Denied: 0-7

ORDINANCE 98-19

TO AMEND THE BLOOMINGTON ZONING MAPS FROM RM15 AND IL/IS TO PUD AND TO APPROVE THE PRELIMINARY PLAN
Re: 1607, 1611& 1901 South Rogers Street
(Albert Clemons - Triple C Corporation, Petitioner)

WHEREAS, on May 1, 1995, the Common Council adopted Ordinance 95-21 which repealed and replaced Title 20 of the Bloomington Municipal Code entitled "Zoning" and included the incorporated zoning maps and Title 21 entitled "Land Use and Development;" and

WHEREAS, the Plan Commission has considered this case, PUD-13-98, and recommended that the petitioner, Albert Clemons - Triple C Corporation, be granted a rezone of the property located at 1607, 1611 & 1901 South Rogers St. from RM15 and IL/IS to PUD and also receive preliminary plan approval;

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION I. Through the authority of IC 36-7-4 and pursuant to Chapter 20.05.09 of the Bloomington Municipal Code, the preliminary plan be approved and the property be rezoned from RM15 and IL/IS to PUD. The property is located at 1607, 1611 & 1901 South Rogers Street and is further described as follows:

TRACT 1:

A part of the Northeast quarter of Section 8, Township 8 north, Range 1 West, Monroe County, Indiana, described as follows: Commencing at a point that is 1177.72 feet North and 775.50 feet west of the southeast corner of the said quarter quarter, said point being in the centerline of South Rogers Street, thence North 01 degree 02 minutes West over and along the said centerline for a distance of 241.94 feet to the real point of beginning; thence SOUTH 89 degrees 52 minutes 48 seconds East for a distance of 463.56 feet to the west right-of-way line of the Illinois Central Railroad; thence Northwesterly over and along said West right-of-way by the following courses and distance: 1) North 28 degrees 53 minutes west 91.26 feet; thence 2) North 31 degrees 30 minutes West 140.27 feet; thence 3) North 31 degrees 16 minutes West 410.00 feet; thence 4) North 43 degrees 59 minutes 24 seconds West 209.77 feet and to the centerline of South Rogers Street, thence South 01 degree 00 minutes East, over and along said centerline, for a distance of 600.00 feet; thence continuing over and along said centerline SOUTH 01 degree 02 minutes East for a distance of 100.02 feet to the real point of beginning. Containing 4.09 acres, more or less.

TRACT II:

A part of the Northeast quarter of Section 8, Township 8 North, Range 1 West, Monroe County, Indiana, described as follows: Beginning at a point that is 1177.72 feet north and 775.50 feet west of the southeast corner of said quarter, said point begin in the centerline of South Rogers Street; thence North 86 degrees 56 minutes 30 seconds east for a distance of 564.90 feet, and to the west right of way line of the Illinois Central Railroad; thence northwesterly over and along the west right-of-way of the said Illinois Central Railroad, by the following courses and distances: North 26 degrees 16 minutes 45 seconds west 219.72 feet; thence north 28 degrees 53 minutes west 15.74 feet thence leaving said west right-of-way North 89 degrees 52 minutes 48 seconds West for a distance of 463.56 feet to the centerline of South Rogers Street, thence South 01 degree 02 minutes East over and along the said centerline for a distance of 241.94 feet to the point of beginning. Containing 2.69 acres, more or less.

FAILED

SECTION II. The Preliminary Plan shall be attached hereto and made a part thereof.

SECTION III. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 1998.

_____
TIMOTHY MAYER, President
Bloomington Common Council

ATTEST:

_____
PATRICIA WILLIAMS, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 1998.

_____
PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this _____ day of _____, 1998.

_____
JOHN FERNANDEZ, Mayor
City of Bloomington

FAILED

SYNOPSIS

This ordinance rezones 6.75 acres of land located at 1607, 1611 & 1901 South Rogers Street from RM15 & IL/IS to PUD designation and approves the preliminary plan for its development.

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 98-19 is a true and complete copy of Plan Commission Case Number PUD-13-98 which was given a recommendation of approval by a vote of 7 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on May 11, 1998.

Date: May 12, 1998

Donald F. Hastings, Secretary
Plan Commission

Received by the Common Council Office this 13th day of May, 1998.

Patricia Williams, City Clerk

Appropriation Ordinance #_____ Fiscal Impact Statement Ordinance #_____ Resolution #_____

Type of Legislation:

Appropriation	End of Program	Penal Ordinance
Budget Transfer	New Program	Grant Approval
Salary Change	Bonding	Administrative Change
Zoning Change	Investments	Short-Term Borrowing
New Fees	Annexation	Other_____

If the legislation directly affects City funds, the following must be completed by the City Controller:

Cause of Request:

Planned Expenditure_____ Emergency_____
Unforseen Need_____ Other_____

Funds Affected by Request:

Fund(s) Affected		
Fund Balance as of January 1	$	$
Revenue to Date		
Revenue Expected for Rest of year		
Appropriations to Date		
Unappropriated Balance		
Effect of Proposed Legislation (+/-)		
Projected Balance	$	$

