# CITY OF BLOOMINGTON

# HEARING OFFICER

APRIL 15, 2015 @ 2:00 p.m.
CITY HALL -
KELLY CONFERENCE ROOM #155

**CITY OF BLOOMINGTON**
**HEARING OFFICER**
**April 15, 2015 at 2:00 p.m.** ***Kelly Conference Room #155**

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**PETITION WITHDRAWN:**

- V-4-15 **Goodwill of Central Indiana**
  512 S. College Mall Rd.
  Request: Variance from loading, entrance, and drive standards to allow a new loading dock on the south side of the building.
  *Case Manager: Beth Rosenbarger*

**PETITIONS:**

- V-9-15 **Curtis Curry Trust**
  2615-2619 E. 3rd St.
  Request: Variance from minimum lot size, maximum impervious surface coverage, and side yard parking setback standards to allow a 4-lot subdivision.
  *Case Manager: Eric Greulich*

- V-10-15 **Cardinal Spirits**
  922 S. Morton St.
  Request: Variance from deck setback and maximum impervious surface coverage standards.
  *Case Manager: Patrick Shay*

- V-11-15 **Jefferson Shreve**
  606 W. Gourley Pike
  Request: Variance from maximum parking standards.
  *Case Manager: Patrick Shay*

**BLOOMINGTON HEARING OFFICER** **CASE #: V-09-15**
**STAFF REPORT** **DATE: April 15, 2015**
**LOCATION: 2615-2619 E. 3rd Street**

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**PETITIONER:** Curtis Curry Trust
10 S. Dearborn St, Chicago, IL

**CONSULTANT:** Bynum Fanyo & Associates
528 N. Walnut St., Bloomington, IN

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**REQUEST:** The petitioner is requesting a variance from minimum lot size, maximum impervious surface coverage, and side yard parking setback standards to allow a 4-lot commercial subdivision.

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**REPORT SUMMARY:** The subject property is located at the northwest corner of W. 3rd Street and SR 45/46 Bypass. This 3.86 acre property is zoned Commercial Arterial (CA) and is comprised of three parcels. The current uses include a Red Lobster restaurant, Travelodge hotel, Jiffy Lube oil change facility, and Midas auto care. A site plan approval and preliminary and final plat approval was given for this property in 1984 under case #DP-02-84. That petition approved the Midas Muffler business and a 3-lot subdivision to subdivide the property in order to place current and future uses on individual lots. However, neither staff nor the petitioner can find any record that the plat was recorded. A variance (V-13-84) has also been approved to allow an off-premise sign for Midas to be located along 3rd Street on the lot occupied by Red Lobster.

There are a total of four businesses with surface parking lots involved with this petition site that have been constructed across the property lines resulting in this property being treated as a single zoning lot. The property owner would again like to subdivide the property to place each business and parking area on its own lot. There is one shared drivecut on 3rd Street that provides access for all of these properties. No changes to any of the buildings or parking area would occur with this petition. There is currently a 5' wide sidewalk along 3rd Street and an 8' wide asphalt sidepath along the SR 45/46 frontage.

In order to allow the proposed subdivision, a package of variances is necessary from the required sideyard parking setback, maximum impervious surface coverage, and minimum lot size to allow the location of the proposed lot lines. In the Commercial Arterial district the minimum lot size is 32,670 sq. ft. and two of the proposed lots will not meet that minimum requirement. Lot #3 (Jiffy Lube) will be 21,780 sq. ft. and Lot #4 (Midas) will be 26,136 sq. ft. A parking setback variance is required for Lot numbers 1,2, and 3 since the location of the existing parking areas does not allow a lot line to be placed that would meet the 7' setback. The proposed lot lines have been placed to be equidistant from the parking areas to evenly split the existing setbacks. A variance from maximum impervious surface coverage is required since 3 of the lots will exceed the 60% maximum. Lot #1 will have 80% coverage, Lot #2 will have 85% coverage, and Lot #3 will have 70% coverage.

## CRITERIA AND FINDINGS

**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 that this variance request will not negatively affect the public health, safety, morals, or general welfare of the community. No changes to the properties will occur with this petition.

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 to the use and value of the surrounding area associated with the proposed variance. Once again, no changes to the properties will occur with this petition. No negative impacts to adjacent properties have been identified by the current permitted uses.

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 the property has been developed with individual buildings and parking areas in a location that does not allow a lot line to be placed that would meet current standards. Each use is operated independently and this approval would not change the use of the property. The practical difficulties are peculiar to the property in that this was developed prior to current zoning regulations and this approval would simply allow each use to be located on their own lot.

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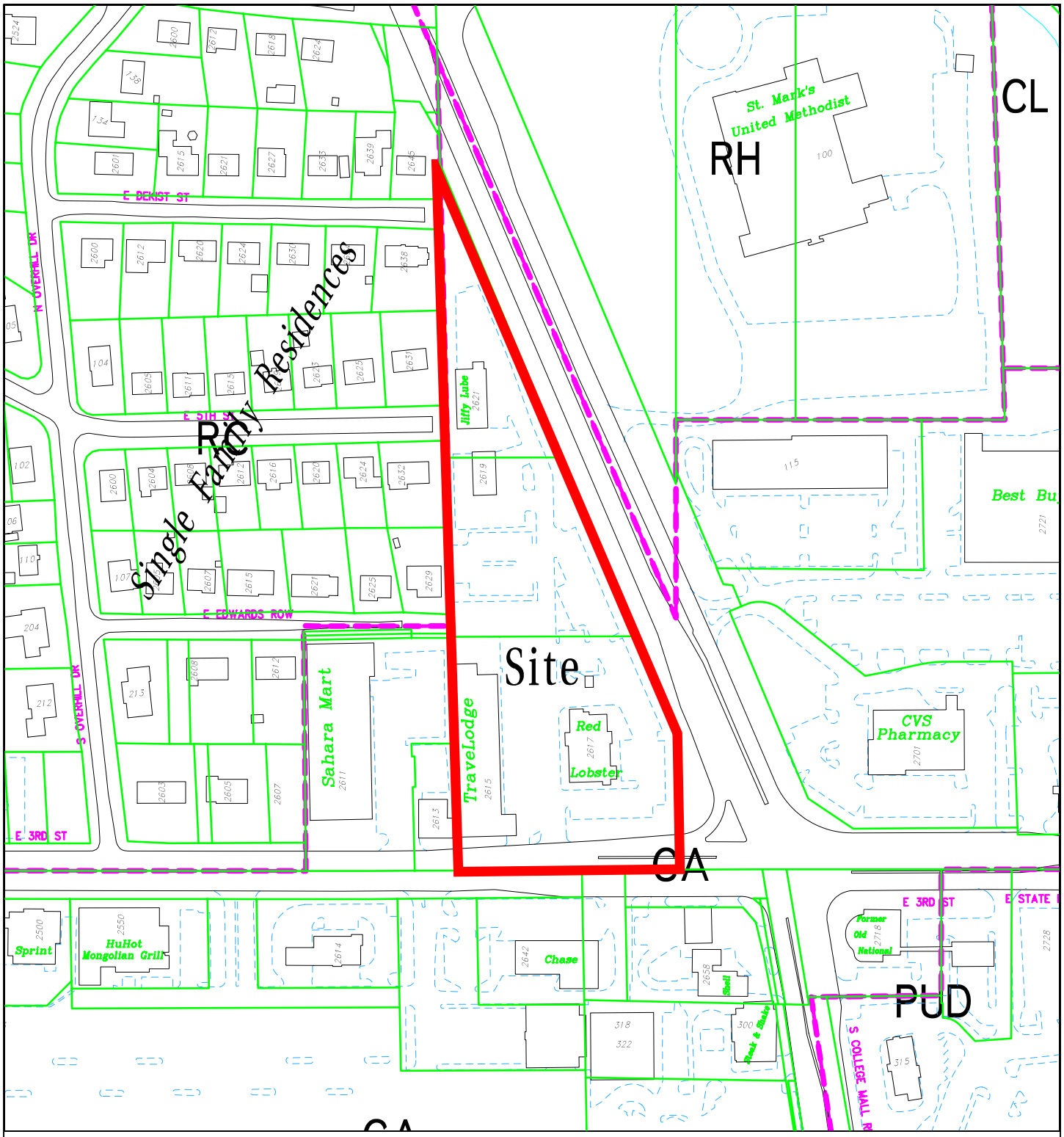
**RECOMMENDATION:** Based upon the written findings above, staff recommends approval of this petition with no conditions.




