

# CITY OF BLOOMINGTON



FEBRUARY 22, 2012 @ 2:00 p.m.  
CITY HALL -  
KELLY CONFERENCE ROOM #155

**PETITION:**

- CU/V-7-12 **Bloomington Montessori School**  
835 S. Highland Ave.  
Request: Conditional use approval to expand a school within a Residential Single-family (RS) zoning district. Also requested is a front yard parking setback variance.  
*Case Manager: Patrick Shay*

**BLOOMINGTON HEARING OFFICER  
STAFF REPORT  
LOCATION: 1835 S. Highland Avenue**

**CASE#: CU-7-12  
DATE: February 22, 2012**

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**PETITIONER:** Bloomington Montessori School  
1835 S. Highland Ave., Bloomington

**CONSULTANT:** Bledsoe Riggert Guerrettaz  
1351 W. Tapp Road, Bloomington

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**REQUEST:** The petitioner is requesting conditional use approval to allow an addition to an existing school use within a Residential Single Family zoning district. Also requested is a frontyard parking setback variance.

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**REPORT SUMMARY:** The petitioners own property located at the northeast corner of S. Highland Avenue and the right-of-way for E. Short Street. Short St. is partially paved, but dead ends adjacent to the petitioners' property. The site is zoned Residential Single Family (RS) and allows schools as a conditional use. The petitioners have operated a school at this location for many years, receiving conditional use approval in 1983 and again in 2004 for an expansion. They are seeking a new conditional use approval to expand again to meet student demands. The petitioners are proposing to construct a new 5900 square foot building just to the north of the existing building to accommodate the new demand. The addition would allow for 7 new teachers (30 total) and approximately 63 new students (233 total).

The site is further located immediately east of the Walnut Creek single family subdivision, north of the recent approved gymnastics facility for the YMCA and south of the newly approved residential project being constructed by Options for better living. There is also several other residential structures in the immediate area.

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**SITE PLAN ISSUES:**

**Access:** The property is accessed from a one way drive that enters from Highland Ave. and exits into the right-of-way for Short St. No changes to the access are proposed with this petition.

**Environmental:** The site has several exiting mature trees. There will be some tree removal with this petition, but they will meet tree preservation requirements of the Unified Development Ordinance.

**Landscaping:** Due to the large number of existing trees, the petitioner exceeds most of the UDO requirements. The petitioners are proposing to provide additional landscaping around the new parking spaces to meet UDO requirements.

**Parking:** The petitioners current have 36 parking spaces and also park in the right-of-way

for Short St. The submitted site plan shows 34, but the aerial shows 36. With a recently approved building to the south for the YMCA, the petitioners will no longer be able to park within the Short St. right-of-way. No parking is required for this use and the maximum parking that would be permitted after the proposed addition would be 53 spaces. They have proposed to add 15 parking spaces on the north side of the existing drive. The 51 proposed spaces would meet maximum parking standards.

However, the proposed spaces are located within the front parking setback for the site. The UDO would require the spaces to be placed a minimum of 20 feet behind the front façade of the main structure. Due to the existing nature and existing trees on the site, the petitioners are proposing to place the new parking spaces along the existing drive between the building and the street. Staff finds this to be an appropriate variance request. In addition, the petitioners have shown the required 4 bicycle parking spaces on their site plan.

**Pedestrian Facilities:** There is an existing sidewalk located along the entire Highland St. frontage. A sidewalk connection from this sidewalk to the building must be added to the site plan. The UDO also requires a sidewalk to be installed along the Short St. right-of-way. The petitioners are working with staff and the owner of the property to the south (YMCA) to develop an appropriate sidewalk plan for the area. Although not requested at this time, the petitioners may seek variance relief from this sidewalk requirement in the future.

**Stormwater/Utilities:** As mentioned previously, the petitioner will be extending sanitary sewer service to the building. The petitioner is working with City of Bloomington Utilities to coordinate this connection.

