

# CITY OF BLOOMINGTON



May 18, 2016 @ 2:00 p.m.  
CITY HALL -  
KELLY CONFERENCE ROOM #155

CITY OF BLOOMINGTON  
HEARING OFFICER  
May 18, 2016 at 2:00 p.m.

\*Kelly Conference Room #155

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**PETITIONS:**

- V-17-16      **Boys & Girls Club of Bloomington, Inc.**  
803 N. Monroe St.  
Request: Variance from maximum impervious surface coverage and drive  
separation requirements.  
*Case Manager: James Roach*

**BLOOMINGTON HEARING OFFICER**  
**STAFF REPORT**  
**LOCATION: 803 N. Monroe Street**

**CASE #: V-17-16**  
**DATE: May 18, 2016**

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**PETITIONER:** Boys and Girls Club of Bloomington, Inc.  
803 N. Monroe Street, Bloomington

**CONSULTANT:** Smith Brehob and Associates  
453 S. Clarizz Blvd., Bloomington

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**REQUEST:** The petitioner is requesting variances from maximum impervious surface coverage and driveway separation requirements.

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**Report:** The petitioner owns the building at property at the southwest corner of W. 12<sup>th</sup> St. and N. Monroe St. They currently operate their administrative offices from this location and conduct programming at 1037 N. Summit Street. The petitioners intend to expand programming at this club to mirror the programming available at their Lincoln Street location, including after school programs and a full gymnasium. They have partnered with the Bloomington Housing Authority and have entered into a long term lease on the property to the west along 12th Street. They intend to combine these lots together via construction of a building addition and utilize both lots for their use. The lot at the corner is zoned Commercial Limited (CL) and the lot along 12<sup>th</sup> Street is zoned Residential High Density (RH). Both of these districts permit Community Centers as a permitted use.

The petitioners are proposing a 14,000 square foot gymnasium and community center addition to the existing 6,850 square foot building. The project will include removal of some parking spaces near the corner of 12<sup>th</sup> and Monroe, site improvements such as sidewalks and landscaping, and some additional private walkways. The site plan as presented is 61% impervious surface. The CL and RH districts both allows for 50% impervious surface. The Institutional (IN) district, which was designed for quasi-public institutions such as community centers, allows for impervious surfaces as high as 60%. A variance is requested to allow 61% impervious surface.

The petitioners are also proposing to alter access to the property from Monroe Street. There is currently one driveway onto Monroe St. This drive accesses the parking spaces at the front door along the northeast part of the lot, but it also connects to a drive which travels across the front of the building and accesses a parking lot on the south side of the building. It is very difficult for larger vehicles, including garbage trucks, to make the turn around the building into this southern lot. The petitioners wish to create a second driveway onto Monroe St. This driveway would not meet the minimum drive separation requirements of the UDO. 100 feet is required. The proposed drive is 30 feet from the drive to the north and 50 feet from the service drive to the south. The drive would create additional pervious surface on the lot by removal of the drive in front of the building and would not create any new parking spaces. A variance is requested from the minimum driveway separation requirements.

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**CRITERIA AND FINDINGS for impervious surface coverage 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 to the public health, safety, morals or general welfare of the community from the proposed variances.

- 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. The proposed community center will be a great benefit to this low and moderate income area.

- 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 conditions in that the use and development style is more closely related to the IN zoning district which has a comparable 60% impervious surface coverage maximum. Staff finds practical difficulty in requiring the petitioners to meet the 50% maximum impervious surface coverage because it would allow the site to be developed in a manner consistent with the use, which is highly desired in this area. The proposed addition is sized to handle a gymnasium and related community center uses. Parking and driveways are already being removed from the existing site in order to make the site function better. The site plan does not exceed maximum parking requirements. The use will provide needed indoor recreation area that is not currently provided in the Crestmont neighborhood.

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**CRITERIA AND FINDINGS for drive separation**

**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 to the public health, safety, morals or general welfare of the community from the proposed variance. The additional driveway would not result in any additional vehicle trips across the sidewalk as the number of parking spaces is actually decreasing.

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.