Signature of Controller_____

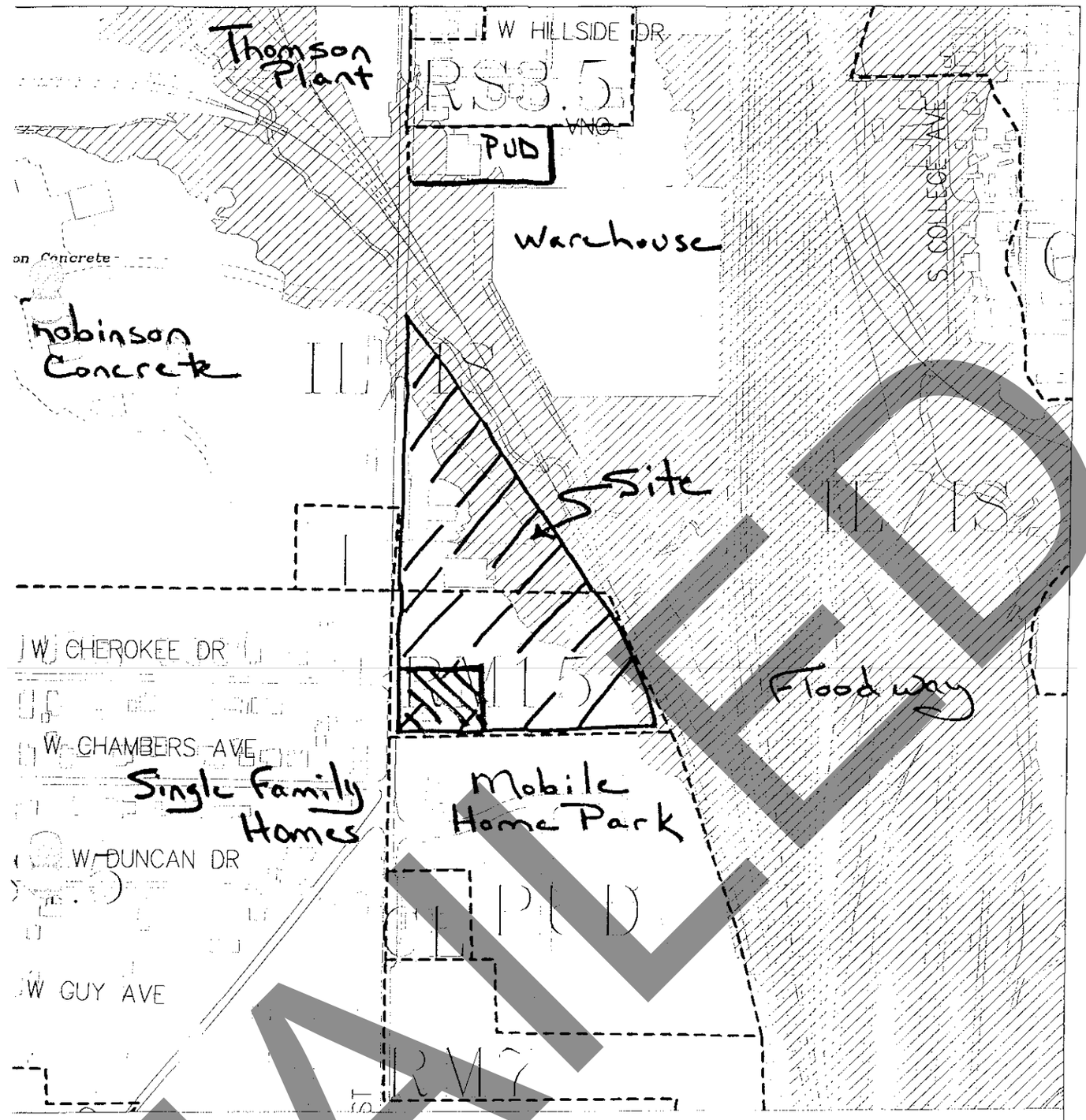
Will the legislation have a major impact on existing City appropriations, fiscal liability or revenues? Yes_____ No_____

If the legislation will not have a major fiscal impact, explain briefly the reason for your conclusion.

If the legislation will have a major fiscal impact, explain briefly what the effect on City costs and revenues will be and include factors which could lead to significant additional expenditures in the future. Be as specific as possible. (Continue on second sheet if necessary.)

FILENAME: ORD-CERT.MRG

FAILED



PUD-13-98
Zoning/Land Use Map

City of Bloomington
Planning Department

By: work
20 Feb 98

300 0 300 600 900

N

Scale: 1" = 300'

For reference only; map information NOT warranted

FAILED

18

To: Common Council
From: Lynne Friedmeyer, Planning Department
Subject: PUD-13-98
Date: May 13, 1998

MEMORANDUM

The location of this petition is on the east side of South Rogers Street just south of the railroad tracks and south of the Thomson manufacturing warehouse. It is the location of the existing Whitehall Storage facility and was formerly the City of Bloomington Recycle Center. This case (PUD-13-98) is a petition for rezone from IL/IS and RM15 to PUD and was presented at two hearings before the Plan Commission on April 20, 1998 and May 11, 1998. At the May 11, 1998 hearing, the Plan Commission voted unanimously 7:0 to approve the rezone. Issues that were discussed and resolved at the Plan Commission hearings included the dedication of right-of-way along South Rogers Street, the acceptable number of access points along South Rogers Street, the elimination of barbed wire fencing surrounding the site, the list of proposed uses, and the eventual elimination of the tractor trailer storage as a use within the PUD.

REZONING REQUEST

Requested is a rezone from Limited Industrial/Special Industrial Overlay (IL/IS) and Multidwelling Residential (RM15) to PUD designation and preliminary plan approval for a group of five parcels totaling 6.75 acres located at 1607, 1611, & 1901 South Rogers Street.

GROWTH POLICIES PLAN

The Growth Policies Plan calls for the area to be "Industrial". When the 1995 Zoning Ordinance and maps were adopted, the area was again reviewed and the determination was to zone the area IL/IS. The IL/IS zone was placed in order to allow the existing uses of the properties to be maintained or expanded without special zoning approvals. However, when new industrial uses are being proposed in such close proximity to residential uses, the ordinance requires a PUD process to limit off-site impacts. In order to allow for increased flexibility in the future use of the property, the petitioner has submitted a list of uses to supplement the proposed printing business. These uses were selected in accordance with the permitted uses of the Limited Industrial (IL) zoning district.

RESOLUTION OF THE RIGHT-OF-WAY DEDICATION ISSUE

Right-of-way is required to be dedicated with rezonings. This particular property is located on S. Rogers Street, which is classified as a Secondary Arterial thoroughfare. Dedication of 40 feet from the centerline of the street is typically required. However, there are extenuating reasons not to require the entire 40 feet with this rezone. Similar 40 foot dedications applied to residential properties north of this site would consume existing single family homes along Rogers Street. As a result, staff is requiring 30 feet from the centerline of the street be dedicated. This will facilitate the goal on Rogers Street to have a turn lane for the truck turning movements into and out of the corridor. The exception to the thirty feet of right-of-way dedication is the building located at 1607 South Rogers Street. The building sits 24 feet from the centerline of the street. In this case, staff is requesting a right-of-way dedication of twenty (20) feet from the centerline of Rogers Street. The City Engineer, the City Traffic Engineer, and the City Transportation Planner were consulted concerning the

FAILED

questions of whether the petitioner should dedicate the full 40 feet of right-of-way from the centerline of S. Rogers Street. In addition, the consultant for the project has re-examined the measurements and the feasibility of future road widening in the area. There are no plans to improve S. Rogers Street in the foreseeable future. The consulting firms, hired by the City to evaluate the Thomson plant reuse, did not examine infrastructure needs closely, due to the lack of data and traffic counts. These data would not be possible to obtain until such time as a use is determined. They did look at the possibility of new roads that might be necessary.

