

# CITY OF BLOOMINGTON



December 14 @ 2:00 p.m.  
CITY HALL -  
KELLY CONFERENCE ROOM #155

# AGENDA

CITY OF BLOOMINGTON  
HEARING OFFICER  
December 14, 2011 at 2:00 p.m.

\*Kelly Conference Room #155

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## PETITION:

- V-50-11      **Monroe County YMCA**  
1917 S. Highland Ave.  
Request: Variance from front yard parking setback standards to allow the construction of a new gymnastics facility.  
*Case Manager: Patrick Shay*

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**PETITIONER:** Monroe County YMCA  
2125 S. Highland Ave, Bloomington

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

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**REQUEST:** The petitioner is requesting a variance from front parking setback as well as entrance and drive standards.

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**SUMMARY:** The property is located at the southeast corner of S. Highland Avenue and E. Short Street, and is zoned Institutional (IN). The property is approximately 1.34 acres and vacant with a few scattered trees. The petitioners operate an existing recreational facility to the south with a mix of residential and institutional uses surrounding the property.

The petitioner is proposing to construct a new recreation facility on the vacant property to house their gymnastics program. The petitioner has found difficulty in creating a compliant parking lot when applying the required setbacks of the Unified Development Ordinance (UDO) to the property. Due to the property having essentially three frontages on public rights-of-way and the code requirement for parking to be placed a minimum of 20 feet behind the front façade, the petitioner worked with staff to find the most appropriate location for the new parking area. Staff indicated that a priority should be given to the south and west facades due to their higher visibility. Therefore, the petitioner is seeking a front parking setback variance to place the parking between the proposed building and the right-of-way for Short St. This right-of-way is only partially constructed and serves much as an entry to the Bloomington Montessori School to the north.

The petitioner is also proposing to utilize the Short St. right-of-way to access this property as well. They are planning a loop drive that would allow for more efficient drop-off by parents utilizing the facility. The westernmost drive would be nearly even with the proposed building but would not meet the specific entrance and drive standards in two respects. The drive would be closer than the required 100 feet from Highland Ave. and it would be located within the front parking setback of Highland Ave. The proposed drive was designed to line-up with the existing Montessori School entrance off of Short St. Staff is supportive of the proposed entrance layout.

The petitioner has also expressed a desire to seek relief from the sidewalk requirements along the Short St. right-of-way. With potential development in the area, a future pedestrian connection may be necessary within this right-of-way. However, staff is working with the petitioner and the property owner to the north to possibly work together to create one sidewalk connection through Short St. rather than two. Without a street at this location, one pedestrian connection may be appropriate and staff will continue to work with the two owners to determine if there is a potential cooperative plan to construct a facility on one side of the right-of-way only. This may require a

future sidewalk variance from one of the property owners and will require site analysis to determine the best location due to severe grades in the area.

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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. Staff finds the proposed location of the drive and parking to be in the best location for the site and will directly line-up with an existing drive cut to the north. The portion of Short St. will only be utilized by the school to the north and the petitioner. If it were to be connected to the other existing portion of Short St. to the east, the amount of anticipated traffic would still be very low and would not pose a safety risk.