V-09-15 Curtis Curry Trust

2615-2619 E 3rd Street

Hearing Officer

Site Location, Zoning, Parcels, Land Use

By: greulice

10 Apr 15

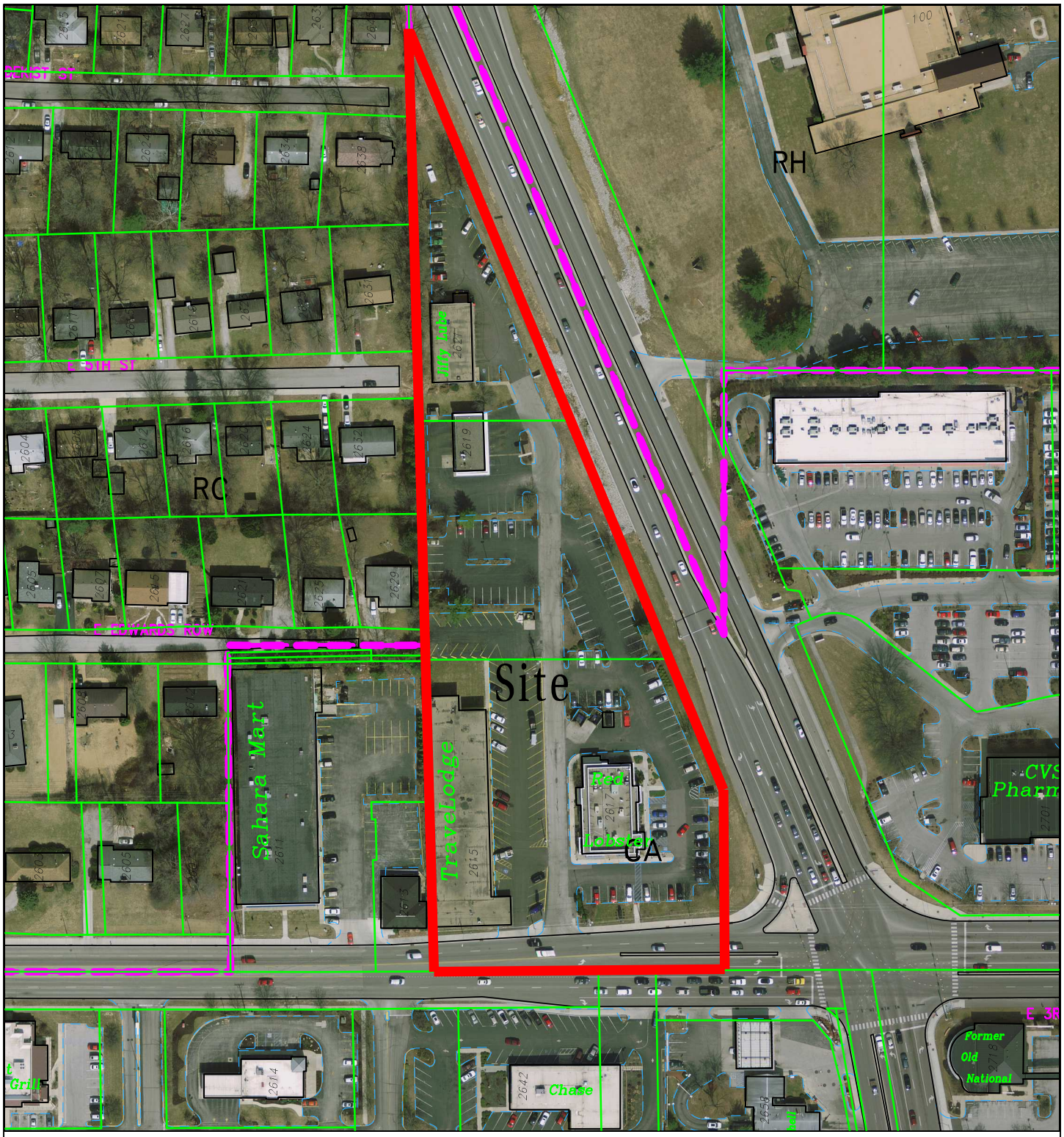
200 0 200 400 600

N

City of Bloomington
Planning & Transportation

Scale: 1" = 200'

For reference only; map information NOT warranted.




V-09-15 Curtis Curry Trust

2615-2619 E 3rd Street

Hearing Officer

2014 Aerial Photograph

By: greulice

10 Apr 15

150 0 150 300 450

N

City of Bloomington
Planning & Transportation

Scale: 1" = 150'

For reference only; map information NOT warranted.

BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

March 13, 2015

City of Bloomington Planning/Transportation
And Hearing Officer
401 North Morton Street
Bloomington, Indiana 47403

RE: Red Lobster Petitioner Statement

Hearing Officer or To Whom It May Concern:

On behalf of Curtis C. Curry Trust, Bynum Fanyo & Associates, Inc. would like to request a variance from the minimum lot size, maximum impervious surface coverage and sideyard parking setback standards to allow a 4-lot subdivision for the property located at 2615-2619 East Third Street. This property is current home to one Red Lobster restaurant, one motel and 2 auto care businesses. Access is from the north side of East Third Street.

There will be no changes made to the existing property. The owner would like to create 4 separate lots for property management purposes. Two of the four lots will be under the minimum lot size. The standard minimum lot size for this zoning is currently ¾ acres in the City of Bloomington. One will be 0.5 acres and the other will be 0.6 acres. The current parking configuration, building locations and usage are contributing factors to request these variances.

The Client understands if in the future, any changes are made to existing conditions he will need to comply with the current standards.

