Vote on November 5, 1997
Ayes: 4 (Banach, Young, Sabbagh + Service)
Nayes: 4
(MAYER, Cole, Pizzo, Pierce)
Vote on December 17, 1997
Ayes: 3 (RY, DS, PS)
NAYS: 5, Abstain: 1 (J. Banach)

ORDINANCE 97-35

TO AMEND THE BLOOMINGTON ZONING MAPS FROM RS3.5/PRO6 to PUD AND APPROVE THE PRELIMINARY PLAN
Re: 3209 East Moores Pike
(American Storage L.L.C., Petitioner)

WHEREAS, the Common Council adopted Ordinance 95-21 which repealed and replaced Title 20 of the Bloomington Municipal Code entitled "Zoning", including the incorporated zoning maps, and repealed Title 21, entitled "Land Use and Development" on May 1, 1995; and

WHEREAS, the Plan Commission has considered this case, PUD-33-97, and recommended that the petitioner, American Storage L.L.C., be granted PUD designation and preliminary plan approval, and request that the Common Council consider their petition to amend the Bloomington zoning maps from RS3.5/PRO6 to PUD and approve the preliminary plan;

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 designated a Planned Unit Development. The property is located at 3209 East Moores Pike and is further described as follows:

A part of the Southwest Quarter of the Southwest Quarter of Section Two (2), Township Eight (8) North, Range One(1) West, described as follows:

Beginning at the Southeast corner of said quarter quarter, thence West Ten(10) rods, thence North Thirty-Two (32) rods, thence East Ten (10) rods to the East line of said quarter quarter, thence South Thirty-Two (32) rods to the place of beginning, and containing two (2) acres, more or less.

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 _____, 1997.

_____
ANTHONY PIZZO, President
Bloomington Common Council

ATTEST:

_____
PATRICIA WILLIAMS, Clerk
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 1997.

FAILED

_____
PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this _____ day of _____, 1997.

_____
JOHN FERNANDEZ, Mayor
City of Bloomington

FAILED

SYNOPSIS

This ordinance rezones 2.22 acres of land located at 3209 East Moores Pike from RS3.5/PRO6 to PUD and approves a preliminary plan for miniwarehouses.

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 97-35 is a true and complete copy of Plan Commission Case Number PUD-33-97 which was given a recommendation of approval by a vote of 7 Ayes, 1 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on September 29, 1997.

Date: October 6, 1997

Donald F. Hastings, Secretary
Plan Commission

Received by the Common Council Office this 9th day of October, 1997.

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

MEMO

TO: Common Council
FROM: Planning Department
DATE: October 6, 1997
CASE NO: PUD-33-97
LOCATION: 3209 E. Moores Pike
PETITIONER: American Storage, LLC
COUNSEL: Bynum Fanyo & Associates, Inc.

On September 29, 1997, the Bloomington Plan Commission approved a request for a rezone of approximately 2.22 acres from RS3.5/PRO6 to PUD in order to allow the property to be used for a miniwarehouse (self storage) business, preliminary plan approval, and delegation of the final plan review/approval to staff. This 2.22 acre parcel is located west of the Rogers Farm PUD, east of the Kerasotes Showplace Theaters, south of the Hills loading docks, and north of the Bittner Woods single family subdivision.

In terms of the Growth Policies Plan, the map designates this area 'medium density residential'. This proposed use deviates from the Growth Policies Plan. However, staff finds extenuating circumstances to support the change in zoning. Although multifamily could be developed on this parcel, a miniwarehouse facility would be a better transition use for this parcel, due to higher activity levels and traffic impacts which would be substantially lower with the miniwarehouse use. Single family homes are no longer a realistic use due to the adjacent commercial and multifamily housing uses to the east and west. The site does not meet the minimum PUD parcel size of three acres. This minimum acreage is addressed in the Zoning Ordinance. Per 20.05.09.03 the Plan Commission may recommend and the Common Council may approve variance from the minimum parcel size if certain criteria are met. This particular parcel is an infill parcel located between developing properties of higher intensity. There is no opportunity to gain additional acreage. The purpose of the project is to create a use which is a good transition between the CA (Kerasotes Theaters) and the PUD (multifamily and retirement community), and to minimize traffic on Moores Pike and College Mall Road. Miniwarehouse uses are quiet, low traffic generators. The zoning designation of PUD will allow the planning staff to assist in helping create a development which will fit into the neighborhood both in terms of compatible use and architecture. An additional benefit of this PUD is that the use is locked in with the approval. To that end, the developer has committed to construct a business that is upscaled from conventional miniwarehouse structures. Both the landscape plan and the building architecture create a unique design for this project.