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**20.05.023 Standards for Conditional Use Permits:** No Conditional Use approval shall be granted 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 Plan;*

**Staff's Finding:** This site is designated "Urban Residential" by the GPP. The Urban Residential land use policies states-

"Single family residential development is the primary land use activity for this category with some additional uses such as churches, schools, home occupations, and multifamily housing. For new development in Urban Residential areas, the GPP recommends:

-Develop infill sites for predominantly residential uses; however, incorporate mixed residential densities, housing types, and nonresidential services where supported by adjacent land use patterns."

Staff finds the proposed school expansion to be a desired addition to the surrounding area and to be an appropriate non-residential use that both serves the surrounding residential and is served by surrounding streets and services without a negative impact on any surrounding neighborhoods.

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

**Staff's Finding:** The proposed addition will not create a nuisance. The impacts from noise, smoke, odors, vibrations, and lighting will not differ significantly from the existing school.

- 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's Finding:** Staff finds no adverse impacts to the adjacent properties or character of the area as a result of this petition.

- 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's Finding:** The property is served by a collector level street (Highland Ave.) and has adequate existing public utilities. There will be some upgrades to the stormwater mitigation associated with this site.

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

**Staff's Finding:** The site is located along Highland Ave, which is classified as a secondary collector street. Staff does not anticipate any new traffic patterns other than those established with the existing school.

- 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's Finding:** With the exception of several existing mature trees, there are no known natural, scenic, or historic features of significant importance on the property. The petitioners have worked with staff to minimize disturbance to the trees on the property. Minimal grading is going to be done with this project.

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

**Staff's Finding:** The petitioners are not proposing to alter the existing hours of operation with the expansion.

8. *Signage shall be appropriate to both the property under consideration and to the surrounding area. Signage that is out of character, in the Board of Zoning Appeal's determination, shall not be approved.*

**Staff's Finding:** No new signage has been proposed with this request.

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's Findings:** There are no additional standards for schools facilities.

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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:** The granting of the variance from the standards will not be injurious to the public health, safety, morals, and general welfare. The existing parking area is located between the building and the street. The proposed variance will only increase the number of 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:** Again, these spaces are in addition to existing spaces. The main intent of this requirement is aesthetic and to mandate a building forward design. With the existing nature of the building, a building forward design is not possible. The existing parking has been in place for many years without any know impacts to the value to the surrounding area.