The City Engineers and consultants agree that the dedication of right-of-way as proposed at the first hearing is the appropriate amount (see attached memo from the Assistant City Engineer). This packet includes detailed drawings of the property frontage along S. Rogers Street and a letter from the City Traffic Engineer. Staff is confident that the right-of-way dedication as proposed is correct and reasonable. Also included is the preliminary staff report for further information.

ACCESS

Access management on South Rogers Street will be improved by requiring the center drive to be closed, except for emergency vehicles, through the use of a locked entry gate. The main gate on the north end of the site and the drive currently used for the residential structure will remain open. With the additional right-of-way, a truck turning lane can be constructed in the future when a stretch of right-of-way along Rogers is acquired. Recently, The Mark Anderson PUD (1515 S. Rogers Street), and IMI (1600 S. Rogers Street) also dedicated 30 feet of right-of-way from the centerline of Rogers Street.

ARCHITECTURAL COMPATIBILITY

Currently there are four buildings on the site. All are in good condition. The petitioner's future development plans call for the following building additions: 1) a 5,800 square foot expansion to the print shop (1611 S. Rogers St.), 2) a 7,200 square foot expansion to the wholesale warehouse (1607 S. Rogers St.), and 3) 25,000 square feet of miniwarehouses located on the southeast portion of the site. All expansions shall be one story in height. At final plan stage, particular attention will be paid to the south and west facades of the miniwarehouses to assure compatibility with the adjacent residential uses. An issue related to compatibility is the existence of some barbed wire on the fencing bordering the site. The use of barbed wire is not allowed per section 20.07.16.03 (C.) of the Zoning Ordinance which states, "Fences may be constructed in any yard if they are a maximum of eight (8) feet in height. Fences constructed at the building setback line or within the buildable area of the lot are subject to the height limitations of the zoning district. Barbed wire fences are prohibited in the corporate limits of Bloomington." All barbed wire must be removed as set forth in the approval condition stated below.

FAILED

SIGNAGE

In terms of signage control, there is no free standing signage on this site. Staff generally prefers the installation of wall and/or ground-based signs in this area. With any final plan approvals for this site, a sign package is required.

LIST OF PERMITTED USES

Commercial Printing (approved under Case # UV-68-97)
Beverage Bottling
Building Trade Shops
Cultural Facilities
Day Care Center
Fire Stations
Light Manufacturing
Machinery and Equipment Repair
Miniwarehouses
Offices - Limited to Corporate, Contractor, Business Services, and Non-consumer Oriented Offices
Print Shops
Research Lab
Schools, Elementary, Middle, and High
Schools, trade and business
Semi Trailer Storage
Utility Substation and Transmission Facility
Warehousing and Storage, within an Enclosed Structure
Wholesale Trade

TRACTOR TRAILER STORAGE

The tractor trailer storage use has been at this location for several years. The petitioner wants to retain that use within the PUD approval. The use is quiet and creates no noise or environmental issues. Eventually, the trailers will be phased out. However, the petitioner cannot commit to a time period when all of the trailers will be removed. Currently there are 127 tractor trailers on the site. As the petitioner's expansion areas and future miniwarehouse development are brought forward for final plan approval, the tractor trailers displaced by new development be removed from the site. More specifically, these trailers would not be allowed to be shifted to other areas of the site. An example of this would be at the southeast corner of the site, where miniwarehouses are being proposed in the future. Currently there are 48 tractor trailers in this area. All 48 would be required to be eliminated with this future development.

FAILED

Every addition to an existing structure or new structure proposed on this PUD will require final plan approval. With these improvements, setbacks, parking requirements, and landscaping requirements will be addressed.

CONDITIONS OF APPROVAL (PUD-13-98)

1) Thirty feet of right-of-way shall be dedicated from the centerline of South Rogers Street with the exception of the building located at 1607 South Rogers Street. The building sits 24 feet from the centerline of the street. Therefore, for the length of the building, right-of-way of twenty (20) feet from the centerline of Rogers Street shall be dedicated.

2) All signage shall be wall and/or ground-based signs. With any final plan approvals for this site, a sign package is required.

3) The center drive on the property shall be closed, except for emergency vehicles, through the use of a locked entry gate.

4) The site is allowed a maximum of 127 trucks on the property. As the petitioner's expansion areas and future miniwarehouse development are brought forward for final plan approval, the tractor trailers displaced by new development shall be removed from the site.

5) The list of uses shall be as presented in the staff report.

6) All barbed wire shall be removed within sixty days of the approval of this rezone.

7) If the existing chainlink fence is ever removed from this PUD site, the petitioner shall work with the staff to replace the existing fence with a taller, more decorative fence.

8) Landscape buffers shall be placed along the south boundary of the property and the west boundary between the existing house and the industrial use. This landscape buffer shall be evergreen trees placed in a staggered double row configuration.

VOTE RECORD

(Plan Commission, May 11, 1998) approved 7:0

Please feel free to call me at 349-3423 should you have questions or need additional information on this matter.

FAILED

BLOOMINGTON PLAN COMMISSION **CASE NO.: PUD-13-98**
FINAL REPORT **DATE: May 11, 1998**
Location: 1607, 1611, & 1901 S. Rogers Street

PETITIONER: Albert Clemons (Triple C Corp.)
ADDRESS: 320 Wynndale

COUNSEL: Mike Probst (Smith Neubecker & Assoc., Inc.)
ADDRESS: 4625 E. Morningside Dr., Bloomington, IN

REQUEST: The petitioner is requesting a rezone from Limited Industrial/Special Industrial Overlay (IL/IS) and Multidwelling Residential (RM15) to PUD designation and preliminary plan approval for a group of five parcels totaling 6.75 acres located at 1607, 1611, & 1901 South Rogers Street.

ISSUES AT THE FIRST HEARING: There was one issue of concern remaining from the first Plan Commission hearing. This is the issue of right-of-way dedication. Right-of-way is required to be dedicated with rezonings. This particular property is located on S. Rogers Street, which is classified as a Secondary Arterial thoroughfare. Dedication of 40 feet from the centerline of the street is typically required. However, there are extenuating reasons not to require the entire 40 feet with this rezone. Similar 40 foot dedications applied to residential properties north of this site would consume existing single family homes along Rogers Street. As a result, staff is requiring 30 feet from the centerline of the street be dedicated. This will facilitate the goal on Rogers Street to have a turn lane for the truck turning movements into and out of the corridor. The exception to the thirty feet of right-of-way dedication is the building located at 1607 South Rogers Street. The building sits 24 feet from the centerline of the street. In this case, staff is requesting a right-of-way dedication of twenty (20) feet from the centerline of Rogers Street. The City Engineer, the City Traffic Engineer, and the City Transportation Planner were consulted concerning the questions of whether the petitioner should dedicate the full 40 feet of right-of-way from the centerline of S. Rogers Street. In addition, the consultant for the project has re-examined the measurements and the feasibility of future road widening in the area. There are no plans to improve S. Rogers Street in the foreseeable future. The consulting firms, hired by the City to evaluate the Thomson plant reuse, did not examine infrastructure needs closely, due to the lack of data and traffic counts. These data would not be possible to obtain until such time as a use is determined. They did look at the possibility of new roads that might be necessary.

