

# CITY OF BLOOMINGTON



July 16, 2025 @ 2:00 p.m.  
Kelly Conference Room #155 and Zoom

Virtual Link:

<https://bloomington.zoom.us/j/88225451589?pwd=SkQxQmQvTnBXc202M0ZPano1eW9rdz09>

Meeting ID: 882 2545 1589  
Passcode: 897298

**CITY OF BLOOMINGTON**  
**HEARING OFFICER (Hybrid Meeting)**  
**July 16, 2025 at 2:00 p.m.**

**City Hall, 401 N. Morton Street**  
**Kelly Conference Room #155**

❖Virtual Link:  
<https://bton.in/xRLRA>

**Meeting ID: 882 2545 1589**

**Passcode: 897298**

**Petition Map: <https://bton.in/G6BiA>**

**APPROVAL OF MINUTES:**

January 15, 2025  
 March 12, 2025  
 April 23, 2025

**PETITIONS:**

CU-25-25 / ZR2025-06-077

**Apostolic Church of Jesus Christ**

1100 E. Miller Drive

Parcel: 53-08-09-108-017.000-009

Request: Conditional Use approval for a "Place of Worship" to facilitate expansion of a church in the Residential Medium Lot (R2) zoning. Case Manager: Joe Patterson

CU-27-25/ ZR2025-06-0079

**Everywhere Signs (Lids)**

512 E. Kirkwood Avenue

Parcel: 53-05-33-405-074.000-005

Request: Conditional Use approval to allow a Standardized Business in the University Village Downtown Character Overlay of the Mixed Use Downtown (MD-UV) zoning district.  
Case Manager: David Brantez

CU-28-25/ ZR2025-06-0080

**City Church for All Nations**

803 S. Madison Street

Parcel: 53-08-05-100-145.000-009

Request: Conditional Use approval for a "Place of Worship" to facilitate placement of a church in the Residential High-Density Multifamily (RH) zoning district. Case Manager: Joe Patterson

**Hearing Officer**

| <b>Member</b> | <b>Appointed By</b> | <b>Term</b>             |
|---------------|---------------------|-------------------------|
| Ryan Robling  | Plan Commission     | 01/01/2025 – 01/01/2026 |

The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible for some individuals. If you encounter difficulties accessing material in this packet, please contact **Melissa Hirtzel** at [hirtzelm@bloomington.in.gov](mailto:hirtzelm@bloomington.in.gov) and provide your name, contact information, and a link to or description of the document or web page you are having problems with.

**Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812-349-3429 or E-mail [human.rights@bloomington.in.gov](mailto:human.rights@bloomington.in.gov).**

**BLOOMINGTON HEARING OFFICER**  
**STAFF REPORT**  
**Location: 1100 E Miller Dr**

**CASE #: CU-25-25 / ZR2025-06-0077**  
**DATE: July 16, 2025**

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**PETITIONER:** Apostolic Church of Jesus Christ (Mickey Smith)  
 1100 E Miller Dr  
 Bloomington, IN

**OWNER:** Apostolic Church of Jesus Christ  
 1100 E Miller Dr  
 Bloomington, IN

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**REQUEST:** Conditional Use approval for a "Place of Worship" to facilitate expansion of a church in the Residential Medium Lot (R2) zoning district.

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**REPORT:** This 1.82 acre property is located at the southeast corner of East Miller Drive and South Olive Street and is zoned Residential Medium Lot (R2). Adjacent properties are also zoned R2 and contain single family residential dwellings and a daycare. There is one lot to the east, located at 1240 East Miller Drive that is zoned Mixed-Use Neighborhood Scale (MN). There are also multi-family dwelling units further south along South Covey Lane in the Residential Multifamily (RM) zoning district. The overall petition site extends south along South Olive Street and east to South Highland Avenue and contains an existing church building, multiple parking areas, and two existing single-family residences. There are two existing single-family residences at 1807 and 1809 South Olive Street that will be removed for the proposed project. There are no known regulated environmental features on the site.

The property has been developed with an approximately 4,500 square foot church and associated surface parking areas. The parking areas are accessed by one drivecut on Miller Dr. and one drive cut on Highland Ave. The petitioner is proposing to construct an approximately 14,000 square foot expansion to the south side of the church for a multipurpose gymnasium, offices and meeting rooms, and storage space for the church. Since the proposed addition to the building expands the gross floor area by more than 10%, this proposal also requires the site to come into compliance with the Limited Compliance standards of Section 20.06.090(f)(2)(B). This includes new landscaping throughout the property, installation of bike racks, and construction of pedestrian facilities with street trees along the property frontages. Those improvements will be reviewed with a subsequent minor site plan approval. The parking lots will ultimately result in a total of 41 parking spaces, which does not exceed the maximum allowed 43 spaces per the established 175 assembly seats in the sanctuary. Per the accessibility standards of Americans with Disabilities Act (ADA), the parking area for the nonresidential use must include at least two van accessible parking spaces based on the total 41 spaces provided. From the proposed configuration of the parking area, a bicycle parking area shall be provided with a minimum six bicycle parking spaces. The bicycle parking area is proposed at the entrance to the existing historical church building at the corner of Olive Street and Miller Drive.

The church's plans for expansion allow the historic elements of the existing church building to remain while incorporating a new structure that incorporates varying architectural elements and provides an additional gathering space and amenity space for the surrounding community with the multipurpose gymnasium and various offices for Staff and outreach programs. It furthermore provides new and refurbished sidewalks for pedestrian connectivity and landscaping to promote

connection with the natural elements as well as provide some buffering aspect to the use. The parking lots will be updated to meet UDO requirements.

The church held a neighborhood meeting on site the evening of June 25 in which approximately 50 people were in attendance. The church discussed its history and presence in the neighborhood, its vision for future growth (including building plans and outreach programs and community support), and reviewed the expansion project development plans in more detail. An opportunity for attendees to review printed schematics and ask questions followed. The primary concerns related to light intensity of any planned fixtures, the existing mature trees along Olive Street being removed for the sidewalk installation, and traffic generation/control. Each concern seemed to be appropriately addressed and assuaged by the church's responses. Additional trees and landscaping are to be planted per their landscaping plan. No large-scale lighting was proposed and any lighting must meet the UDO requirements. Only a small number of exterior lights near entrances are being proposed. The parking and traffic are controlled in a manner that there would be no vehicular traffic on Olive Street as entrances to the parking areas are on Highland Avenue and Miller Drive. Pedestrian access to the site and buildings are provided along all three frontages.

The UDO allows the use "Place of Worship" only as a conditional use within this zoning district. To allow the church to expand the footprint of the building, the petitioners are requesting conditional use approval for the use "Place of Worship" as presented

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## CRITERIA AND FINDINGS FOR CONDITIONAL USE PERMIT

### 20.06.040(d)(6) Approval Criteria

**(B) General Compliance Criteria:** All petitions shall be subject to review and pursuant to the following criteria and shall only be approved if they comply with these criteria.

- i. *Compliance with this UDO*
- ii. *Compliance with other applicable regulations*
- iii. *Compliance with Utility, Service, and Improvement Standards*
- iv. *Compliance with prior approvals*

**PROPOSED FINDING:** The petition complies with the UDO, including the underlying R2 zoning district. As such, the proposed building meets the R2 District Dimensional Standards including the maximum 40' height for primary structures, the maximum 40% impervious surface coverage, and all setback requirements. A landscaping plan provides for a landscape buffer and fencing between the "Place of Worship" use and adjacent dwelling unit uses. The existing and proposed church buildings are to utilize existing utilities and services and shall comply with utility, service, and improvement standards. The proposed changes to the parking areas will satisfy requirements set in the UDO. There are no other applicable regulations and no prior approvals for this site that relate to the request in this petition.