Sincerely,

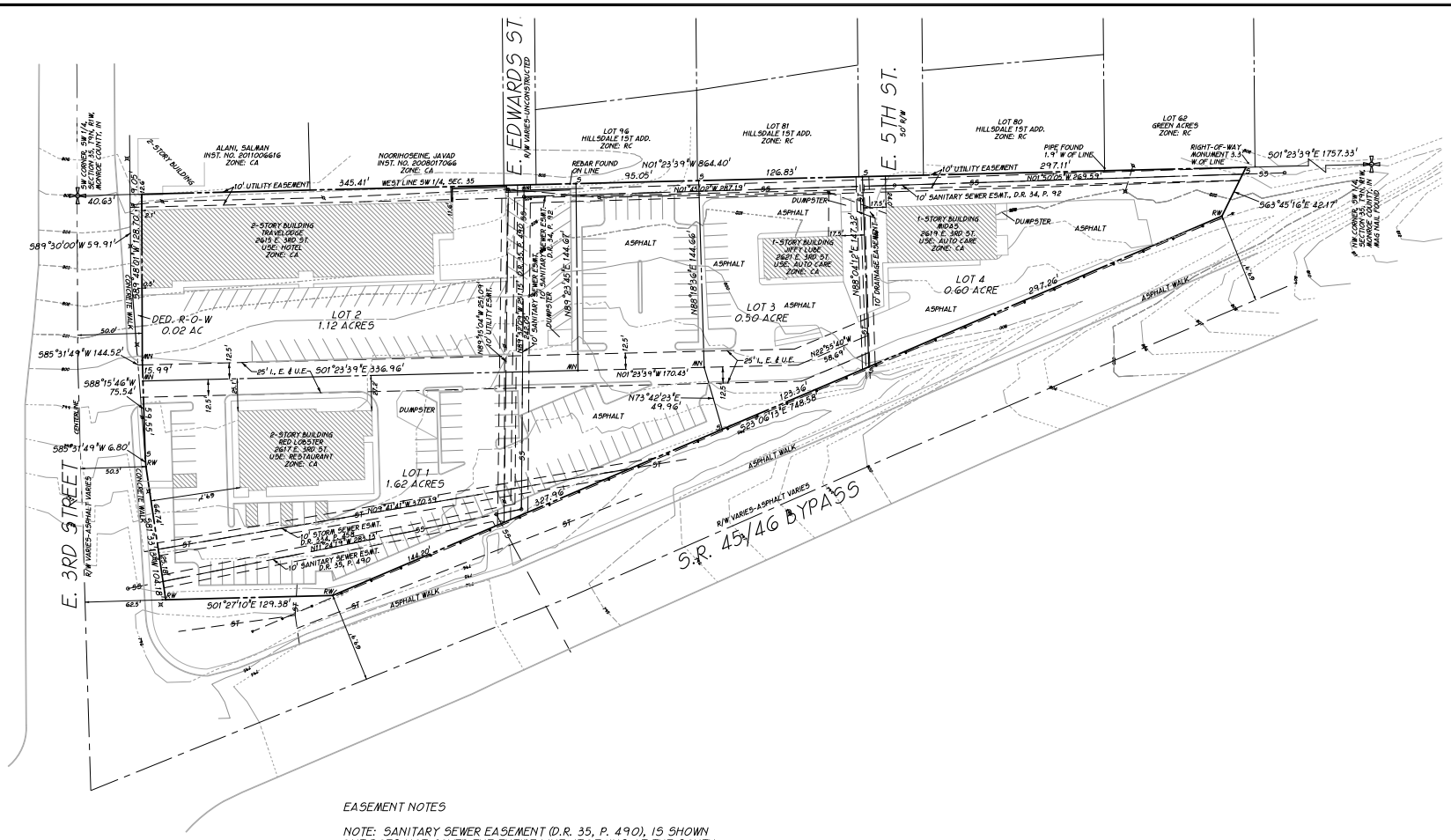
Joseph Floyd
Survey Crew Chief Manager

BYNUM FANYO & ASSOCIATES, INC.

BFA Project #5015006

V-09-15
Petitioner Statement

528 NORTH WALNUT STREET
BLOOMINGTON, INDIANA 47404
812-332-8030
FAX 812-339-2990




## LEGEND

| | |
|---|---|
| PROPERTY LINE | |
| EASEMENT LINE | |
| FENCE | x x |
| OVERHEAD UTILITIES | OHU |
| OVERHEAD ELECTRIC LINE | E |
| UNDERGROUND ELECTRIC LINE | UGE |
| UNDERGROUND GAS LINE | GAS |
| UNDERGROUND TELEPHONE LINE | UGT |
| WATER LINE | W |
| SANITARY SEWER LINE | S |
| DEED RECORD BOOK AND PAGE | XXX/XXX |
| 5/8" REBAR WITH CAP SET | S |
| MAG NAIL SET | MN |
| RECORD | R |
| MEASURED | M |
| RIGHT-OF-WAY | ROW |
| UTILITY POLE | |
| FIRE HYDRANT | |
| ELECTRIC METER | |
| WATER METER | |
| TELEPHONE RISER | |
| ELECTRIC TRANSFORMER | |
| STORM BASIN | |
| WATER VALVE | |
| SIGN | |
| AREA LIGHT | |
| SANITARY SEWER CLEAN OUT | |
| CABLE T.V. BOX | |
| GAS METER | |
| LANDSCAPE AREA | L.S. |
| INGRESS AND EGRESS EASEMENT | I. & E. |
| DRAINAGE AND UTILITY EASEMENT | D. & E. |
| UTILITY POLE ANCHOR | |
| ANTENNA | |
| MAIL BOX | |
| AIR CONDITIONING PAD | AC |
| GENERATOR | GEN |
| L.P. GAS TANK | GAS |
| HANDICAP PARKING SPACE | |
| SANITARY SEWER LINE | SS |
| STORM SEWER LINE | ST |

EASEMENT NOTES

NOTE: SANITARY SEWER EASEMENT (D.R. 35, P. 490), IS SHOWN BUT DOES NOT COVER THE ENTIRE LINE. IT BEGINS AT THE SOUTH AND TERMINATES AT THE WEST LINE OF THE SUBJECT PROPERTY. SANITARY SEWER EASEMENT (D.R. 34, P. 92) IS SHOWN ALONG THE WEST LINE OF THE SUBJECT PROPERTY. THE SANITARY EASEMENTS SHOWN ON THE DRAWING ARE CENTERED ON THE EXISTING LINE AS LOCATED IN THE FIELD.
A STORM SEWER EASEMENT (D.R. 334, P. 458) IS SHOWN IN THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY. IT IS CENTERED ON THE ON THE EXISTING LINE AS LOCATED IN THE FIELD.
A GAS EASEMENT (EXISTS ALONG THE WEST
A GAS EASEMENT (D.R. 218, P. 466) LIES ALONG THE WEST PROPERTY LINE AND IS 6' IN WIDTH. THIS EASEMENT LIES WITHIN THE PROPOSED 10' UTILITY EASEMENT THAT IS SHOWN.
A STORM WATER DRAINAGE PIPE LIES ALONG THE PROPOSED LOT 3 & LOT 4 LINE. NO EASEMENT WAS FOUND. AN EASEMENT IS PROPOSED ALONG THE EXISTING PIPE FROM THE WEST PROPOERTY LINE TO THE RIGHT-OF-WAY OF S.R. 45/46 BYPASS.
NO EASEMENTS WERE FOUND FOR THE EXISTING OVERHEAD UTILITIES. PROPOSED EASEMENTS ARE SHOWN AND ARE CENTERED ON THE EXISTING LINES AS LOCATED IN THE FIELD.