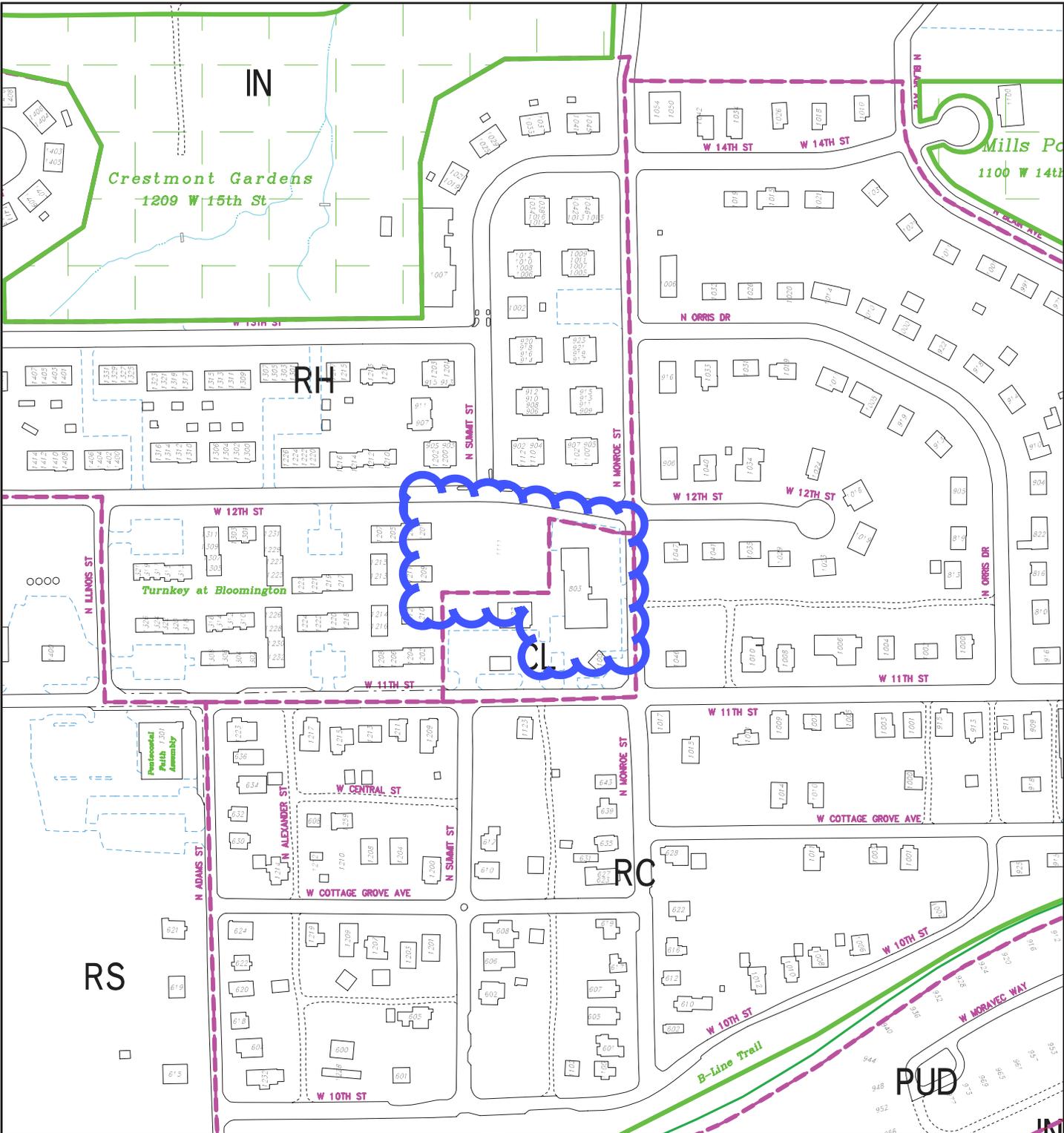
3) *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.*

**STAFF FINDING:** Staff finds peculiar condition in the existing parking lots and the hard corners to access the southern parking lot from the existing driveway. Staff also finds peculiar condition in the fact that the drive to the lot to the south is a very short service drive, not primary access to the site. Staff finds practical difficulty in requiring a 100 foot driveway setback. Strict application would force the petitioner to locate the dumpster in a location that would have an adverse impact to the aesthetics of the street. Strict application would also not permit the drive in front of the building to be removed, thus increasing impervious surface coverage even further from code requirements.

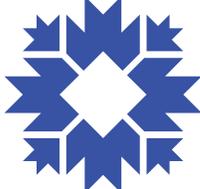
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**RECOMMENDATION:** Based upon the written findings above, staff recommends approval of this petition.

1. Drive must be designed so that sidewalk runs through the drive entrance without ramping.
2. Approval of these variances does not legitimize the existing encroachment of the parking lot onto the lot to the south.
3. A grading permit is required prior to any grading.
4. A ROW excavation permit is required before release of the grading permit.
5. Approval of these variances does not authorize the creation of the proposed on-street parking spaces on 12<sup>th</sup> Street. This will require the City Council to amend Title 15<sup>th</sup> concerning street parking controls.



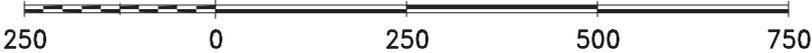
City of Bloomington  
 Planning & Transportation