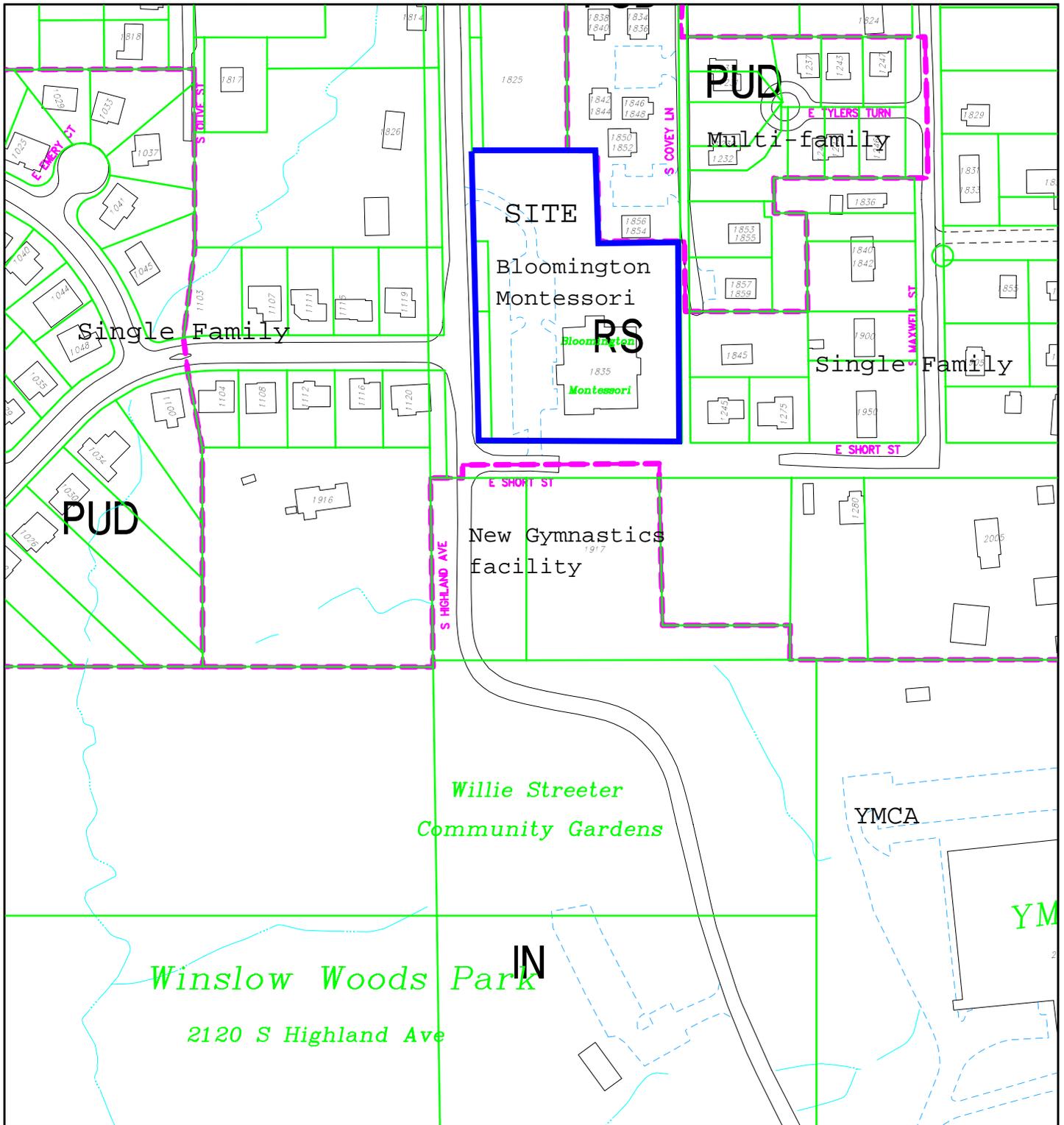
- 3) *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.*

**STAFF FINDING:** Staff finds peculiar condition in the existing nature of the drive and parking in front of the building. Staff finds it impractical to require new parking to be placed behind the front of the existing building. This would require a much large r amount of impervious surface and would result in the loss of several more existing trees.

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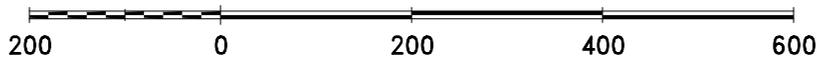
**RECOMMENDATION:** Staff recommends approval with the following conditions:

1. Unless a subsequent variance is approved, the petitioners are required to install a 5-foot sidewalk along the E. Short St. right-of-way to Engineering Department standards.
2. The existing parking shall be restriped to provide for 2 ADA parking spaces.
3. An ADA compliant ramp shall be installed at the intersection of S. Highland Avenue and E. Short Street.
4. The dumpster located within the Short St. right-of-way must be removed or receive Board of Public Works approval.
5. All lighting must be brought into compliance with current lighting standards of the Unified Development Ordinance.

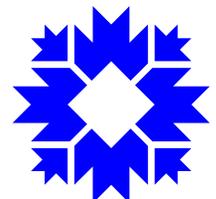


V-50-11 MONROE COUNTY YMCA  
 1917 S. HIGHLAND AVE.  
 LAND USE/ZONING MAP  
 BOARD OF ZONING APPEALS

By: bannok  
 12 Dec 11



City of Bloomington  
 Planning



Scale: 1" = 200'

For reference only; map information NOT warranted.