- 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.*

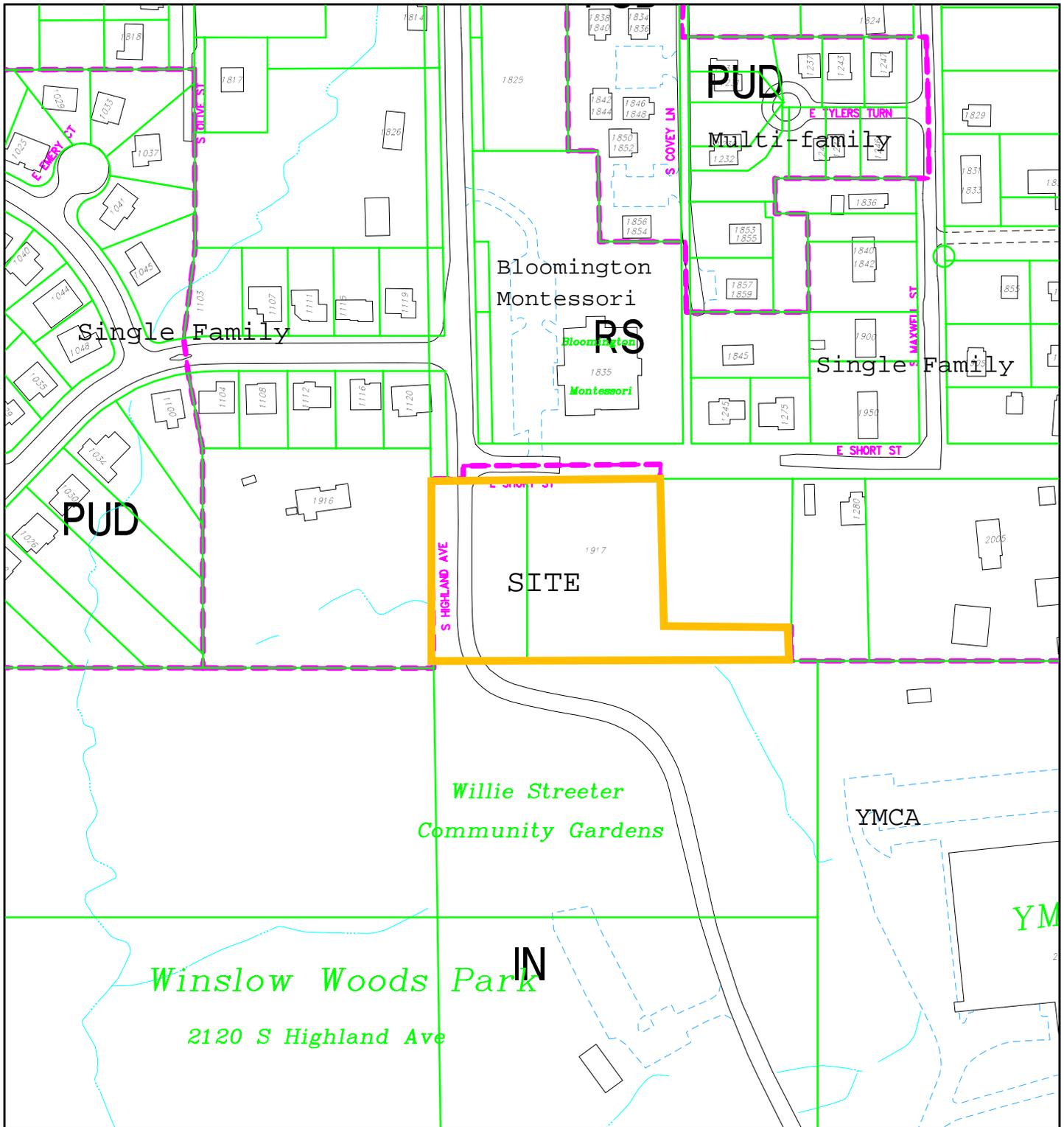
**STAFF FINDING:** Staff finds no negative effects from this proposal on the areas adjacent to the property. Furthermore, the proposed location of the drive and parking are consistent with the surrounding area.

- 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 for the property in question due to the three existing street frontages. These types of lots make placement of new parking areas to the rear of new buildings very difficult. If the UDO were strictly enforced, the area available for parking would not adequately serve the proposed use. Staff also finds practical difficulty in requiring the drive to be moved approximately 20 feet to the east would be unnecessary due to the fact that the street is used only as an entrance and does not extend further to the east and that there is an existing drive to the north that would directly line-up with the proposed entrance. There have been no issues that have been identified with the existing drive to the north. Staff would also note that requiring the drive to be moved 20 feet to the east would create an unnecessary dog-leg that would possibly create a less safe situation.

