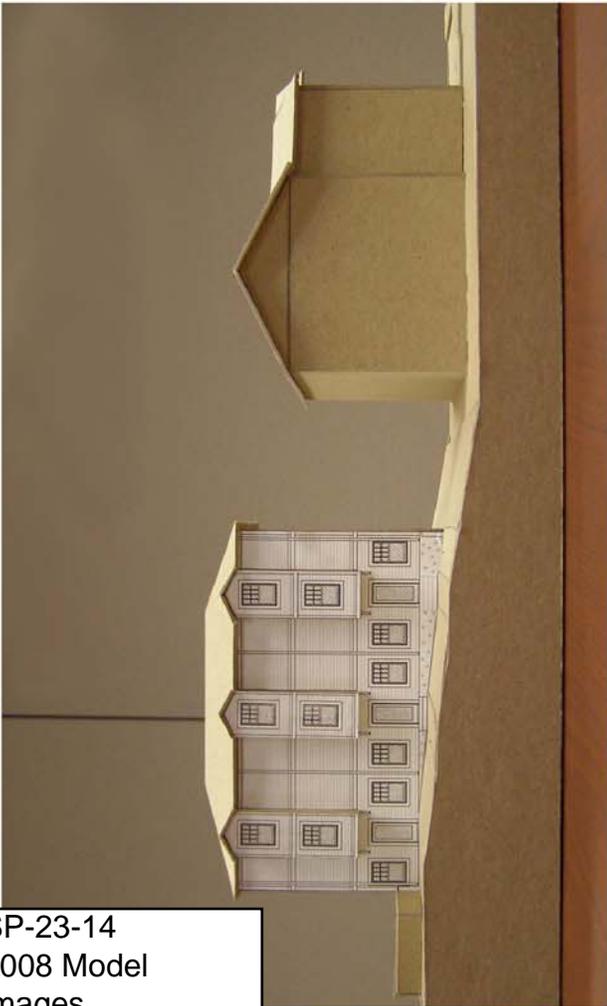
SP-23-14
Model images



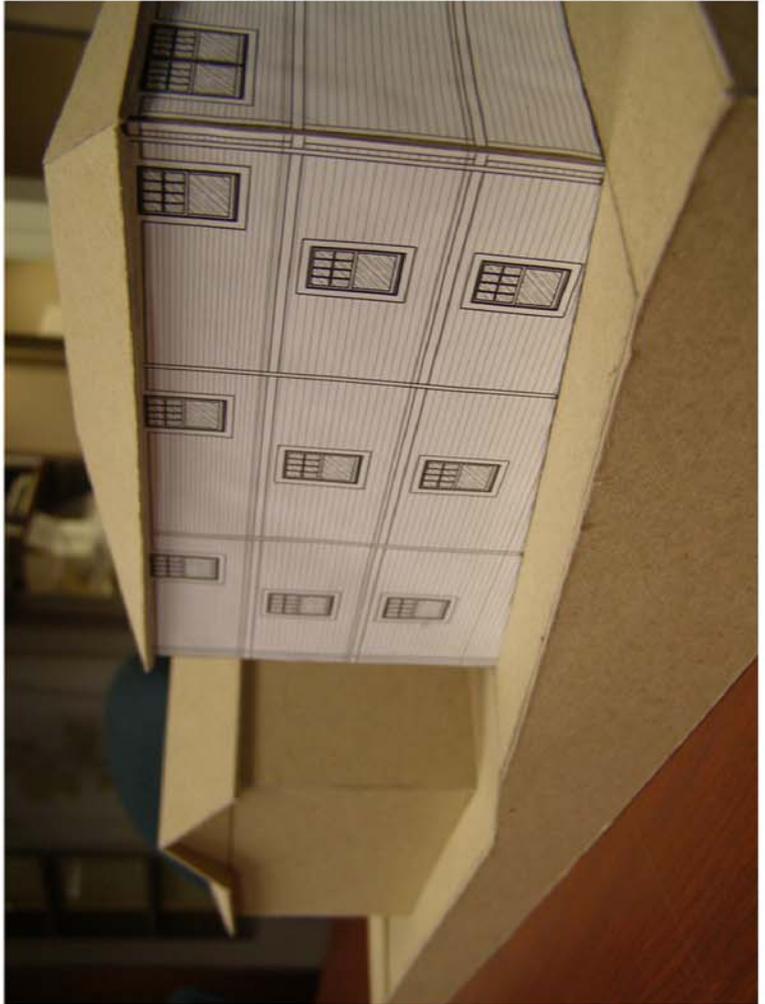