January 25, 2012

Patrick Shay  
City of Bloomington, Planning Department  
401 N. Morton St., Suite 160  
PO Box 100  
Bloomington, IN 47402-0100

Re: Bloomington Montessori School – Classroom Expansion  
1835 South Highland Avenue  
Petitioner's Statement

Dear Patrick,

On behalf of the Bloomington Montessori School (BMS), we are requesting the following variances to allow for their Classroom Expansion project:

1. Conditional Use Variance to allow a school within a residential single family district.
2. Variance from front yard setback requirements to allow the northern expansion of the existing parking along Highland Avenue.

BMS is a non-profit educational institution which began as a small, parent run school in 1968. With a staff of 23, it now serves more than 170 children from ages 3-12 (offering pre-school, lower, and upper elementary classes).

Each year BMS accepts up to 90 preschool children, of which 30 are "all-day" students. Our waiting lists for classes, in particular the all-day preschool program, are quite extensive, and we turn away many families each year. Because we feel that Montessori education is so critical in the development of a child's full potential, it is our desire to offer this education to as many interested families in the Bloomington area that we can.

Moreover, due to space limitations, the lower elementary classroom (serving first through third grade) has perennially been unable to offer spaces for all of our graduating kindergarten students. In 2011, we had approximately 24 kindergarten students who desired to enter first grade with us. Traditionally, we can only accept 16 students each year. Many families have left BMS heartbroken that their children could not continue their education with us.

For these reasons, the BMS Board of Directors approved the construction of a new building to the north of the current BMS building. It would consist of two attached lower elementary classrooms for approximately 36 students each, a shared music/language room, and a small office (totaling approximately 5900 gross sq. ft.) This would allow us to enroll a higher percentage of our graduating kindergarten students, serving 72 children instead of the current 48. The new building would also permit us to create a new all-day preschool classroom in our current building, thus enrolling up to new 30 new all-day preschool students from the Bloomington community.

The new building is free-standing single story structure located immediately to the north of the existing Montessori building. A covered open-air pavilion connects the new building with the 13,420 gross area existing building at the south. The design of the Montessori Classroom Expansion unifies the existing building with the new building by mimicking existing elements such as the roof slope, eave line height, and exterior finish materials.

Bloomington Montessori School – Classroom Expansion  
Petitioner's Statement  
Patrick Shay  
January 25, 2012  
Page Two

This expansion will ultimately lead to the creation of up to 7 new staff positions at BMS. With this increase in staffing and student population (a final total of 30 staff and 233 students) – coupled with the YMCA's proposed construction on Highland Avenue and Short Street which would eliminate a number of our current parking spaces – we will need additional staff and parent parking, necessitating our request for 15 more parking spaces on the north side of our lot.

We strongly believe this expansion will fulfill the needs of our current student population, as well as serve a greater segment of the Bloomington population, offering quality Montessori education to more children.

Included with this petitioner's statement is the application form, drawings illustrating the proposed elevations of the building, and the preliminary civil engineering plan set. Notices will be sent to adjacent property owners as required.

We would like to be placed on the February 23, 2012, Board of Zoning Appeals meeting agenda.

Please contact me if you have any questions.