### **(C) Additional Criteria Applicable to Conditional Uses**

- i. *Consistency with Comprehensive Plan and Other Applicable Plans*  
*The proposed use and development shall be consistent with and shall not interfere with the achievement of the goals and objectives of the Comprehensive Plan and any other applicable adopted plans and policies.*

**PROPOSED FINDING:** This proposal is consistent with the goals of the Comprehensive Plan for facilitating religious assembly within Neighborhood Residential. A church building has been



present at this site for many decades and the uses of the planned expansion allow for continued and expanded services for the surrounding community and its residents. The Comprehensive Plan section regarding land use intent for the Neighborhood Residential area (page 87) states that other land use activities, including places of religious assembly, can be appropriate within this area. In regards to building massing, the Comprehensive Plan states that buildings are no more than three, but most often two stories or less and have natural or landscaped front, side, and rear yards. The architectural building styles vary greatly within and between neighborhoods and/or subdivisions for this district. The wide range of architectural styles is a characteristic that should be maintained for this district. Public streets, sidewalks, and other facilities provide good access to other uses within the district, to area parks and schools, and to adjacent districts. The Comprehensive Plan also provides additional land development policy guidance criteria per the Land Use Development Approvals section (Page 88), “Optimize street, bicycle, and pedestrian connectivity to adjacent neighborhoods...” and “Create neighborhood focal points, gateways, and centers. These could include such elements as a...neighborhood-serving land use. These should convey a welcoming and open-to-the-general-public environment...” Additional guidance criteria include “Ensure that appropriate linkages to neighborhood destinations are provided...” and “Respect historic and environmental assets through site design, transportation networks, and architectural design strategies.”

- ii. *Provides Adequate Public Services and Facilities*  
*Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, streets, potable water, sewer, stormwater management structures, schools, public safety, fire protection, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.*

**PROPOSED FINDING:** Adequate public service capacity exists. The church expansion plans to utilize existing water connections from the homes to be demolished as part of this project. The existing water main and pressure are sufficient to meet the sprinkling requirements of the project. Sewer capacity is sufficient to meet demands of the expansion. The expansion will install new, and refurbish existing, sidewalks which will improve pedestrian connectivity. Any changes to utility service will be reviewed and approved by the City of Bloomington Utilities Department, no problems with providing utility service to the addition have been identified.

- iii. *Minimizes or Mitigate Adverse Impacts*
  1. *The proposed use and development shall not result in the excessive destruction, loss or damage of any natural, scenic, or historic feature of significant importance.*
  2. *The proposed development shall not cause significant adverse impacts on surrounding properties nor create a nuisance by reason of noise, smoke, odors, vibrations, or objectionable lights.*
  3. *The hours of operation, outside lighting, and trash and waste collection shall not pose a hazard, hardship, or nuisance to the neighborhood.*
  4. *The petitioner shall make a good-faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in the pre-submittal neighborhood meeting for the specific proposal, if such a meeting is required.*

**PROPOSED FINDING:** There are no known regulated environmental features on the site. Although the church is listed as a Contributing structure, the proposed addition will not trigger Demolition Delay. No nuisance regarding noise, smoke, odors, vibrations, lighting, or hours of operation is found. Notable concerns from residents and attendees regarding lighting, parking, and disturbed natural features were discussed at a pre-submittal neighborhood meeting and appeared to be addressed satisfactorily.

iv. *Rational Phasing Plan*

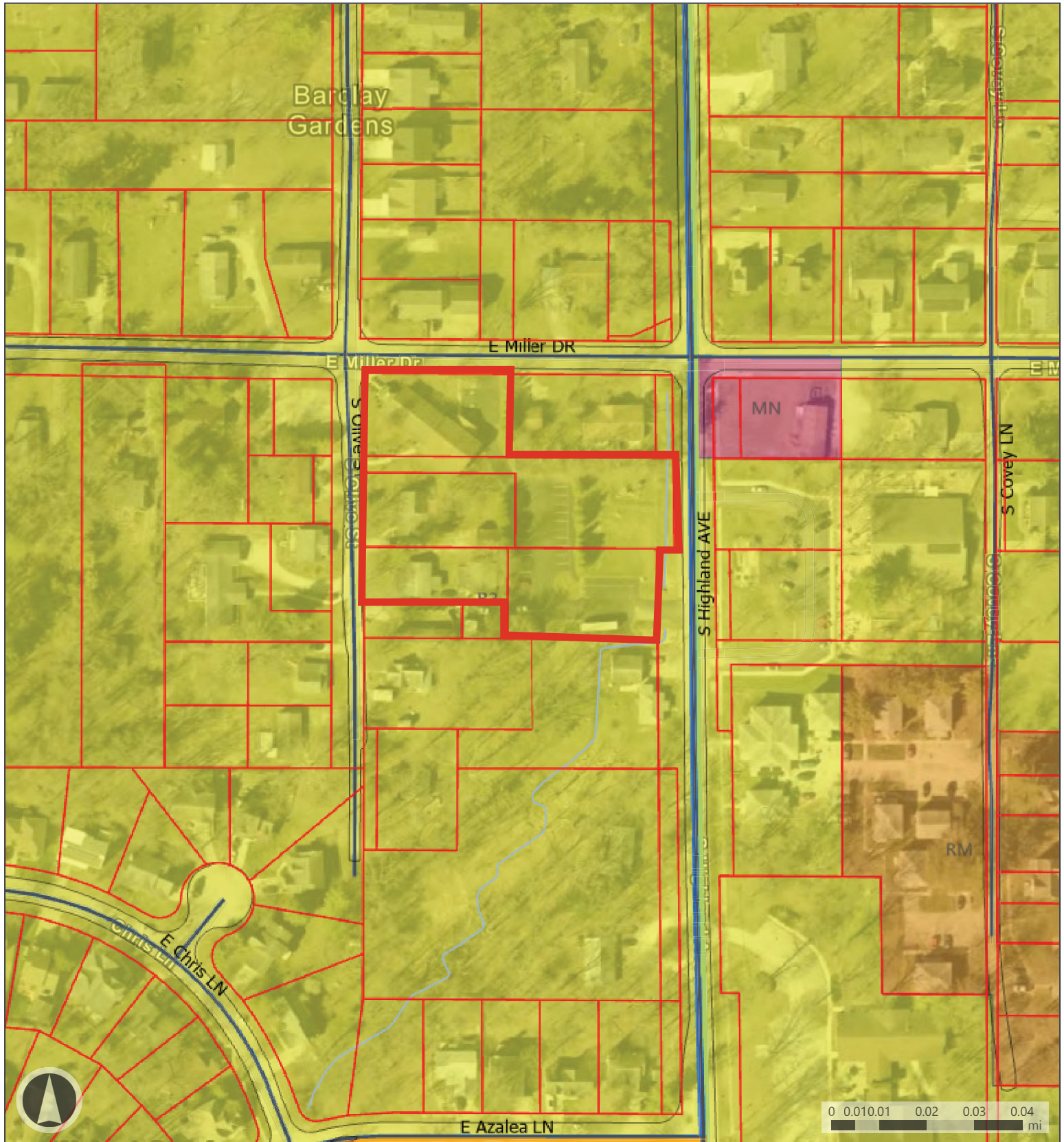
*If the petition involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required to comply with the project's cumulative development to date and shall not depend upon subsequent phases for those improvements.*

**PROPOSED FINDING:** There is no phasing plan for this proposal.

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**RECOMMENDATION:** Based upon the report and written findings of fact above, the Department recommends that the Hearing Officer adopt the proposed findings and approve CU-25-25 / ZR2025-06-0077 with the following conditions:

1. A Staff level Minor Site Plan and a Site Development Permit are required prior to any land disturbing activity.
2. Unless otherwise approved by the Planning and Transportation Director, a compliant sidewalk and tree plot are required along Highland Avenue.
3. This approval is valid for the petition as submitted and approved. Any future construction or work must meet all UDO requirements.