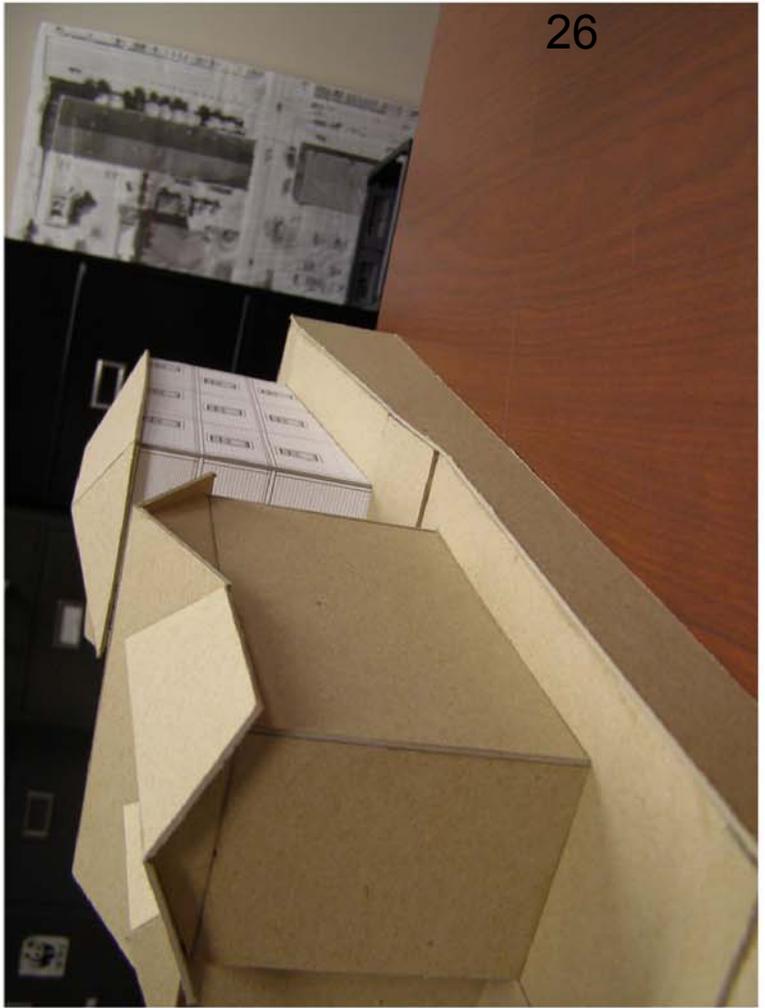
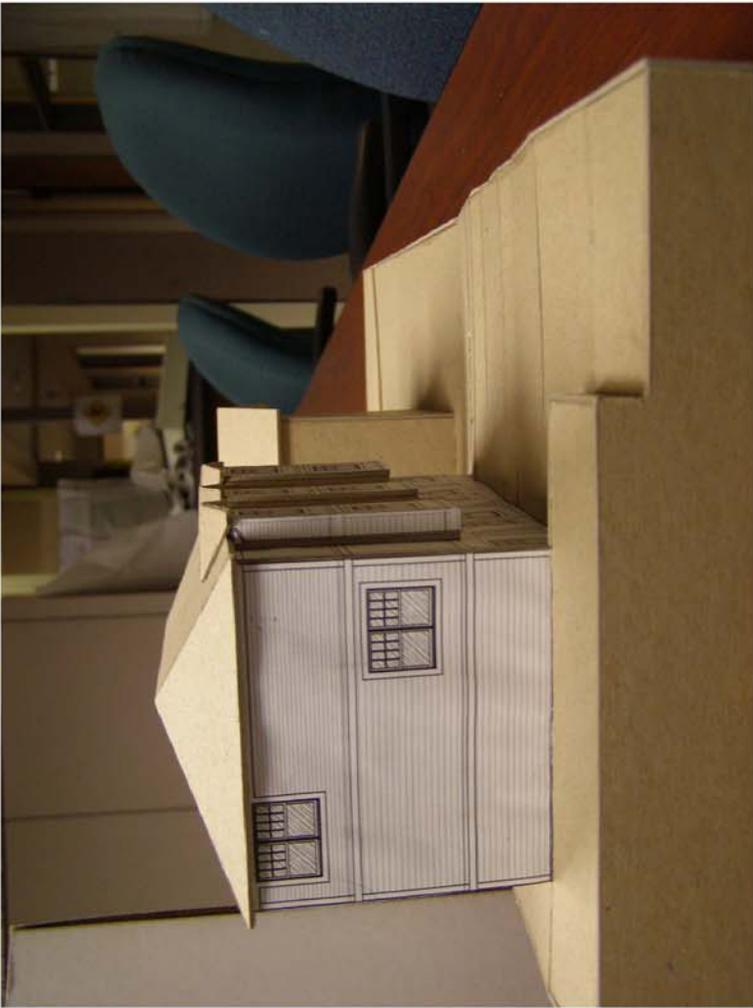
SP-23-14
Model images