The Plan Commission held three hearings prior to voting on this rezone. The meetings gave staff and the petitioner an opportunity to resolve outstanding

FAILED

issues. Staff could only support the project and rezone to PUD once these issues were satisfactorily addressed. These issues included not only the Growth Policies Plan (which was discussed in detail at the first two hearings), but also the intensity of land use, drainage, project aesthetics, and neighborhood compatibility. This 2.22 acre parcel (2.06 acres after right-of-way dedication), currently has a small white house. The home would be razed to make room for the new construction. There are several very large trees on this rolling yard. A few of the trees at the front of the property are slated for preservation. No karst features are noted. Because the general area is sensitive to flooding, great care will be required to ensure that detention and stormwater run-off are controlled and sufficient to provide protection to neighboring properties. Because much of this site will become impervious surface where grass and trees now exist, drainage has been reviewed by the City Engineer and exceeds the code requirement

The warehouses will be one story on the perimeter and the center building will be two stories. Cross section elevations of the buildings are included in the packet. All lighting will be angled toward the center of the site so that no direct light will cross the property lines. All of the buildings will have 6/12 pitch roofs. The front building as well as all of the other buildings is proposed to have a split-faced block and brick facade, and a shingled roof. The garage doors will be a gray color compatible to the block color. A decorative metal fence will provide the needed security. This fence, which looks like wrought iron, will be placed at the rear of the property and the front of the property, and connect with the buildings to form a continuous barrier. Masonry piers will be used on all sides to connect the fencing.

At the second hearing, staff attempted to highlight the difference in site intensity between the proposed miniwarehouse land use and residential development which would conform to RS3.5 building coverage requirements. This development would have building coverage that is 8% higher than the maximum allowed in the RS3.5 zoning district. The RS 3.5 zone allows 35% coverage, while the proposed plan calls for 43% coverage. Staff considered requiring the building coverage to be reduced to residential standards. This consideration was predicated on concern over drainage impacts to the Jackson Creek watershed. Drainage in this area is a sensitive issue. Properties downstream from this site have periodically suffered flooding problems. It is critical that stormwater rates be detained to meet if not exceed code requirements. As part of the Rogers Farm PUD request (Case #PUD-3-96) the petitioners were required to exceed stormwater detention requirements. With this PUD request, concern has again been raised about downstream flooding. The City Engineer has reviewed and confirmed that the stormwater drainage calculations meet and, in fact, exceed code requirements. With this information, staff is satisfied that the owners downstream of this project will not suffer negative drainage impacts from this development as it has been proposed.

Neighborhood compatibility was also a concern. Neighboring property owners

FAILED

from the Bittner Woods community to the south are extremely concerned for the safety of their neighborhood. Traffic impacts to the area, crime, and the use in general were all cited as issues. In terms of traffic, the miniwarehouse use generates fewer trips per day than both single family and multifamily land uses. For example, the Institute of Transportation Engineers (ITE) manual states that, given a tract of this size, single family detached housing would generate an average of 134 trips per day on a typical weekday. Multifamily housing, according to ITE, would generate an average of 81 trips per day. Miniwarehouse use, by contrast, would generate an average of 56 trips per day. All American Storage (the petitioner) anticipates that their proposed development will generate 24 trips per day. Although it is correct to assume that there will be some seasonal traffic peaks corresponding to the beginning and end of the school year, both daily traffic volumes and, most importantly, peak hour traffic volumes are significantly lower than residential uses.

Concern was also expressed over the number of trucks which may be using this proposed development. Both staff and the petitioner observe that most of the daily traffic usage in miniwarehouse developments is car and van oriented. Truck traffic, specifically self-hauling vehicles, are used predominately on a seasonal basis. As a result, staff is not overly concerned about the proximity of trucks to neighborhood vehicle usage and bus service.

In terms of road safety and the sight distance at the project entrance to Moores Pike, staff required the petitioner to compile a sight distance study to address whether there was both adequate stopping sight distance and intersection sight distance. Both aspects of the study show that AASHTO standards have been safely exceeded for this project.

Crime was another issue raised by the Bittner Woods neighborhood. Concern was expressed that non-neighborhood traffic would be introduced into the area. Staff is comfortable with the notion that the miniwarehouse use will actually serve the immediately adjacent apartment complexes that were recently approved in the area. The miniwarehouse use will be more neighborhood serving than regional in nature. Staff also notes that the petitioners are equally concerned about crime and security near their facility. To that end, they are proposing decorative security fencing, interior lighting, and an on-site manager.

Land use compatibility was also cited as an issue with the neighbors. Staff does not view this PUD request as opening the area to additional non-residential development. This property is an infill parcel located between high density residential and commercial uses. The proposed use will generate less traffic than residential, will be quieter than traditional multifamily housing, and will be designed to look non-industrial in character. Staff views the miniwarehouse use as an appropriate transitional land use.

FAILED

The petitioners have submitted a sign proposal which includes one ground sign measuring 16 square feet per side (refer to the diagram in the packet). This is a wood sign which will have ground lighting. The ground sign is the only signage proposed. Staff feels this signage proposal is appropriate to the site and location.