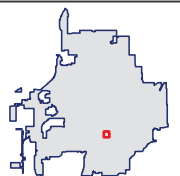
**Map Legend**

- Parcels
- Pavement
- Current

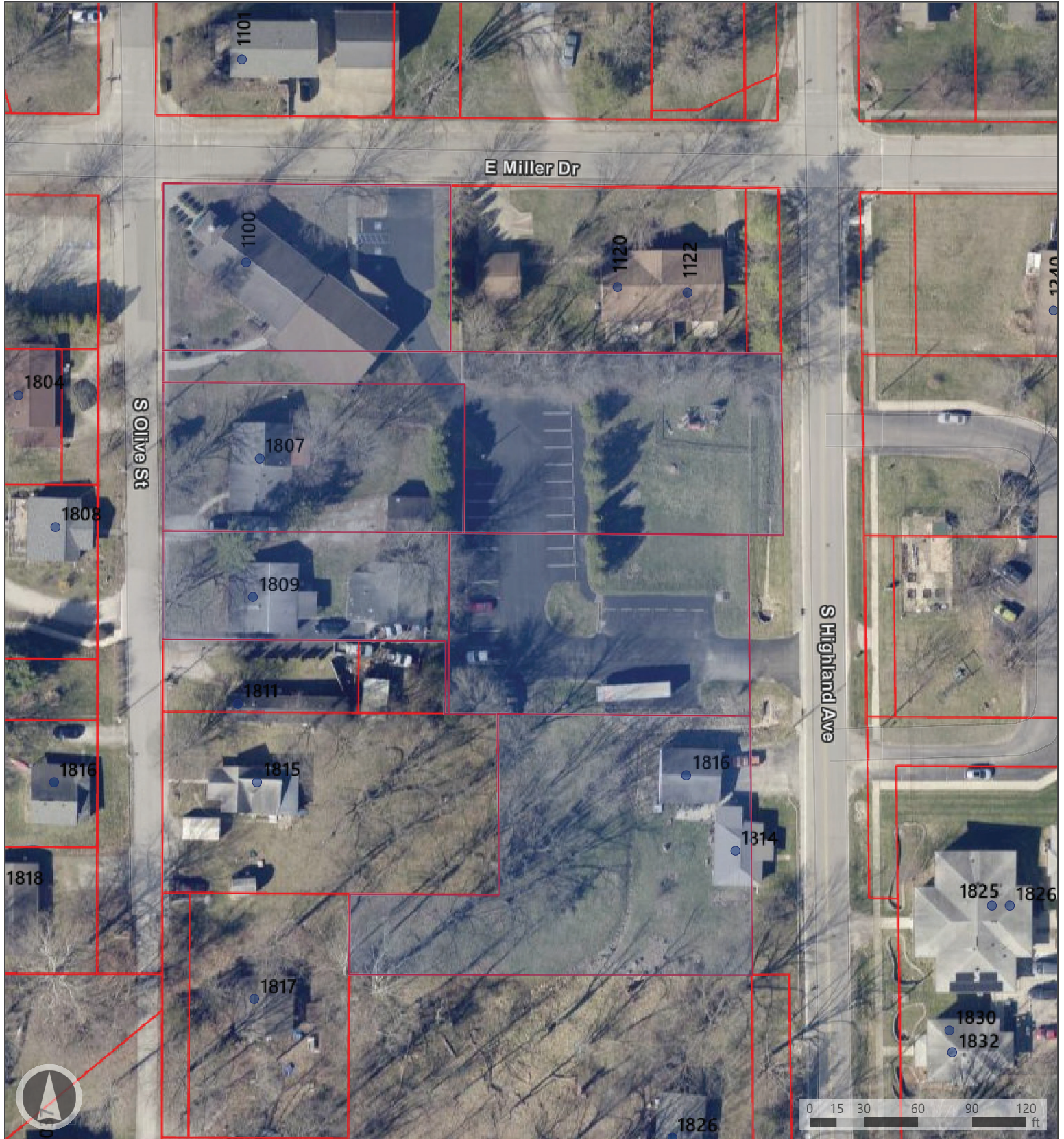
- City Maintained Streets
- Neighborhood Connector
- Neighborhood Residential

- Secondary Collector
- Waterlines

- Bloomington Municipal
- Mixed-Use
- Residential Medium Lot

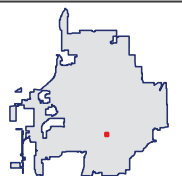






## Map Legend

- Addresses
- Parcels
- Other
- Bloomington Municipal Boundary





BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE  
CIVIL ENGINEERING  
PLANNING

June 18<sup>th</sup>, 2025

City of Bloomington Hearing Officer  
City of Bloomington Planning Department  
401 N. Morton Street  
Bloomington, Indiana 47404

RE: Apostolic Church of Jesus Christ Expansion  
Minor Site Plan Approval Petitioner's Statement

City of Bloomington Hearing Officer or To Whom It May Concern:

Our client, the Apostolic Church of Jesus Christ led by Pastor Mickey Smith, respectfully requests a 'place of worship' conditional use be granted for this development designed to mixed-use institutional (MI) zoning standards, although the site is located in a medium-lot residential (R2) zone.

**Project Narrative:**

The proposed development at 1100 East Miller Drive consists of expanding the existing building across two parcels now under the church's ownership. The new church expansion will include administrative offices, a fellowship hall, a full-size gymnasium, meeting rooms, counseling rooms, and storage areas. These additions are designed to support ministry operations, community outreach, and church activities. The space will provide areas for administration, gatherings, recreation, teaching, pastoral care, and organized storage to meet the growing needs of the church and its mission.

The expansion will increase the footprint of the building by 8,500 square feet (271%), the gross floor area of the complete proposed structure is 11600 square feet. The nature of this development meets criteria for a limited compliance, minor site plan review by the City of Bloomington's development ordinance. Drainage, ADA parking, and landscaping improvements are being proposed as required by these limited compliance standards. The proposed site contains 41 parking spaces including two ADA spaces. This value is less than the 43 spaces per 175 assembly seats allowed by the Bloomington UDO. Stormwater will be routed to and treated by the existing detention facility in the east of the site.

Sincerely,  
Bynum Fanyo & Associates, Inc.