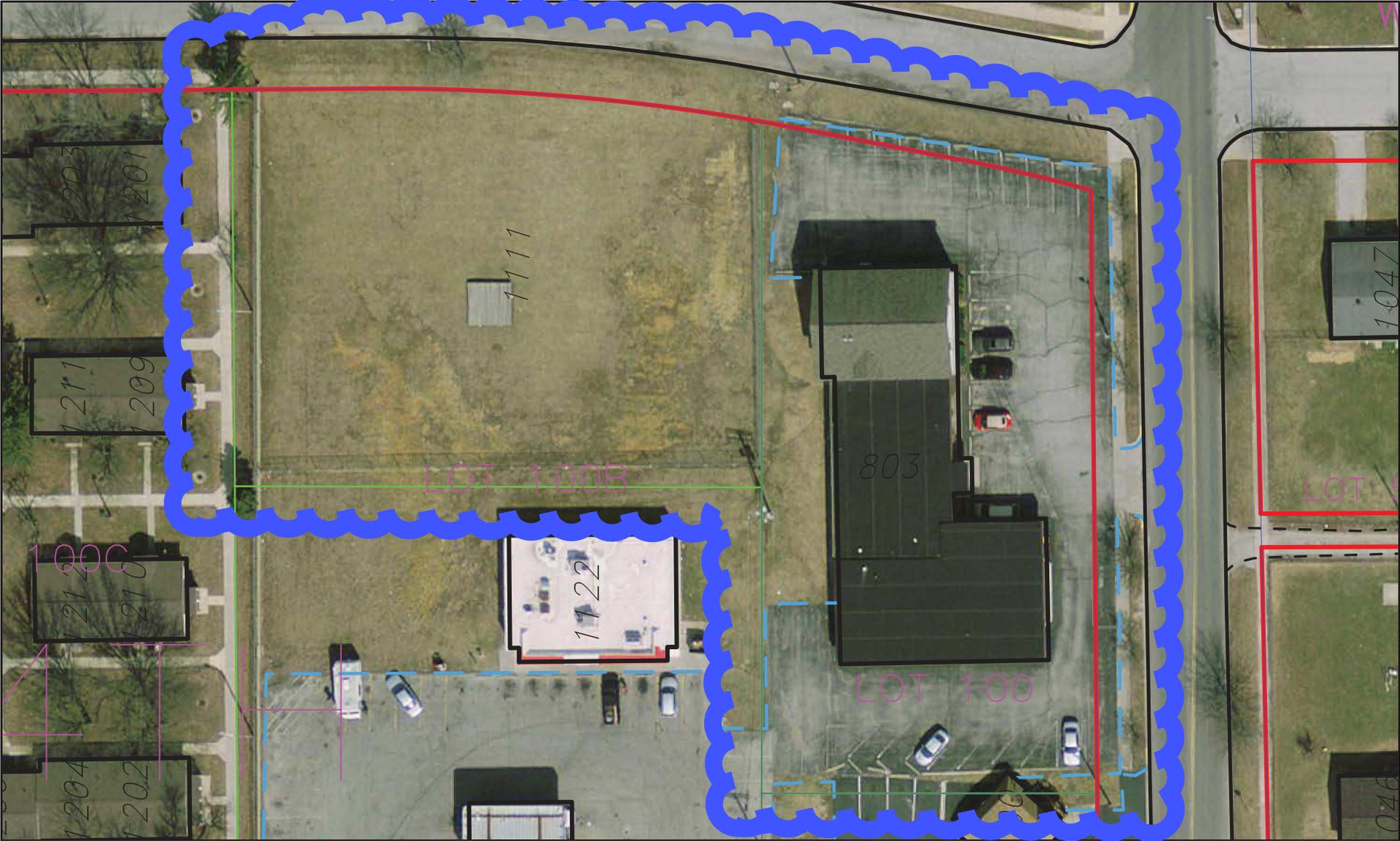
Scale: 1" = 250'



By: roachja  
 11 May 16



For reference only; map information NOT warranted.



By: roachja  
11 May 16



For reference only; map information NOT warranted.



City of Bloomington  
Planning & Transportation



Scale: 1" = 50'

# Smith Brehob & Associates, Inc.



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

Stephen L. Smith P.E., P.L.S.

Steven A. Brehob, B.S.Cn.T.

Todd M. Borgman, P.L.S.

Bloomington Hearing Officer  
C/o Jim Roach  
Planning and Transportation Department  
401 N. Morton Street  
Bloomington, Indiana 47404

April 28, 2016

Re; Crestmont Boys and Girls Club  
Design Standards Variance for Impervious surface and new drive  
location

Dear Jim and Hearing Officer

We are seeking two design standard variances for the Crestmont Boys and Girls Club at their proposed facility located at 12<sup>th</sup> Street and Monroe Street. The two variances requested are to allow more impervious surface than the 50% required, and to allow an additional drive on Monroe Street.

Currently there is a 6850 sf building with a 16,500 sf paved parking area and associated walks on the site. The project includes a 14,000 sf building addition with a gym and community center activity rooms. In addition there will be new on street parking, a new public walk along West 12<sup>th</sup> Street, and new entry walks into the building.

The site as designed has 61% impervious surface. A typical commercial development standard would be 60%. The proposed improvements have minimal concrete walks for circulation into the building. In addition we propose to remove 7500 sf of the existing parking and replace it with lawn and landscape.

We are also requesting a new drive from Monroe Street on the south side of the existing building. This drive will serve an existing parking lot, and will allow for additional greenspace along Monroe Street. The new drive will also create a safer entry area on the east side of the building. Currently all vehicles and trash trucks enter on the parking area by the handicap entrance on the east side.

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Stephen L. Smith P.E., P.L.S.

Steven A. Brehob, B.S.Cn.T.

Todd M. Borgman, P.L.S.

The following items are being submitted with this application;

- Petitioners Statement
- Application Form
- Building Elevations
- Building Rendering
- Site Plan
- Landscape Plan
- Owner Consent Forms

Thank you for your assistance as we move this project towards final approvals and construction.

Very truly yours,

Don Kocarek  
Smith Brehob and Associates

cc; file



SCALE: 1"=20'