FAILED

PUD-33-97 American Storage, LLC
3209 E. Moores Pike
Request to rezone approximately 2.22 acres from RS3.5/PRO6 to PUD, preliminary plan approval for a mini-storage facility, and final plan delegation to staff for review and approval.

***Ken Demlow moved approval of PUD-33-97 based on the written findings as outlined in the staff report and the following conditions as revised:

1. The allowed use for this PUD is limited to miniwarehouses only.

2. When the existing street trees along Moores Pike die or must be removed, the petitioner (or current owner) shall replace these trees with large deciduous shade trees.

3. Twelve (12) to fifteen (15) foot tall evergreen trees shall be placed along both the east, west, and north sides of the property. The number and placement of these trees shall be determined by staff at final plan stage.

4. At final plan approval, the distance between storage buildings shall be reviewed by both building and fire departments to verify code compliance.

5. At final plan stage, the turning radii of the interior drives shall be reviewed and approved by the city engineer.

6. A decorative metal fence which looks like wrought iron fencing shall be placed at both the rear and front of the property. This fence shall connect with the buildings to form a continuous barrier. Masonry piers shall be used to connect the fencing. Barbed wire of any style shall not be utilized on this site.

7. The approved sign package for this petition is limited to one wooden ground sign which measures 16 square feet per side. The sign will have ground lighting.

8. The architecture of the miniwarehouses shall be implemented as depicted by the petitioner's elevations and as described in this final staff report.

9. Right-of-way dedication of 40 feet from the center line of Moores Pike is required.

Milan Pece seconded. Motion approved 7:1. (Bill Sturbaum voted no.)

FAILED

BLOOMINGTON PLAN COMMISSION
FINAL STAFF REPORT
LOCATION: 3209 E. Moores Pike

CASE NO.: PUD-33-97
DATE: September 29, 1997

PETITIONER: Name: American Storage, LLC
Address: 1720 N. Kinser Pike

COUNSEL: Name: Bynum Fanyo & Assoc., Inc.
Address: 528 N. Walnut St.

REQUEST: The petitioners are requesting a rezone of approximately 2.22 acres from RS3.5/PRO6 to PUD, preliminary plan approval, and delegation of the final plan review/approval to staff.

BACKGROUND: This is the third hearing on this request for rezone and PUD approval for miniwarehouses in an RS3.5/PRO6 zoning district. The case was continued from the September 8, 1997 Plan Commission hearing in order to allow staff and the petitioner an opportunity to resolve outstanding issues. These issues included the intensity of land use, project aesthetics, neighborhood compatibility, and drainage. This 2.22 acre parcel (2.06 acres after right-of-way dedication), currently zoned RS3.5/PRO6, is located on the north side of Moores Pike, directly west of the Kerasotes Theater complex. There is a small white house on the parcel at this time. The home would be razed to make room for the new construction. There are several very large trees on this rolling yard. A few of the trees at the front of the property are slated for preservation. No karst features are noted. Because the general area is sensitive to flooding, great care will be required to ensure that detention and stormwater run-off are controlled and sufficient to provide protection to neighboring properties. Most of this site will become impervious surface where grass and trees now exist.

The warehouses will be one story on the perimeter and the center building will be two stories. Cross section elevations of the buildings are included in the packet. All lighting will be angled toward the center of the site so that no direct light will cross the property lines. The front building is proposed to have a split-faced block and brick facade and shingled roof. The other buildings are proposed to have split-faced block on all sides and a shingled roof. A decorative metal fence will provide the needed security. The plan submitted is schematic, but fairly detailed. Turning movements for trucks are being reviewed by the City Engineer.

ISSUES:

Summary of Issues from the Second Hearing:

Land Use Intensity: At the second hearing, staff attempted to highlight the difference in site intensity between the proposed miniwarehouse land use and residential

FAILED

development which would conform to RS3.5 building coverage requirements. This development would have building coverage that is 8% higher than the maximum allowed in the RS3.5 zoning district. At the time of second hearing, staff considered requiring the building coverage to be reduced to residential standards. This consideration was predicated on concern over drainage impacts to the Jackson Creek watershed. The City Engineer has reviewed and confirmed that the stormwater drainage calculations meet and in fact exceed code reuirements. With this information, staff is satisfied that the owners downstream of this project will not suffer negative drainage impacts from this development.

Project Aesthetics: At the second hearing, concern was raised over the architectural quality of the development. Specifically, the front building along Moores Pike featured a 12/12 pitched roof. Staff and petitioner felt that this roof pitch was excessively steep and detracted from the look of the project. The petitioner has submitted elevations which now show the roof line with a 6/12 pitch. This is satisfactory to staff.

The other area of architectural concern was the east wall elevation which faces the recently approved Red Bud Retirement Community. The petitioner's original design showed monolithic building elevation comprised of two structures. Roof lines were at the same horizontal plane. Staff was uncomfortable with the unbroken view of this building facade. As a result, the petitioner's revised elevations now show four individual buildings, with inset walls and broken roof lines. This is a significant visual improvement, making the aesthetic design more appealing. In addition, the petitioners are willing to exceed landscaping code requirements by planting 12-15 foot tall evergreens along the east and west property lines. This is a significant landscaping commitment; the typical height requirement for evergreen trees is 6 feet.

