

# CITY OF BLOOMINGTON



August 10, 2016 @ 2:00 p.m.  
CITY HALL -  
KELLY CONFERENCE ROOM #155

CITY OF BLOOMINGTON  
HEARING OFFICER  
August 10, 2016 at 2:00 p.m.

\*Kelly Conference Room #155

**PETITION:**

- CU-23-16     **Jihyun Choi**  
1811 E. 10<sup>th</sup> Street  
Request: Conditional use to allow a “billiards/arcade room” use in an existing building.  
*Case Manager: Beth Rosenbarger*

HEARING OFFICER

August 10, 2016

**Next Meeting Date: August 24, 2016**

Filename: I:\common\developmentreview\hearingofficer\agendas\HO-agenda

\*\*\*Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call [812-349-3429](tel:812-349-3429) or E-mail [human.rights@bloomington.in.gov](mailto:human.rights@bloomington.in.gov).

**BLOOMINGTON HEARING OFFICER  
STAFF REPORT  
LOCATION: 1811 E. 10<sup>th</sup> Street**

**CASE#: CU-23-16  
DATE: August 10, 2016**

**PETITIONER:** Jihyun Choi  
4443 S. Forest Hill Bloomington

**REQUEST:** The petitioner is requesting conditional use approval to allow a billiards/arcade use.

**REPORT SUMMARY:** The property is located on the north side of E. 10th Street and is zoned Commercial Limited (CL). The property has been developed with a low-intensity retail shopping center with other retail and restaurant tenants. Adjacent properties include a restaurant to the east, railroad tracks to the north, and Indiana University property to the north and south. The petitioner is leasing a property within the development and would like to convert the space to a Billiards/Arcade Room use. The business would include video games and karaoke.

There would not be any changes to the exterior of the building as part of this proposal. There would be internal remodel to convert the space and add smaller karaoke rooms. The petitioner has applied for a building permit and other required approvals.

The CL district aims to “create an environment of well-planned, visually appealing commercial developments that are quiet and well buffered from adjacent residential uses,” among other district intents. In this case, the adjacent residential neighborhood is the Indiana University campus. Billiards/arcade room uses can be associated with rowdiness and alcohol use. In this case, the business will not be serving food or alcohol. Customers are permitted to carry-in food from adjacent restaurants. With these limitations, the externalities typically associated with the use are greatly reduced. A billiards/arcade use can fit within the existing commercial development while maintaining quiet and not spilling into adjacent neighborhoods.

## **Criteria and Findings for Conditional Use Permits**

### **20.05.023(b) Conditional Use; General Standards**

No Conditional Use approval shall be granted pursuant to *Chapter 20.09: Processes, Permits, and Fees* unless the petitioner shall establish that the standards for the specific Conditional Use are met and that the following general standards are met:

- 1) *The proposed use and development must be consistent with the Growth Policies Plan and may not interfere with the achievement of the goals and objectives of the Growth Policies;*

**STAFF FINDING:** The Growth Policies Plan identifies this area as “Neighborhood Activity Center” and describes small neighborhood commercial activity that serves

the neighborhood and is easily accessed by pedestrians.

- 2) *The proposed use and development will not create nuisance by reason of noise, smoke, odors, vibrations, or objectionable lights;*

**STAFF FINDING:** None of those impacts are anticipated with the use, which will take place indoors. Staff finds no concerns regarding noise, smoke, odors, vibrations, or lighting.

- 3) *The proposed use and development will not have an undue adverse impact upon the adjacent property, the character of the area, or the public health, safety and general welfare;*

**STAFF FINDING:** Staff finds no adverse impact from this use. The billiards/arcade room use will be located within an existing development with other similar intensity commercial uses. There is shared parking and the site is accessible to many pedestrians and bicyclists as it is directly adjacent to IU's campus.

- 4) *The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, stormwater management structures, and other services, or that the applicant will provide adequately for such services;*

**STAFF FINDING:** This use requires no additional infrastructure service improvements.

- 5) *The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;*

**STAFF FINDING:** The use will not draw significant amounts of traffic. The location is also accessible to pedestrians, bicyclists, and transit.