Drew Schrand, Project Engineer

Copy: BFA File #402410

528 NORTH WALNUT STREET  
812-332-8030

BLOOMINGTON, INDIANA 47404  
FAX 812-339-2990



APOSTOLIC CHURCH  
PROJECT NO. 402410

# PROPOSED: APOSTOLIC CHURCH OF JESUS CHRIST

1100 EAST MILLER DRIVE  
BLOOMINGTON, IN 47401

## UTILITY CONTACT INFORMATION

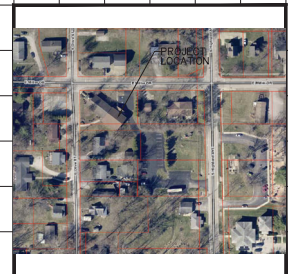
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|---|---|---|
| <b>GAS</b><br>VETREN<br>205 S. MILLER DR.<br>BLOOMINGTON, IN 47401<br>DOUG ANDERSON (317)332-4029 | <b>SEWER AND WATER</b><br>CITY OF BLOOMINGTON UTILITIES<br>400 E. MILLER DR.<br>BLOOMINGTON, IN 47402<br>NANCY KATZ (317)332-3889 | <b>ELECTRIC</b><br>DAVE ENERGY<br>100 N. KENTUCKY ROAD<br>VINCENNES, INDIANA 46065<br>JIM SHIELDS (317)332-3071 |
| <b>TELEPHONE</b><br>FBI<br>P.O. BOX 56<br>BLOOMINGTON, IN 47402<br>MIKEY HIGGINS (317)332-4521    | <b>CABLE TELEVISION</b><br>COMCAST<br>3405 SOUTH ANDERSON STREET<br>BLOOMINGTON, IN 47404<br>DUSTY THOMPSON (317)332-7822         | <b>UNDERGROUND UTILITY LOCATION</b><br>INDIANA UNDERGROUND<br>PLANT PROTECTION<br>1-(800)882-1544               |



BYNUM FANYO & ASSOCIATES, INC.  
528 North Walnut Street  
Bloomington, Indiana 47404 (812) 332-8030

## SHEET INDEX

| SHEET NO. | SHEET NO.                       |
|-----------|---------------------------------|
| C101      | GENERAL NOTES & LEGENDS         |
| C201      | DEMOLITION PLAN                 |
| C301      | SITE IMPROVEMENT & UTILITY PLAN |
| C401      | GRADING & DRAINAGE PLAN         |
| C501      | LANDSCAPE PLAN                  |
| C601-C602 | MISCELLANEOUS DETAILS           |



VICINITY/LOCATION MAP  
SCALE: 1"=2000'



DIAL '811' BEFORE YOU DIG  
PER INDIANA STATE LAW IC8-1-28  
IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE  
UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS  
BEFORE COMMENCING WORK.

architecture  
civil engineering  
planning

OWNER/DEVELOPER:  
APOSTOLIC CHURCH  
(PASTOR MICKEY SMITH)  
1100 E. MILLER DR.  
BLOOMINGTON, IN 47401

THE CURRENT EDITION OF THE INDIANA DEPARTMENT OF  
TRANSPORTATION, MANUAL ON UNIFORM TRAFFIC CONTROL  
DEVICES & CITY OF BLOOMINGTON UTILITIES STANDARD  
SPECIFICATIONS IS TO BE USED WITH THESE PLANS

Certified By:

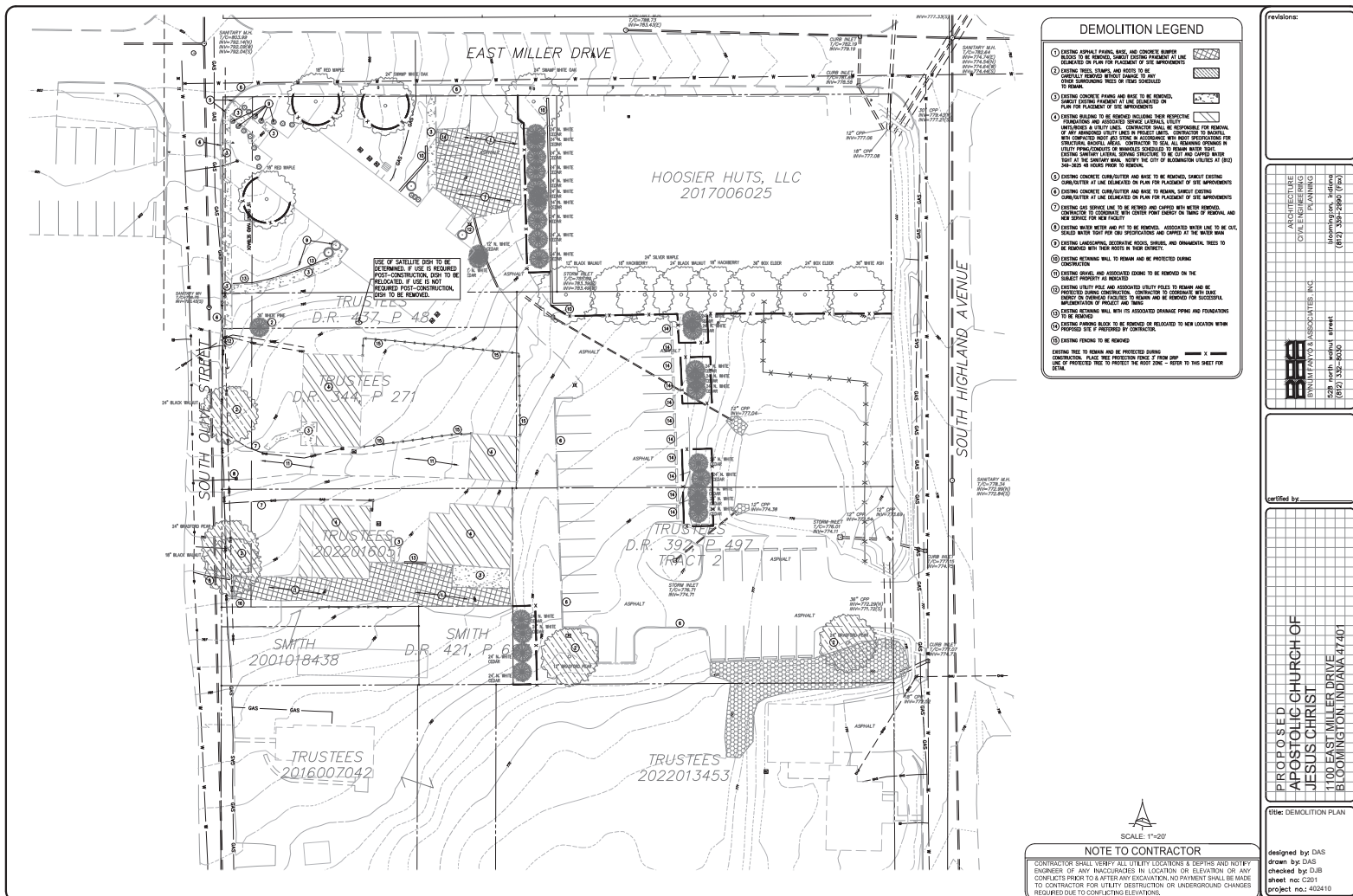
JEFFREY S. FANYO, P.E.  
IND. REG. NO. 18283