The City Engineers and consultants agree that the dedication of right-of-way as proposed at the first hearing is the appropriate amount (see attached memo from

FAILED

the Assistant City Engineer). This packet includes detailed drawings of the property frontage along S. Rogers Street and a letter from the City Traffic Engineer. Staff is confident that the right-of-way dedication as proposed is correct and reasonable. Also included is the preliminary staff report for further information.

GROWTH POLICIES PLAN: The Growth Policies Plan calls for the area to be "Industrial". When the 1995 Zoning Ordinance and maps were adopted, the area was again reviewed and the determination was to zone the area IL/IS. The IL/IS zone was placed in order to allow the existing uses of the properties to be maintained or expanded without special zoning approvals. However, when new industrial uses are being proposed in such close proximity to residential uses, the ordinance requires a PUD process to limit off-site impacts.

Access: Access management on South Rogers Street will be improved by requiring the center drive to be closed, except for emergency vehicles, through the use of a locked entry gate. The main gate on the north end of the site and the drive currently used for the residential structure will remain open. With the additional right-of-way, a truck turning lane can be constructed in the future when a stretch of right-of-way along Rogers is acquired. Recently, The Mark Anderson PUD (1515 S. Rogers Street), and IMI (1600 S. Rogers Street) also dedicated 30 feet of right-of-way from the centerline of Rogers Street.

A second issue regarding access focuses on the status of the middle entrance drive to the site in question. One Plan Commissioner expressed interest in eliminating this entrance, which is currently gated, and creating an additional landscaped area along South Rogers Street. Staff observes that the industrial portion of this site has almost 800 feet of frontage along S. Rogers Street. It does not seem unreasonable to allow the petitioner the use of two access points, one of which is controlled with a locked emergency gate. Staff believes that a second access is useful for emergency vehicle usage. A representative of the City Fire Department is assessing the site, and a report will be made at the hearing.

Landscaping: Proposed landscaping for the site will not meet current code requirements. Improvements to the front of the site were required to be placed by May 15, 1998 with the use variance approval (UV-68-97). These improvements included additional shrubbery, evergreen trees and deciduous trees along S. Rogers Street. With any additional construction, additional plantings will be required, especially along the south perimeter where the site abuts MacKenzie Mobile Home Park. Staff recommends a minimum 15 foot setback to allow for the placement of evergreens, such as hemlocks to be planted. At the time that the miniwarehouses are proposed, staff will also require a landscaped buffer to be installed along the west border to buffer this use from the existing multifamily parcel.

FAILED

Per PUD requirements, the petitioner's site plan meets the 10% greenspace requirement. More specifically, approximately 20% of the site will be either landscaped or ground cover.

Architectural Compatibility: Currently there are four buildings on the site. All are in good condition. The petitioner's future development plans call for the following building additions: 1) a 5,800 square foot expansion to the print shop (1611 S. Rogers St.), 2) a 7,200 square foot expansion to the wholesale warehouse (1607 S. Rogers St.), and 3) 25,000 square feet of miniwarehouses located on the southeast portion of the site. All expansions shall be one story in height. At final plan stage, staff will pay particular attention to the south and west facades of the miniwarehouses to assure compatibility with the adjacent residential uses. An issue related to compatibility is the existence of some barbed wire on the fencing bordering the site. The use of barbed wire is not allowed per section 20.07.16.03 (C.) of the Zoning Ordinance which states, "Fences may be constructed in any yard if they are a maximum of eight (8) feet in height. Fences constructed at the building setback line or within the buildable area of the lot are subject to the height limitations of the zoning district. Barbed wire fences are prohibited in the corporate limits of Bloomington." All barbed wire must be removed as set forth in the approval condition stated below.

In terms of signage control, there is no free standing signage on this site. Staff generally prefers the installation of wall and/or ground-based signs in this area. With any final plan approvals for this site, a sign package is required.

List of Uses: In order to allow for increased flexibility in the future use of the property, the petitioner has submitted a list of uses to supplement the proposed printing business. These uses were selected in accordance with the permitted uses of the Limited Industrial zoning district.

Commercial Printing (approved under Case # UV-68-97)
Beverage Bottling
Building Trade Shops
Cultural Facilities
Day Care Center
Fire Stations
Light Manufacturing
Machinery and Equipment Repair
Miniwarehouses
Offices - Limited to Corporate, Contractor, Business Services, and Non-consumer Oriented Offices
Print Shops
Research Lab
Schools, Elementary, Middle, and High
Schools, trade and business

FAILED

Semi Trailer Storage
Utility Substation and Transmission Facility
Warehousing and Storage, within an Enclosed Structure
Wholesale Trade

Tractor Trailer Storage: The tractor trailer storage use has been at this location for several years. The petitioner wants to retain that use within the PUD approval. The use is quiet and creates no noise or environmental issues. Eventually, the trailers will be phased out as set forth in the approval condition stated below. However, the petitioner cannot commit to a time period when all of the trailers will be removed. Currently there are 127 tractor trailers on the site. Staff recommends that as the petitioner's expansion areas and future miniwarehouse development are brought forward for final plan approval, that the tractor trailers displaced by new development be removed from the site. More specifically, these trailers could not be shifted to other areas of the site. An example of this would be at the southeast corner of the site, where miniwarehouses are being proposed in the future. Currently there are 48 tractor trailers in this area. All 48 would be required to be eliminated with this future development.

Every addition to an existing structure or new structure proposed on this PUD will require final plan approval. With these improvements, setbacks, parking requirements, and landscaping requirements will be addressed.

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

1) Thirty feet of right-of-way shall be dedicated from the centerline of South Rogers Street with the exception of the building located at 1607 South Rogers Street. The building sits 24 feet from the centerline of the street. Therefore, for the length of the building, right-of-way of twenty (20) feet from the centerline of Rogers Street shall be dedicated.

2) All signage shall be wall and/or ground-based signs. With any final plan approvals for this site, a sign package is required.

3) The center drive on the property shall be closed, except for emergency vehicles, through the use of a locked entry gate.