**SITE PLAN NOTES**

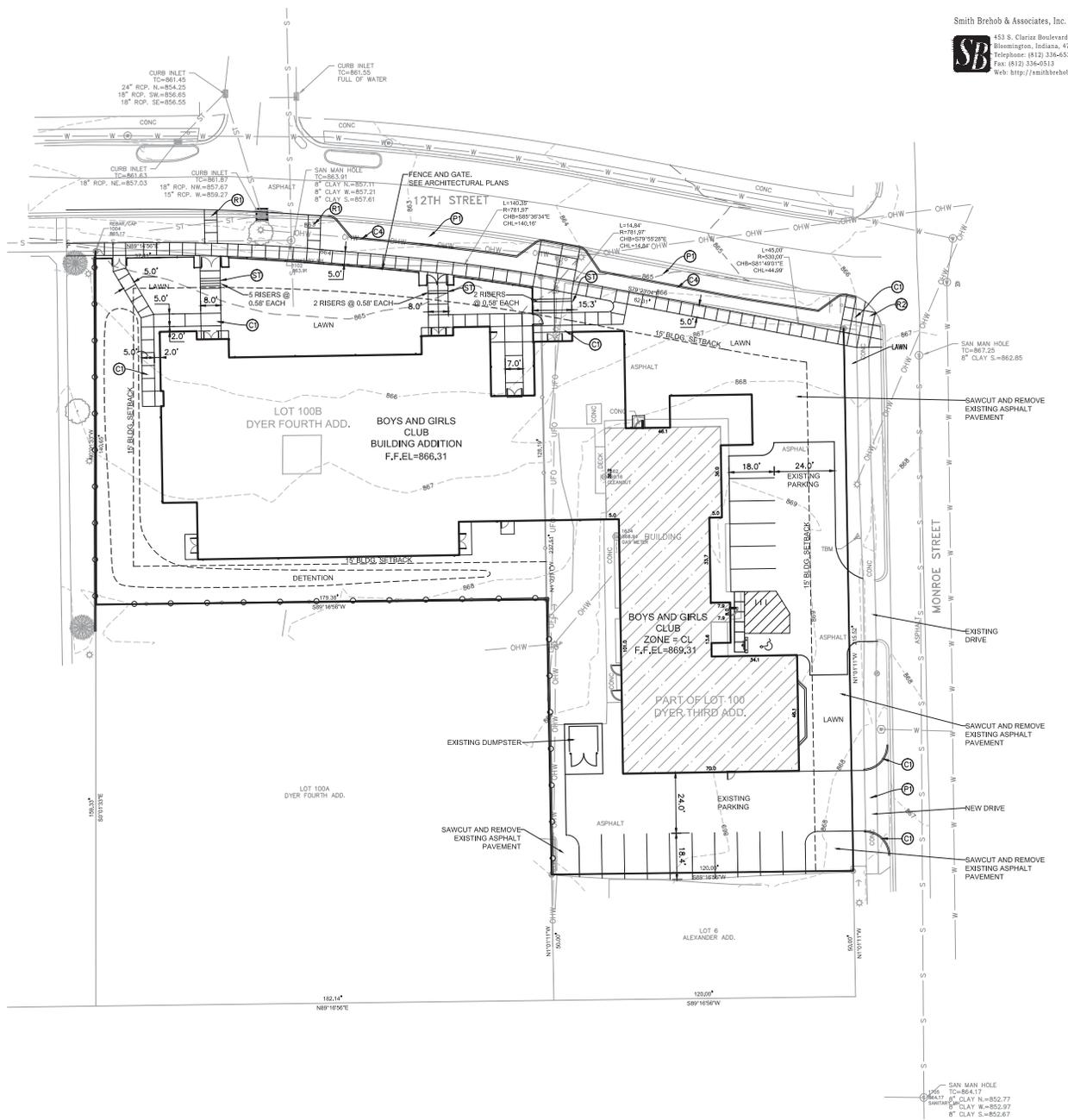
- SEE SMITH BREHOB STANDARD SPECIFICATIONS FOR CONSTRUCTION REQUIREMENTS.
- SIDEWALK RAMPS SHALL BE IN ACCORDANCE WITH THE LATEST ADA AND CITY OF BLOOMINGTON REQUIREMENTS. CONTRACTOR SHALL COORDINATE WORK WITH CITY ENGINEERING PRIOR TO COMMENCEMENT.
- PAVEMENT MARKINGS, IF SHOWN, SHALL BE APPLIED IN ACCORDANCE WITH SECTION 808 & 912.14 OF THE 2014 INDIAN STANDARD SPECIFICATIONS AND AS SHOWN ON THE PLANS.

**LEGEND**

- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED SPOT ELEVATION
- SILT FENCE
- GRADING LIMITS
- YARD INLET
- FLOW ARROW
- DOMESTIC COLD WATER
- FIRE PROTECTION SERVICE
- SETRACK LINE
- SANITARY LATERAL
- ROCK CHECK DAM
- STORM CONNECTION
- SEWER MANHOLE
- WATER VALVE
- EX. WATER LINE
- EX. COMMUNICATIONS LINE
- EX. UNDERGROUND ELEC.
- EX. UNDERGROUND GAS
- EX. OVERHEAD WIRING
- EX. SANITARY MAIN
- EX. WATER VALVE
- EX. FIRE HYDRANT
- EX. ELEC. TRANSFORMER
- EX. SANITARY MANHOLE

**MATERIALS LEGEND**

- CONCRETE SIDEWALK
- 4" THICK 3,500 PSI CONCRETE
- COMPACTED AGGREGATE BASE NO 53
- 4" COMPACTED AGGREGATE BASE NO 53
- 8" STANDING CURB
- LINE, PAINT, SOLID, WHITE, 4"
- 12" FIN SURFACE
- 12" FIN BASE
- COMPACTED AGGREGATE BASE NO 53 TYPE 10
- CONCRETE STAMP WITH HAWKSWAN
- RAMP TYPE D
- RAMP TYPE



Smith Brehob & Associates, Inc.  
 453 S. Clartz Boulevard  
 Bloomington, Indiana, 47401  
 Telephone: (317) 336-6536  
 Fax: (317) 336-0313  
 Web: http://smithbrehob.com