Revisions

APOSTOLIC CHURCH  
PROJECT NO. 402410







- 1 PROPOSED **REINFORCING PIERCE** - REFER TO DETAIL.  
 2 PROPOSED **STANCHION GIRD** - REFER TO DETAIL.  
 3 PROPOSED **CORNER BRACE** - REFER TO DETAIL.  
 4 PROPOSED **CHAM TRANSITION, L** LENGTH FROM  $4''$  TO  $6''$  CORN IS  
 5 PROPOSED **WELDED W/IRONS** - REFER TO STRUCTURAL/ARCHITECTURAL  
 6 PLANS FOR MORE INFORMATION.  
 7 PROPOSED **ROOF PAVEMENT** - REFER TO DETAIL.  
 8 PROPOSED **PAVEMENT PAVING** - SEE W/IRONS - REFER TO DETAIL.  
 9 PROPOSED **CORNER PAVING RUMBLE STRIPS** - REFER TO DETAIL.  
 10 SURFACE W/IN THREE (3) CLOSURE STRIP WIDTH, IN  $20-24$  W/IRONS -  
 11 REFER TO W/IRONS/STANCHION DETAIL. IN  $20-24$  W/IRONS -  
 12 REFER TO  $6''$  W/IRONS DETAIL.  
 13 PROPOSED **W/IRONS** - REFER TO DETAIL.  
 14 PROPOSED **W/IRONS** - REFER TO DETAIL.  
 15 ACCESSIBLE **RESERVED PARKING SPACE** - REFER TO DETAIL.  
 16 W/IRONS **ACCESSIBLE SUPERVISOR**, SEE ACCORDING TO NATIONAL AIA  
 17 **ACCESSIBLE** - PAVEMENT DETAIL.  
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 166 **W/IRONS** - REFER TO DETAIL.  
 167 **W/IRONS** - REFER TO DETAIL.  
 168 **W/IRONS** - REFER TO DETAIL.  
 169 **W/IRONS** - REFER TO DETAIL.  
 170 **W/IRONS** - REFER TO DETAIL.  
 171 **W/IRONS**

## UTILITY LEGEND

[illegible]

SEE ARCHITECTURAL DRAWINGS FOR ALL SHOWER AREAS

NOTE: ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BIRMINGHAM UTILITY SPECIFICATIONS.

NOTE: ALL INVERT ELEVATIONS PROVIDED DIRECTLY OUTSIDE THE BUILDINGS WERE GIVEN BY THE PLUMBING CONTRACTOR. CONTRACTOR SHALL COORDINATE WITH "Y" SERIES DRAWINGS FOR FINAL EXTERIOR BUILDING INVERT ELEVATIONS.

NOTE: ALL SITE AND BUILDING INTERNAL FIRE SUPPRESSION SYSTEM COMPONENTS SHALL BE COORDINATED WITH AND APPROVED BY THE CITY OF BIRMINGHAM FIRE INSPECTOR TO CLAMP AT (B2) 304-305 AND THE FIRE SUPPRESSION ENGINEER BEFORE SYSTEM IS CONSTRUCTED OR PARTS ORDERED.

