

CITY OF BLOOMINGTON



September 7, 2016 @ 2:00 p.m.
CITY HALL -
KELLY CONFERENCE ROOM #155

CITY OF BLOOMINGTON
HEARING OFFICER
September 7, 2016 at 2:00 p.m.

*Kelly Conference Room #155

PETITIONS:

- V-24-16 **Hoosier Crossfit (Jenna Tieman)**
340 S. Walker Street
Request: Variance from maximum parking requirements for a fitness center/gym.
Case Manager: James Roach

**BLOOMINGTON HEARING OFFICER
STAFF REPORT
LOCATION: 340 S. Walker Street**

**CASE #: V-24-16
DATE: September 7, 2016**

**PETITIONER: Hoosier Crossfit
501 N. Rogers Street, Bloomington**

REQUEST: The petitioner is requesting a variance from the maximum parking requirements for a fitness center/gym.

REPORT: This approximately 0.21 acre property is located on the west side of S. Walker Street between W. 3rd Street and W. 2nd Street and is zoned Commercial General (CG). Surrounding land uses include a vacant office and historic church to the north, offices to the west, the offices of Duke Energy to the south and the Prospect Hill Neighborhood to the east.

This property has been developed with two buildings totaling approximately 9,100 square feet that had most recently been used as a building trades shop for Ambrose Electric. The property is nearly 100% impervious surfaces. The petitioner proposes a change in use to convert these buildings into a fitness center/gym with an addition of less than 10%. The petitioner currently operates large class based fitness instruction from a rented space on N. Rogers Street. The proposed use is a permitted use and the submitted site plan meets all setback, landscaping and sidewalk requirements.

A 9,100 square foot fitness center/gym is permitted a maximum of 27 parking spaces. The petitioners propose a 34 space parking lot, which is 7 spaces over the parking maximum. They have submitted a parking study from their existing location showing regular parking demand of more than 27 cars. This study was done during the summer months. Class attendance is even greater during the Indiana University academic year. There is no available on-street parking on Walker Street and the petitioners do not want to over utilize the street parking in the Prospect Hill Neighborhood. All spaces over the maximum and 4 additional spaces would be surfaced in permeable pavers. The petitioners are requesting a variance form maximum parking standards.

A change in use and addition of less than 10% does not require strict compliance with maximum impervious surface coverage requirements as long as the site does not exceed the maximum parking requirements. If the variance for maximum parking is approved, 34 spaces would be the new maximum for this use on this site. Through use of 11 permeable paver spaces and removal of asphalt, the proposed site plan comes close to the 60% maximum impervious surface coverage requirement with 65%. This is also a considerable improvement over the existing 100% impervious surface 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's Finding: Staff finds no injury to the general welfare. The total number of parking spaces, as well as the amount of impervious surface on the lot, is being reduced from the current conditions.