- 6) *The proposed use and development will not result in the excessive destruction, loss or damage of any natural, scenic, or historic feature of significant importance;*

**STAFF FINDING:** The business will be located within an existing commercial building and no exterior changes are being proposed.

- 7) *The hours of operation, outside lighting, and trash and waste collection must not pose a hazard, hardship, or nuisance to the neighborhood.*

**STAFF FINDING:** The business will have similar operating hours as the adjacent businesses.

- 8) *Signage shall be appropriate to both the property under consideration and to the surrounding area. Signage which is out of character, in the Board's determination,*

*shall not be approved.*

**STAFF FINDING:** No signage is proposed at this time. The petitioner is aware that all signage must meet UDO standards.

- 9) *The proposed use and development complies with any additional standards imposed upon the particular use by Chapter 20.05; §CU: Conditional Use Standards.*

**STAFF FINDING:** There are no additional conditions for billiards/arcade rooms.

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**RECOMMENDATION:** Based on the written findings above, staff recommends approval of this petition with the following condition:

1. Any future signage must receive a sign permit.

Space Cafe

1811 E. 10TH ST BLOOMINGTON INDIANA, Corner of E.10TH and N. Union ST also between Jimmy Johns and 10th St Market

Also this area is surrounded by many restaurants and cafe

Building is approximately 2900 Sq Ft and we will have 11 private room and 2 new handicap accessible bathroom

This space was used to be Sol Spa tanning salon and we have taken over to make a Internet Cafe providing high speed computer in 11 private room with windows

Private rooms will be use for video game, watching movie, karaoke singing and even class study meeting

This place will not have a kitchen because we are providing drinks and food from Miyo internet cafe which is about 20 steps away

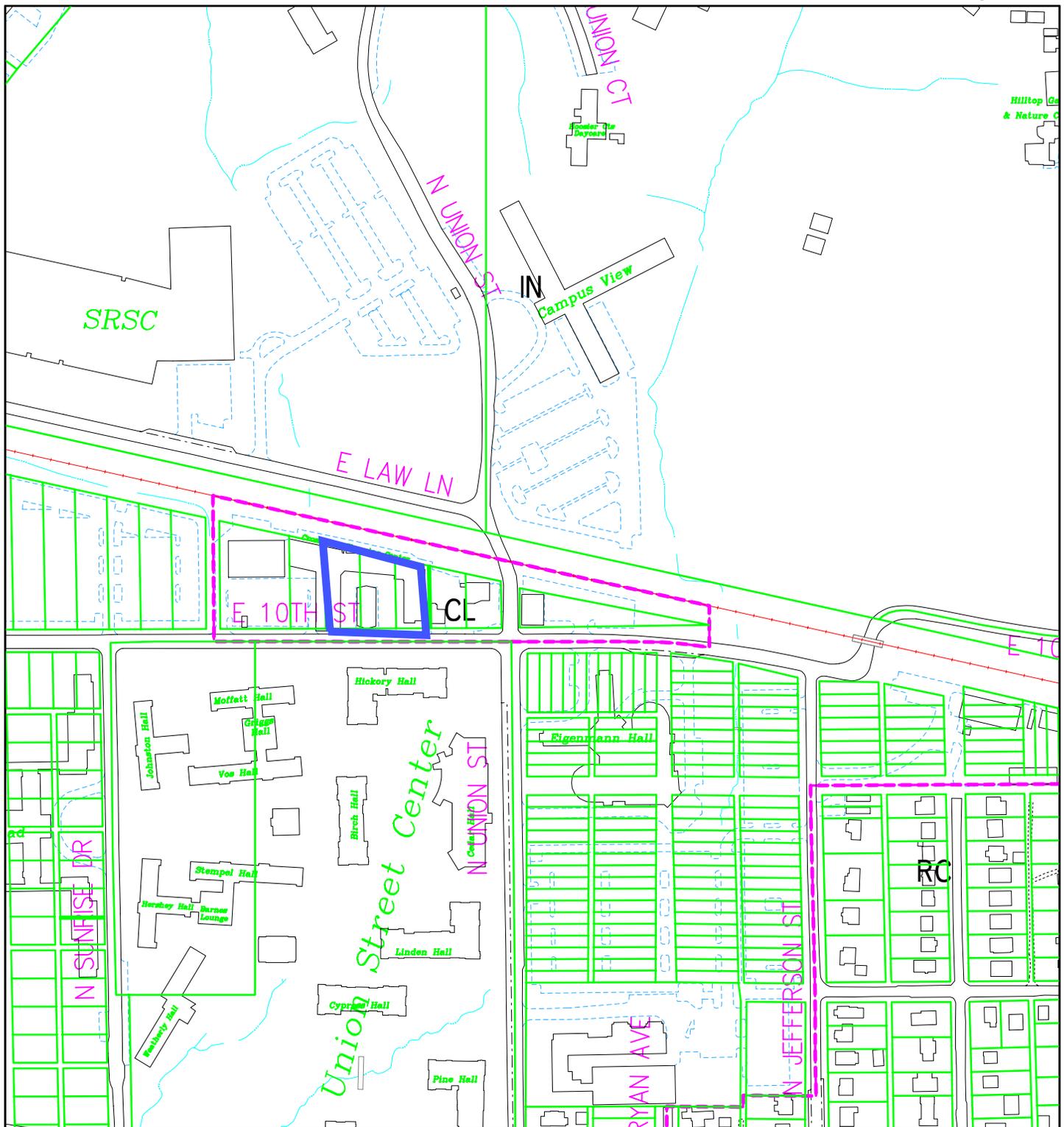
Since we owned Miyo Internet Cafe and to reduce investment cost we decide to serve all drinks and food from our existing Miyo location