Sincerely,

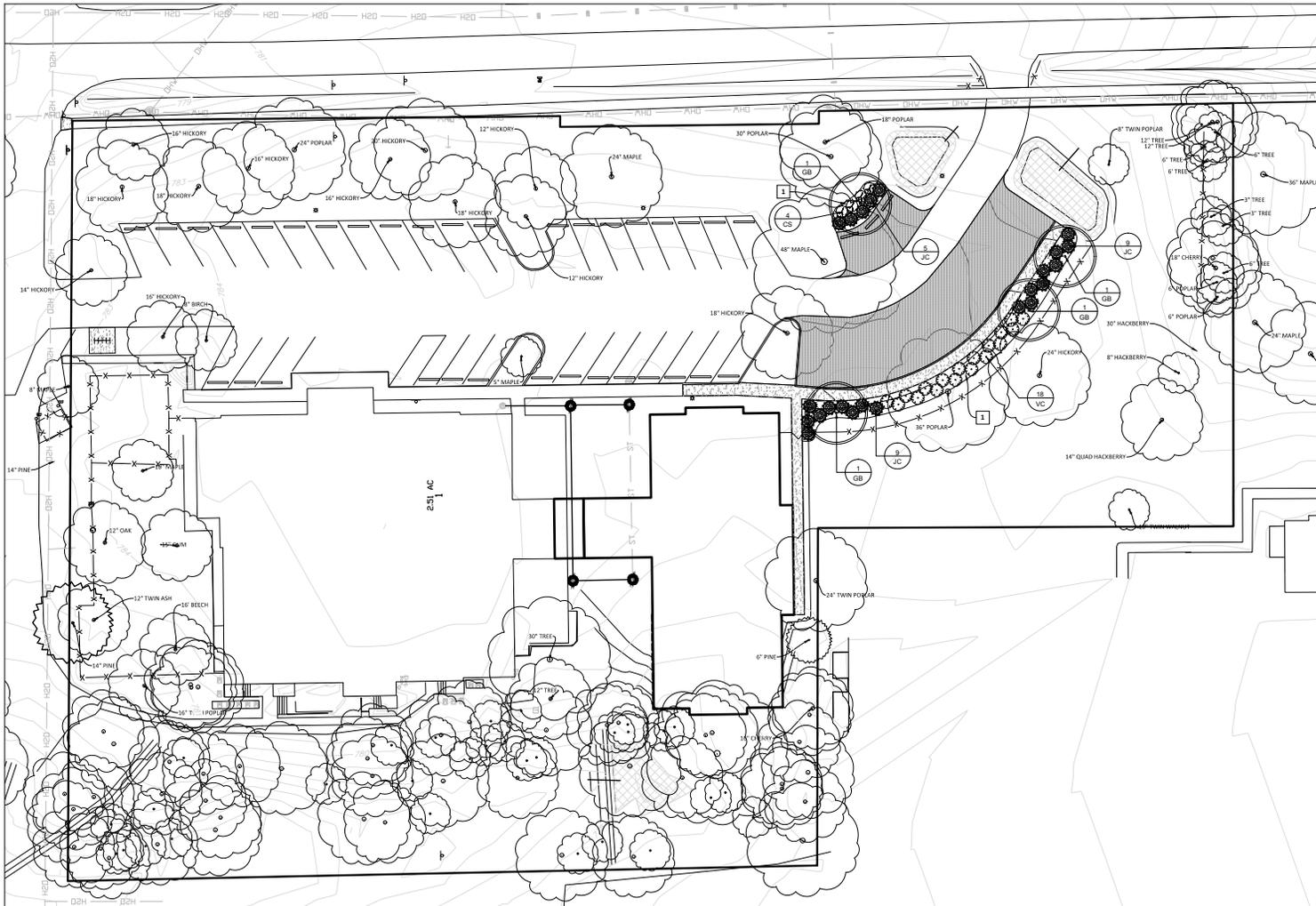


William S. Riggert, PE  
Principal

Enclosures

ec: Jeffrey Katz and Tavy Aherne – BMS  
Christine Matheu and Kris Floyd – CMA

xc: File – Project No. 7336



### GENERAL NOTES

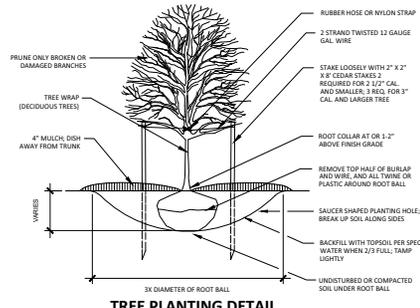
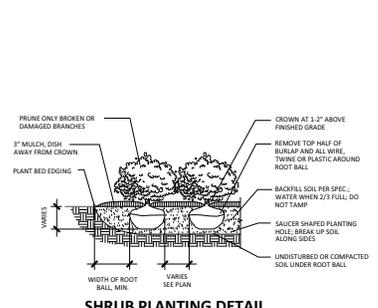
1. THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND VERIFY SITE CONDITION INFORMATION ON DRAWINGS PRIOR TO STARTING WORK AND PROMPTLY REPORT ANY DISCREPANCIES OR DEVIATIONS FROM THE INFORMATION SHOWN ON THE PLAN TO THE DESIGNER AND OWNER. THE OWNER IS NOT RESPONSIBLE FOR UNAUTHORIZED CHANGES OR EXTRA WORK REQUIRED TO CORRECT UNAUTHORIZED DISCREPANCIES.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES AND CONDITIONS SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON THE LANDSCAPE PLAN. PLANT MATERIAL QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE IN THE PLANT LIST.
3. ALL PLANT MATERIAL SHALL CONFORM TO ANSI Z 60-1996 AND CURRENT ASSOCIATION OF AMERICAN NURSERYMEN STANDARDS. NO PINK GRADE MATERIAL SHALL BE ACCEPTED.
4. SPECIMEN SIZES INDICATED ON PLANT SCHEDULE ARE MINIMUM ACCEPTABLE SIZES. LARGER SPECIMENS MAY BE UTILIZED.
5. ALL PLANTING MASSSES SHALL BE CONTAINED WITHIN MULCH BEDS AND RECEIVE 4" THICK SHREDED HARDWOOD MULCH OVER WIRE BARRIERS. ALL TREES OUTSIDE PLANTING BEDS SHALL RECEIVE A 3" MIN. DIAMETER MULCH RING AT BASE.
6. ALL LANDSCAPE AREAS NOT MULCHED SHALL BE SEEDED OR SOODED AS INDICATED, UNLESS NOTED OTHERWISE. ALL OTHER AREAS DISTURBED, GRADED OR OTHERWISE MODIFIED BY NEW CONSTRUCTION SHALL RECEIVE 6" OF TOP SOIL AND SEED. SEE SPECIFICATIONS FOR SEEDING REQUIREMENTS.