V-09-15
Site Plan

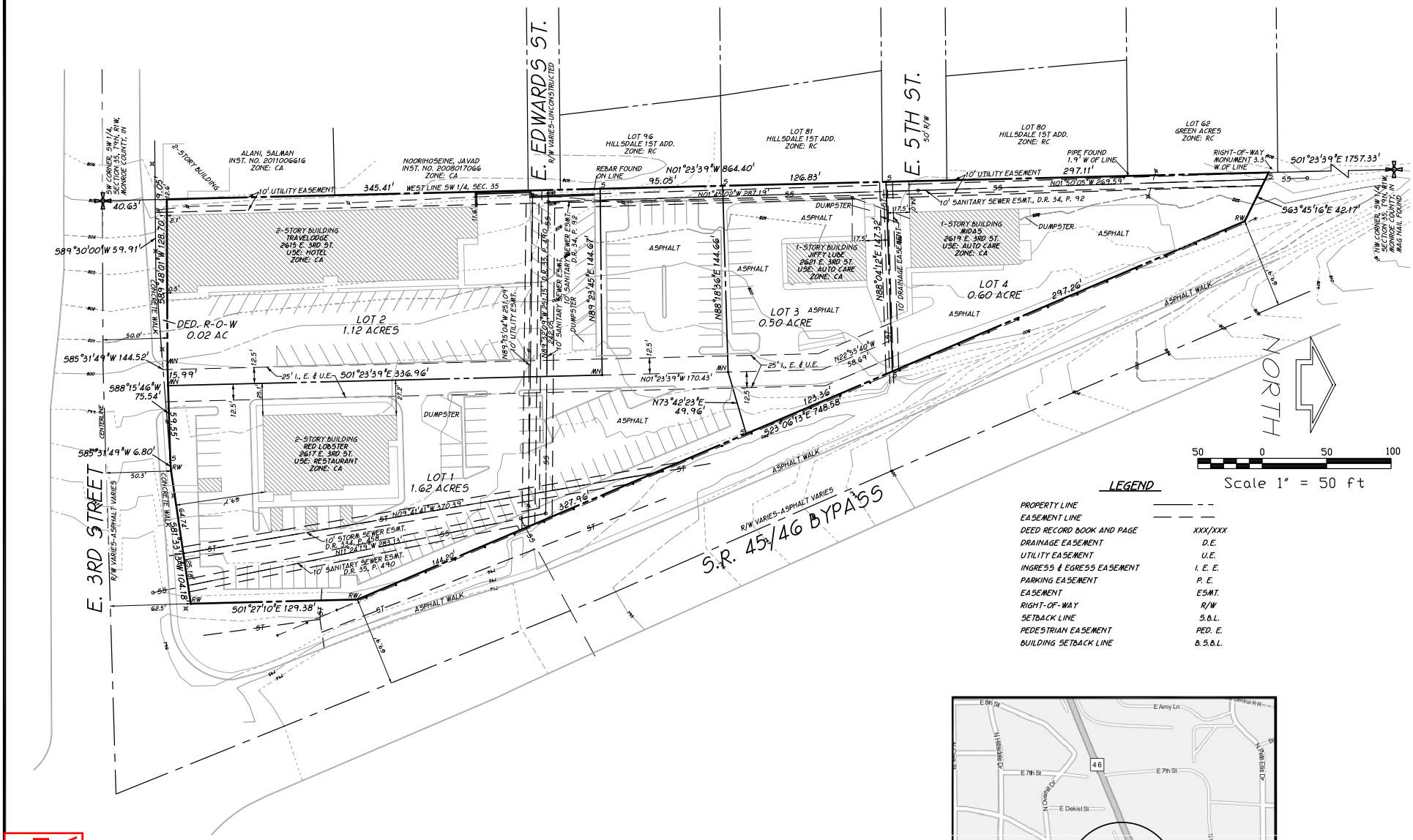
LOCATION MAP

# 2617 E. 3RD STREET EXISTING SITE PLAN W/ PROPOSED LOTS & EASEMENTS

DRAWING NO. 5015006
SHEET x OF x

PREPARED BY BYNUM FANYO & ASSOCIATES INC. 528 N. WALNUT ST. BLOOMINGTON, IN. 47404

INSTRUMENT NO. _____ PLAT CABINET _____ ENVELOPE _____




## LEGEND

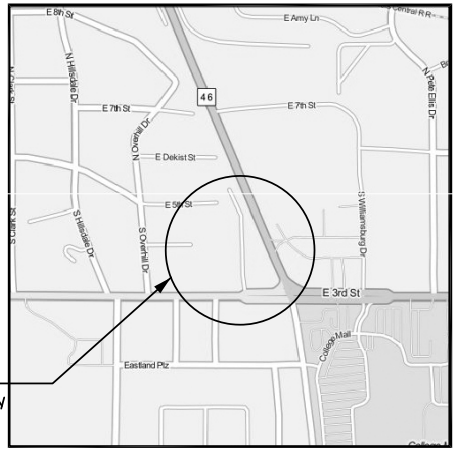
| | |
|---|---|
| PROPERTY LINE | ——— - - |
| EASEMENT LINE | — — — — |
| DEED RECORD BOOK AND PAGE | XXX/XXX |
| DRAINAGE EASEMENT | D.E. |
| UTILITY EASEMENT | U.E. |
| INGRESS & EGRESS EASEMENT | I. E. E. |
| PARKING EASEMENT | P. E. |
| EASEMENT | ESMT. |
| RIGHT-OF-WAY | R/W |
| SETBACK LINE | S.B.L. |
| PEDESTRIAN EASEMENT | PED. E. |
| BUILDING SETBACK LINE | B.S.B.L. |

**OWNER/SUBDIVIDER/DEVELOPER**

NAME: J.P. MORGAN CHASE BANK N.A.
TRUSTEE OF CURTIS C. CURRY TRUST
ADDRESS: 10 S. DEARBORN ST. 18TH FLOOR IL1-0132
CHICAGO, IL 60670
TELEPHONE:

**DESIGN PROFESSIONALS**

NAME: BYNUM FANYO & ASSOCIATES, INC.
ADDRESS: 528 NORTH WALNUT STREET
BLOOMINGTON, INDIANA 47404
TELEPHONE: 812-332-8030




PROJECT LOCATION

**LOCATION MAP**

...he Flood Insurance Rate Map (FIRM) having Number 18105C0161D and an Effective Date of December 17, ...property is not located within a special flood hazard area.

V-09-15
Preliminary Plat

**CURTIS CURRY**
**PRELIMINARY PLAT**
**SHEET 1 OF 2**
**JOB NO. 5015006**

PREPARED BY BYNUM FANYO & ASSOCIATES INC. 528 N. WALNUT ST. BLOOMINGTON, IN. 47404

**BLOOMINGTON BOARD OF ZONING APPEALS** **CASE#: V-10-15**
**STAFF REPORT** **DATE: April 15, 2015**
**LOCATION: 922 S. Morton Street**

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**PETITIONER:** Cardinal Spirits
922 S. Morton Street

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**REQUEST:** The petitioner is requesting variances from setback and maximum impervious surface coverage standards to allow for the construction of a deck.

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**REPORT SUMMARY:** The property is located on the west side of S. Morton Street between W. Dodds Street and W. Allen Street. It is zoned Industrial General (IG) and has recently been granted a conditional use approval to remodel the structure and add a partial second floor. This construction has allowed for its reuse as a craft distillery with a small kitchen and retail area. The property is surrounded by single family residential uses to the north and west, an industrial use to the south and future single family uses in the B-Line Station development to the east. The property is within the McDoel Gardens Neighborhood and is located immediately west of the B-Line Trail.

The petitioner had originally planned to construct a small patio area between Morton Street and the building as patio dining. During construction, the petitioner found that the grade of the property made this problematic and has proposed an elevated deck (64 feet by 15 feet) that would extend from the building and provide outdoor dining space. A deck has a smaller setback than a patio at this location and the deck will create a small increase over the maximum impervious surface coverage.

The Unified Development Ordinance does not allow decks to extend into front setbacks. However, staff recognizes that this deck will bring desirable activity to the B-Line frontage and a street that is going through revitalization.

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**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 with this petition. The addition of the deck will create less soil disturbance and will create additional activity along Morton Street that will only enhance the vitality and safety of this area.

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 impacts with this proposal. This project has included a significant investment into the area that will only increase property values.

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 the location of the existing building and the existing elevation changes on the front of the building. A patio could extend from the building approximately 15 feet as they can extend six-feet into the 25-foot setback. However, a deck cannot extend into the setback. Due to the elevation change a 15-foot patio would require a significant amount of earthwork to artificially build up the elevation to create a patio. Due to the investment and increased aesthetic of this property, staff finds that the intent of the ordinance has been met and the outdoor seating is a desirable component of this project.

