

CITY OF BLOOMINGTON



FEBRUARY 4, 2015 @ 2:00 p.m.
CITY HALL -
KELLY CONFERENCE ROOM #155

AGENDA

CITY OF BLOOMINGTON
HEARING OFFICER
February 4, 2015 at 2:00 p.m.

*Kelly Conference Room #155

PETITION:

- V-1-15 **Yi Qin**
604 N. Smith Rd.
Request: Variance from side driveway setback standards to allow for construction of a 21-unit apartment building.
Case Manager: Beth Rosenbarger and Eric Greulich

PETITIONER: Yi Qin
3101 E. Goodnight Way, Bloomington

REQUEST: The petitioner is requesting a variance from driveway setback standards to allow a new driveway.

SUMMARY: This 0.83 acre property is located at 604 N. Smith Rd. and is zoned Residential Multifamily (RM). The lot is surrounded by single and multifamily residences. The property has been developed with two residential buildings, with one structure containing a duplex unit and the other an additional dwelling unit which both utilize a single drivecut on Smith Rd. The property is relatively flat along the front portion of the site with a decline in topography toward the east side of the site. There are two large deciduous trees in the center of the property that will be preserved with this petition.

The petitioner is proposing to remove the two existing buildings and construct a new 3-story apartment building with 21 one-bedroom units. The new building will be located at the building setback line and will be in the same approximate location as the existing residence along the front. The existing drivecut will be widened to allow for two-way traffic and is being proposed for the same location as the existing drivecut. A parking lot with 21 parking spaces, including one handicap accessible space, has been provided.

With this petition there would be new street trees required along the Smith Rd. frontage not more than 40' from center. Since there are overhead electric lines along the Smith Rd. frontage, the petitioner has worked with the City to select a species and location for the street trees that will cause minimal interference with the electric lines. New landscaping will also be installed throughout the site according to the Unified Development Ordinance Requirements. A stormwater detention area has been shown on the east side of the property.

The Unified Development Ordinance prohibits the placement of a driveway within 100' of another entrance if along an arterial road. Smith Rd. is classified as a secondary arterial road. The petitioner is proposing to utilize the location of the existing drivecut and will widen the entrance approximately 10' to the south to allow two-way traffic. The entrance will meet the setback from the driveway to the north, but will only be 50' from the entrance to the south and will therefore not meet the required setback of 100'. The petitioner is requesting a variance to allow the proposed driveway in the same approximate location as the existing driveway.

SITE PLAN REVIEW:

Architecture: The proposed building will be finished with predominantly brick with EIFS as a secondary material. Both of these materials are allowed. A flat roof with parapet will be utilized. There will be two entrances to the building, one facing Smith Rd. to the west and the other facing the parking area on the east side of the building.

The same materials and overall design of the building is present along all four sides and complies with the uniform architecture requirements of the UDO. The project meets all of the architecture requirements of the UDO.

Density: The petitioner is proposing to construct a total of 21, one-bedroom units that are a mix of interior square footages. Seventeen of the units will be 550 sq. ft. or less efficiency units, there will be one 699 sq. ft. one-bedroom unit, and three one-bedroom lofts that are less than 950 sq. ft. When dwelling unit equivalents are applied, the seventeen efficiencies count as 3.4 units, the 669 sq. ft. one-bedroom counts as 0.25 unit, and the 3 loft spaces count as 1.98 units for a total of 5.63 dwelling units that are proposed. This falls within the 5.83 units that would be allowed for this 0.83 acre property.

Parking: The site is allowed a maximum of one parking space per dwelling unit and would therefore be allowed a maximum of 21 parking spaces. The site plan shows a total of 21 parking spaces, including one van accessible handicap space. Since there are more than 16 parking spaces, the petitioner has chosen to utilize permeable paver blocks for 25% of the parking area.

Alternative Transportation: Since a good portion of the existing 5' monolithic sidewalk along Smith Rd. will be removed with this petition for utility cuts and improvements to the existing drivecut, the petitioner will be replacing the existing sidewalk with a new a 6' wide, monolithic sidewalk. A bike rack for 4 parking spaces is required and has been shown.