SP-23-14
Model images



SP-23-14
2008 Model
images



SP-23-14
2008 Model
images

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
LOCATION: 3257 W Jacob Drive**

**CASE #: PUD-25-14
DATE: September 8, 2014**

**PETITIONER: Kevin Barnes (Quattro Development)
1100 Jorie Blvd, Suite 140, Oak Brook, IL**

REQUEST: The petitioner is requesting PUD final plan approval to construct a “Mattress Firm” retailer on Lot #2 of the Whitehall Crossing PUD.

BACKGROUND:

Lot Area:	0.50 acres
Current Zoning:	Planned Unit Development (PUD)
GPP Designation:	Regional Activity Center
Existing Land Use:	Vacant – Former ATM
Proposed Land Use:	Retail
Surrounding Uses:	Commercial

REPORT SUMMARY: This 0.5-acre site is an outlot within the Whitehall Crossing Planned Unit Development (PUD) and is bordered by a Wendy’s restaurant to the west and a White Castle restaurant to the east. The site is difficult to develop as nearly 2/3 (0.32 acres of the 0.5 acres) of the property is encumbered by ingress/egress and utility easements. The owner of the property was able to construct a drive-up ATM on the property approximately 10 years ago. The ATM has been removed and is currently vacant.

The petitioner has approached the owner with a redevelopment proposal that includes a new retail structure of 4156 square feet. The proposed use is a furniture store (Mattress Firm) allows for a maximum use of the property in that it has a very low traffic generation in relation to the size of the building. The use would be served with 4 new parking spaces located directly north of the proposed structure adjacent to Jacob Drive, a private street.

SITE PLAN ISSUES:

Access: Per previous approvals to this PUD, this lot will utilize an existing shared drive off of Jacob Drive. The petitioner has stated that the site will deliver purchased goods from an off-site location. Therefore, on-site deliveries will be minimal in nature.

Architecture: The PUD specified that outlots must contain similar architectural finishes for all four facades. The petitioner has designed a building that utilizes a mixture of cultured stone, split-faced block, brick, and storefront glass on all four elevations. The petitioner has also included entry and signage features on the north and south sides of the building that face 3rd Street to the south and Jacob Drive to the north. Furthermore, the petitioner has incorporated canopies on three of the four facades. Elevations have been included in packet.

Landscaping: Due to the significant easements that encumber the property, a fully compliant landscape plan is not possible. New large vegetation is not permitted to be placed within the 50-foot electric easement between the proposed building and the State right-of-way for W. 3rd Street. There are also additional utility easements on the property that restrict the petitioner's ability to place landscaping. The petitioner is continuing to work with staff to develop a landscape plan that maximizes landscaping opportunities with appropriate planting materials.

Due to the two large ingress/egress easements on the property, the petitioner has proposed to install enough pervious parking pavers to comply with the maximum impervious surface coverage of 60%. These pavers are proposed for the new parking spaces as well as an area east of the building that provides access to the adjacent White Castle restaurant.

Utilities: This site is adequately served by public utilities and has submitted plans to the Utilities Department. CBU has requested that an area adequate for a potential future grease interceptor be designated and a grease line be incorporated into the building design.