Neighborhood Compatibility: Neighboring property owners from the Bittner Woods community to the south are extremely concerned for the safety of their neighborhood. Traffic impacts to the area, crime, and the use in general were all cited as issues. In terms of traffic, the miniwarehouse use generates fewer trips per day than both single family and multifamily land uses. For example, the Institute of Transportation Engineers (ITE) manual states that single family detached housing generates an average of 134 trips per day on a typical weekday. Multifamily housing, according to ITE, generates an average of 81 trips per day. Miniwarehouse use, by contrast, generates an average of 56 trips per day. All American Storage (the petitioner) anticipates that their proposed development will generate 24 trips per day. Although it is correct to assume that there will be some seasonal traffic peaks corresponding to the beginning and end of the school year, both daily traffic volumes and, most importantly, peak hour traffic volumes are significantly lower than residential uses.

Concern was also expressed over the number of trucks which may be using this proposed development. Both staff and the petitioner observe that most of the daily traffic usage in miniwarehouse developments is car and van oriented. Truck traffic,

FAILED

specifically self-hauling vehicles, are used predominately on a seasonal basis. As a result, staff is not overly concerned about the proximity of trucks to neighborhood vehicle usage and bus service.

Another concern raised by the neighborhood was the sight distance at the project entrance to Moores Pike. Specifically, individuals were concerned that westbound traffic on Moores Pike would not have adequate time to react to vehicles exiting the miniwarehouse site. Staff required the petitioner to compile a sight distance study to address whether there was both adequate stopping sight distance and intersection sight distance. Both aspects of the study show that AASHTO standards have been safely exceeded for this project.

Crime was another issue raised by the Bittner Woods neighborhood. Concern was expressed that non-neighborhood traffic would be introduced into the area. Staff is comfortable with the notion that the miniwarehouse use will actually serve the immediately adjacent apartment complexes that were recently approved in the area. The miniwarehouse use will be more neighborhood serving than regional in nature. Staff also notes that the petitioners are equally concerned about crime and security near their facility. To that end, they are proposing decorative security fencing, interior lighting, and an on-site manager.

Land use compatibility was also cited as an issue with the neighbors. Staff does not view this PUD request as opening the area to additional non-residential development. This property is an infill parcel located between high density residential and commercial uses. The proposed use will generate less traffic than residential, will be quieter than traditional multifamily housing, and will be designed to look non-industrial in character. Staff views the miniwarehouse use as a logical transitional land use.

Drainage: Drainage in this area is a sensitive issue. Properties downstream from this site have periodically suffered flooding problems. It is critical that stormwater rates be detained to meet if not exceed code requirements. As part of the Rogers Farm PUD request (Case #PUD-3-96) the petitioners were required to exceed stormwater detention requirements. With this PUD request, concern has again been raised about downstream flooding. Since this proposed land use has a greater percentage of building coverage than typical residential development, staff is requiring detention that exceeds code standards. The City Engineer has verified that the drainage detention meets and exceeds the code requirements.

Summary of Issues from the First Hearing:

Landscaping and Tree Preservation: *At the previous hearing, the Plan Commission expressed a desire to see more of the landscaping placed on the east side of the property. To that end, the petitioner has placed shrubs between the trees on the east side along the property line. The landscaping between the Kerasotes Theater complex and Moores Pike, located on the west property line, is in need of additional buffering. At least six evergreen trees would need to be*

FAILED

placed in this area to help buffer the ends of the storage buildings. Concern was also expressed about the health of the street trees that are to be preserved. These are older more mature trees that have been topped and pruned over the years. Although staff and the petitioner have worked hard to design adequate landscaping, the intensity of this proposed warehouse use requires a higher level of buffering than is feasible given the intensity of the requested use on this particular site.

Truck Turning Radius: *Concern was raised as to the turning ability of trucks around the buildings at the north end of the site. To correct this problem, the center buildings which were placed approximately 12 feet apart were pulled to six feet apart. In addition, the building to the north was reduced approximately five feet in length. These center structures are two story in height. If this project is approved, the distance between the buildings will have to be reviewed by the building codes department for fire safety concerns.*

Stormwater detention: *Since the first hearing, the stormwater detention areas have been revised slightly to hold more run-off. The calculations have been submitted to the City Engineer for review. Given this site design's high percentage of impervious surface and the frequent flooding problems in this area, drainage calculations should be conservative to ensure offsite impacts do not occur.*