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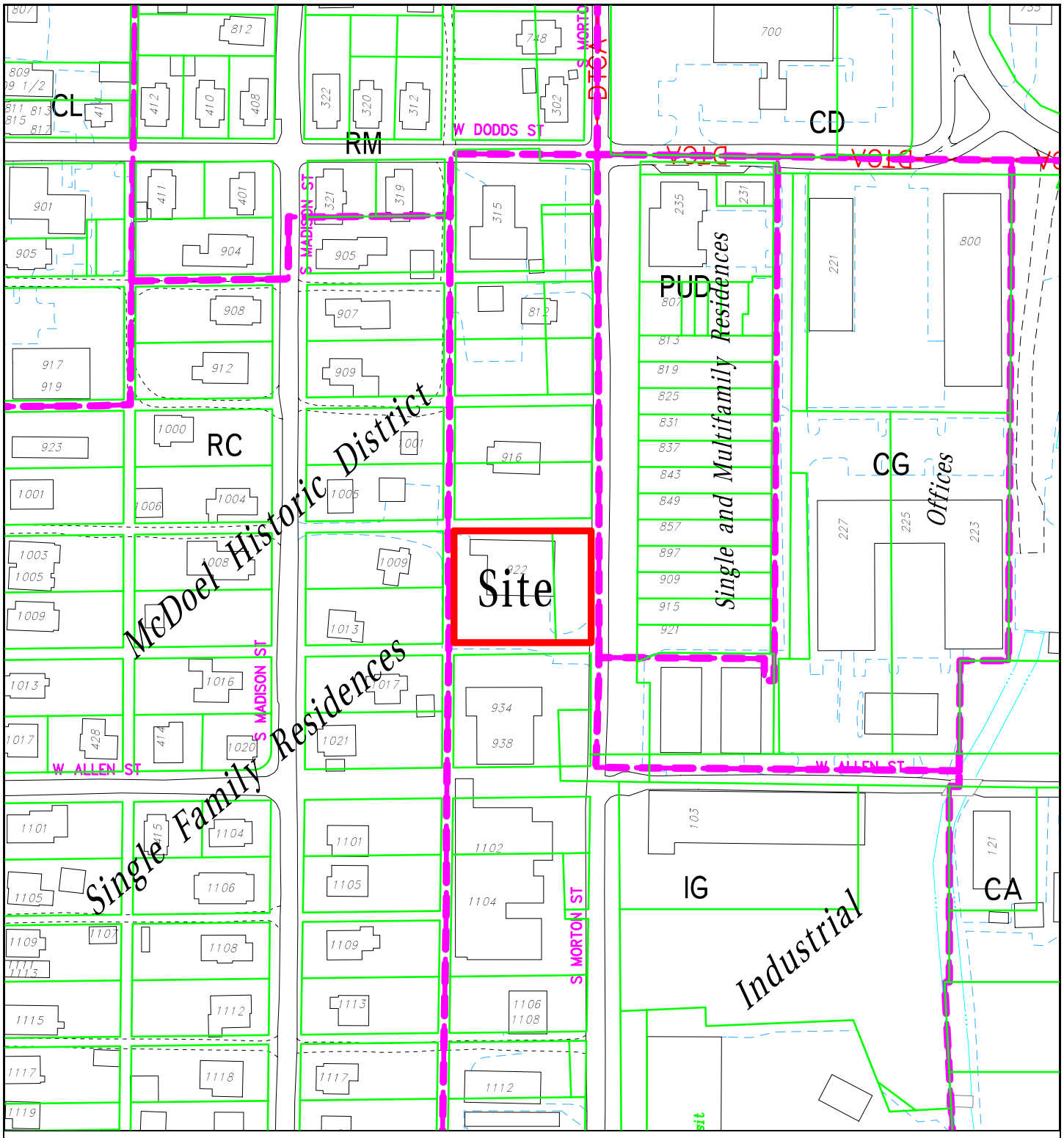
**RECOMMENDATION:** Based on the written findings above, staff recommends approval of V-10-15.




V-10-15 Cardinal Spirits

922 S Morton Street

Hearing Officer

Site Location, Zoning, Land Use, Parcels

By: greulice

10 Apr 15

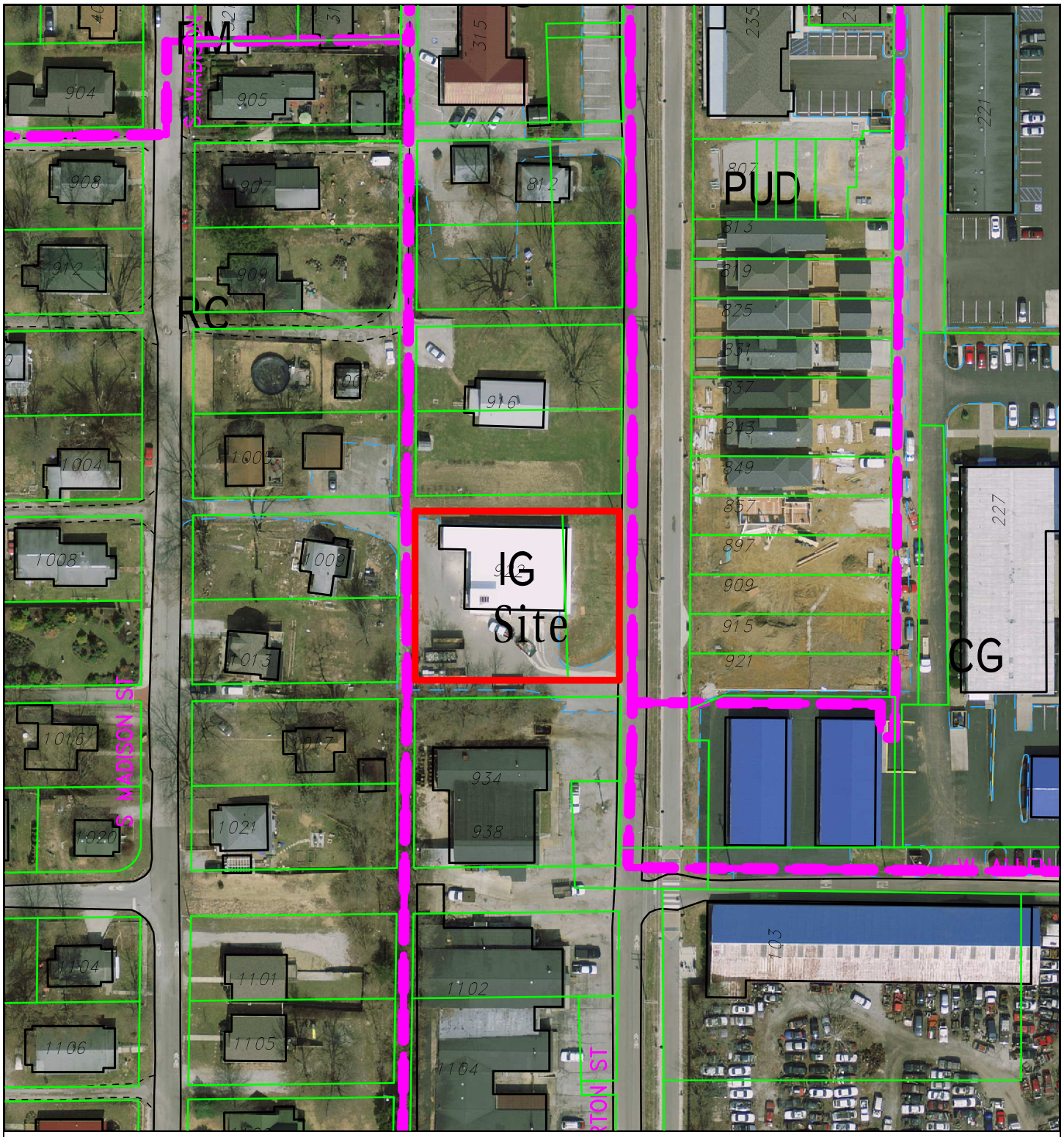
150 0 150 300 450

N

City of Bloomington
Planning & Transportation

Scale: 1" = 150'

For reference only; map information NOT warranted.




V-10-15 Cardinal Spirits

922 S Morton Street

Hearing Officer

2014 Aerial Photograph

By: greulice

10 Apr 15

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N

City of Bloomington
Planning & Transportation

Scale: 1" = 100'

For reference only; map information NOT warranted.

# CARDINAL SPIRITS PATIO

3/30/2015

Dear McDoel neighbors,

We are pleased to write to tell you about an exciting addition to our business and the B-Line trail. Cardinal Spirits, the locally owned and operated craft distillery at 922 S. Morton St between Dodds St. and Allen St, will be building a patio facing the B-Line for outdoor seating. We will be building to the same high standards of design we used in the renovation of our distillery. Expect to see lots of happy patrons enjoying cocktails and light fare, seated at tables with red umbrellas, looking out at the B-Line over plenty of beautiful landscaping. We are especially excited to be using both native and traditional Juniper bushes as part of our landscaping, which as some of you may know is a traditional ingredient in gin. We will also be planting native herbs and flowers that will be incorporated in our spirits and cocktails.