7. ALL PLANT MATERIAL SHALL BARE THE SAME RELATIONSHIP TO FINISH GRADE AS THE PLANT'S ORIGINAL GRADE PRIOR TO DIGGING. ALL PLANTS SHALL BE SET PLUMB, UNLESS NOTED OTHERWISE. IT IS THE CONTRACTOR'S OPTION TO STAKE TREES. HOWEVER, IT SHALL REMAIN THE CONTRACTOR'S RESPONSIBILITY TO ASSURE PLANTS REMAIN PLUMB UNTIL THE END OF CONTRACTED GUARANTEE PERIOD.
8. ALL PLANTINGS SHALL BE WATERED DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. WATER THOROUGHLY TO ENSURE ALL AIR POCKETS ARE REMOVED AROUND ROOT BALL.
9. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTAINING PLANT MATERIAL UNTIL TIME OF ACCEPTED ESTABLISHMENT.
10. ALL PLANTING BED EDGES TO BE SPADE CUT UNLESS SPECIFIED WITH MOW STRIP OR OTHER INSTALLED EDGING.
11. PLACE BIODIVERSIFIABLE STRIP BLANKET NORTH AMERICAN GREEN SLOBBIN OR APPROVED EQUAL ON SLOPES OF OR EXCEEDING 3:1 OR AS OTHERWISE INDICATED OR DIRECTED BY ENGINEER.
12. CONDUIT/LANDSCAPE PLAN WITH ALL WATER QUALITY AND EROSION CONTROL MEASURES.
13. IF OWNER REQUESTS, PLANTS SHALL BE TAKEN AND/OR FIELD LOCATED BY DESIGNER AND CONTRACTOR. FINAL LOCATIONS OF TREES SHOULD BE ADJUSTED IF NEEDED TO AVOID OVERHEAD AND UNDERGROUND UTILITIES.
14. ANY PLANT MATERIAL SUBSTITUTIONS INSTALLED WITHOUT APPROVAL FROM DESIGNER AND/OR OWNER SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
15. ALL PLANTING MATERIAL, REGARDLESS OF SIZE SPECIFIED, SHALL BE OF SIZE THAT COMPLY WITH CITY OF BLOOMINGTON LANDSCAPING STANDARDS.
16. NO HEAVY MACHINERY/EQUIPMENT SHALL BE USED WITHIN ROOT ZONES OF EXISTING TREES THAT ARE TO REMAIN. CONTRACTOR SHALL ENSURE EXISTING TREES TO REMAIN ARE PROTECTED AND FULLY PRESERVED DURING THE CONSTRUCTION/GRADING PROCESS.