4) The site is allowed a maximum of 127 trucks on the property. As the petitioner's expansion areas and future miniwarehouse development are brought forward for final plan approval, the tractor trailers displaced by new development shall be removed from the site.

5) The list of uses shall be as presented in the staff report.

FAILED

6) All barbed wire shall be removed within sixty days of the approval of this rezone.

7) If the existing chainlink fence is ever removed from this PUD site, the petitioner shall work with the staff to replace the existing fence with a taller, more decorative fence.

8) Landscape buffers shall be placed along the south boundary of the property and the west boundary between the existing house and the industrial use. This landscape buffer shall be evergreen trees placed in a staggered double row configuration.

FAILED

CITY OF BLOOMINGTON
ENGINEERING DEPARTMENT
MEMORANDUM
Phone Line: 349-3417

DATE: April 27, 1998

TO: **Lynne Friedmeyer, Planning Dept.**

FROM: Jane Fleig, Asst. City Engineer / Traffic J.F.

SUBJECT: Right of Way requirements for South Rogers St.

I have reviewed the information you provided for the Albert Clemons PUD on South Rogers Street. There are currently no capital improvement plans for Rogers Street. Based on the locations of the existing structures on this portion of Rogers Street (Thomson Consumer Electronics and residential dwellings) it is unlikely that widening would occur other than possibly adding turn lanes and/or passing blisters at critical intersections. With this in mind, the Engineering Department is recommending that only 30 feet of right of way (from the centerline of the road) be dedicated by the petitioner.

Please feel free to call me if you have any questions.

FAILED

Memo from Engineering

MEMOLYNN

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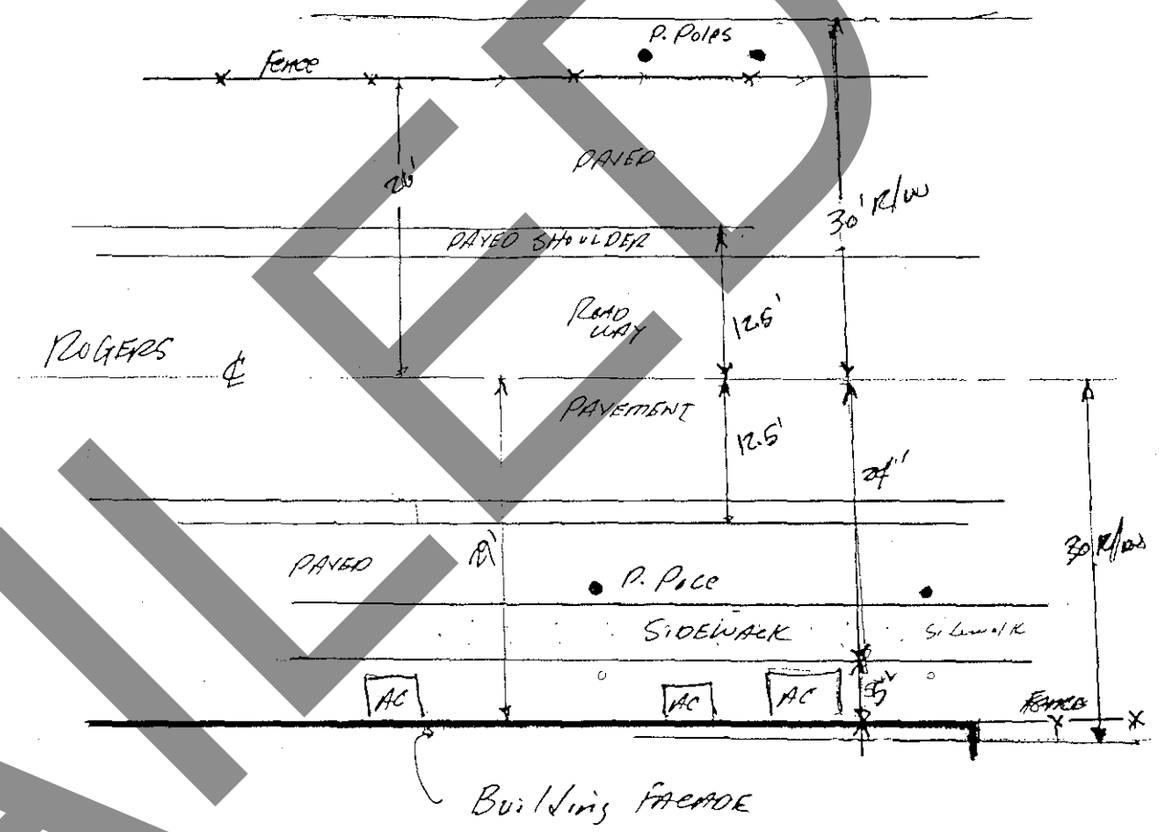
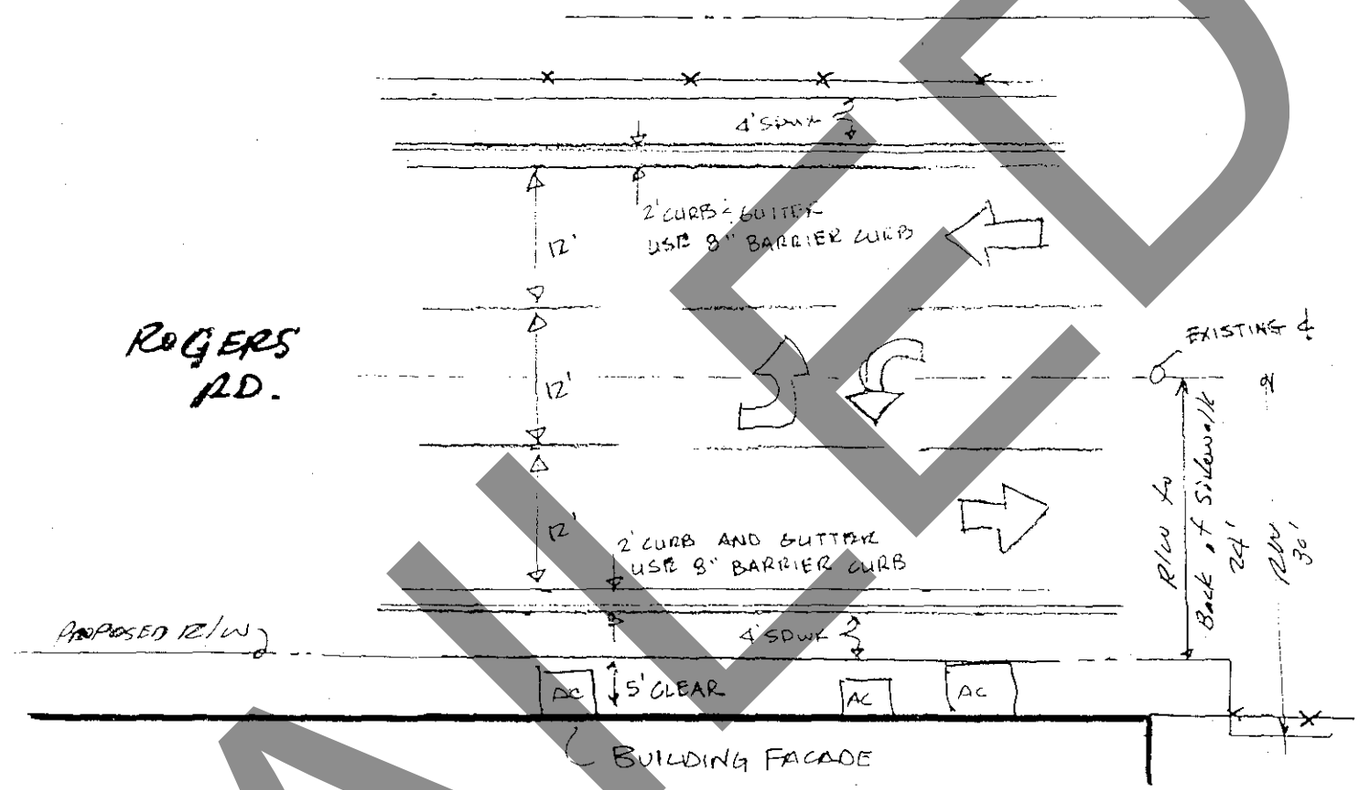