- 2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.*

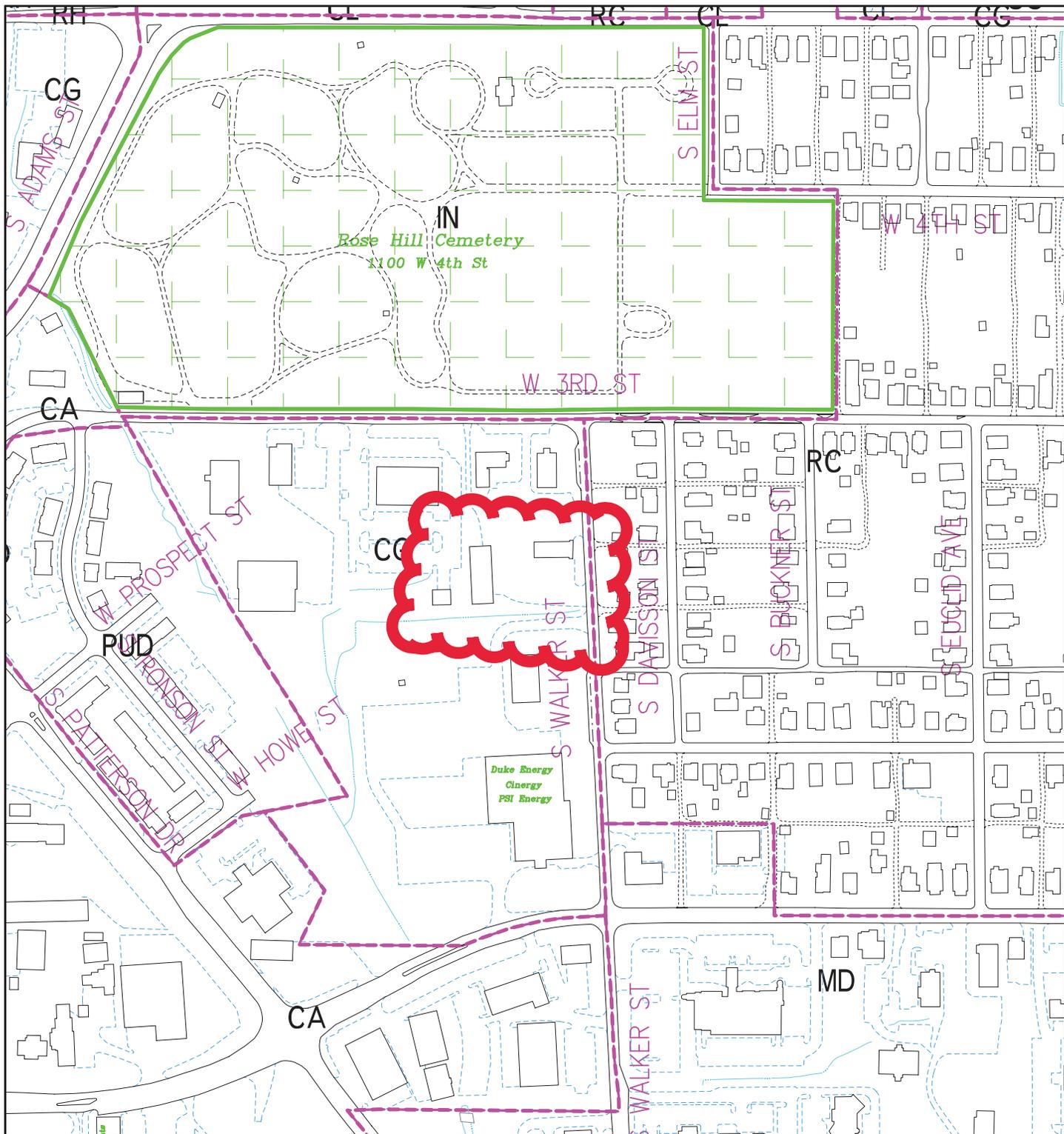
Staff's Finding: Staff finds the use and value of the area adjacent to the property will not be negatively impacted by the parking variance. This variance will allow the petitioner to meet most of the maximum parking needs on site without spill-over onto adjacent properties and the neighborhood.

- 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 variance will relieve practical difficulties.*

Staff's Finding: Staff finds practical difficulties. If the parking variance is not approved, there is no other parking option for customers or staff since there is no on-street parking on S. Walker Street. Staff finds peculiar conditions in the fact that the site is currently 100% parking and impervious surface and the large group fitness classes performed by the petitioner. Staff finds that the proposed 34 spaces are appropriate for this use in the context of this site.

RECOMMENDATION: Based on the written findings, staff recommends approval of the variance with the following conditions:

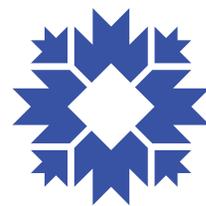
1. A grading permit must be applied for and approved prior to issuance of a building permit.
2. This variance shall only apply to the use of the property in the current buildings as a fitness center/gym. Future redevelopment of the property shall require compliance with the UDO.