Most of customer are from walking traffic and will not congest area because we will only have approximately 100 seating available

This location providing 24 parking space and 2 entrance(one way in and one way out)

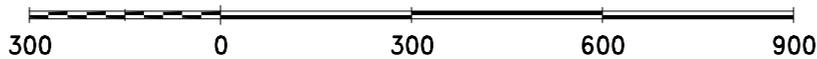
This business will offer very relaxing space for students to get together and enjoy unique Asian snacks and drinks

We are hoping Space cafe will work together with Miyo and bringing more customer



CU-23-16  
 1811 E. 10th Street

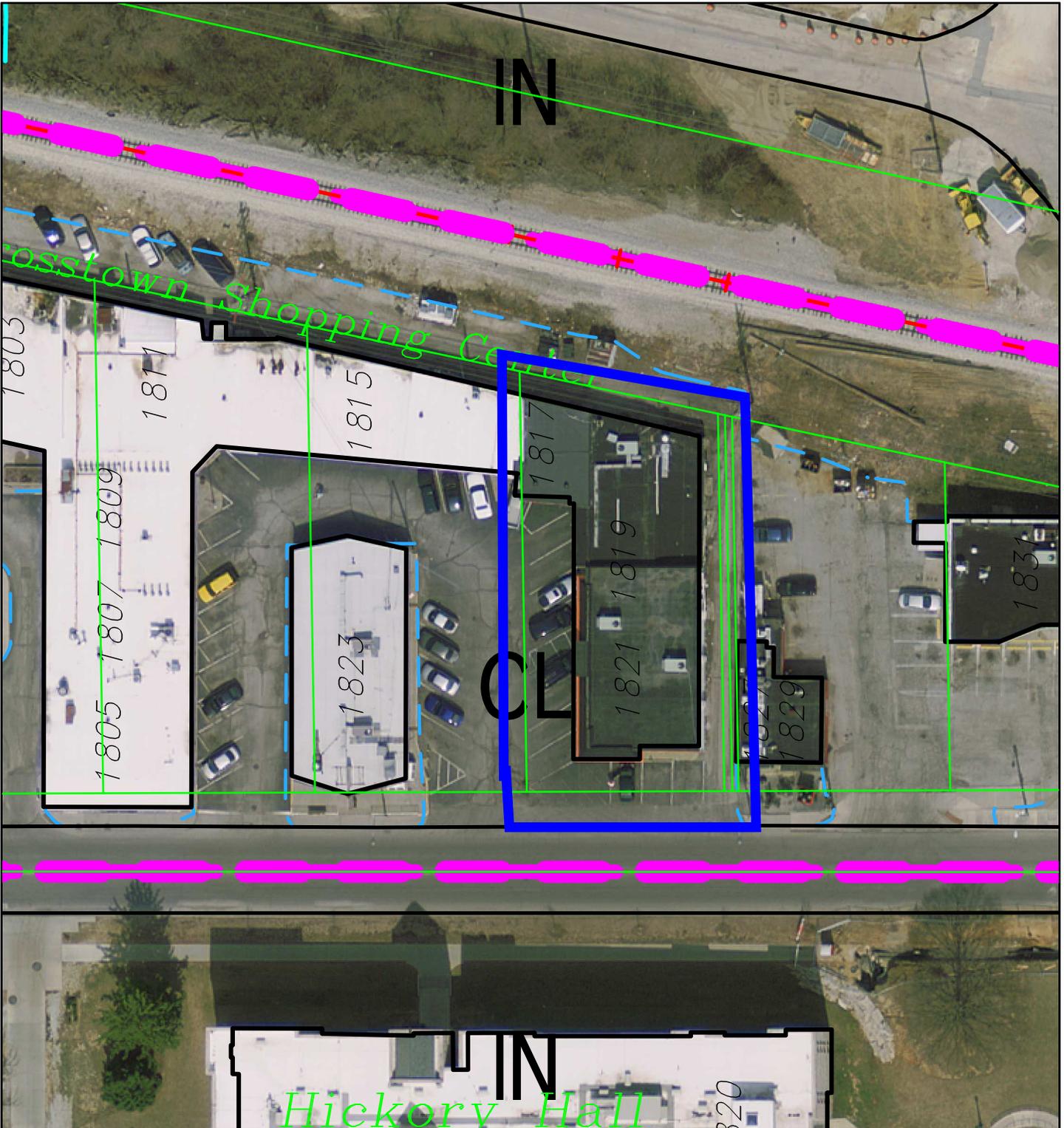
By: rosenbab  
 5 Aug 16



City of Bloomington  
 Planning & Transportation

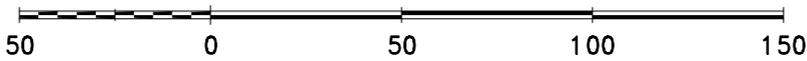
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Scale: 1" = 300'



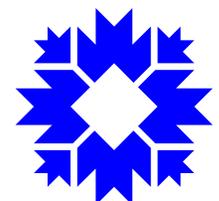
CU-23-16  
 2014 Aerial Photograph  
 Hearing Officer

By: rosenbab  
 5 Aug 16



For reference only; map information NOT warranted.