EXISTING CONDITIONS 1" = 10'-0"

Existing ROW & Roadway Configuration

7

FAILED



PROPOSED 3-Lane IMPROVEMENTS

Proposed S. Rogers St. Improvements
Using R/W Dedications &

FAILED

Smith Neubecker & Associates, Inc.

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

Daniel Neubecker L.A.
Project Manager

March 25, 1998

Lynne Friedmeyer
City of Bloomington Plan Commission
P. O. Box 100
Bloomington, IN 47402-0100

RE: Whitehall Storage
Albert Clemens Property Rezone

Lynne:

On behalf of our client, Albert Clemens, we respectfully request PUD zoning for approximately 6.0 acres of land. This area is currently zoned RM-15 and IL/IS. The proposed zoning will allow the existing building on the site to be used for their intended purpose and to allow for expansion through multi uses.

The project is located in the City of Bloomington Enterprise Zone on South Rogers Street. The project backs up to the west branch of Clear Creek and the Bloomington railroad yards.

The existing zoning for the project does not allow the property to fulfill its potential in the enterprise zone. Our request is to increase the property land uses and to zone the majority of the property Light Industrial with comprehensive list of uses so the property can be used efficiently. The property is in a location where business expansion and development upgrade are important.

The following list of proposed uses;

- Beverage bottling
- Building trade shops
- Cultural facilities
- Day care centers
- Fire stations
- Light manufacturing
- Machinery and equipment repair
- Mini-warehouses
- Offices - limited to corporate offices, contractor's offices, business services and other non consumer-oriented office use
- Print shops
- Research laboratories
- Schools, elementary, middle, and high
- Schools, trade and business
- Semi tractor trailer storage

25 Morningside Drive
st Office Box 5355
omington, Indiana 47407-5355
ephone 812 336-6536 2482 Corresp Lynne MP
336-6539

PUD-13-98
Petitioner's Statement
19

FAILED

Utility substations and transmission facilities (5)
Warehousing and storage, within enclosed buildings
Wholesale trade

As a part of this PUD application, the owner would like the ability to expand building coverage as allowed in IL zoning based on the Bulk/Height/Density Chart with adjustments to the side yard setbacks and landscaping requirements. (Side yard to the south 12'). Mini warehouse walls effectively work as buffer walls. No rear yard landscaping due to railroad yard and existing vegetation work as effective buffer.

Landscape upgrades will occur along South Rogers St., which will include an additional 10' wide landscape buffer inside the perimeter fence.

The tractor/trailer storage is a viable business serving a need in the community. The existing operation is clean and quiet; therefore, it is not obnoxious to the community at large. It will also be buffered by proposed landscaping from the street.

The owner does not plan to allow outdoor storage as a part of this application.

Sincerely,

Michael J. Probst, A.S.L.A.
SMITH NEUBECKER & ASSOCIATES, INC.

MJP:vp

cc: File #2482

FAILED

Environmental Assessment

Based on City Code Section 20.06.05.02 standards for site having environmental constraints; karst terrain, wetlands steep slopes and water resources, an assessment has been made to evaluate the significant environmental issues.

Water Resources

The property has been investigated for possible locations of water resources such as FEMA flood plain, ponds, and streams. The only water resources found on site is a FEMA flood plain. The flood plain line has been located based on FEMA flood plain maps and data.

The proposed PUD outline plan shows no building expansion inside the flood plain line. Adjacent to the east property line is West Branch Clear Creek; a water resource. To minimize the direct discharge of water from this industrial parcel, a grass-lined swale will be located along the east property line. This will act as a filter prior to draining into the Creek.

Steep Slopes

No slopes greater than 18% exist on the site.

Karst Terrain

No karst terrain exists on this site.

Wetlands

No wetlands exists on this site.

Street and Traffic

The property is accessible by four driveway cuts to South Rogers Road. The petitioner will permanently close one of the two accesses for the residential building and lock up existing middle access to industrial property for emergency purposes only. Therefore, one access will be used for industrial property and one access will be used for residential property.

South Rogers Road at this location is a secondary arterial with 80' of right-of-way. The site distance is adequate at access points.

Open Space

Industrial open space will consist of 10% of the property which is approximately 0.60 AC located at the north/south property lines.

FAILED

Utilities

Storm Water Detention

The predominant change to the site will be use not amount of impervious surface. Detention was waived in 1992 when the Recycle Center expanded. Detention for the site is not proposed.