Utilities: Utilities will be provided through water connections on Smith and the sanitary service will be provided through connections to the east. Final acceptance and approval from City of Bloomington Utilities is required prior to issuance of a grading permit.

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: The granting of a variance from these standards will not be injurious to the public health, safety, morals, and general welfare. There are no known traffic hazards associated with the distance of the current driveway from adjacent driveways.

- 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.*

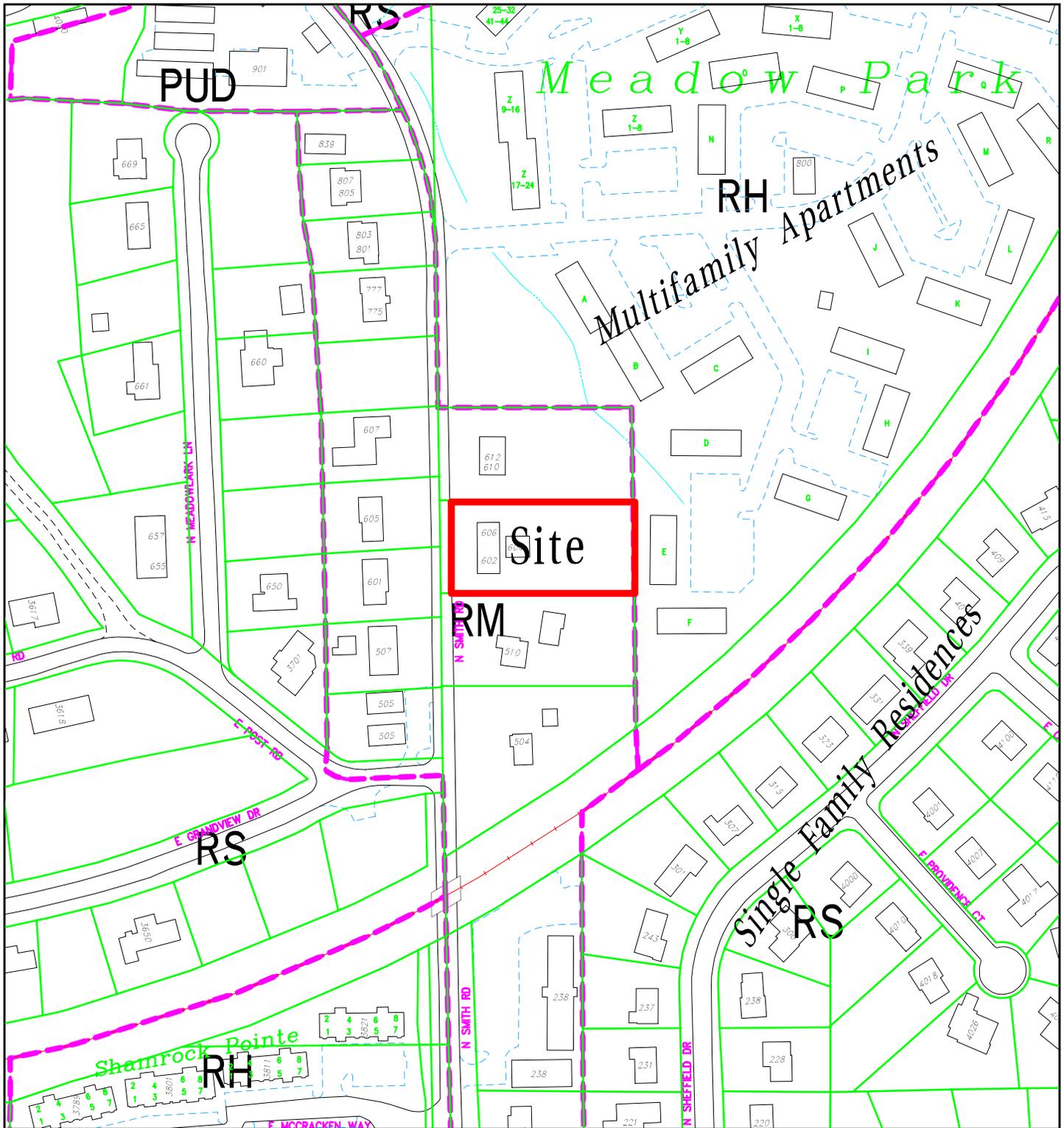
STAFF FINDING: Staff finds no negative effects from this proposal on the areas adjacent to the property. The redevelopment of this property will only improve the condition of the property and impacts on adjacent properties.