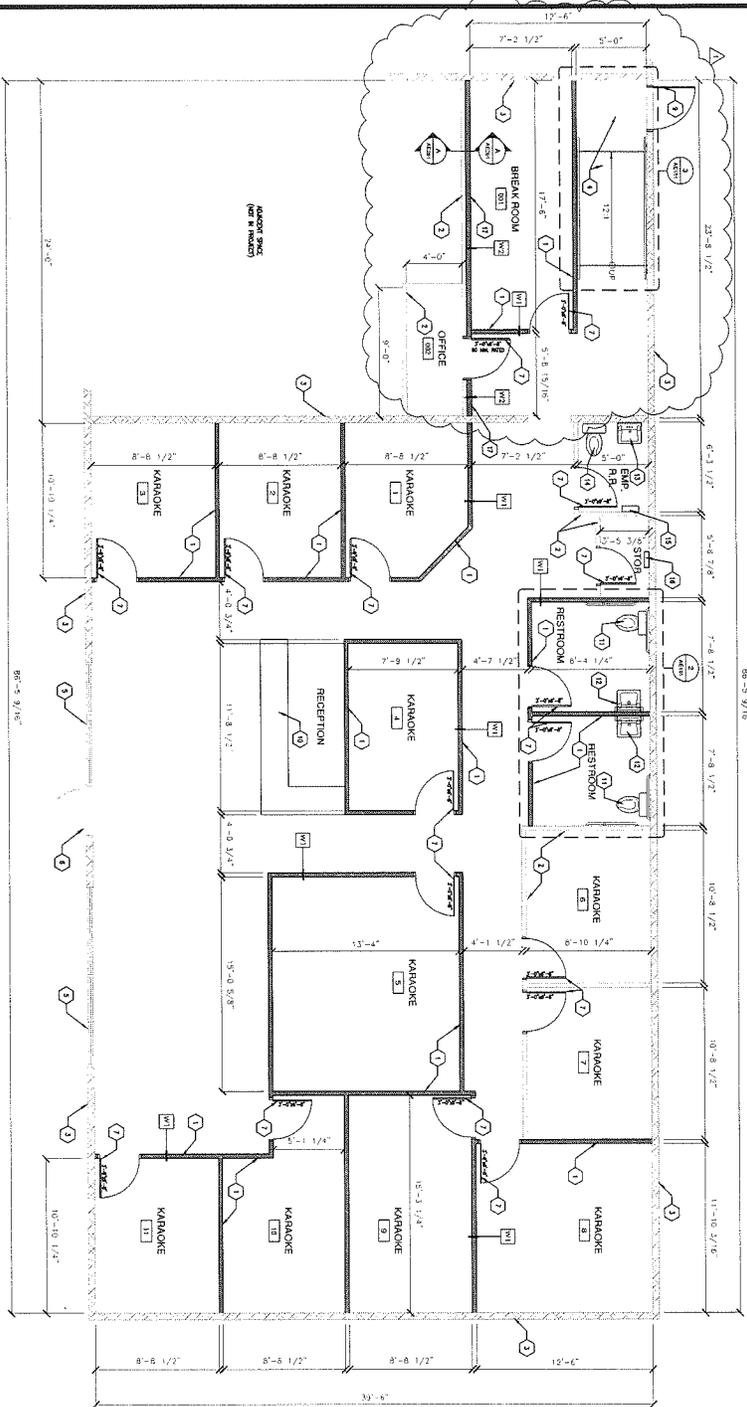
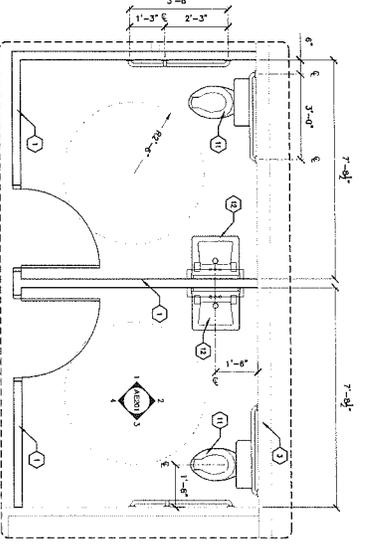
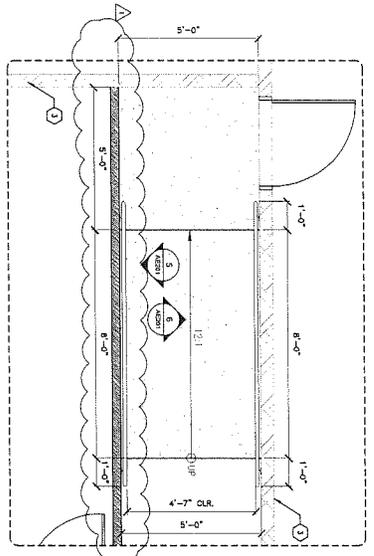
City of Bloomington  
 Planning & Transportation



Scale: 1" = 50'