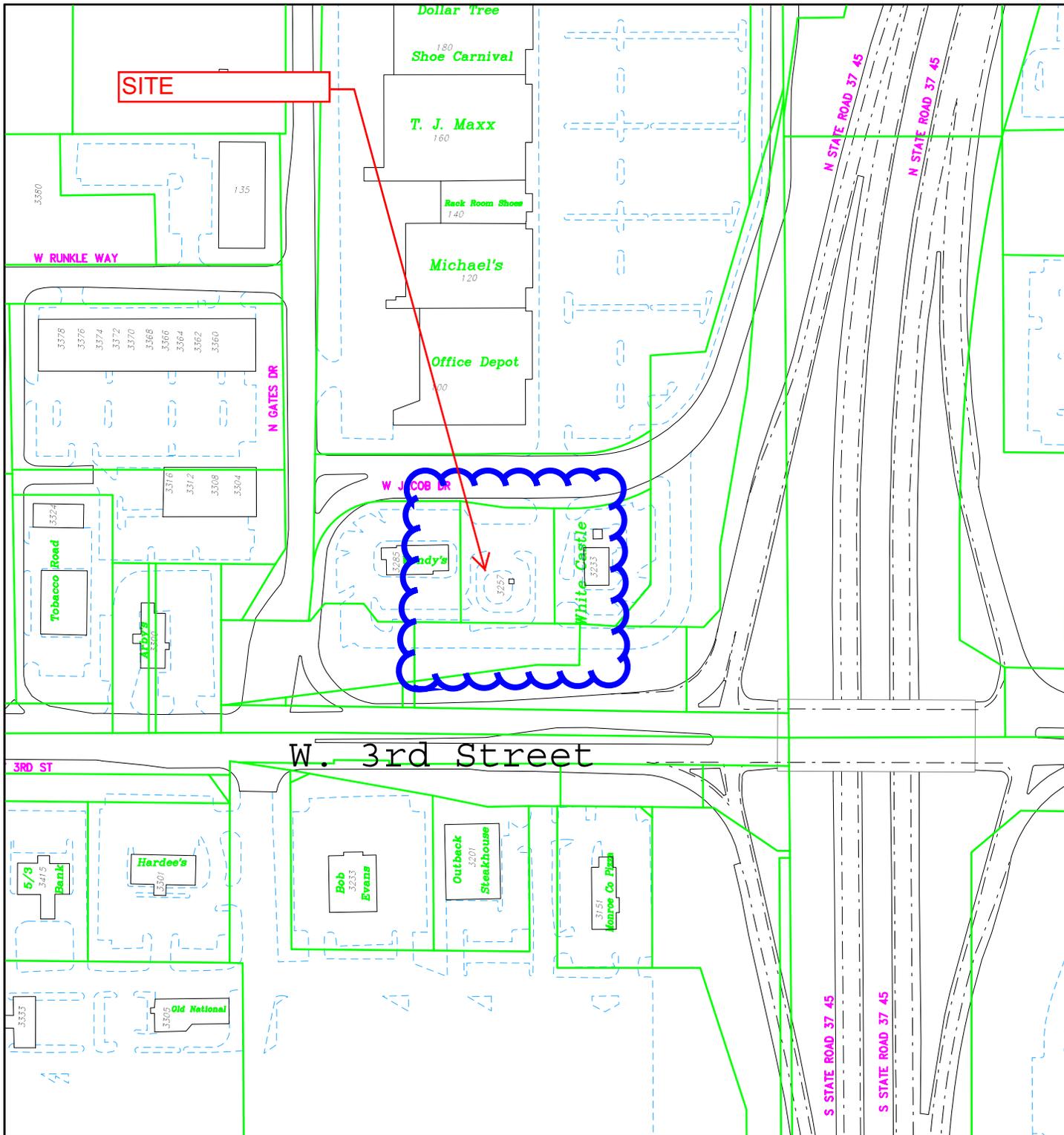
Parking: This size of building allows for a maximum of eight parking spaces. Due to the limited size of the property and the low traffic generation of this use, the petitioner is proposing to install 4 parking spaces (one van-accessible) along Jacob Drive. The petitioner will be required to install four Class II bicycle parking spaces with this development.

Pedestrian Facilities: Sidewalks along Jacob Drive were installed with earlier phases of this development. The petitioner has shown the required internal sidewalk connections.