TOTAL PARKING SPACE COUNT: 41  
ADA PARKING SPACES: 2

MAXIMUM PARKING COUNT ALLOWED BY UDO  
STANDARDS:  
175 SEATS IN MAIN ASSEMBLY  
 $175 / 4 = 43$  PARKING SPACES



NOTE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

revisions

**BBB**  
BYNLM FAYO & ASSOCIATES, INC.  
ARCHITECTURE  
CIVIL ENGINEERING  
PLANNING  
Bloomington, Indiana

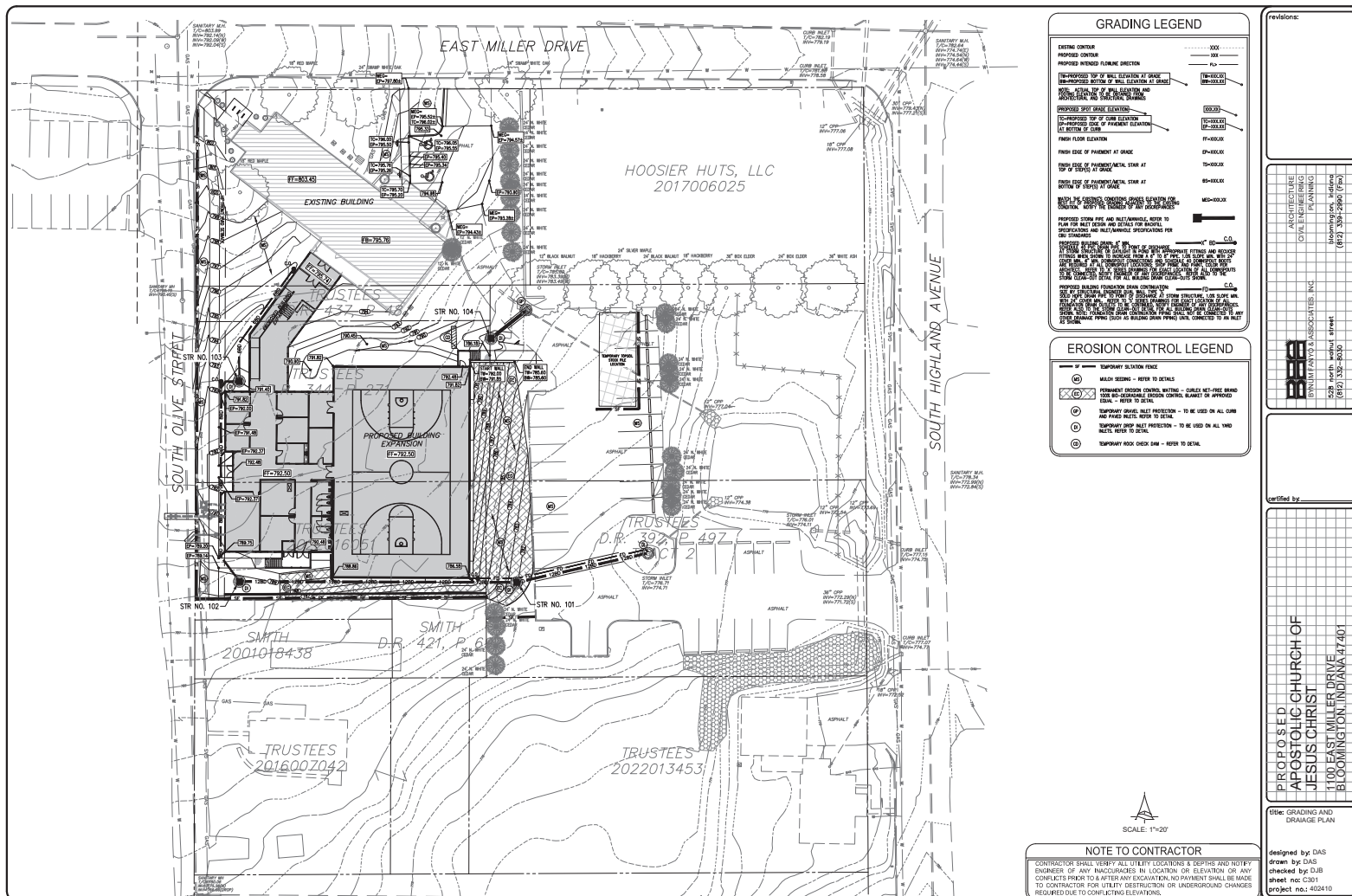
certified by

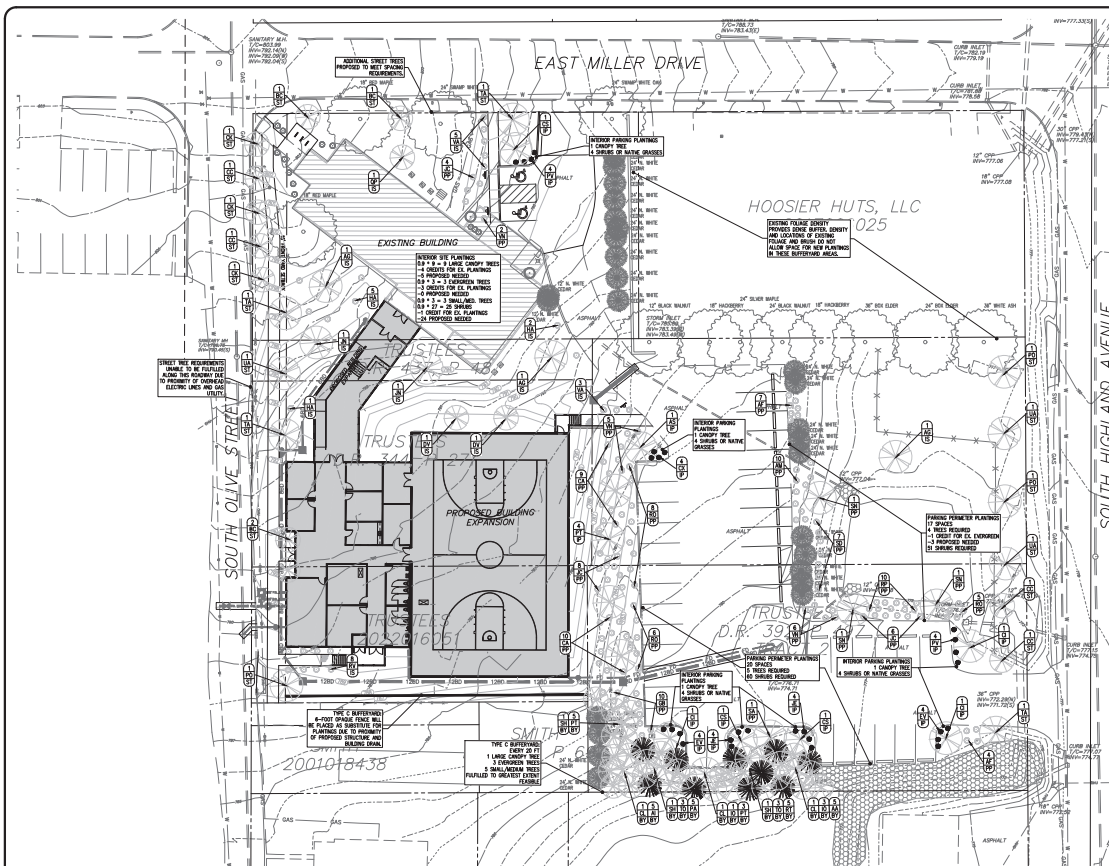
PROPOSED  
CATHOLIC CHURCH OF  
JESUS CHRIST  
1100 EAST MILLER DRIVE

title: SITE IMPROVEMENT  
& UTILITY PLAN

designed by: DAS

drawn by: DAS  
checked by: DJB  
sheet no: C301  
project no: 4024





TOTAL PROJECT AREA: 1.82 AC (79396 SF)  
 TOTAL IMPERVIOUS AREA: 0.90 AC (39328 SF)  
 PERCENT IMPERVIOUS: 49.5%

SITE MEETS MAXIMUM IMPERVIOUS COVERAGE VALUE OF 60% AS REQUIRED BY "M" ZONING STANDARDS.

| PLANT INVENTORY |                         |                  |                        |          |
|-----------------|-------------------------|------------------|------------------------|----------|
| KEY             | INTERNAL NAME           | COMMON NAME      | SIZE & LOCATION        | QUANTITY |
| AS              | ASH NODIFLORUM          | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 1        |
| BS              | BALD CYPRESS            | NORWAY SPRUCE    | 2" CAL. 8' H. SEE PLAN | 2        |
| CS              | CATALPA SPECIOSA        | NORWAY SPRUCE    | 2" CAL. 8' H. SEE PLAN | 3        |
| DS              | DOUGLASS HEMLOCK        | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 4        |
| ES              | ELM ALBO-SPERMATOPHYTES | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 5        |
| FS              | FORSYTHIA               | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 6        |
| GS              | GINKGO BILOBA           | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 7        |
| HS              | HEDERA HELIX            | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 8        |
| IS              | IRIS                    | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 9        |
| JS              | JUNIPER                 | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 10       |
| KS              | KOENIGSECKIA            | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 11       |
| LS              | LARIX                   | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 12       |
| MS              | METAXA                  | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 13       |
| NS              | NORWAY SPRUCE           | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 14       |
| OS              | OSYRIS                  | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 15       |
| PS              | PRUNUS                  | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 16       |
| QS              | QUERCUS                 | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 17       |
| RS              | RYDALSIA                | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 18       |
| SS              | SALIX                   | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 19       |
| TS              | TAXUS                   | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 20       |
| US              | ULMUS                   | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 21       |
| VS              | VIBURNUM                | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 22       |
| WS              | WILLOW                  | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 23       |
| XS              | XANTHOXANTHA            | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 24       |
| YS              | YUCCA                   | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 25       |
| ZS              | ZELKOVA                 | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 26       |
| AS              | ASH NODIFLORUM          | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 27       |
| BS              | BALD CYPRESS            | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 28       |
| CS              | CATALPA SPECIOSA        | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 29       |
| DS              | DOUGLASS HEMLOCK        | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 30       |
| ES              | ELM ALBO-SPERMATOPHYTES | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 31       |
| FS              | FORSYTHIA               | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 32       |
| GS              | GINKGO BILOBA           | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 33       |
| HS              | HEDERA HELIX            | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 34       |
| IS              | IRIS                    | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 35       |
| JS              | JUNIPER                 | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 36       |
| KS              | KOENIGSECKIA            | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 37       |
| LS              | LARIX                   | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 38       |
| MS              | METAXA                  | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 39       |
| NS              | NORWAY SPRUCE           | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 40       |
| OS              | OSYRIS                  | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 41       |
| PS              | PRUNUS                  | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 42       |
| QS              | QUERCUS                 | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 43       |
| RS              | RYDALSIA                | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 44       |
| SS              | SALIX                   | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 45       |
| TS              | TAXUS                   | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 46       |
| US              | ULMUS                   | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 47       |
| VS              | VIBURNUM                | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 48       |
| WS              | WILLOW                  | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 49       |
| XS              | XANTHOXANTHA            | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 50       |
| YS              | YUCCA                   | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 51       |
| ZS              | ZELKOVA                 | DOUGLASS HEMLOCK | 2" CAL. 8' H. SEE PLAN | 52       |

revisions:

ARCHITECTURAL  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE

DESIGNED BY: DAS  
 DRAWN BY: DAS  
 CHECKED BY: DAS  
 SHEET NO: C-001  
 PROJECT NO: 402410

PROPOSED APOSTOLIC CHURCH OF JESUS CHRIST  
 100 EAST MILLER DRIVE  
 BLOOMINGTON, INDIANA 47401

Site: LANDSCAPE PLAN





### NOTES

- The bottom edge of the bedding layer and top of each pipe shall be built up with the bedding material.
- The bedding layer shall be constructed in accordance with the following:
  - For bedding layer 1, the bedding material shall be compacted to a minimum density of 95% of the maximum density of the bedding material.
  - For bedding layer 2, the bedding material shall be compacted to a minimum density of 95% of the maximum density of the bedding material.
  - For bedding layer 3, the bedding material shall be compacted to a minimum density of 95% of the maximum density of the bedding material.
- The bedding layer shall be constructed in accordance with the following:
  - For bedding layer 1, the bedding material shall be compacted to a minimum density of 95% of the maximum density of the bedding material.
  - For bedding layer 2, the bedding material shall be compacted to a minimum density of 95% of the maximum density of the bedding material.
  - For bedding layer 3, the bedding material shall be compacted to a minimum density of 95% of the maximum density of the bedding material.
- The bedding layer shall be constructed in accordance with the following:
  - For bedding layer 1, the bedding material shall be compacted to a minimum density of 95% of the maximum density of the bedding material.
  - For bedding layer 2, the bedding material shall be compacted to a minimum density of 95% of the maximum density of the bedding material.
  - For bedding layer 3, the bedding material shall be compacted to a minimum density of 95% of the maximum density of the bedding material.