**CU-23-16  
Site Plan**



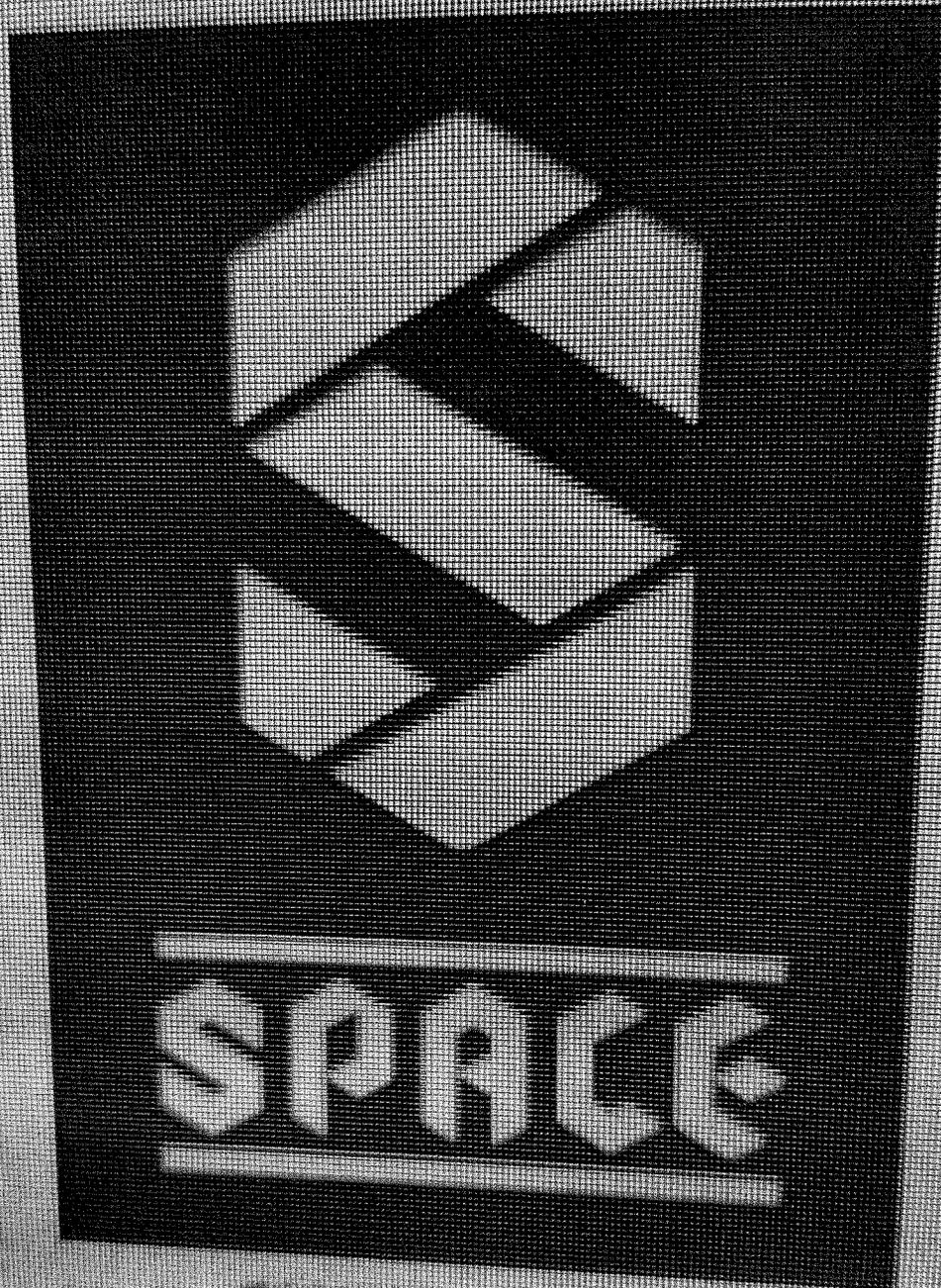
- FLOOR PLAN REVISIONS:**
- 1) NEW 2" DIA. SIGN WALL & 1" DIA. SIGN IN RECEPTION FOR WALL THREE
  - 2) ADD NEW 2" DIA. SIGN WALL & 1" DIA. SIGN IN RECEPTION FOR WALL THREE
  - 3) REMOVE 2" DIA. SIGN WALL & 1" DIA. SIGN IN RECEPTION FOR WALL THREE
  - 4) REMOVE 2" DIA. SIGN WALL & 1" DIA. SIGN IN RECEPTION FOR WALL THREE
  - 5) REMOVE 2" DIA. SIGN WALL & 1" DIA. SIGN IN RECEPTION FOR WALL THREE
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  - 11) REMOVE 2" DIA. SIGN WALL & 1" DIA. SIGN IN RECEPTION FOR WALL THREE
  - 12) REMOVE 2" DIA. SIGN WALL & 1" DIA. SIGN IN RECEPTION FOR WALL THREE
  - 13) REMOVE 2" DIA. SIGN WALL & 1" DIA. SIGN IN RECEPTION FOR WALL THREE
  - 14) REMOVE 2" DIA. SIGN WALL & 1" DIA. SIGN IN RECEPTION FOR WALL THREE
  - 15) REMOVE 2" DIA. SIGN WALL & 1" DIA. SIGN IN RECEPTION FOR WALL THREE
  - 16) REMOVE 2" DIA. SIGN WALL & 1" DIA. SIGN IN RECEPTION FOR WALL THREE
  - 17) REMOVE 2" DIA. SIGN WALL & 1" DIA. SIGN IN RECEPTION FOR WALL THREE
  - 18) REMOVE 2" DIA. SIGN WALL & 1" DIA. SIGN IN RECEPTION FOR WALL THREE
  - 19) REMOVE 2" DIA. SIGN WALL & 1" DIA. SIGN IN RECEPTION FOR WALL THREE
  - 20) REMOVE 2" DIA. SIGN WALL & 1" DIA. SIGN IN RECEPTION FOR WALL THREE
- GENERAL FLOOR PLAN NOTES:**
- 1) ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
  - 2) ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  - 3) ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
  - 4) ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