DEVELOPER TRACK RECORD: The petitioner does not have any development history in Bloomington. He did receive approval for an outlot development at the College Mall several years ago, but the project was never constructed.

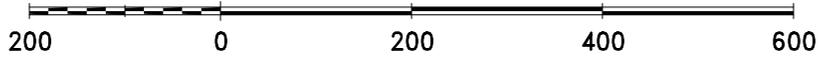
RECOMMENDATION: Staff recommends approval of PUD-25-14 with the following conditions:

1. Wall signage must be reduced to meet maximum signage requirements.
2. The petitioner shall continue to work with staff to maximize landscape opportunities including new street trees and native species.
3. All lights (including wall sconces) must be downlit and fully shielded.
4. A minimum of four bicycle parking spaces are required to be placed on a paved surface within 50 feet of the entrance.

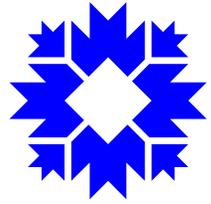


**PUD-25-14
Location Map**

By: shayp
13 Jun 14

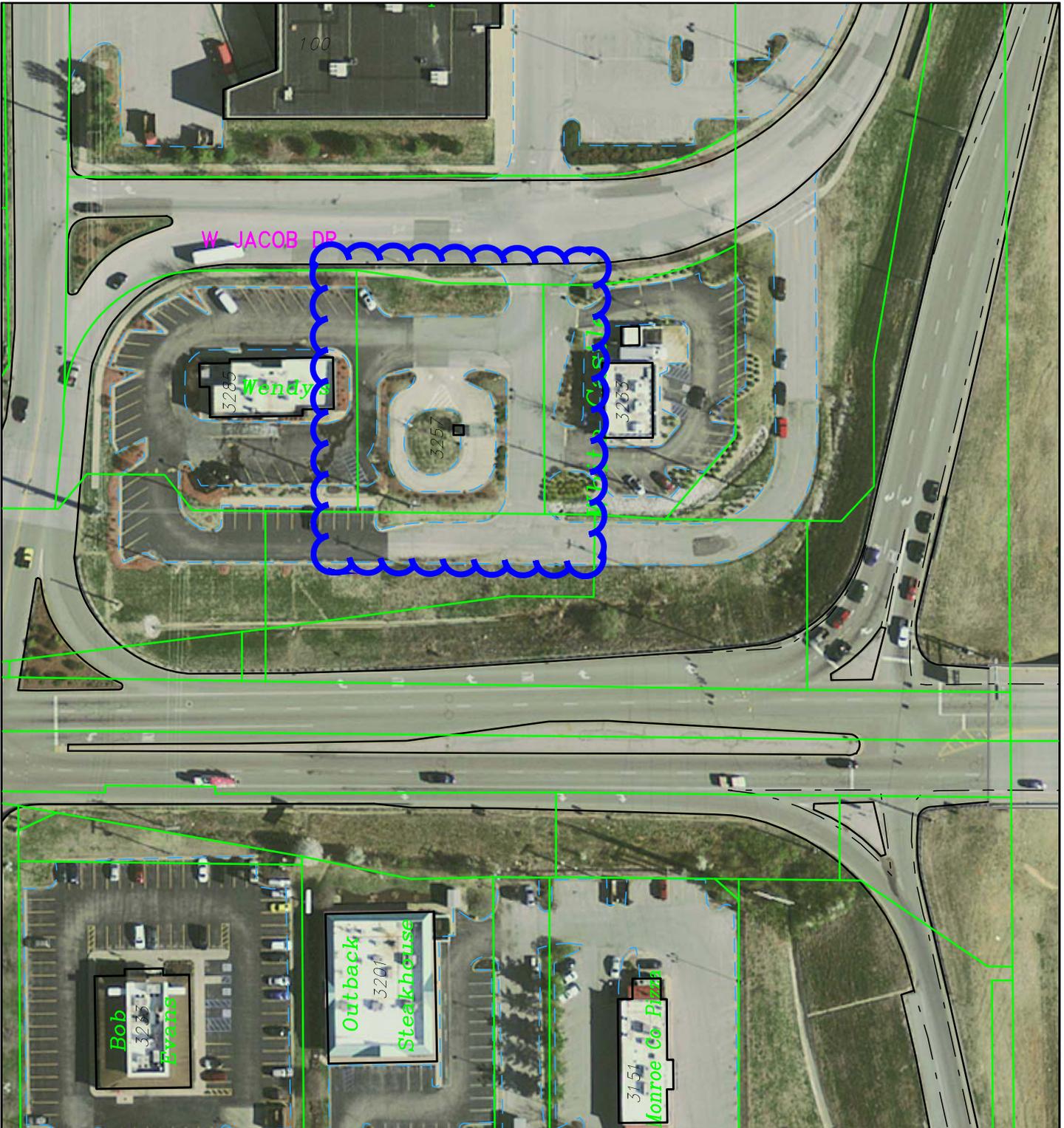


City of Bloomington
Planning



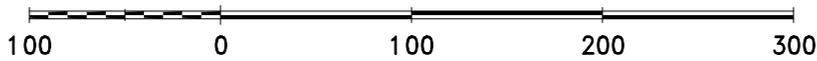
Scale: 1" = 200'

For reference only; map information NOT warranted.



PUD-25-14
Aerial Photo

By: shayp
4 Sep 14



City of Bloomington
Planning & Transportation

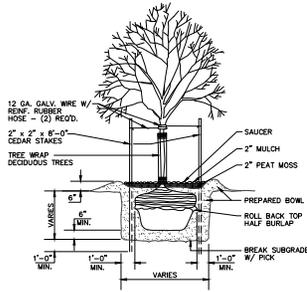
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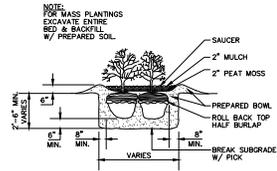
City of Bloomington, IN Planning Department – Petitioners Statement

- 1) The subject property is located between the White Castle and Wendy's on West Jacob Drive in Bloomington, IN. The property is an out parcel of the Whitehall Crossing Shopping Center. The property has historically been used as a drive thru ATM. The future intended use is as a 4,156 square foot, freestanding, Mattress Firm retail store. Mattress Firm is a publicly traded company and the largest mattress retailer in the country. The site is challenging due to the small size of the parcel. However, a mattress retailer makes a perfect fit for the site as they typically have a very low traffic volume due to the nature of the product being sold. Additionally the mattresses being sold are delivered from an offsite distribution warehouse so other than the initial stocking there will rarely be deliveries to the building. The building we intend to build will be attractive from all four sides with lots of glass and decorative cultured stone. We believe we meet all the requirements of the city's code and incorporates a more progressive, urban, and pedestrian friendly lay out with the building pushed forward and the parking in the rear. Mattress Firm projects to do well over \$1 million annually in sales while employing several new employees which will be a significant upgrade over the property's current use.