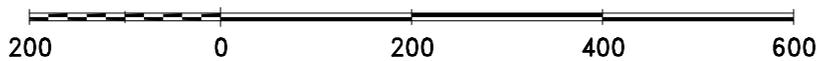
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**RECOMMENDATION:** Based upon the written findings above, staff recommends approval of the variance request.

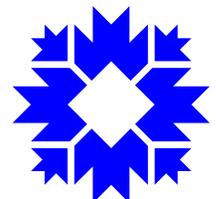


V-50-11 MONROE COUNTY YMCA  
 1917 S. HIGHLAND AVE.  
 LAND USE/ZONING MAP  
 BOARD OF ZONING APPEALS

By: bannok  
 12 Dec 11



City of Bloomington  
 Planning



Scale: 1" = 200'

For reference only; map information NOT warranted.

December 1, 2011

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

Re: YMCA Gymnastics Facility, 1917 S. Highland Avenue  
Petitioner's Statement

Dear Patrick,

On behalf of the Monroe County YMCA, we are requesting the following variances for their new gymnastics facility to be constructed at the southeast corner of Short Street and Highland Avenue:

1. Parking variance on Short Street. Due to the adjoining street configuration this site has three front yards.
2. Variance from entrance and drive standards due to the proximity of the proposed Short Street driveway with respect to Highland Avenue. We propose to line the new driveway up with Montessori School's driveway along the north side of Short Street.
3. Determinate sidewalk variance for a sidewalk along the Short Street frontage.

The subject property for the YMCA's new gymnastics facility is approximately 1.34 acres and is bordered by unimproved Short Street to the north, Highland Avenue along its west and south sides, and Bloomington Montessori School's outside play area to the east.

The proposed development is accessed from Short Street which is shared with Bloomington Montessori School to the north. The facility is a 7,475 sq. ft. building dedicated primarily to training for youth gymnastics. Proposed are 21 on-site parking spaces. We believe the proposed use is fully compatible with the existing Institutional Zoning and will fit well in this area.

Sanitary sewer and water services are available at the site and have the capacity to service the proposed use. We will provide stormwater management to satisfy the requirements of the city of Bloomington Utilities Department.

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

Please contact me if you have any questions.

Sincerely,

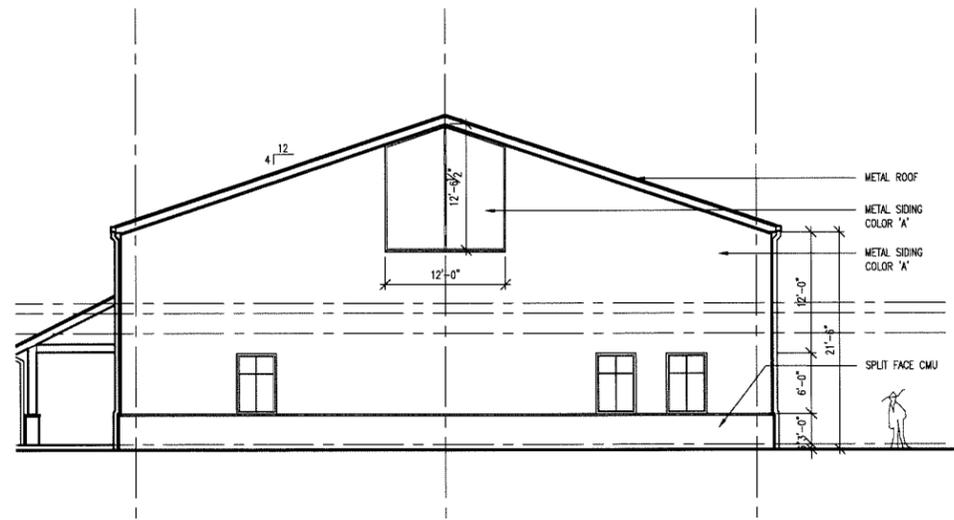


William S. Riggert, PE  
Principal

ec: Roberta Kelzer, Chris Aungst, and Randy Lloyd – YMCA  
Christine Matheu and Kris Floyd – CMA  
Larry Neidigh – Neidigh Construction