CONTRACTOR: SMITH BREHOB & ASSOCIATES, INC.  
 PROJECT NO.: 2015-09  
 DATE: 04.26.14  
 DRAWN BY: DK  
 CHECKED BY: SLS

ARCHITECTURE - PLANNING  
 KIRKWOOD  
 design studio  
 1111 N. WALKER  
 BLOOMINGTON, IN 47403  
 TEL: 317.332.2000  
 FAX: 317.332.2005  
 WWW.KIRKWOODDESIGN.COM

CERTIFIED

REVISIONS

DESIGN DEVELOPMENT  
 PHASE 2 ADDITION & RENOVATION  
**CRESTMONT BOYS AND GIRLS CLUB**  
 INDIANA  
 BLOOMINGTON

PROJECT NO.: 2015-09  
 DATE: 04.26.14  
 DRAWN BY: DK  
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SITE PLAN  
**C.201**



SCALE: 1"=20'

LEGEND

- PROPOSED 1" CONTOUR
- PROPOSED 5" CONTOUR
- PROPOSED SPOT ELEVATION
- SILT FENCE
- GRADING LIMITS
- YARD INLET
- FLOW ARROW
- DOMESTIC COLD WATER
- FIRE PROTECTION SERVICE
- SEWER LINE
- SANITARY LATERAL
- ROCK CHECK DAM
- STORM CONNECTION
- MANHOLE
- UTILITY POLE
- UTILITY LINE
- EX. COMMUNICATIONS LINE
- EX. UNDERGROUND ELECT.
- EX. UNDERGROUND GAS
- EX. OVERHEAD WIRES
- EX. SANITARY MAIN
- EX. WATER VALVE
- EX. FIRE HYDRANT
- EX. ELEC. TRANSFORMER
- EX. SANITARY MANHOLE

Crestmont Boys and Girls Club  
Zone CL used for both Sites

Street Trees Required  
1 tree required for every 40 lf of property that abuts ROW, 300 along 12<sup>th</sup> = 7.5 trees, 8 provided

Parking lot Requirements: 16 Total Parking Spaces  
1 Tree per 4 parking spaces required, and 3 shrubs per parking space required.  
4 Trees and 48 shrubs required, 4 trees and 48 shrubs provided. 58% evergreen (Boxwood and Inkberry)

Landscape Bumpout and Islands  
1 large canopy tree required per bumpout and island.  
3 bumpout islands provided, 2 new large canopy trees provided in island; 1 small tree provided in one bumpout because of closeness to building.

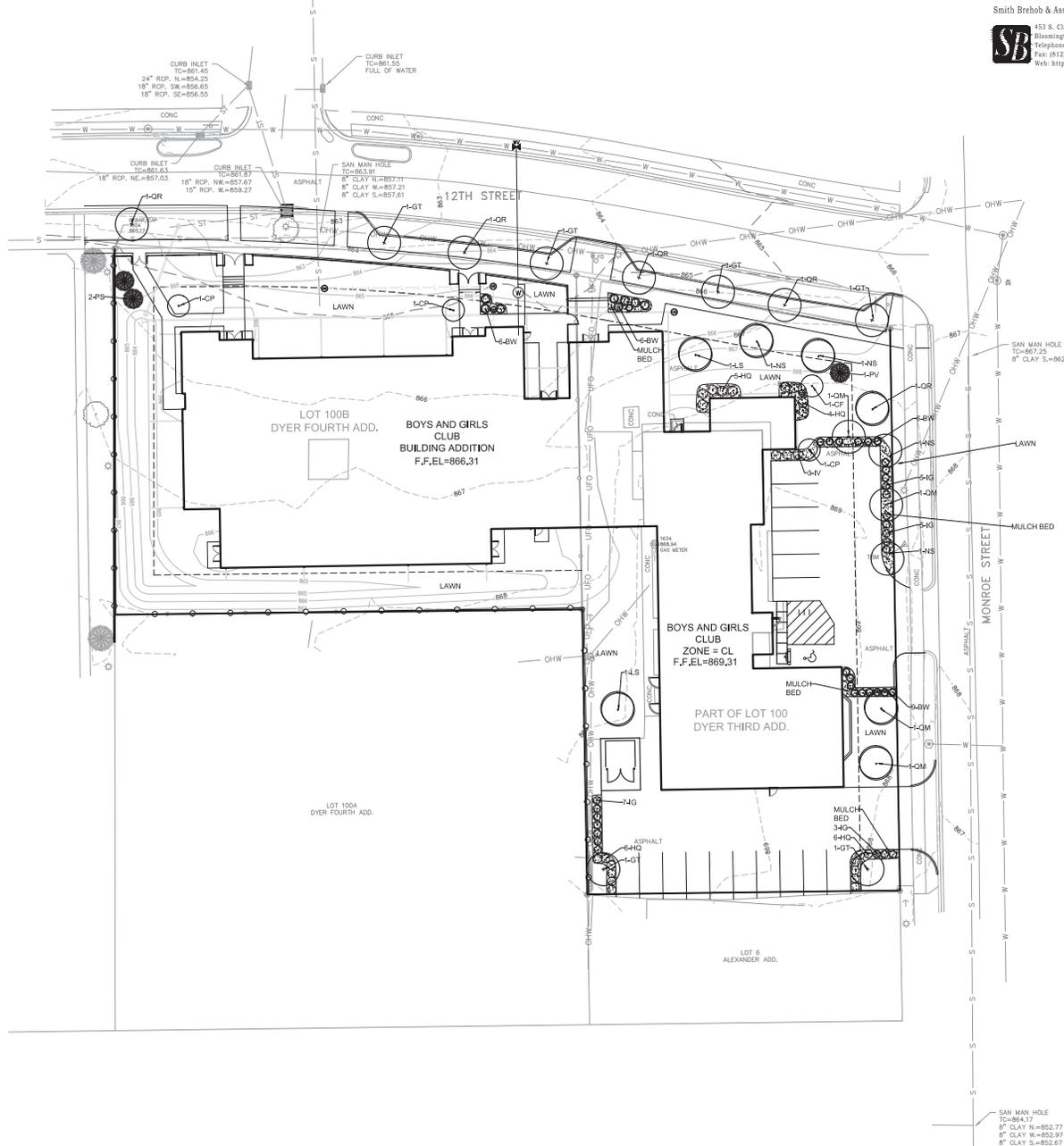
Interior plantings (Used CL Requirements for both Properties)  
Total Site = 1.18 ac., Parking and buildings = .70 ac.  
Area not covered by building or parking lot = .48 ac.  
14 large canopy trees, 5 evergreen trees and 3 med or small canopy trees required per every acre of site not covered by building parking lot or structure.  
7 large canopy trees required, 3 evergreen trees required and 3 med or small trees required.  
36 shrubs required per acre of site not covered by parking lot or structure.  
18 Shrubs required, 50% evergreen. 18 shrubs provided in 50% evergreen (Boxwood)