Architectural Compatibility: *The petitioners have submitted a revised front elevation for the building facing Moores Pike. The revised plan shows a 12/12 pitched roof and two dormers. The remaining buildings on the site are proposed to have 5/12 pitched roofs using the same shingles as the front building (gray in color). Gutters and down spouts (gray in color) will be placed on the buildings to direct the flow of roof water. The front elevation has also been revised to show larger windows which are more appropriate to an "office" type building. Soldier courses of red brick will give a natural accent to the architecture and will be placed on all sides of the buildings. All walls of the buildings will be constructed of gray split-faced block and gray garage doors. The east elevation is still a concern to staff. Windows to break up the monolithic look of the building or false dormers with windows would greatly soften the solid wall appearance of the east side which will be viewed from a residential complex. The petitioner has expressed concern over the possibility of vandalism and broken windows. Staff is still concerned, however, with the compatibility of the southern, eastern and northern facades with adjacent residential uses.*

Signage: *The petitioners have submitted a sign proposal which includes one ground sign measuring 16 square feet per side (refer to the diagram in the packet). This is a wood sign which will have ground lighting. The ground sign is the only signage proposed. Staff feels this signage proposal is appropriate to the site and location.*

Site intensity: *This is a very intense proposed use, both in terms of impervious surface and total square footage of warehouse space. This overall intensity may be too great to provide an adequate transition between commercial and residential uses. While staff recognizes that this proposed use is less intense in terms of traffic trips generated with the use, the intensity of building coverage and impervious surface is much greater than a residential use. This intensity may also be an issue for drainage, as well.*

FAILED

Building Coverage	*RS3.5*	*Proposed*
	35%max.	*43%*

First Hearing Report:

Growth Policies Plan Compliance: *The Growth Policies Plan designates this area 'medium density residential'. This 2.22 acre site is surrounded by Kerasotes Theaters to the west, single family residential to the south, the future Red Bud residential retirement care facility to the east, and the multifamily Capstone University Commons development to the north. Although multifamily could be developed on this parcel, the petitioner and staff agree that a quiet miniwarehouse facility would be a better transition use for this parcel. Single family homes would not be a good transitional use for this parcel. Traffic and noise impacts would be substantially lower with the miniwarehouse use. The site does not meet the minimum parcel size of three acres. Per 20.05.09.03 the Plan Commission may recommend and the Common Council may approve variance from the minimum parcel size if any of the criteria are met. This particular parcel is an infill parcel located between developing properties. There is no opportunity to gain additional acreage. The purpose of the project is to create a use which is a good transition between the CA (Kerasotes Theaters) and the PUD (multifamily and retirement community), and to minimize traffic on Moores Pike and College Mall Road. Miniwarehouse uses are quiet, low traffic generators. The zoning designation of PUD will allow the planning staff to assist in helping create a development which will fit into the neighborhood both in compatible use and architecture.*

Signage: *No sign package has been submitted. Staff is concerned with the visual quality of this project and recommends a condition that no pole signs be allowed, no signage be placed on the walls or fences of the development, and that any signage be approved by the Plan Commission. This approval could be made at final plan stage.*

Street Trees: *One additional street tree will be planted on Moores Pike. Three existing trees along Moores Pile will be preserved and used for the street tree requirement.*

Tree Preservation: *This parcel has several very large trees on the front portion of the property and also toward the rear of the property. Four of the large trees near the front of the property are proposed to be removed. In addition, all of the trees toward the rear of the property are proposed to be removed. By count, 36 large trees currently reside on this parcel. Eleven trees are slated to be preserved. While not all of the trees are in excellent health, there may be a possibility for preservation of a few more trees to be preserved in a group. This would entail a reduction in the number of warehouse units and requires further thought.*

Architecture: *Given the proximity of residential units to this site, staff will place a strong emphasis on architectural design when reviewing the final site plan. The buildings will be a combination of a grey split-faced block and grey brick with accent red brick running horizontally midway up the facade and at the eave line. The roof will be a gabled shingled roof in a dark grey color (a minimum pitch of 5/12 will be requested by staff). False windows will be placed along the front of the building facing Moores Pike to create the appearance of an office building and also to add relief to the architecture. Staff will also request false windows along the eastern facades, given the close proximity of multistory residential buildings to the east. The windows in the drawing appear to be placed at ground level and quite small. The garage doors*

FAILED

and trim should match the grey color to give a quieter look to the facility. Red doors are shown on the submitted drawing. Staff requires complete elevations in order to make a final assessment, including to two story buildings. Staff is concerned that the face of the development on Moores Pike be a professional office. One possibility is to eliminate the front warehouse and create a larger open "green space" for detention and landscaping.