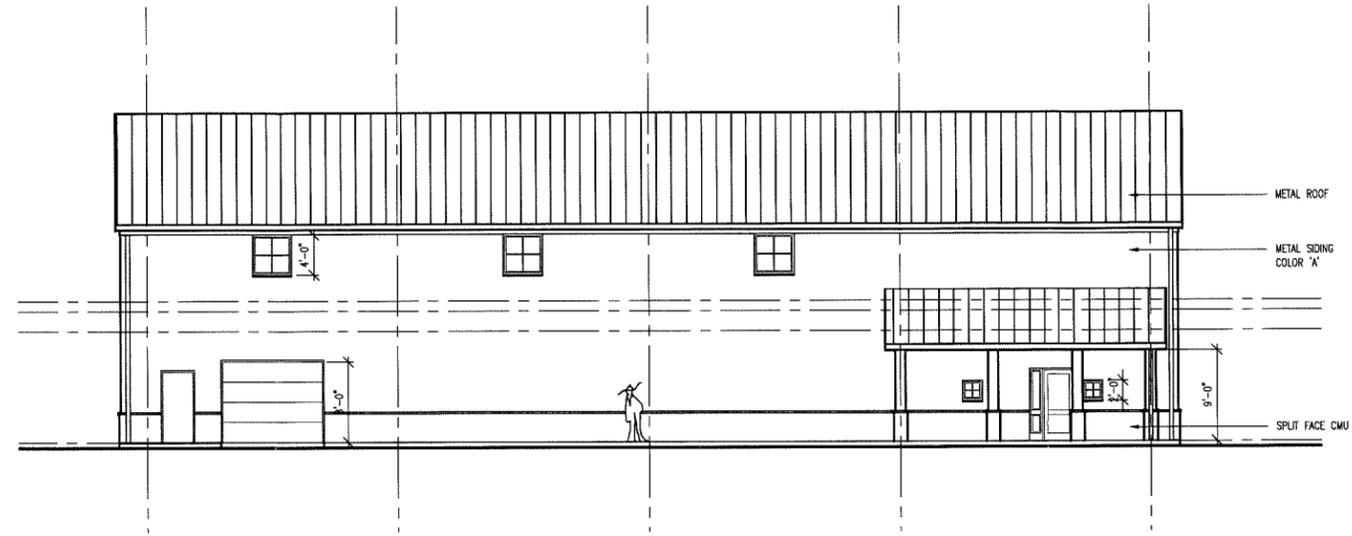
xc: File – Project No. 7076





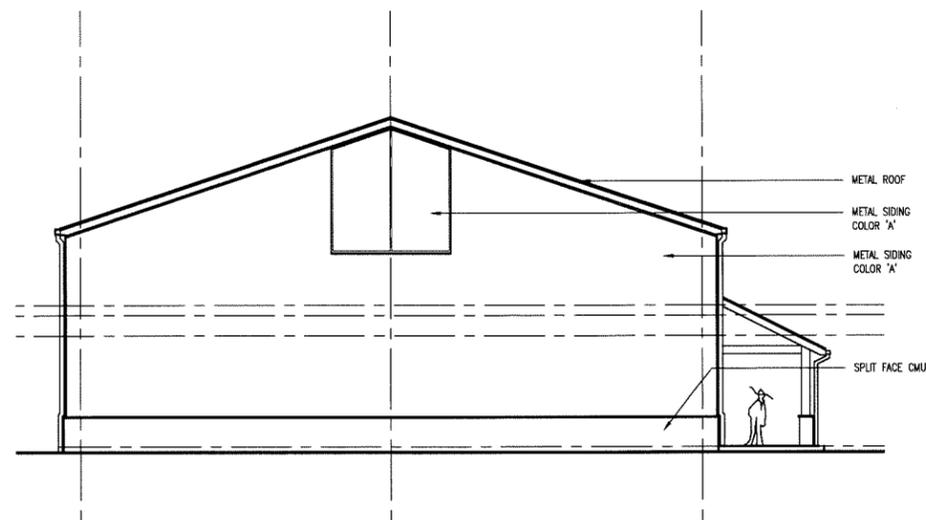
**EAST ELVATION**  
SCALE: 1/8" = 1'-0"