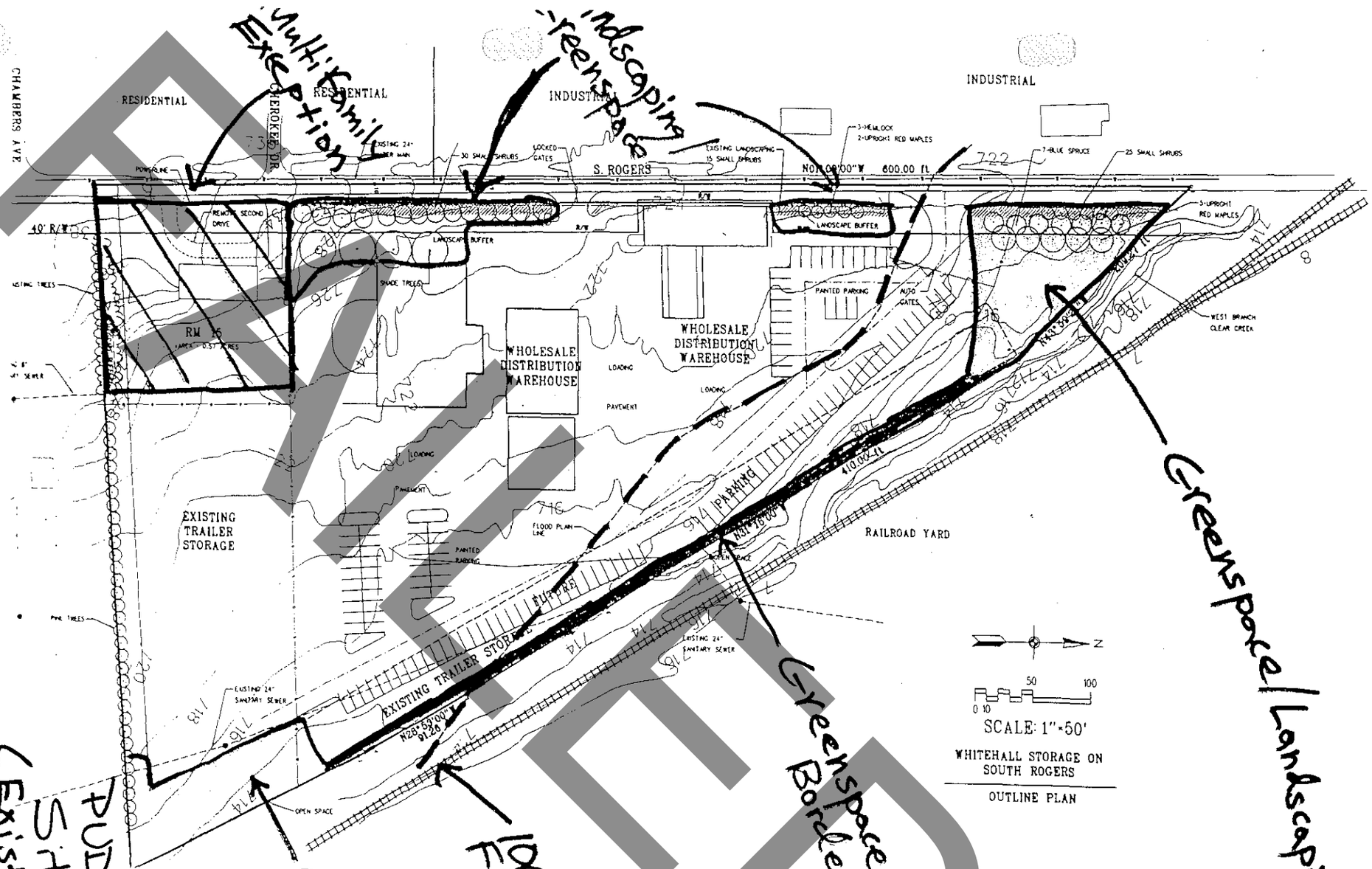
Sanitary Sewer

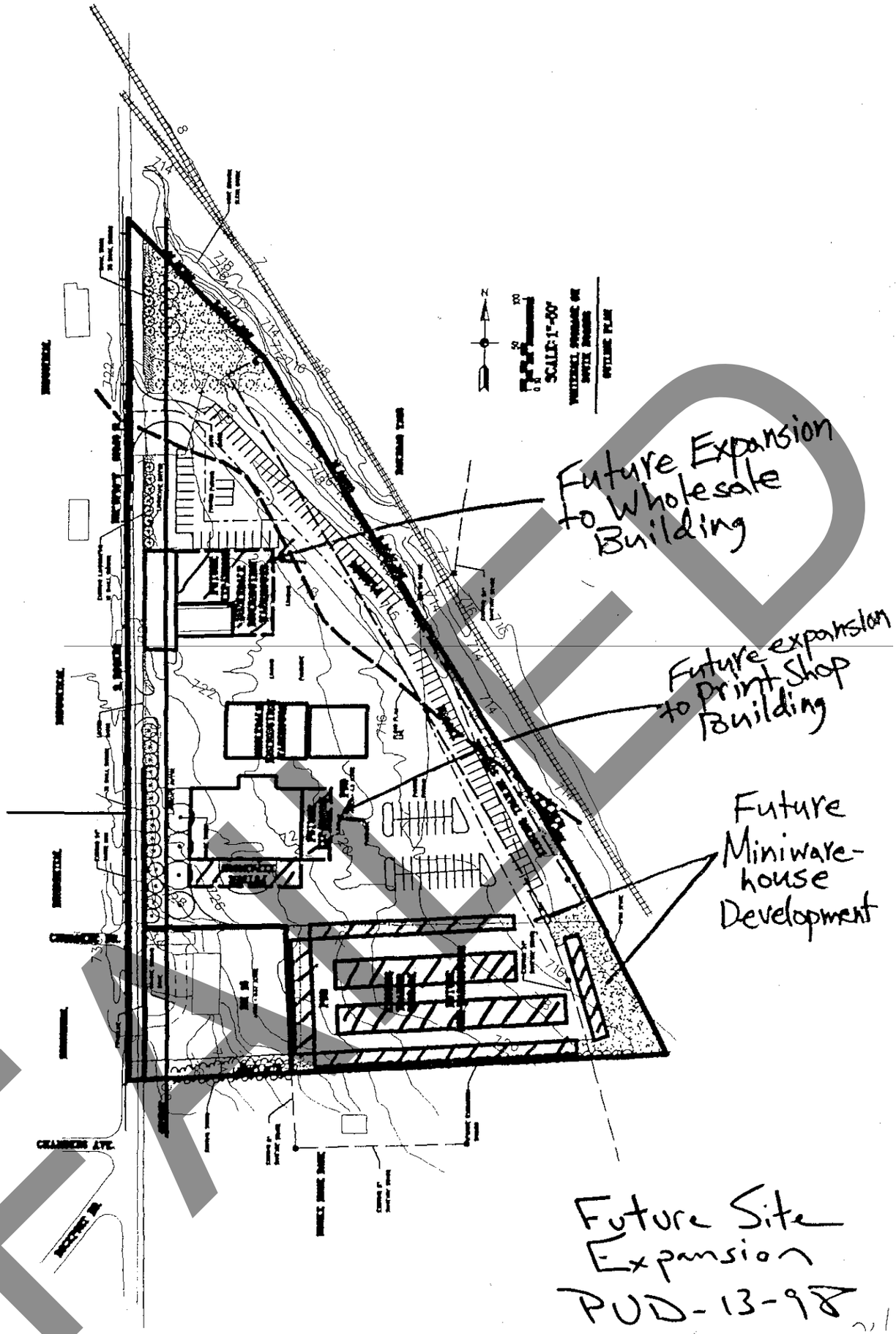
Sanitary sewer is located on site and is adequate for the project expansion.