Sidewalks: *Concrete sidewalks five feet wide will be constructed to connect with the retirement walk to the east and the Kerasotes sidewalk to the west.*

Right-of-way: *Right-of-way (40 feet from the centerline) will be dedicated on Moores Pike. This will allow for road improvements and widening in the future.*

Access and Street Connections: *One drivecut is proposed off Moores Pike. This drivecut is in the same location as the existing single family home drivecut. The cut is proposed to be 24 feet in width and will have an accel/decel taper to facilitate traffic movements on Moores Pike. All driving surfaces will be covered with an asphalt surface.*

Utilities: *Water and sewer will be extended to serve the office portion of the site. Lighting will be provided in each storage unit. Security lighting will be provided by placing wall mounted units on the interior portion of the complex. No lights will be placed on the perimeter walls. Light will not shine off of the property.*

Fencing: *A decorative metal fence which looks like wrought iron fencing will be placed at the rear of the property and the front of the property, and connect with the buildings to form a continuous barrier for added security. Masonry piers will be used on all sides to connect the fencing. Please refer to the petitioner's letter for details.*

Drainage: *The site is currently developed with a small single family home. The site will be virtually covered with an impervious surface creating need for adequate drainage in this sensitive drainage area. Drainage calculations are under review in the City Engineering Department.*

Karst Features: *No karst features were identified on the site.*

RECOMMENDATION: Staff recommends approval of this petition with the following conditions:

1) The allowed use for this PUD is limited to miniwarehouses only.

2) When the existing street trees along Moores Pike die or must be removed, the petitioner (or current owner) shall replace these trees with large deciduous shade trees.

3) Twelve (12) to fifteen (15) foot tall evergreen trees shall be placed along both the east and west sides of the property. The number and placement of these trees shall

FAILED

be determined by staff at final plan stage.

4) At final plan approval, the distance between storage buildings shall be reviewed by both building and fire departments to verify code compliance.

5) At final plan stage, the turning radii of the interior drives shall be reviewed and approved by the City Engineer.

6) The final plan for this project shall be heard by the Plan Commission. At this final plan hearing, a lighting plan that utilizes interior lighting only shall be submitted.

7) A decorative metal fence which looks like wrought iron fencing shall be placed at both the rear and front of the property. This fence shall connect with the buildings to form a continuous barrier. Masonry piers shall be used to connect the fencing. Barbed wire of any style shall not be utilized on this site.

8) The approved sign package for this petition is limited to one wooden ground sign which measures 16 square feet per side. The sign will have ground lighting.

9) The architecture of the miniwarehouses shall be implemented as depicted by the petitioner's elevations and as described in this final staff report.

10) Right-of-way dedication of 40 feet from the centerline of Moores Pike is required.

FAILED

MEMORANDUM

TO: Don Hastings

FROM: M. Figg, K. Komisarcik, M. Litwin, D. Rollo, M. Wedekind

LIAISON: M.E. Gray

DATE: September 29, 1997

SUBJECT: PUD-33-97, American Storage, LLC, 3209 E. Moores Pike
Request for rezone from RS3.5/PRO6 to PUD and preliminary plan approval for a mini-storage facility

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The Planning Subcommittee of the Environmental Commission has reviewed this petition and has no comments on this proposal.

FAILED

BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

July 3, 1997

Planning Department
City of Bloomington
401 N. Morton St.
Bloomington, Indiana 47404

RE: Petitioner's Statement for East Moores Pike Property PUD

Dear Plan Commission Members,

Our client, American Storage, LLC, respectfully requests Preliminary Plan Approval with waiver of a second hearing for a proposed Planned Unit Development for the Moores Pike Property located at 3209 East Moores Pike. Our client also requests that Final Plan Review be delegated to the Planning Staff. The property is zoned RS 3.5/PRO 6, and is proposed for development of mini-storage facility. While the land is currently zoned for residential use, its juxtaposition between the Showplace Cinemas and the new Red Bud Retirement Residence allows the property to be better suited for a non-residential land use

The Moores Pike Property

This tract of land consists of 2.22 acres of rolling land with an existing home and one out-building. The property has approximately 175' of frontage on Moores Pike, which serves as the only point of access to the property. A large drainage swale bisects the property and terminates into a bowl-shape on the west property line. The proposed grade of the site will closely follow the existing topography. However, the nature of the development will reroute the natural drainage swale on the east property line into subgrade pipe drainage that will terminate into the natural bowl-shape on the west property line where existing overland drainage will proceed from

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Petitioner's Statement

528 NORTH WALNUT STREET BLOOMINGTON, INDIANA 47404

FAILED

there. Vegetative character of the site is poor to average. In the middle of the property is a small grove of large trees with no significant species and the appearance of the trees is poor. At the front of the property is another grove of large trees in fair condition including trees that flank the house. The remainder of the property is grassy meadow with scrubby brush along fence rows.