Buffer Yards  
None Required

Tree Species Diversity 21.4%

LANDSCAPE PLANT TABLE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES					
CF	1	CORNUS Florida	Flowering Dogwood	2" Caliper	
CP	3	CRATAEGUS phoenopyrum	Washington Hawthorn	2" Caliper	
GT	6	QUERCUS laevis	Thornless Honeylocust	2" Caliper	
LS	2	LIQUIDAMBAR styraciflora	Sweet Gum	2" Caliper	
NS	4	NYSSA sylvatica	Black Gum	2" Caliper	
PS	2	PINUS strobus	White Pine	6' Hgt.	
PV	1	PINUS virginiana	Virginia Pine	6' Hgt.	
OR	5	QUERCUS rubra	Red Oak	2" Caliper	
OM	4	QUERCUS macrocarpa	Bur Oak	2" Caliper	
SHRUBS					
BW	24	BUXUS	BOXWOOD	3.Gallon	
HO	22	HYDRANGEA quercifolia	Oakleaf Hydrangea	3.Gallon	
IG	20	ILEX glabra	Inkberry	3.Gallon	
IV	3	ITEA virginica	Virginia Sweetspire	3.Gallon	



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CONTRACTOR: JAMES B. BISHOP  
PAVING CONTRACTOR: JAMES B. BISHOP  
ELECTRICAL CONTRACTOR: JAMES B. BISHOP  
MECHANICAL CONTRACTOR: JAMES B. BISHOP  
PLUMBING CONTRACTOR: JAMES B. BISHOP  
ROOFING CONTRACTOR: JAMES B. BISHOP  
CONCRETE CONTRACTOR: JAMES B. BISHOP  
LANDSCAPE CONTRACTOR: JAMES B. BISHOP

ARCHITECTURE - PLANNING  
KIRKWOOD  
design studio

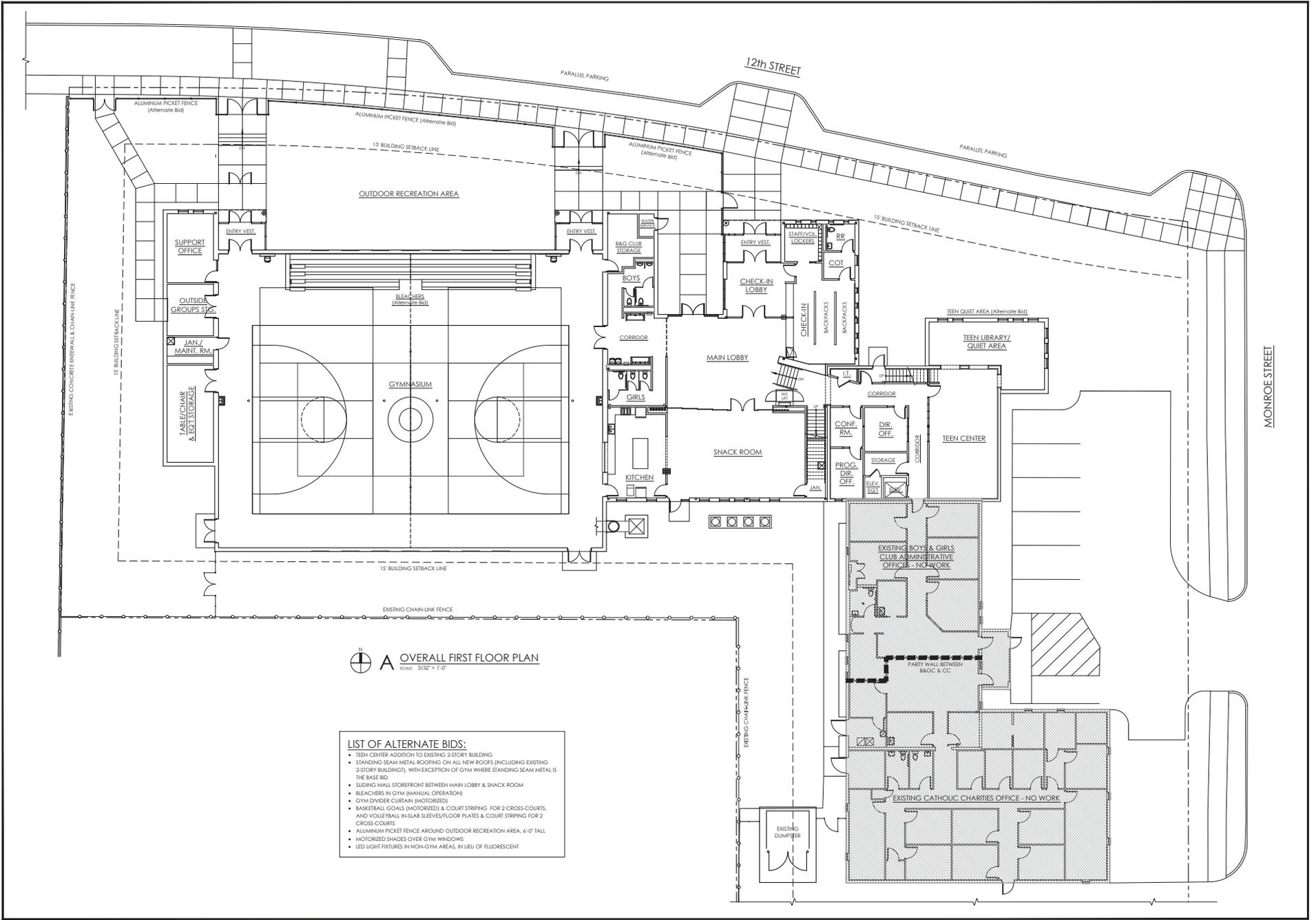
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REVISIONS