Water Line

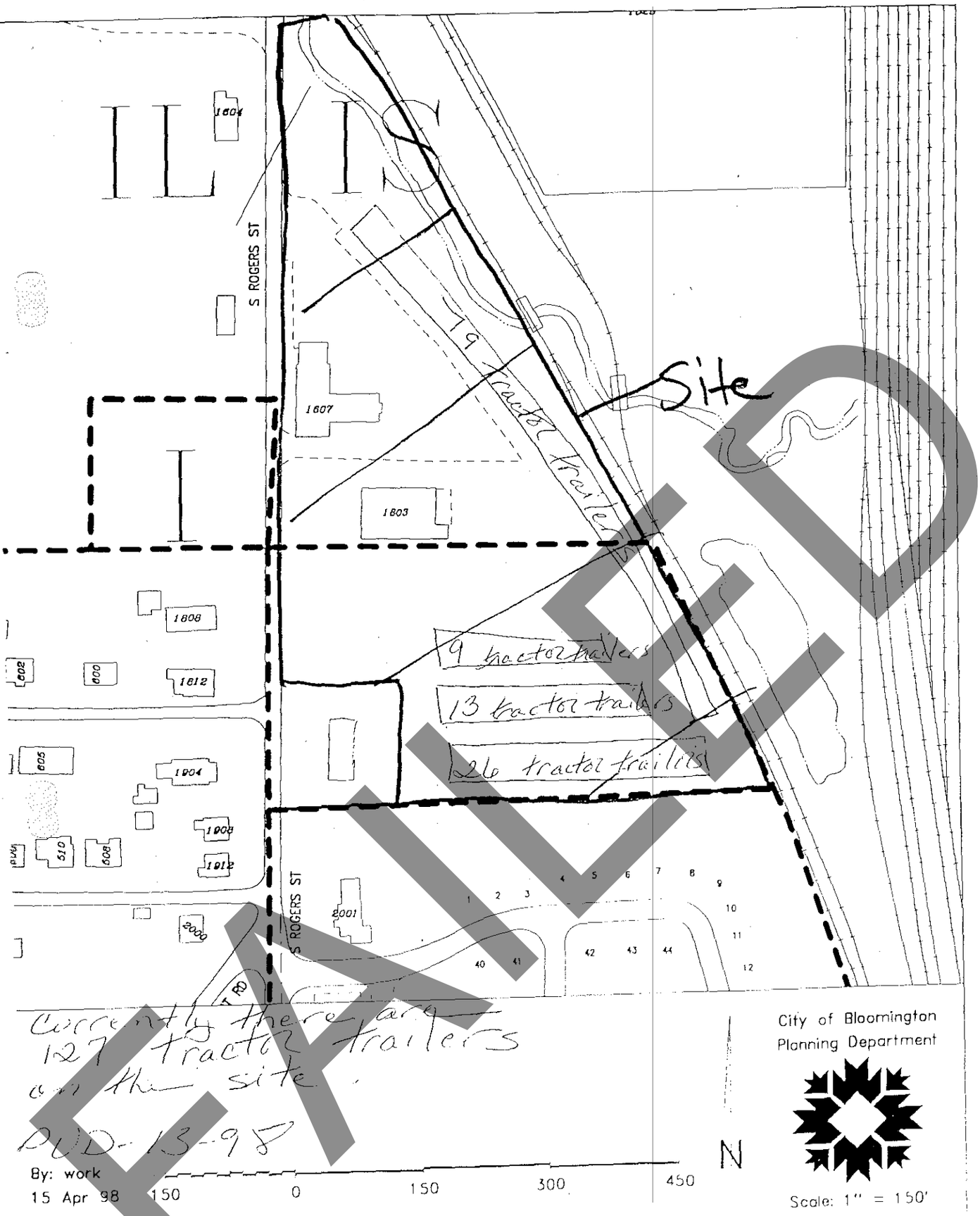
Water line is adequate for the expansion of this project.

FAILED


Multi-Family Exception
Landscaping Greenspace
Greenspace/Landscaping
Greenspace Border
100 year Floodway
Greenspace
PUD-13-98 Site Plan (Existing)
CHAMBERS AVE
RESIDENTIAL
CHEROKEE DR.
RESIDENTIAL
INDUSTRIAL
INDUSTRIAL
S. ROGERS
N01°08'00"W 600.00 ft.
40' R/W
RM 25
WHOLESALE DISTRIBUTION WAREHOUSE
WHOLESALE DISTRIBUTION WAREHOUSE
EXISTING TRAILER STORAGE
EXISTING TRAILER STORAGE
RAILROAD YARD
PARKING
WEST BRANCH CLEAR CREEK
LANDSCAPE BUFFER
LANDSCAPE BUFFER
SHADE TREES
PAVEMENT
LOADING
FLOOD PLAIN LINE
OPEN SPACE
EXISTING 24" SANITARY SEWER
N28°53'00"W 91.26
N31°16'00"W 410.00 ft.
SCALE: 1"=50'
WHITEHALL STORAGE ON SOUTH ROGERS
OUTLINE PLAN


Future Expansion to Wholesale Building
Future expansion to Print Shop Building
Future Miniware-house Development
Future Site Expansion
PUD-13-98
CHAMBERS AVE.
SCALE: 1"=50'

FAILED


S ROGERS ST
1604
1607
1803
1808
1812
1904
1908
1912
2001
2000
19 tractor trailers
Site
9 tractor trailers
13 tractor trailers
26 tractor trailers
Currently there are 127 tractor trailers on the site.
PUD-13-98
By: work
15 Apr 98
150
0
150
300
450
N
City of Bloomington
Planning Department
Scale: 1" = 150'
For reference only. map information NOT warranted.

FAILED

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