Growth Policies Plan Compliance

As mentioned, the property is zoned RS 3.5/PRO6 as is the parcel to the south consisting of single family homes. The property adjacent to the west is an approved PUD which is the Showplace Cinemas. The adjacent property to the east consists of an approved PUD parcel where Red Bud Retirement Residence is being constructed with an approved density of 10 units per acre. The parcel to the north is zoned CA and consists of the intense commercial development of Jackson Creek Shopping Center. The Growth Policies Plan prescribes 'Medium Density Residential' for this area which allows for densities of 7 to 12 units per acre and requests that "strong attention should be given to site constraints and to maximizing the compatibility with adjacent activities and land uses." The proposed project will more appropriately fit the context of the adjacent parcels. While most surely, this project will produce less traffic on Moores Pike (hence less traffic in the heavily trafficked College Mall area), than the traffic that would be produced by an allowable high density residential use on this parcel. Any site constraints that are encountered are topographical in nature. The project responds by stepping the buildings in response to the change in elevation across the site and allows the built site to more adequately respond to the natural swale.

The Proposed Project

Under the RS 3.5/PRO6 zone, the proposed project is requesting a change of zone to PUD in order to provide a more appropriate land use given the context of this parcel. The project consists of seven separate buildings providing 55,500 square feet of storage space and related office space. The buildings will provide attractive one story facades of natural materials to Moores Pike. The proposed project will dedicate 40' of ROW to Moores Pike as designated by the Thoroughfare Plan. Sidewalks and street trees will be provided in the public ROW. In addition, a number of the existing trees along the frontage will be preserved as well as new landscape provided to meet the zoning ordinance. The project will have decorative metal fencing at the building openings along the perimeter. The front and rear of the property will be fenced with decorative metal fencing and masonry piers. Together with the landscape, the fencing will provide aesthetic buffering and security.

FAILED

We have included with our packet a list of review considerations as specified in Section 20.05.09.08(A) for review of a Planned Unit Development in which specific questions regarding the content of the project are answered. Please feel free to contact us with any questions you may have regarding this request.

Very truly yours,

BYNUM FANYO & ASSOCIATES, INC.