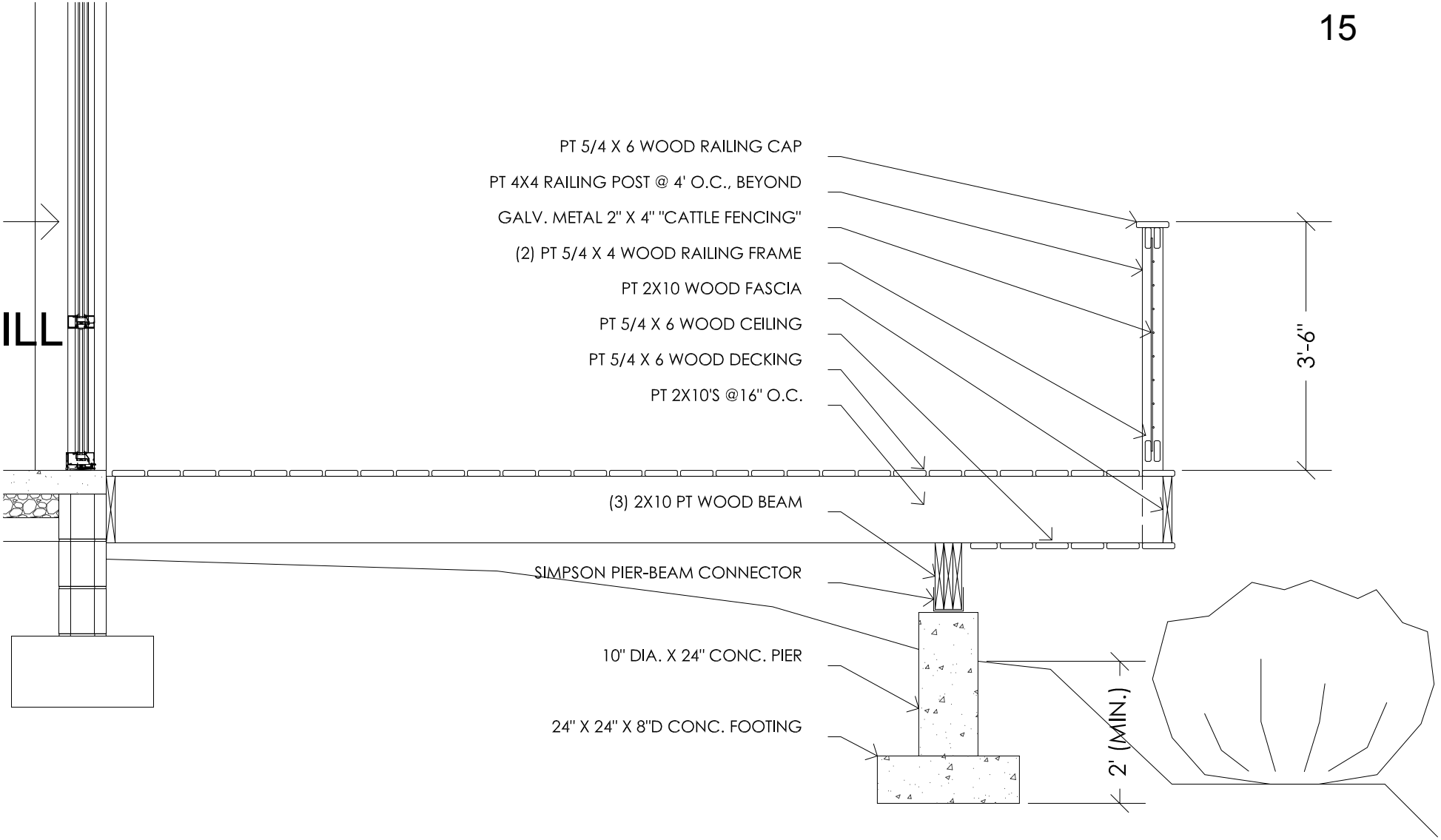
It has been our goal to establish a world-class artisan distillery, create new jobs, and contribute positively to the McDoel community. We're proud to say we are well on our way. We have hired eight full-time and eight part-time employees, and plan to hire several more with the addition of the patio. Our vodka is already gaining recognition amongst craft spirit experts. And we are more than happy with our location in McDoel, and very thankful for all of your support so far.

Drawings attached.

Thank you,

Jeff Wuslich
Adam Quirk
Rick Dietz
Jason Katz

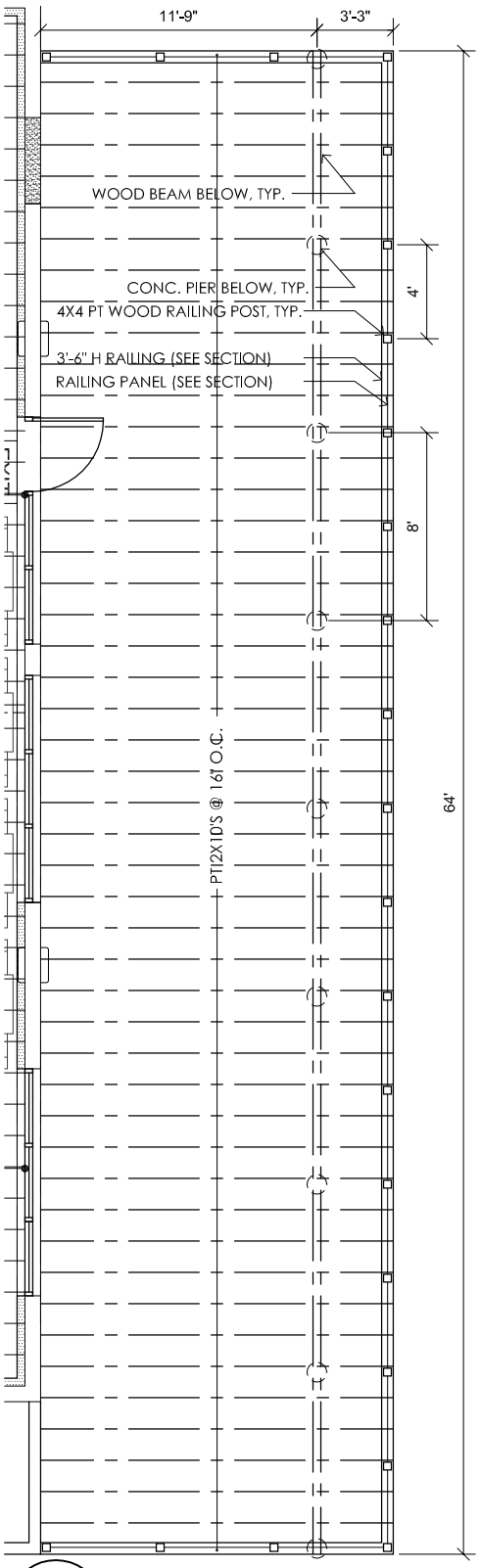
Cardinal Spirits
922 S. Morton St.
Bloomington, IN 47401
812-202-6789




18 A5.0

# DECK SECTION

SCALE: 1/2" = 1'-0"




20 / A5.0 DECK PLAN

SCALE: 1/8" = 1'-0"

DISTILLERY

BLOOMINGTON

Patrick Shay <shayp@bloomington.in.gov>

# Fwd: Patio/New business

**Adam Quirk** <quirk@cardinalspirits.com> Tue, Apr 7, 2015 at 1:22 AM
To: Patrick Shay AICP <shayp@bloomington.in.gov>, Jeff Wuslich <jeff@cardinalspirits.com>, James Roach <roachja@bloomington.in.gov>

Just forwarding for the record...

#mobile

Begin forwarded message:

**From:** Tina Somes <atsomes@yahoo.com>
**Date:** April 6, 2015 at 8:33:44 PM EDT
**To:** "hello@cardinalspirits.com" <hello@cardinalspirits.com>
**Subject: Patio/New business**
**Reply-To:** Tina Somes <atsomes@yahoo.com>

Cardinal Spirits:
We are the owners at 1016 S. Madison and are very excited about your new business in the neighborhood.
We will not be able to attend the meeting on the 15th but are grateful that you are improving McDoel Gardens!!

Thank you,
Tina and Tony Somes

EMail from neighbor

**BLOOMINGTON BOARD OF ZONING APPEALS** **CASE#: V-11-15**
**STAFF REPORT** **DATE: April 15, 2015**
**LOCATION: 606 W. Gourley Pike**

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**PETITIONER:** Jefferson Shreve
227 W. Dodds Street

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**REQUEST:** The petitioner is requesting variances from maximum parking standards to allow for a change in use.

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**REPORT SUMMARY:** The property is located between the State Road 45/46 Bypass and W. Gourley Pike and is zoned Commercial Arterial (CA). This property was most recently used as a home appliance retailer (HH Gregg). It is surrounded by a motorcycle dealer and gas station to the east, a funeral home to the west, a grocery store to the north, and multifamily to the south.