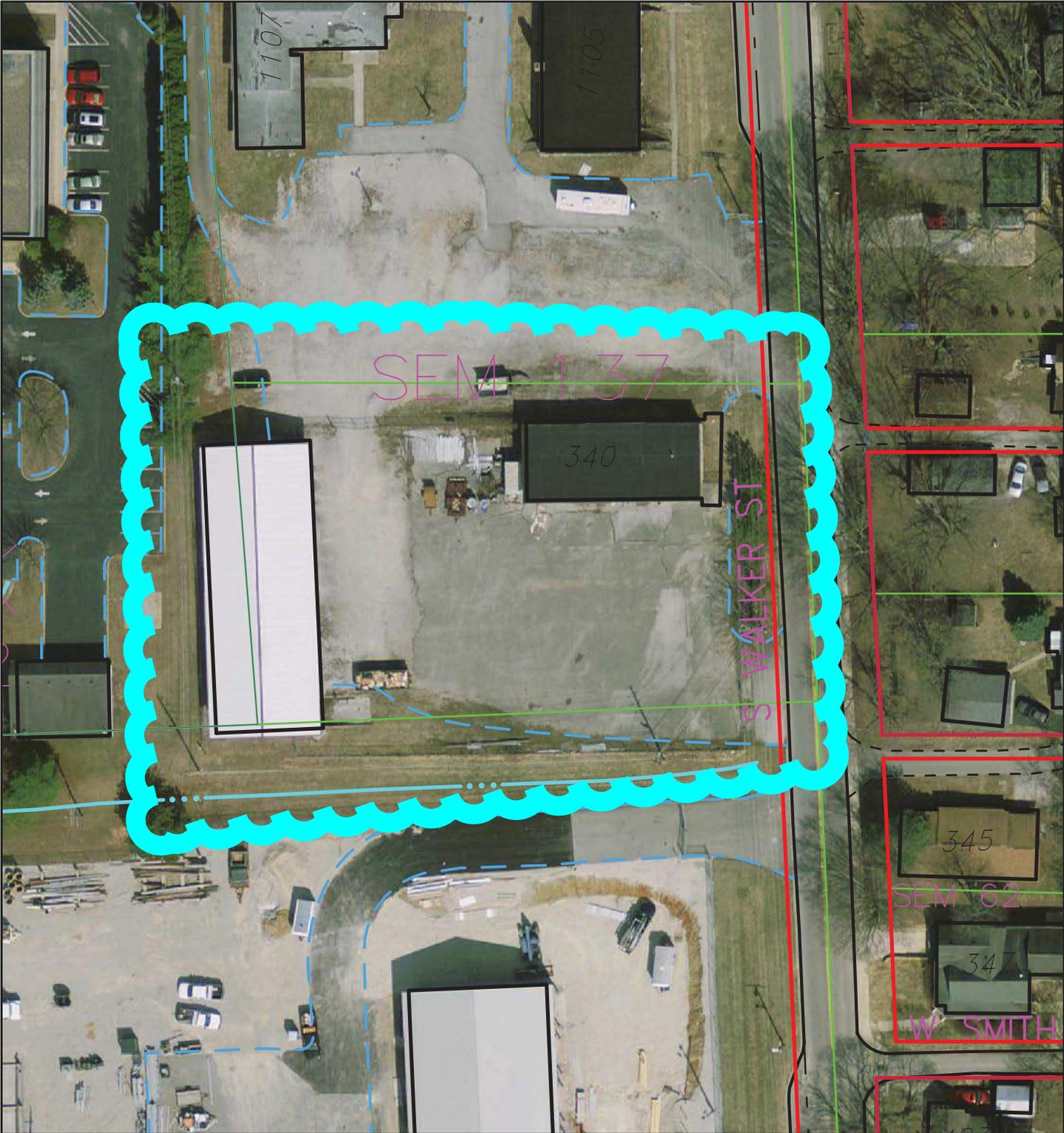
By: roachja
31 Aug 16



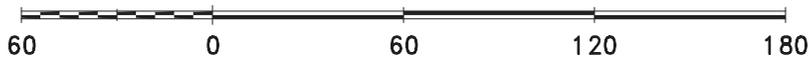
City of Bloomington
Planning & Transportation



Scale: 1" = 300'



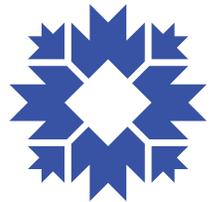
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31 Aug 16



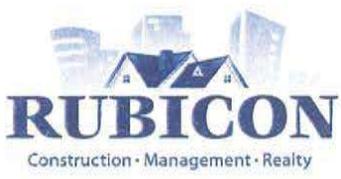
For reference only; map information NOT warranted.



City of Bloomington
Planning & Transportation



Scale: 1" = 60'



August 22, 2016

City of Bloomington Planning Department
401 N. Morton Street
Bloomington, IN 47404

Property: 340 S. Walker Street

To whom it may concern,

Hoosier Crossfit has an accepted offer to purchase the property located at 340 S. Walker Street and is seeking a parking variance for 34 total spaces which is over the maximum allowed per the UDO. They have hired Rubicon Construction to help with development and construction of this site as they have grown out of their current space on North Rogers Street. This space will allow them to add needed space as membership continues to grow after 6 years of being in business. Hoosier Crossfit currently has over 200 members with projections of over 250 members at this new site.