### PLAN NOTES

- 1. INSTALL SHREDED HARDWOOD BARK MULCH IN BED AREA. REFER TO SPECIFICATIONS.

### LEGEND

- LIMITS OF NEW ASPHALT SIDEPAATH
- LIMITS OF NEW 4" THICK CONCRETE PAVING
- PAVEMENT STRIPING 2" O.C.
- LIMITS OF DETENTION BASIN
- PLANT QUANTITY KEY



### PLANTING SCHEDULE

REV	DATE	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION
GB	A		Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	2" Caliper Minimum	B & B
SHRUBS						
HC	18		Yucca filamentosa 'Banister'	Chanicle Yucca/Banister	3 Gallon and 18" Height Minimum	Container
CS	A		Chaenactis speciosa 'Firecracker'	Firecracker Flowering Quince	3 Gallon and 18" Height Minimum	Container
JC	23		Juniperus chinensis 'Armstrongii'	Armstrong Juniper	3 Gallon and 18" Height Minimum	Container



CR/ED

**Christine Mathew,**  
Architect

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Bloomington  
IN 47404  
Tel: 812.339.1235  
Fax: 812.339.1238

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**BLOOMINGTON  
MONTESSORI SCHOOL  
CLASSROOM EXPANSION**

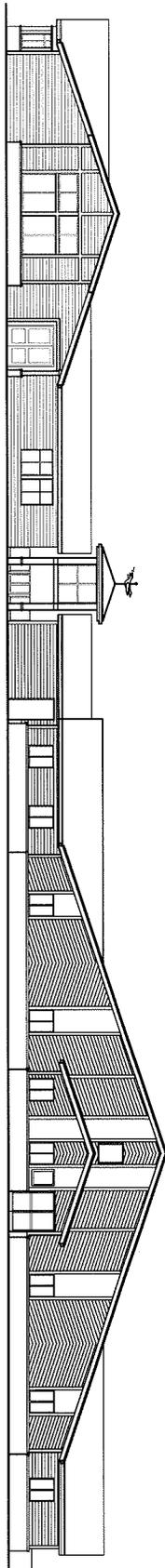
1111  
BLOOMINGTON - INDIANA

ARCHITECT'S PROJECT NO: 1117

DATE: JANUARY 17, 2012

**SITE  
LANDSCAPE  
PLAN**

SHEET NO.  
**C501**  
DESIGN DEVELOPMENT



OVERALL WEST ELEVATION

1

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

CENTERED

 **Christine Matheu,**  
Architect

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Suite 010  
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IN 47404  
Tel: 812.338.1235  
Fax: 812.338.1238