The petitioner has purchased the building and has requested approval to remodel the structure as an interior mini-warehouse use. With this change in use, the petitioner must bring the site into limited compliance with the current standards of the Unified Development Ordinance. The petitioner is able to meet all of these requirements, but is requesting relief from the required reduction of the parking areas to the maximum number of parking spaces. For mini-warehouse use, the maximum number of parking spaces is approximately 7 for this building. Since this is a reuse of former retail use, the exiting number of parking spaces is approximately 90 spaces. The petitioner would be required to remove 83 parking spaces.

Due to the potential for the future reuse of this structure, staff finds this to be a significant removal. If the structure were to convert to a retail use again in the future, many of these spaces would be desirable to reestablish. This is a 30,000 square-foot structure that with a user that allows 1 space per 300 square feet would be allowed up to 100 spaces. Staff has worked with the petitioner to propose a site plan that brings the property into compliance with the maximum impervious surface coverage of 60% through the removal of approximately 33 parking spaces. This is a significant reduction that would also allow for the potential reuse of the structure in the future. Staff finds this to be a reasonable compromise that significantly increases the amount of greenspace on the site.

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## 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 with this request to remove only 33 parking spaces.

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 with this request. The proposed changes will not negatively impact the use and value of the adjoining properties. This building has been vacant for some time and the proposed use is a permitted use within this district.

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 the combination of the low number of permitted parking spaces for mini-warehouses, the number of existing spaces on the site, and the higher allowed number of parking spaces for a majority of other permitted uses that could go into this structure in the future. The petitioner has agreed to reduce the number of spaces significantly to bring the site into compliance with impervious surface coverage standards. Staff finds the proposal to be a reasonable compromise that will not place a significant burden on the property owner in the future if this use is removed.

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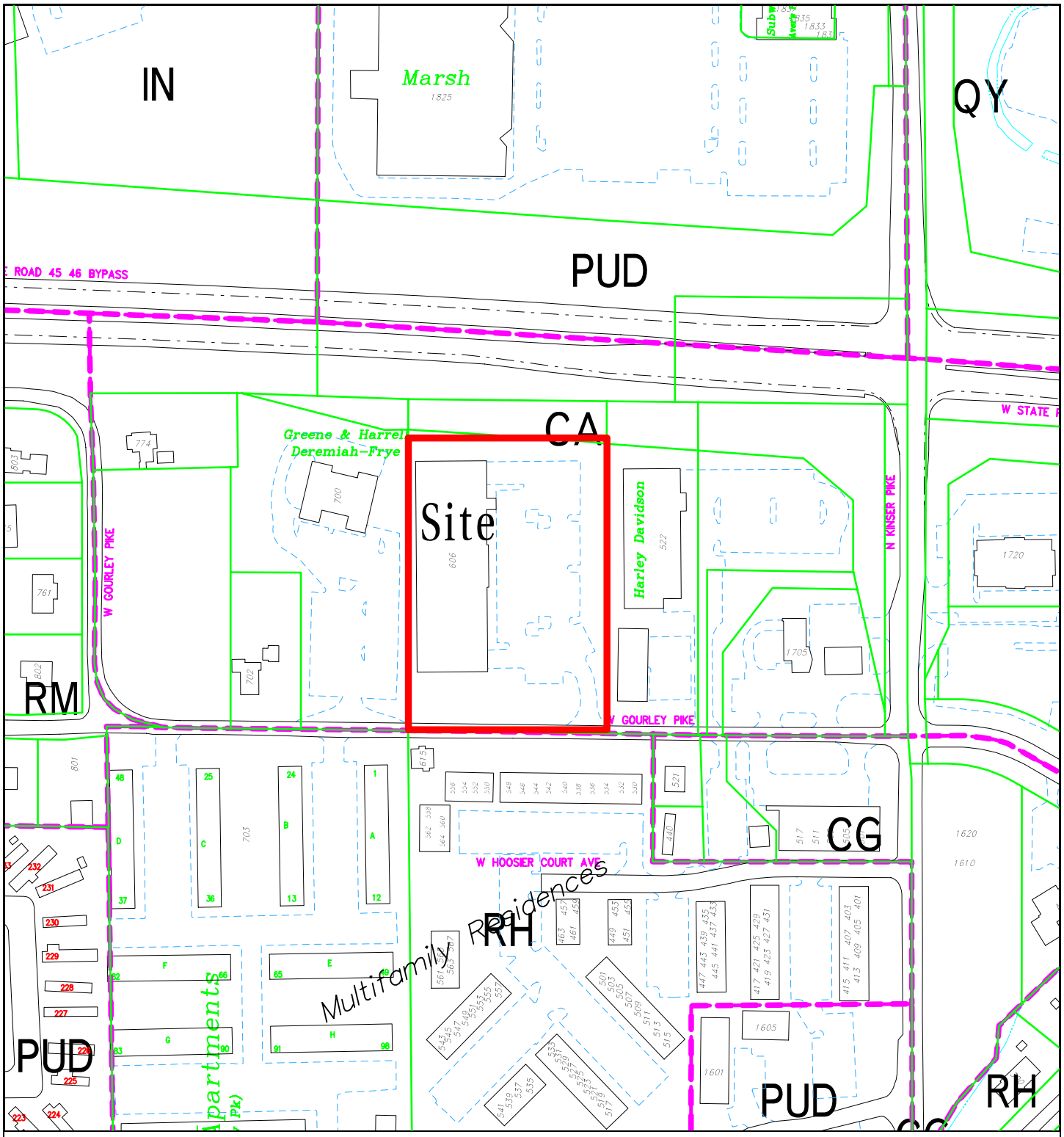
**RECOMMENDATION:** Based on the written findings above, staff recommends approval of V-11-15 with the following condition:

1. The petitioner must continue to work with staff to bring the site into compliance with all other requirements of the Unified Development Ordinance.