### LEGEND

1. Bedding layer 1  
2. Bedding layer 2  
3. Bedding layer 3

### PARALLEL CURB BANK COMPONENT DETAILS

SECTION A-A  
SECTION B-B

Standard Drawing No. 8-204-0000-00

Revised: 10/10/10

Revised: 10/10/10

### PRACTICE 3.17 EROSION CONTROL (BLANKET SURFACE-APPLIED)

#### PURPOSE

1. To provide a permanent, stable, and durable surface for the roadway.

2. To provide a permanent, stable, and durable surface for the roadway.

#### REQUIREMENTS

1. The material shall be a permanent, stable, and durable material.

2. The material shall be a permanent, stable, and durable material.

#### INSTALLATION

1. The material shall be applied in a permanent, stable, and durable manner.

2. The material shall be applied in a permanent, stable, and durable manner.

#### MAINTENANCE

1. The material shall be maintained in a permanent, stable, and durable manner.

2. The material shall be maintained in a permanent, stable, and durable manner.

### PRACTICE 3.61-B GRAVEL CURB INLET PROTECTION

#### REQUIREMENTS

1. The material shall be a permanent, stable, and durable material.

2. The material shall be a permanent, stable, and durable material.

#### INSTALLATION

1. The material shall be applied in a permanent, stable, and durable manner.

2. The material shall be applied in a permanent, stable, and durable manner.

#### MAINTENANCE

1. The material shall be maintained in a permanent, stable, and durable manner.

2. The material shall be maintained in a permanent, stable, and durable manner.

### PRACTICE 3.74 SILT FENCE (SEDIMENT FENCE)

#### PURPOSE

1. To provide a permanent, stable, and durable surface for the roadway.

2. To provide a permanent, stable, and durable surface for the roadway.

#### REQUIREMENTS

1. The material shall be a permanent, stable, and durable material.

2. The material shall be a permanent, stable, and durable material.

#### INSTALLATION

1. The material shall be applied in a permanent, stable, and durable manner.

2. The material shall be applied in a permanent, stable, and durable manner.

#### MAINTENANCE

1. The material shall be maintained in a permanent, stable, and durable manner.

2. The material shall be maintained in a permanent, stable, and durable manner.

### PRACTICE 3.12 PERMANENT SEEDING

#### REQUIREMENTS

1. The material shall be a permanent, stable, and durable material.

2. The material shall be a permanent, stable, and durable material.

#### INSTALLATION

1. The material shall be applied in a permanent, stable, and durable manner.

2. The material shall be applied in a permanent, stable, and durable manner.

#### MAINTENANCE

1. The material shall be maintained in a permanent, stable, and durable manner.

2. The material shall be maintained in a permanent, stable, and durable manner.

### PRACTICE 3.51 Excavated Drop Inlet Protection

#### PURPOSE

1. To provide a permanent, stable, and durable surface for the roadway.

2. To provide a permanent, stable, and durable surface for the roadway.

#### REQUIREMENTS

1. The material shall be a permanent, stable, and durable material.

2. The material shall be a permanent, stable, and durable material.

#### INSTALLATION

1. The material shall be applied in a permanent, stable, and durable manner.

2. The material shall be applied in a permanent, stable, and durable manner.

#### MAINTENANCE

1. The material shall be maintained in a permanent, stable, and durable manner.

2. The material shall be maintained in a permanent, stable, and durable manner.

### PRACTICE 3.25 ROCK CHECK DAM

#### REQUIREMENTS

1. The material shall be a permanent, stable, and durable material.

2. The material shall be a permanent, stable, and durable material.

#### INSTALLATION

1. The material shall be applied in a permanent, stable, and durable manner.

2. The material shall be applied in a permanent, stable, and durable manner.

#### MAINTENANCE

1. The material shall be maintained in a permanent, stable, and durable manner.

2. The material shall be maintained in a permanent, stable, and durable manner.

### PRACTICE 3.26 ROCK CHECK DAM

#### REQUIREMENTS

1. The material shall be a permanent, stable, and durable material.

2. The material shall be a permanent, stable, and durable material.

#### INSTALLATION

1. The material shall be applied in a permanent, stable, and durable manner.

2. The material shall be applied in a permanent, stable, and durable manner.

#### MAINTENANCE

1. The material shall be maintained in a permanent, stable, and durable manner.

2. The material shall be maintained in a permanent, stable, and durable manner.

### PRACTICE 3.74 SILT FENCE (SEDIMENT FENCE)

#### PURPOSE

1. To provide a permanent, stable, and durable surface for the roadway.

2. To provide a permanent, stable, and durable surface for the roadway.

#### REQUIREMENTS

1. The material shall be a permanent, stable, and durable material.

2. The material shall be a permanent, stable, and durable material.

#### INSTALLATION

1. The material shall be applied in a permanent, stable, and durable manner.

2. The material shall be applied in a permanent, stable, and durable manner.

#### MAINTENANCE

1. The material shall be maintained in a permanent, stable, and durable manner.

2. The material shall be maintained in a permanent, stable, and durable manner.

### PRACTICE 3.12 PERMANENT SEEDING

#### REQUIREMENTS

1. The material shall be a permanent, stable, and durable material.

2. The material shall be a permanent, stable, and durable material.

#### INSTALLATION

1. The material shall be applied in a permanent, stable, and durable manner.

2. The material shall be applied in a permanent, stable, and durable manner.

#### MAINTENANCE

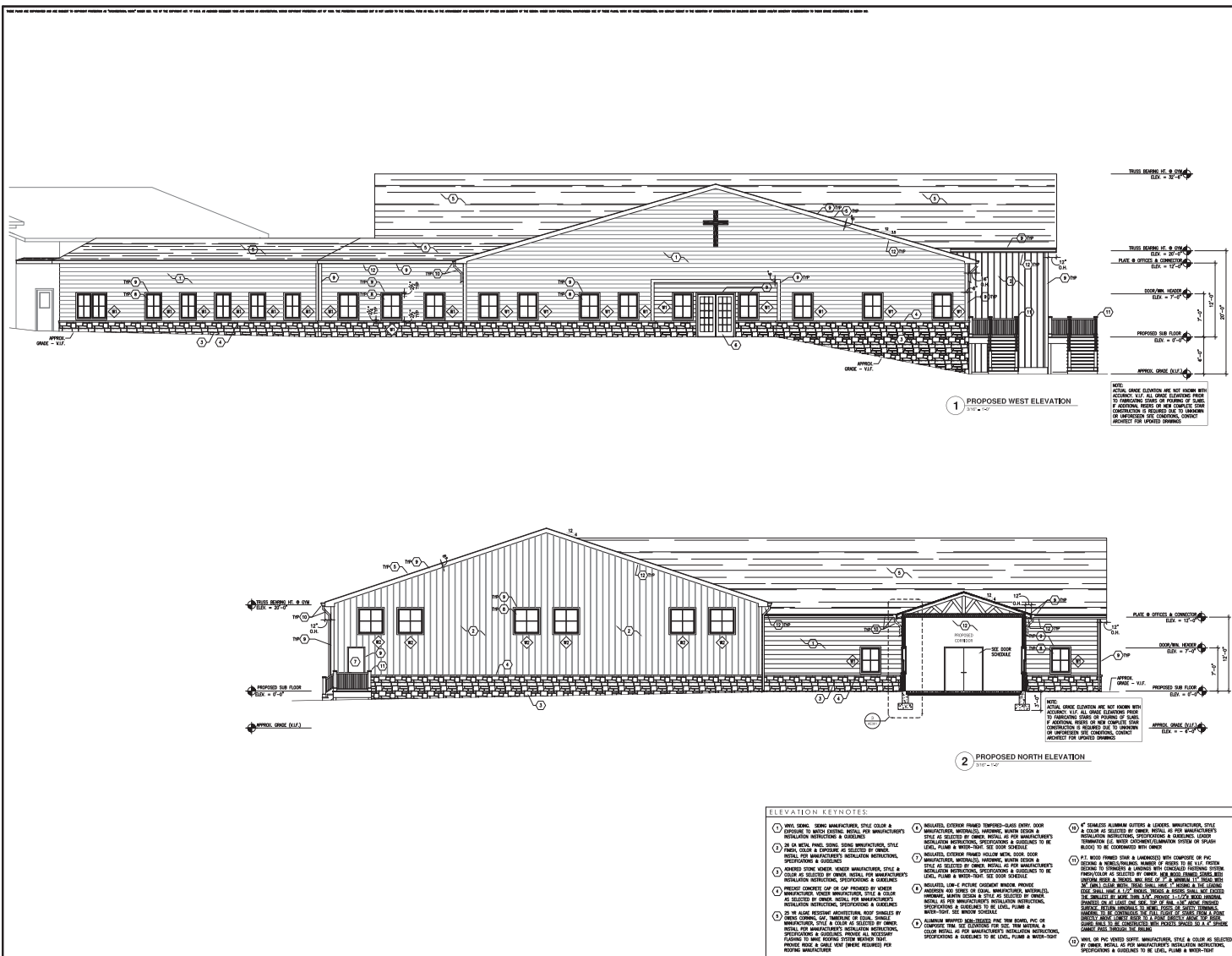
1. The material shall be maintained in a permanent, stable, and durable manner.

2. The material shall be maintained in a permanent, stable, and durable manner.