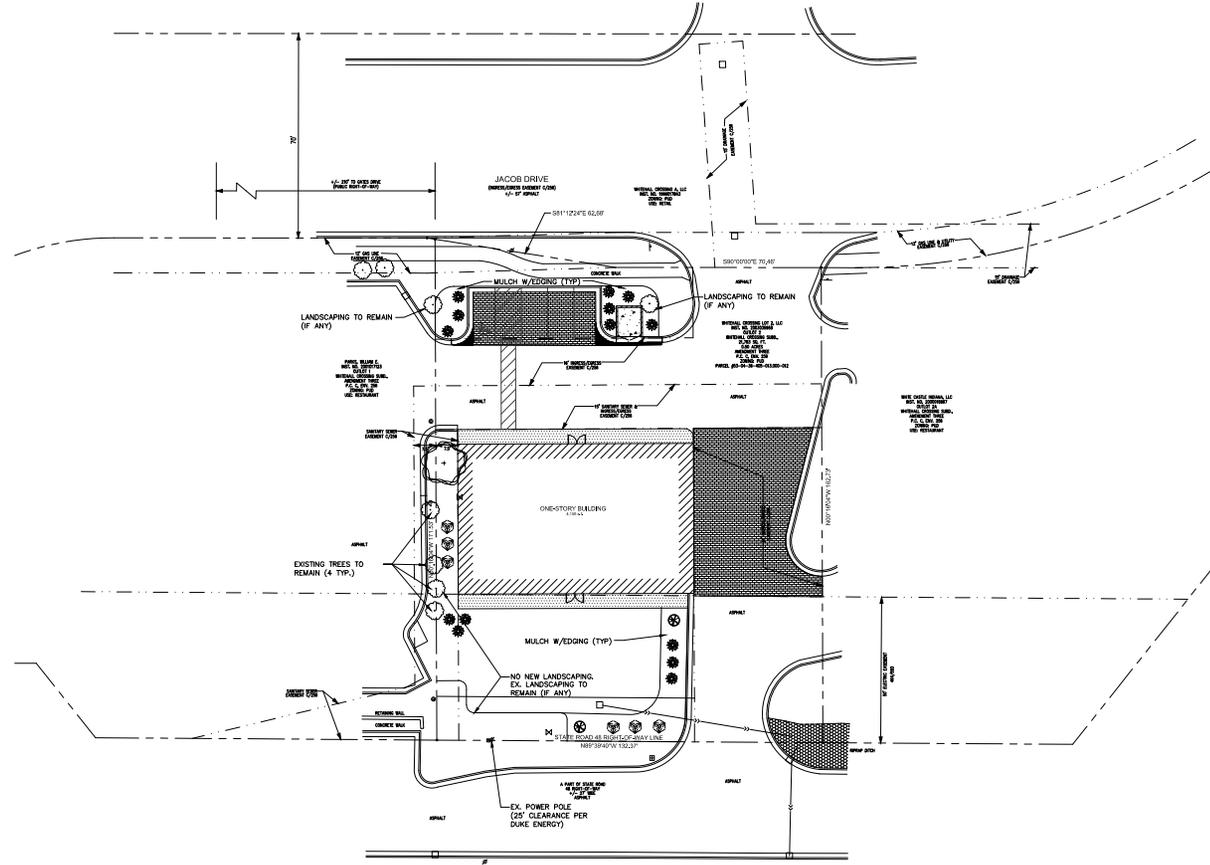
PUD-25-14
Petitioner's
Statement



TREE PLANTING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE

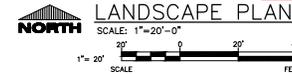


LANDSCAPING NOTES				
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	MATURE SIZE
DECIDUOUS TREES				
⊙	Amar Maple	<i>Acer glabro</i>	2"	15'-20'
DECIDUOUS SHRUBS				
●	Arrowwood Viburnum	<i>Viburnum dentatum</i>	3 gal.	6'-8'
⊙	Wedge Camellia	<i>Wedge Florida 'countrider'</i>	3 gal.	3'-5'
EVERGREEN SHRUBS				
⊙	Arccadia Juniper	<i>Juniperus sibirica 'arccadia'</i>	3 gal.	3'-5'

- NOTES:
1. LANDSCAPE CONTRACTOR TO PROVIDE DESIGN & INSTALLATION OF A LANDSCAPE IRRIGATION SYSTEM. NO IRRIGATION TO BE RUN WITHIN THE EASEMENT BOUNDARY.
 2. ALL DISTURBED AREAS NOT SCHEDULED FOR TREES OR SHRUBS SHALL RECEIVE SOODED LAWN.
 3. STONE MULCH AT ALL PLANTING AREAS.
 4. ALL LANDSCAPING EDGING TO BE COMMERCIAL GRADE BLACK PLASTIC.
 5. ALL DEAD TREES AND SHRUBS TO BE REPLACED AS REQ'D (IF ANY).

LANDSCAPING NOTES:
LANDSCAPING REQUIRED: 1 TREE/4 STALLS, 3 SHRUBS/ 1 STALL (4 STALLS PROPOSED)
LANDSCAPING PROVIDED: 2 TREES & 19 SHRUBS