V-11-15 Jefferson Shreve

606 W Gourley Pike

Hearing Officer

Site Location, Zoning, Land Use, Parcels

By: greulice

10 Apr 15

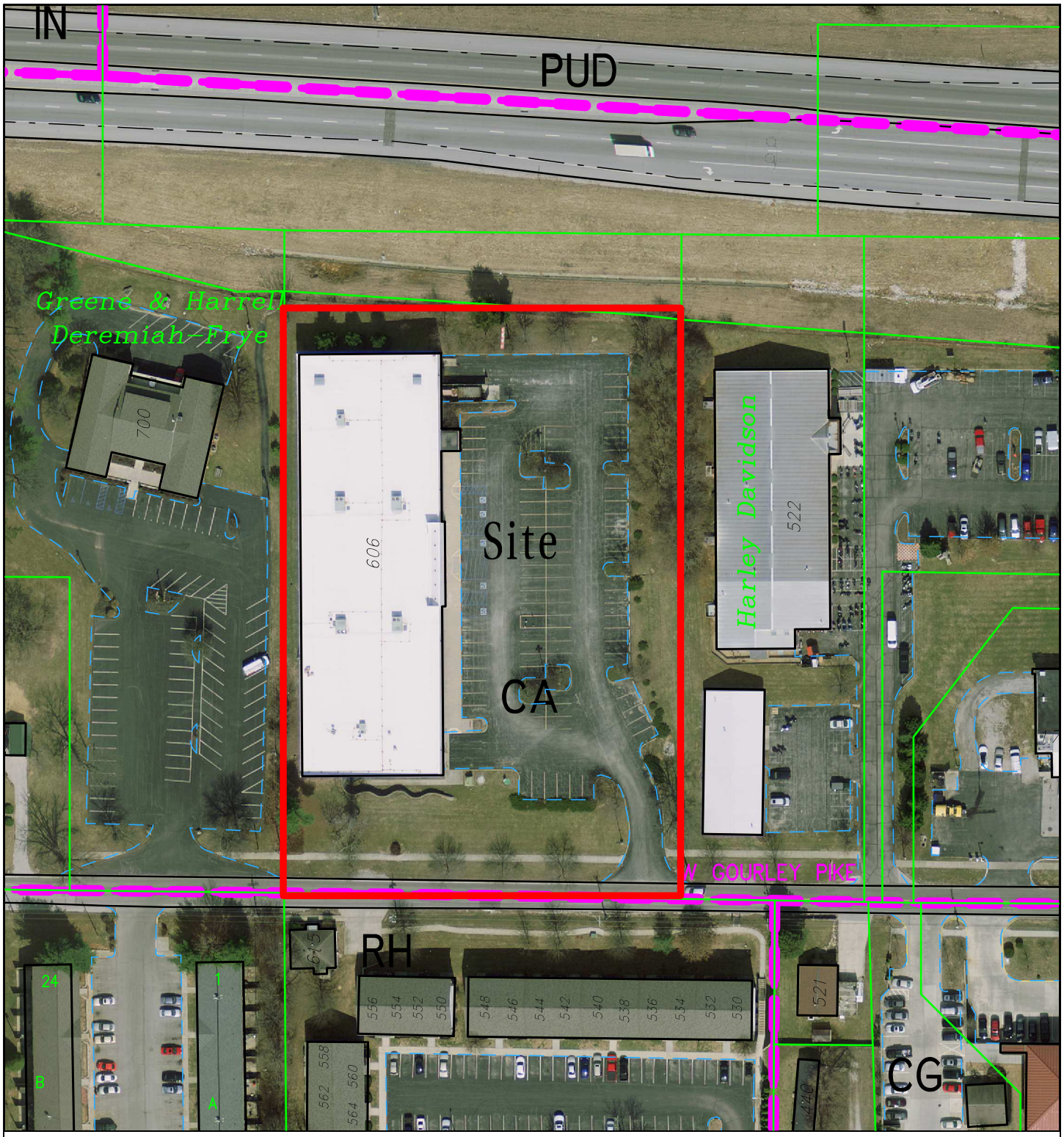
200 0 200 400 600

N

City of Bloomington
Planning & Transportation

Scale: 1" = 200'

For reference only; map information NOT warranted.




V-11-15 Jefferson Shreve

606 W Gourley Pike

Hearing Officer

2014 Aerial Photograph

By: greulice

10 Apr 15

100 0 100 200 300

N

City of Bloomington
Planning & Transportation

Scale: 1" = 100'

For reference only; map information NOT warranted.

Petitioner's Statement March 31, 2015

The subject property is located at 606 West Gourley Pike. It was constructed by HHGregg as an electronics and appliance retail store. The location proved to be a poor big box retail location, given the indirect access off of Gourley Pike. The retailer moved to a new location last year, and the building was on the market for about a year, before selling to Storage Express.

There is a single access point off of Gourley Pike into and out of the property.

The existing property is 2.7 acres. There is a single story 30,000 SF building on the property.

There are currently 84 regular parking spaces and 5 ADA accessible parking stalls on the property.

Deremiah Frye Mortuary is adjacent to the west property line. The Harley Davidson dealership is adjacent to the east property line. Hoosier Court Apartments is located to the south, on the opposite side of Gourley Pike. The SR 46 Bypass is parallel to the north property line.

The landscaping and parking lot lighting remains in place from the original HH Gregg store construction.

Storage Express plans to re-use the existing former big box building for fully climate-controlled interior self-storage space. Loading and unloading access will be at existing loading docks and bays, at both ends of the building, and at the existing center pedestrian entrance to the building.

Under the Bloomington Development Standards (Chapter 20.05), the maximum parking requirement is seven spaces. Storage Express requests a variance to this requirement to allow it to keep the paved area that will permit a maximum of 73 parking spaces.

This paved area will be used primarily for maneuvering access to and from the three entrances by self-storage customers using rental trucks and moving vans. Such vehicles are commonly used by renters moving into and out of their self-storage spaces.

Storage Express offers to remove 16 parking spaces, and to replace those areas with additional landscaping.

The accompanying site plan reflects the areas where the parking spaces are to be removed, and the new landscape areas are to be incorporated.

Removal of these parking spaces will bring Storage Express into compliance, by reducing the total impervious surface area on the property to under 60%.

Storage Express requests a parking variance for the following reasons;

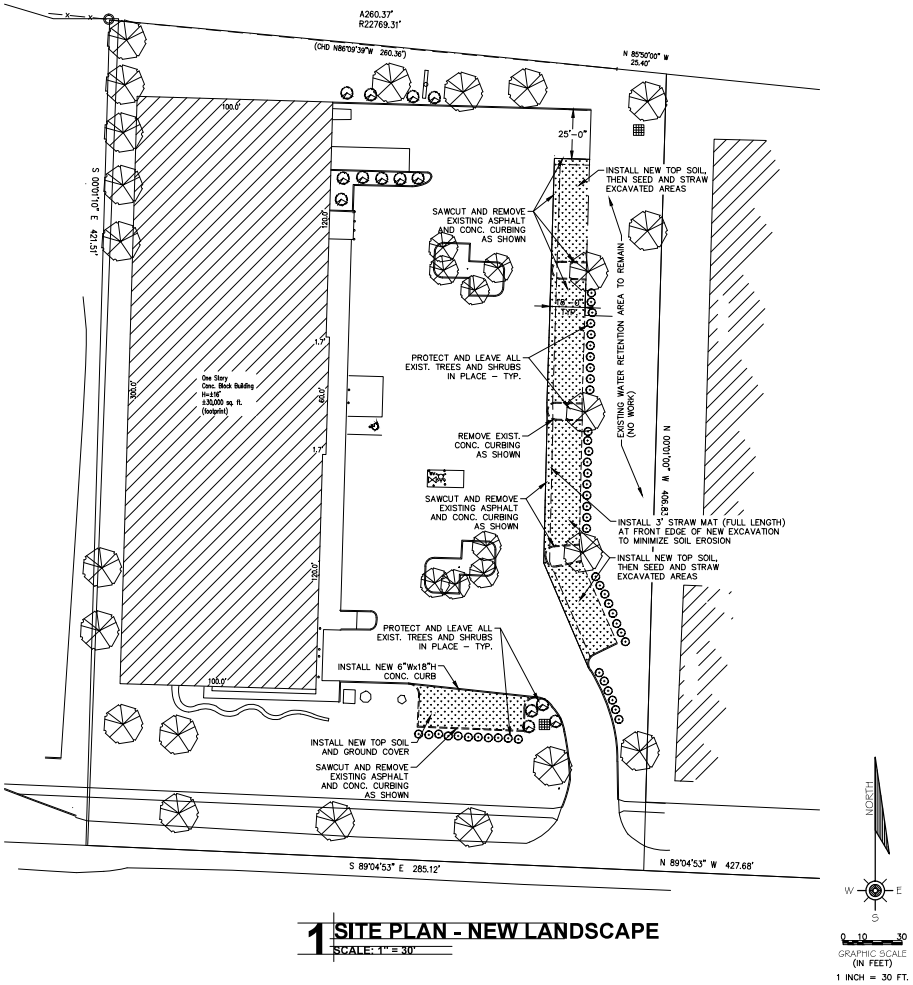
- Under the current zoning -- Commercial Arterial -- retail use of this property is allowed, as is self-storage. Strict application of the terms of the Unified Development Ordinance could require the removal of 82 parking spaces (92%). That would jeopardize alternative potential future uses of

Petitioner's Statement

the property, and the potential resale of the property, to the extent that it may prevent the property from being re- developed for other future uses, including retail.

- The loss of the existing parking areas would de-value the property to the extent that the two adjacent property owners may suffer if the subject property is sold at a loss, and the lower commercial real estate sales comps are used to establish the value of the adjoining parcels.

Storage Express has agreed to make several alterations to the existing property, in conjunction with the requested changes and recommendations of the Bloomington City Planning Department.




**1 SITE PLAN - NEW LANDSCAPE**
SCALE: 1" = 30'

NEW SELF-STORAGE FACILITY
GOURLEY PIKE - BLOOMINGTON, IN

SITE PLAN - NEW LANDSCAPE

STORAGE EXPRESS
P.O. BOX 70 BLOOMINGTON IN 47402 PH 812-339-6339

Date
4/2/2015

Revision:

Drawn by
CJB

Sheet
L-2

V-11-15 Site Plan