The site contains two existing buildings. The larger warehouse will be the location for the Hoosier Crossfit gym after adding on offices, locker rooms, and gym space including an update of the exterior façade. The smaller building will be utilized for professional office space after the remodel is complete.

We have worked with Smith Brehob & Associates to create a site plan with 34 parking spaces while maintaining appropriate setbacks. The business model of Crossfit offers set class times that members attend, which differs from a traditional gym. Multiple classes overlap throughout the day creating a need for more parking at these high use times. A parking study was completed at the request of James Roach and shows multiple days having 40-50 cars on site at one time each week. This data clearly demonstrates the extra parking spaces are vital to the operation of this business and development of this site.

Best,

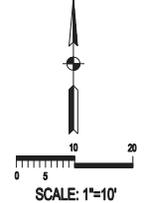
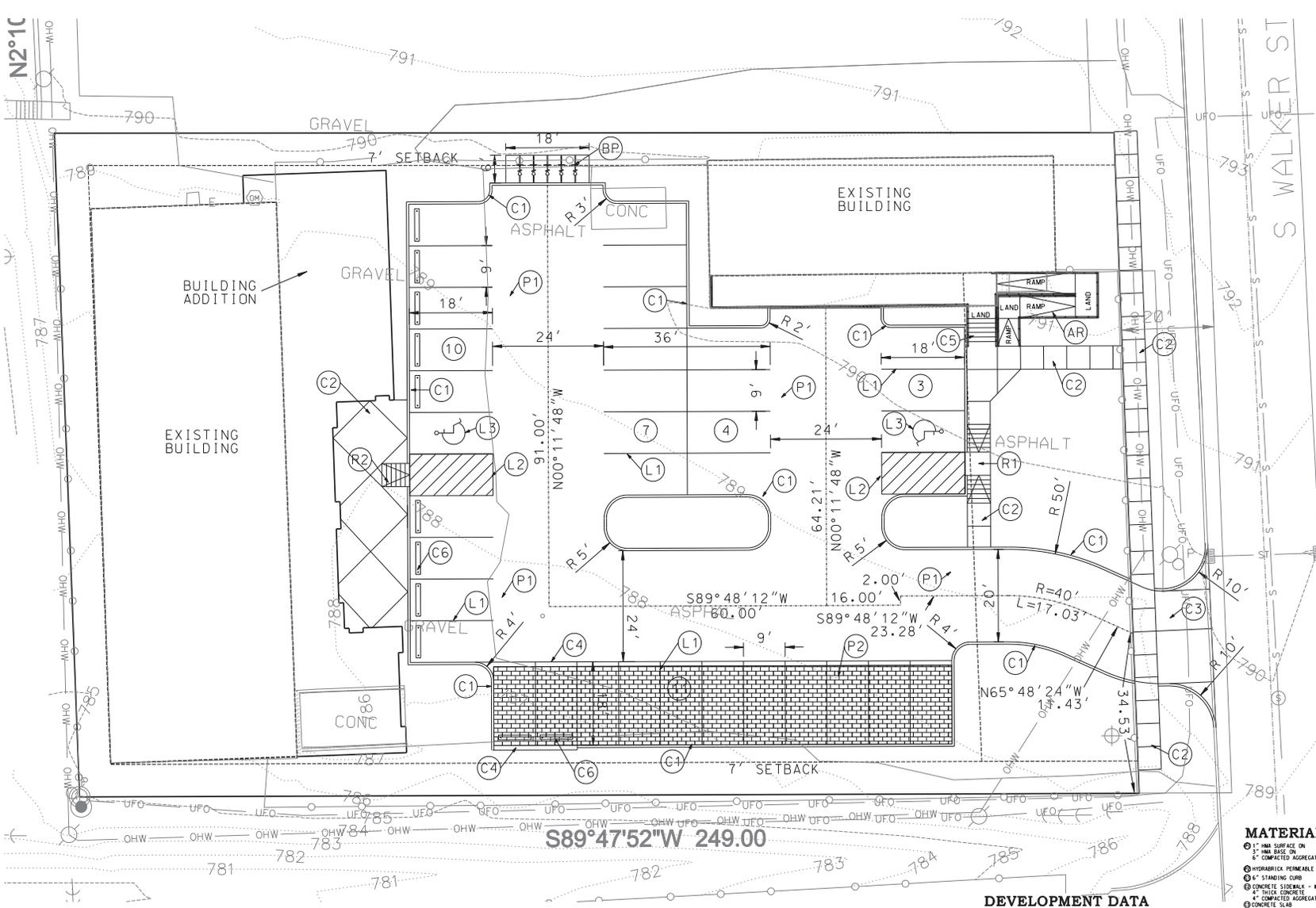
Kevin Powell
Rubicon Construction