DESIGN DEVELOPMENT  
PHASE 2 ADDITION & RENOVATION  
CRESTMONT BOYS AND GIRLS CLUB  
BLOOMINGTON INDIANA

PROJECT NO.: 2015-09  
DATE: 04.26.14  
DRAWN BY: DK  
CHECKED BY: SLS

LANDSCAPE PLAN  
L.101



**A OVERALL FIRST FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"

- LIST OF ALTERNATE BIDS:**
- TEEN CENTER ADDITION TO EXISTING 2-STORY BUILDING
  - STANDING SEAM METAL ROOFING ON ALL NEW ROOFS (INCLUDING EXISTING 2-STORY BUILDING), WITH EXCEPTION OF GYM WHERE STANDING SEAM METAL IS THE BASE BID
  - SLIDING WALL STOREFRONT BETWEEN MAIN LOBBY & SNACK ROOM
  - BLEACHERS IN GYM (MANUAL OPERATION)
  - GYM DIVIDER CURTAIN (MOTORIZED)
  - BASEBALL GOALS (MOTORIZED) & COURT STRIPING FOR 2 CROSS-COURTS, AND VOLLEYBALL IN-SLAB SLEEVES/FLOOR PLATES & COURT STRIPING FOR 2 CROSS-COURTS
  - ALUMINUM PICKET FENCE AROUND OUTDOOR RECREATION AREA, 6'-0" TALL
  - MOTORIZED SHADES OVER GYM WINDOWS
  - LED LIGHT FIXTURES IN NON-GYM AREAS, IN LIEU OF FLUORESCENT