PUD-25-14
Site and Landscaping



OWNER:
QUATTRO DEVELOPMENT, LLC
1100 JORIE BOULEVARD
SUITE 238
OAK BROOK, IL 60523

PROJECT:
PROPOSED RETAIL DEVELOPMENT FOR:
QUATTRO DEVELOPMENT, LLC
W. JACOB DRIVE
BLOOMINGTON, IN

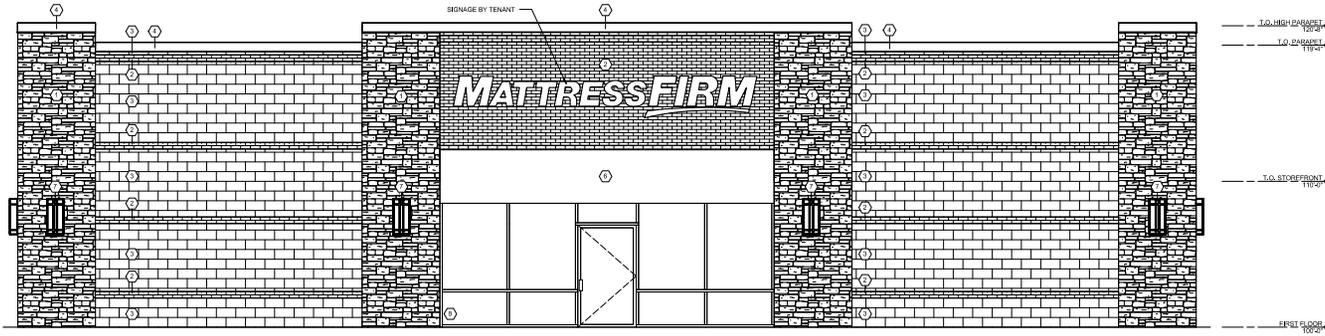
PRELIMINARY SHEET DATES:
JULY 11, 2014

JOB NUMBER:
1410850
SHEET

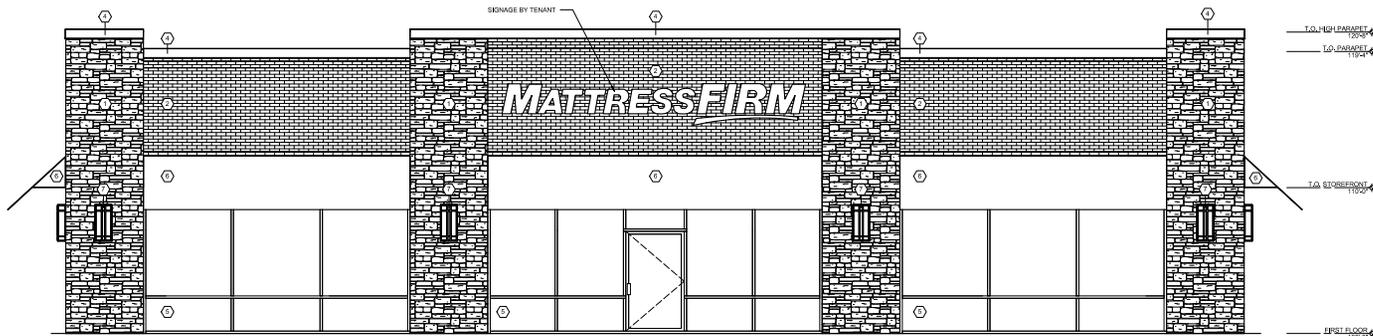
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PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

2014 © EXCEL ENGINEERING, INC.



SOUTH
SCALE: 1/4" = 1'-0"



NORTH
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH KEY

- ① 1" INSULATION BLACK GLASS THERMALLY BROKEN ALUM. FRAMES CLEAR ANODIZED
- ② WALL SCONCE -SEE ELECTRICAL
- ③ FABRIC COVERED ALUMINUM AWNING MANUF. SUNBRELLA COLOR TO BE SELECTED BY OWNER WITH TENANT APPROVAL
- ④ 1" INSULATION GLASS THERMALLY BROKEN ALUM. FRAMES CLEAR ANODIZED
- ⑤ PREFINISHED METAL COPING MANUF. PACCLAD COLOR LIGHT TAN
- ⑥ SPLIT-FACE CMU MANUF. NORTHFIELD BLOCK CO. COLOR: DARK
- ⑦ THIN BRICK MANUF. GLENAGERY BRICK COLOR: SAGEKEY QUARTZ
- ⑧ CLT TURNED STONE MANUF. OWENS CORNING COLOR: TAN



OWNER:
QUATTRO DEVELOPMENT, LLC
1100 JORIE BOULEVARD
SUITE 238
OAK BROOK, IL 60523

PROJECT:
PROPOSED RETAIL DEVELOPMENT FOR:
QUATTRO DEVELOPMENT, LLC
W. JACOB DRIVE
BLOOMINGTON, IN

PRELIMINARY SHEET DATES:

JOB NUMBER:
Project Number

SHEET

A2.0



PUD-25-14
Rendering