**BLOOMINGTON  
MONTESSORI SCHOOL  
CLASSROOM EXPANSION**

|||||

1835 SOUTH HIGHLAND AVENUE  
BLOOMINGTON - INDIANA

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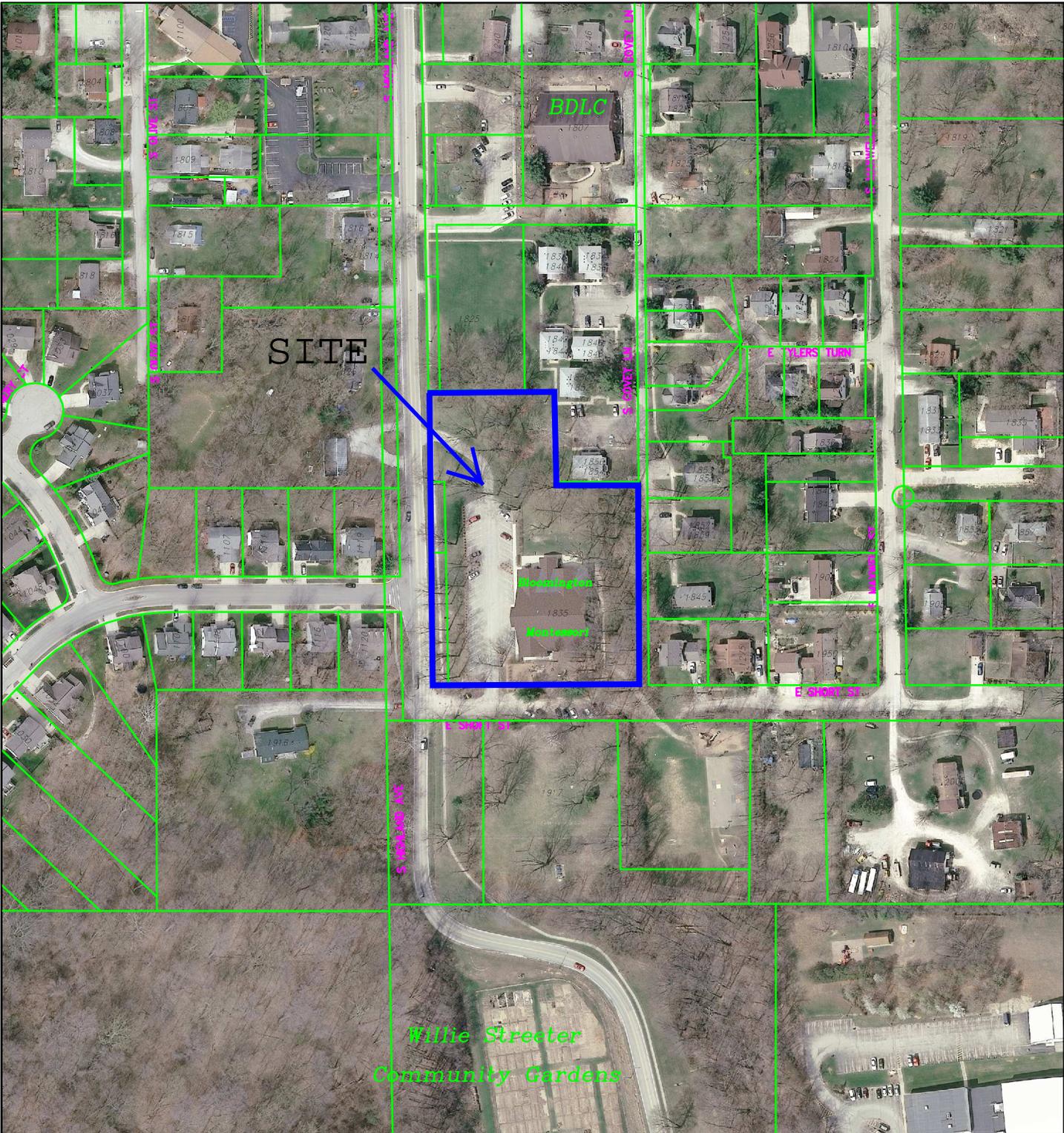
ARCHITECT'S PROJECT NO.: 1117  
DATE: JANUARY 17, 2012

OVERALL  
WEST ELEVATION

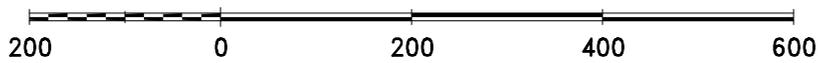
SHEET NO.

**A301**

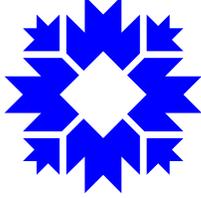
DESIGN DEVELOPMENT



By: shayp  
11 Feb 12



City of Bloomington  
Planning



Scale: 1" = 200'

For reference only; map information NOT warranted.