- 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 peculiar condition in that due to the location of adjacent driveways, it is not possible to install a driveway on this property and meet the UDO setback requirements. The driveway is located at the top of the hill along Smith Rd. and is the most ideal location for a driveway on this property as it provides the best sight distance in either direction. The granting of the variance will allow this property to have one driveway cut that provides the greatest safety for sight distance and to allow two-way access to the property.

RECOMMENDATION: Based upon the written findings above, staff recommends approval of the variance request with the following condition:

1. A grading permit is required prior to any site disturbance.



V-01-15 Yi Qin

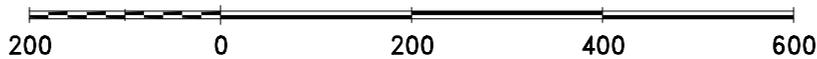
604 N Smith Road

Hearing Officer

Site Location, Zoning, Land Use, Parcels

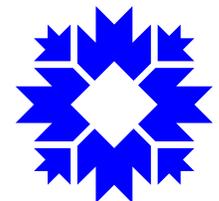
By: greulice

30 Jan 15



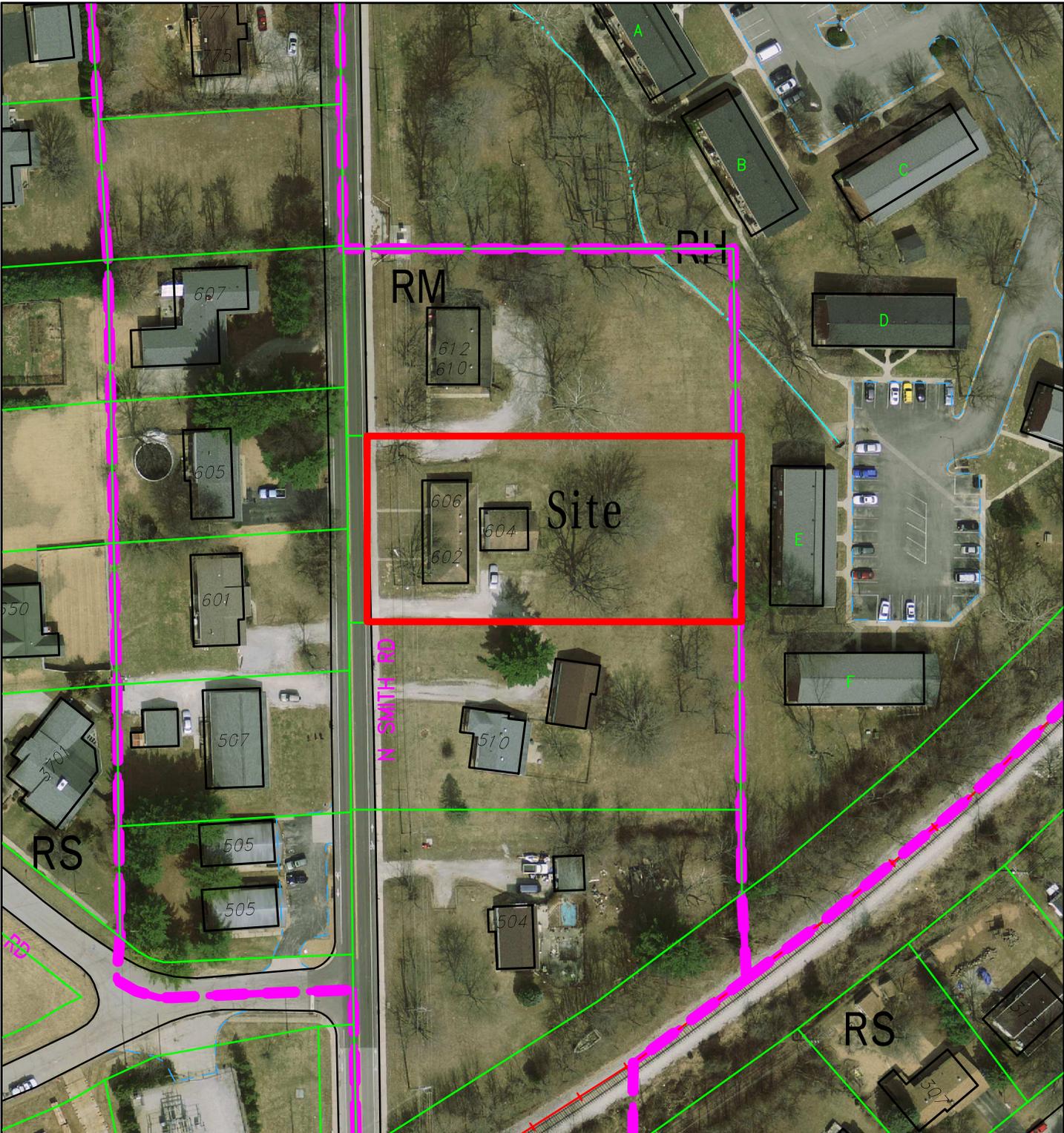
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City of Bloomington
Planning & Transportation