**4**



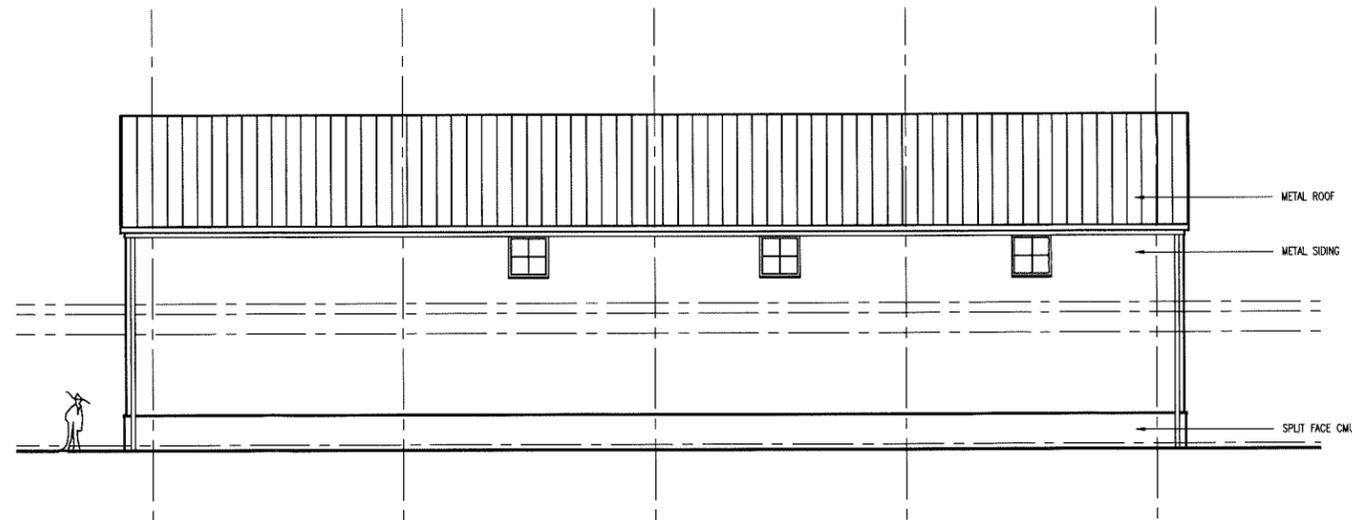
**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**2**