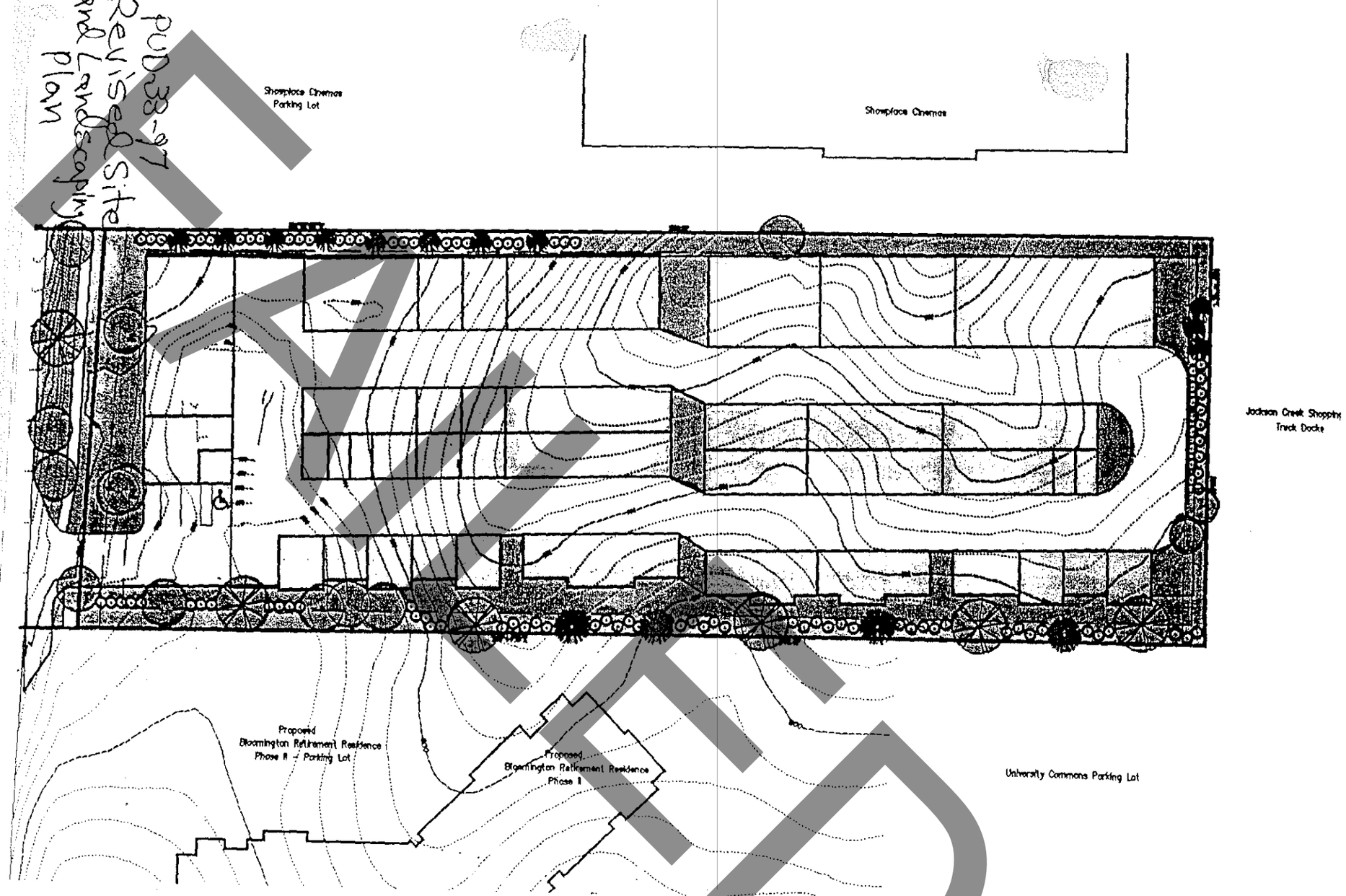
Amy M. Blackketter

Amy M. Blackketter

xc: BFA File #409723

FAILED

PUD33-97
Revised Site
and Landscaping
plan



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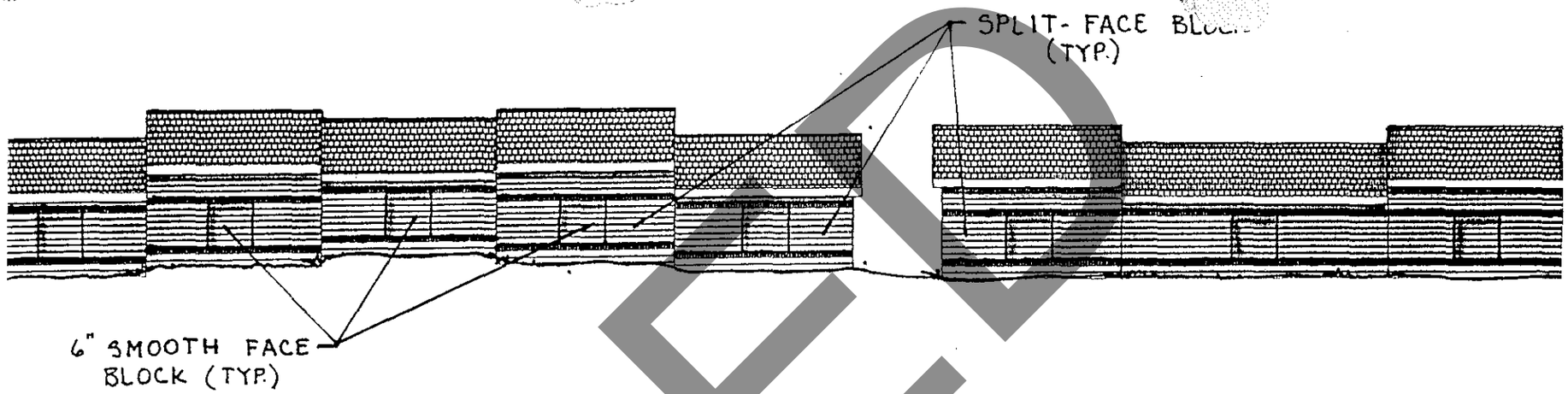
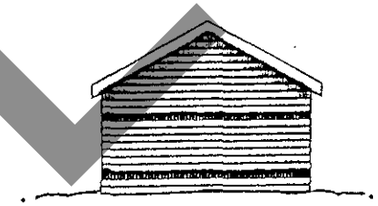
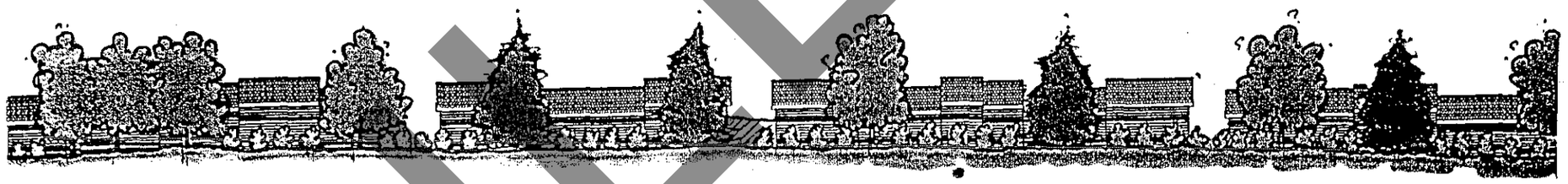


East Elevation of Property



North/South Elevation of East Bldg.

FAILED



East Elevation of Property

[WITH LANDSCAPING]

FAILED

FREE STANDING MAIN ENTRY SIGNAGE

- STONE TO MATCH BLDG. · LIMESTONE CAPS
- FLAT BKRD SIGN WITH CUT-OUT LTRS. · TWO SIDES
- POSSIBLE GOLD-LEAF CARVED "A" & UNDERLINE
- COLORS DK. BLUE / MAROON / WARM GRAYS
- POSITIONED TO FIT CODE

BLOOMINGTON DESIGN INC
6767 EAST STATE ROAD 46
BLOOMINGTON, INDIANA 47401

012/332-2033 & FAX

FAILED