  - 5) ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
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  - 19) ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
  - 20) ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
- WALL TYPES:**
- 1) 1/2" GYP. BOARD ON 2" X 4" STUDS @ 16" O.C. (1) 1/2" GYP. BO.
  - 2) 1/2" GYP. BOARD ON 2" X 4" STUDS @ 16" O.C. (1) 1/2" GYP. BO.
  - 3) 1/2" GYP. BOARD ON 2" X 4" STUDS @ 16" O.C. (1) 1/2" GYP. BO.
  - 4) 1/2" GYP. BOARD ON 2" X 4" STUDS @ 16" O.C. (1) 1/2" GYP. BO.
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  - 20) 1/2" GYP. BOARD ON 2" X 4" STUDS @ 16" O.C. (1) 1/2" GYP. BO.
- SYMBOLS LEGEND:**
- 1) SIGNIFY NEW WALL, DOOR, WINDOW
  - 2) SIGNIFY EXISTING WALL, DOOR, WINDOW
  - 3) SIGNIFY EXISTING WALL, DOOR, WINDOW
  - 4) SIGNIFY EXISTING WALL, DOOR, WINDOW
  - 5) SIGNIFY EXISTING WALL, DOOR, WINDOW
  - 6) SIGNIFY EXISTING WALL, DOOR, WINDOW
  - 7) SIGNIFY EXISTING WALL, DOOR, WINDOW
  - 8) SIGNIFY EXISTING WALL, DOOR, WINDOW
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  - 17) SIGNIFY EXISTING WALL, DOOR, WINDOW
  - 18) SIGNIFY EXISTING WALL, DOOR, WINDOW
  - 19) SIGNIFY EXISTING WALL, DOOR, WINDOW
  - 20) SIGNIFY EXISTING WALL, DOOR, WINDOW

**CHANGE IN USE FOR THE:  
SPACE CAFE**  
1821 E. 10TH STREET  
BLOOMINGTON, INDIANA 47408

**AE101**

PROPOSED FLOOR PLAN

**TABOR BRUCE**  
ARCHITECTURE & DESIGN INC.  
1101 S. WALNUT STREET - BLOOMINGTON, IN 47401  
TEL: (317) 344-2228 - FAX: (317) 344-2229



CU-23-16  
Proposed Sign