3657 S. State Road
Bloomington, IN 47401
www.rubiconcustomhomes.com
812.336.2421 office
812.336.7049 fax



**Parking Study
Completed 7-20-2016**

Day	4pm	5pm	6pm	7pm
7-14-2016	15	23	33	40
7-15-2016	7	18	11	3
7-16-2016	6	10	10	7
7-17-2016		Closed		
7-18-2016	12	18	39	48
7-19-2016	13	18	46	52
7-20-2016	14	21	23	16



SITE LEGEND

10' DE DRAINAGE EASEMENT	10' DE UTILITY EASEMENT
DR. & UT. EASEMENT	10' DRAIN
2" ROLL CURB	6" STANDING CURB
2" CURB AND GUTTER	CONCRETE SIDEWALK
6" STANDING CURB	HANDICAPPED RAMP
CONCRETE SIDEWALK	HANDICAPPED RAMP
RECY. WALL (CONCRETE)	RECY. WALL (MASONRY)
RECY. WALL (WOOD)	FENCE (BARB WIRE)
FENCE (CHAIN LINK)	FENCE (SMOOTH WIRE)
FENCE (POST & RAIL)	FENCE (WOOD SLAT)
GUARD RAIL	PROPOSED STREET TREE
BOLLARD	DUMPSTER (WOOD)
DUMPSTER (MASONRY)	

Smith Brothers & Associates, Inc.
 445 S. Center Boulevard
 Bloomington, Indiana 47404
 Phone: (317) 332-0313
 Fax: (317) 332-0313
 Web: http://smithbro.com

CONSTRUCTION DATE
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HOOSIER CROSSFIT
 340 S. WALKER STREET
 ADAPTIVE RE-USE

REVISIONS

NO.	DATE	BY

ISSUED	SAB	DATE
APPROVED	SAB	DATE
DESIGNED	SAB	DATE
CHECKED	SAB	DATE

5385
SHEET
3 OF 00
 DATE: 07/27/16

SITE PLAN

DEVELOPMENT DATA

ZONING = CC
 BUILDING SETBACKS = 7' SIDE AND REAR, 15' FRONT
 PARKING SETBACKS = 7' SIDE AND REAR, FRONT = 20' BEHIND FRONT WALL
 IMPERVIOUS SURFACE COVERAGE = 60%
 SITE AREA = 32,759.59 SF
 WEST BUILDING = 7,246.10 SF
 EAST BUILDING = 1,468.44 SF
 PARKING AREA = 10,715 SF (DOES NOT INCLUDE PAVERS)
 SIDEWALK AREA = 1,257 SF
 TOTAL IMPERVIOUS SURFACE = 21,586.74 SF
 IMPERVIOUS SURFACE COVERAGE = 65%
 PARKING PROVIDED = 36 SPACES
 ACCESSIBLE SPACES REQUIRED = 2

MATERIALS LEGEND

- ① 1" HMA SURFACE ON 6" COMPACTED AGGREGATE BASE #53, TYPE "D"
- ② HYDRABLOCK PERMEABLE PAVEMENT SYSTEM
- ③ 6" STANDING CURB
- ④ CONCRETE SIDEWALK - WIDTH VARIES
- ⑤ 2" THICK CONCRETE COMPACTED AGGREGATE BASE #53, TYPE "D"
- ⑥ CONCRETE SLAB
- ⑦ 6" THICK, 4000 PSI CONCRETE
- ⑧ COMPACTED AGGREGATE BASE #53, TYPE "D"
- ⑨ CONCRETE EDGE RESTRAINT
- ⑩ CONCRETE STAIRS AND HANDRAIL
- ⑪ PRECAST CONCRETE WHEEL STOPS
- ⑫ LINE, PAINT, SOLID, WHITE, 4"
- ⑬ LINE, PAINT, SOLID, BLUE, 6"
- ⑭ SYMBOL, PAINT, BLUE, INTERNATIONAL SYMBOL OF ACCESSIBILITY
- ⑮ ACCESSIBLE RAMP AND HANDRAIL
- ⑯ ACCESSIBLE RAMP
- ⑰ ACCESSIBLE RAMP

PRELIMINARY