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

**3**



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

**1**

CERTIFIED

**Christine Matheu,**  
Architect



205 N. College Ave.  
Suite 010  
Bloomington  
IN 47404  
Tele: 812.339.1235  
Fax: 812.339.1238

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**MONROE COUNTY YMCA**  
**SHORT STREET GYMNSTICS FACILITY**

**BLOOMINGTON - INDIANA**

ARCHITECT'S PROJECT NO: 1026

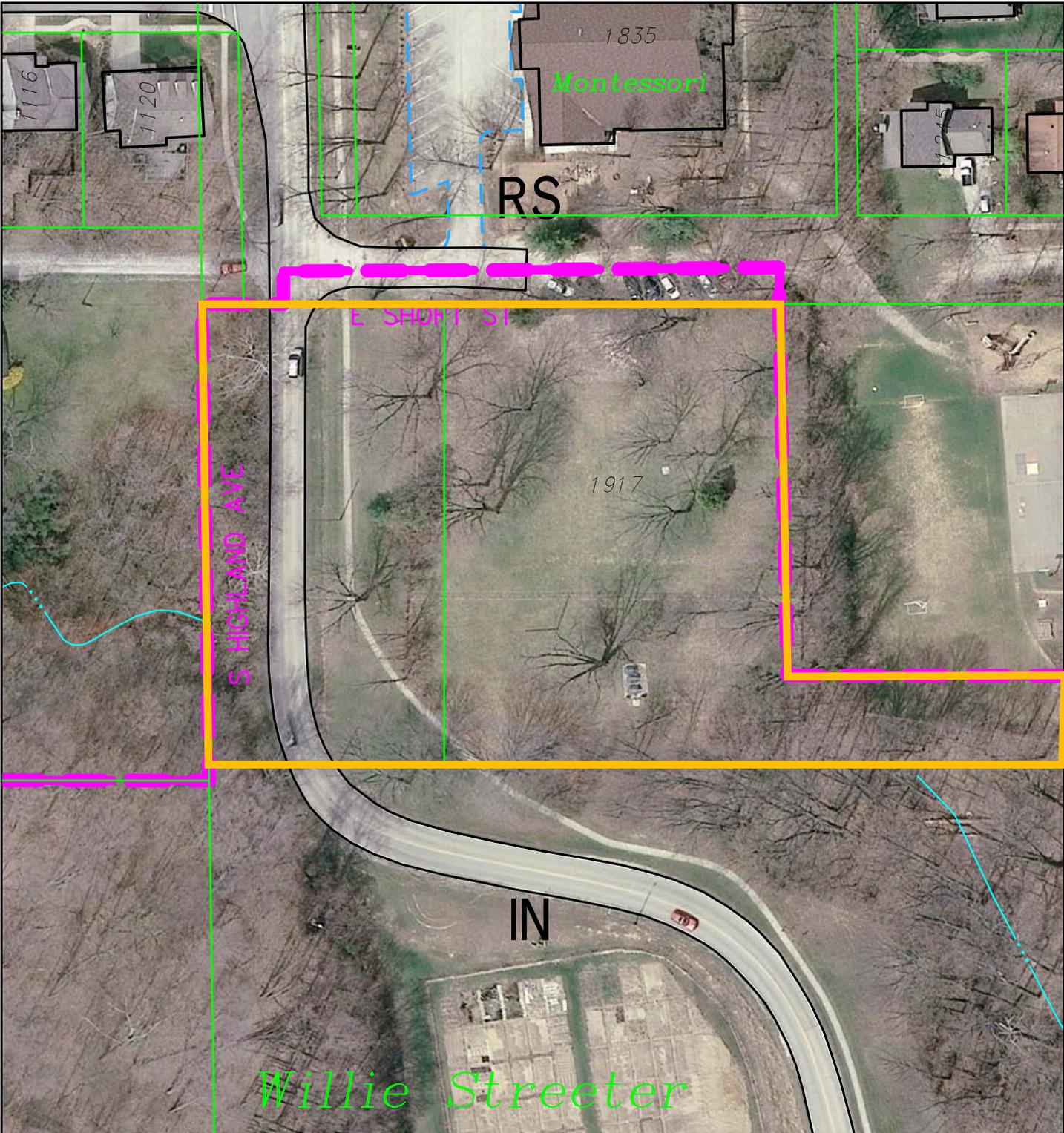
DATE: NOVEMBER 14, 2011

ELEVATIONS

SHEET NO.

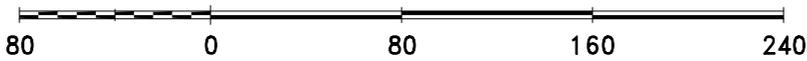
**A301**

SCHEMATIC DESIGN



V-50-11 MONROE COUNTY YMCA  
1917 S. HIGHLAND AVE.  
2010 AERIAL PHOTOGRAPH  
BOARD OF ZONING APPEALS

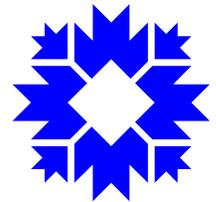
By: bannok  
12 Dec 11



For reference only; map information NOT warranted.



City of Bloomington  
Planning



Scale: 1" = 80'