ARCHITECTURE + PLANNING  
**KIRK WOOD**  
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 BLOOMINGTON, IN 47403  
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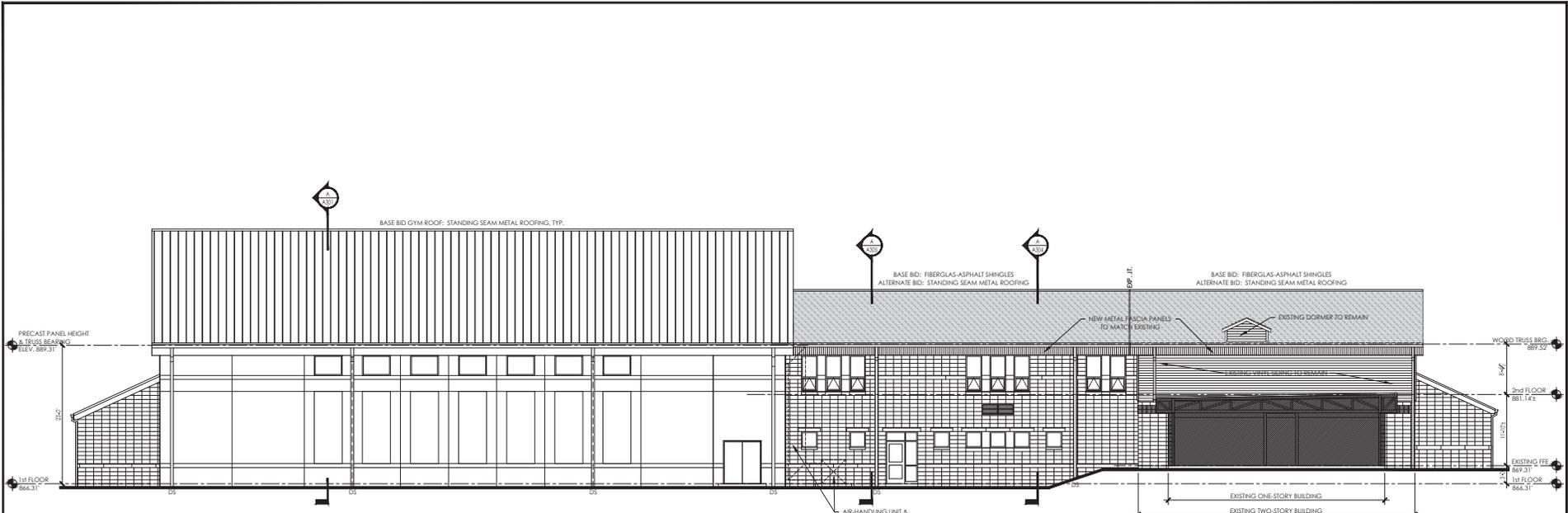
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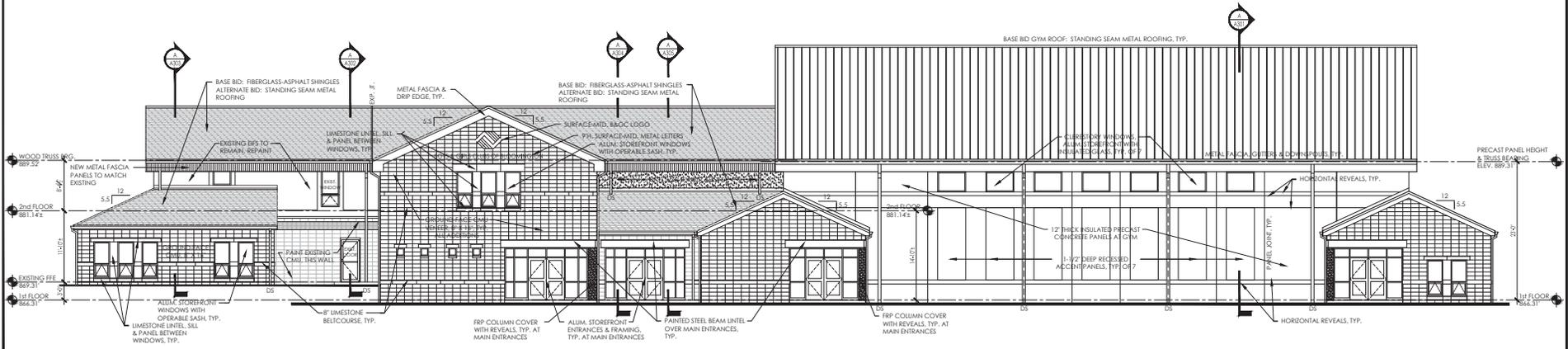
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 CHECKED BY: MKR

OVERALL FIRST FLOOR PLAN  
**A002**



**B SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

MATERIAL NOTES ON A/A201  
APPLY TO THIS ELEVATION



**A NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

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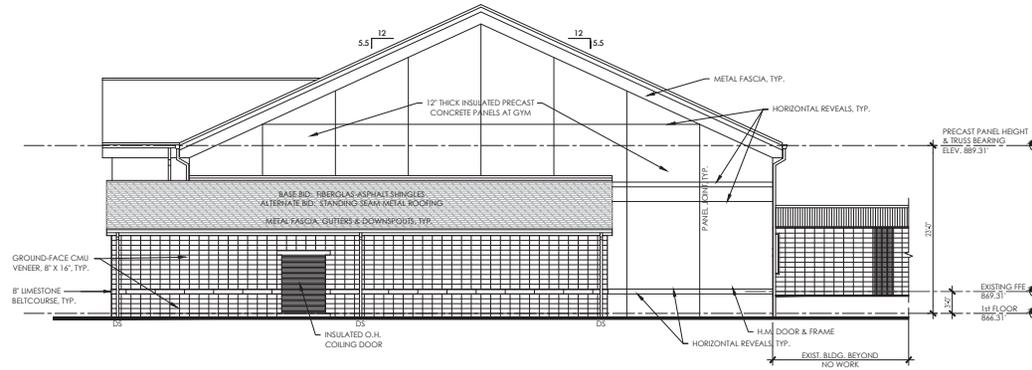
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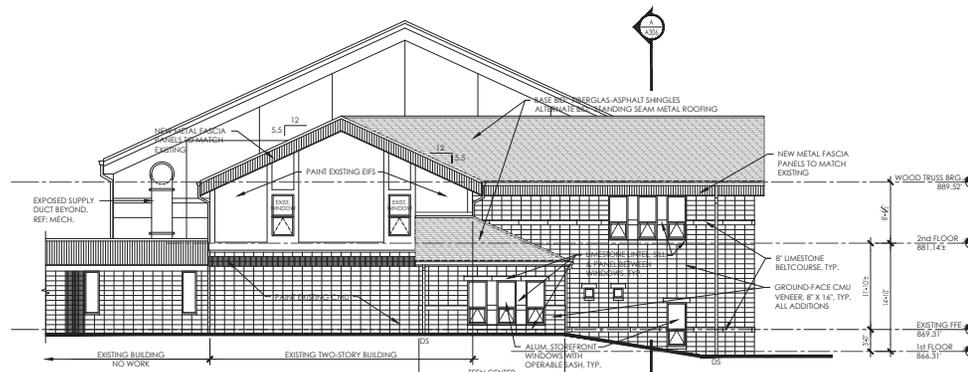
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EXTERIOR ELEVATIONS

**A201**



**B WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**A EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

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EXTERIOR ELEVATIONS

A202