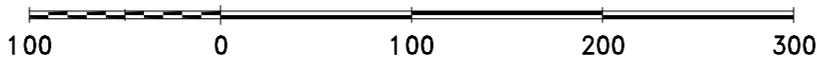
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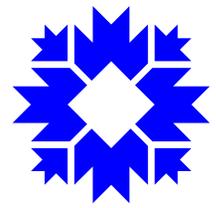
V-01-15 Yi Qin
 604 N Smith Road
 Hearing Officer
 2014 Aerial Photograph

By: greulice
 30 Jan 15



For reference only; map information NOT warranted.

City of Bloomington
 Planning & Transportation



Scale: 1" = 100'



Providing professional land planning, design, surveying and approval processing for a sustainable environment.

Stephen L. Smith P.E., L.S.
Steven A. Brehob B.S.Cn.T.

December 24, 2014

Eric Greulich
City of Bloomington Planning and Transportation Department
501 N. Morton Street
Bloomington, IN. 47402

Re: 604 N. Smith Road
Multifamily Site

Dear Eric,

On behalf of our client, Yi Qin, we respectfully request to be placed on the agenda for the City of Bloomington Hearing Officer for consideration of a variance to **Section 20.05.035 ED-01 (Entrance and Drive Standards; General) (d) (1)**.

Said provision requires that *No entrance shall be installed within one hundred (100) feet of another if along an arterial or collector street.*

This provision of the Unified Development Ordinance cannot be met on this property. The property itself has 132' of width along North Smith Road, which is classified as a Secondary Arterial on the City of Bloomington Master Thoroughfare Plan. There is an existing private driveway located approximately 20' south of the south property line of the parcel. There is also an existing private driveway located approximately 18' north of the north property line of the parcel. If the proposed driveway to the development were located in the center of the property, the distance to each existing adjacent driveway would be approximately 86' from the centerline.

The existing and proposed driveway location to the development is located at the crest of a vertical curve along N. Smith Road. If the proposed driveway were shifted north to more center it on the property, it would reduce intersection sight distance.

Furthermore, locating the driveway as proposed near the south property line allows for access to the adjacent property to the south, which is also zoned RM7. This parcel shares an existing loop drive with the property to the south. Should that property be redeveloped, access could be derived from the driveway proposed for this site through an access easement, thereby



eliminating a driveway cut on N. Smith Road.

Locating the proposed driveway at the center of the property would also result in the loss of buildable area. The site is only 0.83 acres in size. It is constrained by 12%-18% slope area that requires preservation. There are also two large specimen trees on site that need to be preserved. The only reasonable building area on the property is at the location of the existing structures on site.

Based on the practical difficulties associated with this property, we respectfully request that the variance be granted. Should you have any questions, please contact me.

Sincerely,

Steven A. Brehob
Smith Brehob & Associates, Inc.
Cc: 5118 Approval processing file
Attachments:

Application Form
Site Plan
Application fee

J:\5118\approval processing\Petitioner's Statement for variance.docx.

V-01-15
Petitioner Statement