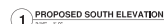
## NOTE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR DEPTH OR ANY CONFLICTS PRIOR TO ANY EXCAVATION OR UNDERGROUND INSTALLATION TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

designed by DAS  
drawn by DAS  
checked by DUB  
sheet no. 0001  
project no. 402410





[illegible]

**BLOOMINGTON HEARING OFFICER**  
**STAFF REPORT**  
**Location: 512 E Kirkwood AVE**

**CASE #: CU-27-25 / ZR2025-06-0079**  
**DATE: July 16, 2025**

---

**PETITIONER:** Nathan Trueblood, Everywhere Signs  
2630 N Walnut ST  
Bloomington, IN

**OWNER:** IU Foundation  
2901 E Discovery Parkway  
Bloomington, IN

---

**REQUEST:** Conditional use approval to allow a standardized business in the Mixed-Use Downtown zoning district within the University Village Downtown Character Overlay of the Mixed Use Downtown (MD-UV) zoning district.

---

**REPORT:** The property is located on the south side of E Kirkwood AVE between N Dunn ST and S Indiana AVE. It is in the University Village downtown character overlay of the Mixed-Use Downtown zoning district (MD-UV). All surrounding properties are zoned Mixed Use Downtown (MD) zoning district and within the University Village (MD-UV) overlay. Surrounding uses are all commercial businesses. The property has been developed with a one-story commercial building that is utilized by Underground Printing as a “retail” use.

The petitioner is proposing to add a new business within the existing building for the company Lids, which is an international apparel chain. Since the new tenant in the building and the proposed signage meets the definition of a standardized business in the City of Bloomington Unified Development Ordinance (UDO), conditional use approval is required. The UDO defines a standardized business as-

Any type of commercial establishment located in the Courthouse Square Downtown Character Overlay or University Village Downtown Character Overlay, that are required by contractual or other arrangement or affiliation to offer or maintain standardized services, merchandise, menus, employee uniforms, trademarks, logos, signs, or exterior design. This use does not include “Office” uses located above the ground floor and any commercial businesses located in such a manner as to be devoid of any building frontage that is visible to a street,

Changes to the building for the new tenant would only involve new awning signage along the front. The proposed sign for Lids will be approximately 8 square feet and feature their logo in white lettering against the red awning, which was a unique design for this location. There will also be a sign for Underground Printing that will be approximately 10 square feet. There is an existing 12 square foot cabinet sign on the west façade that will not be changed. This proposed sign reflects the partnership that Underground Printing has formed to sell Lids products at this location.

The proposed signage is compliant with the dimensional standards for wall signs and awning signs in the Mixed-Use Downtown (MD) district.

---

**STANDARDIZED BUSINESS STANDARDS:** UDO 20.03.010(e)(2) lists the following use specific standards for standardized businesses.

*In the MD-CS and MD-UV character areas a standardized business shall require conditional use permit review in accordance with Section 20.06.050(b) (Conditional Use Permit), and shall comply with the following standards:*

- (A) *The proposed standardized business shall be designed and constructed in a style that visually complements its surroundings, especially the existing buildings on both sides of the same block the business is to be located, as well as the character of the particular overlay district. Visual complementation shall include, but may not be limited to:*
  - i. *Architecture;*
  - ii. *Scale;*
  - iii. *Façade; and*
  - iv. *Signage.*
- (B) *If the use is proposed for a site that contains an existing building of special historical, cultural, or architectural significance, with or without official historic designation, the proposed use shall seek to preserve and reuse as much of the existing building as possible, particularly the building's façade.*
- (C) *Visual complementation may also include interior décor. Elements of interior décor such as displays of public art, photos or memorabilia of Bloomington or Indiana University, may be considered.*

**STAFF COMMENT:** The petition states that the sign has been designed with the E Kirkwood AVE existing architecture and signage colors and materials in mind. The Lids logo will be added to a red awning next to an Underground Printing logo slightly smaller than what was on the last awning of the same size and shape. There are other businesses on the Kirkwood corridor that have red awnings including Bicycle Garage Inc and the Indiana Shop. Red is a common color in the University Village given its proximity and connection to Indiana University. Red is not one of the Lids brand colors, as their signs typically have a black or blue background.

There are many examples of awnings along Kirkwood that this location will continue to complement. This is distinct from a typical Lids location as they commonly use cloud signs and many of their locations are in indoor shopping malls, such as the College Mall in Bloomington. Awning signs are not a standard feature of the Lids brand. The awning sign visually complements the context of existing awnings on E Kirkwood AVE. The red awning sign fits within the architectural theme and color scheme of the overlay district and is distinct from other Lids locations.

This petition meets the criteria for a standardized business, as detailed below in the proposed finding for 20.06.040(d)(6)(B) General Compliance Criteria.

---

## **CRITERIA AND FINDINGS FOR CONDITIONAL USE PERMIT**

### **20.06.040(d)(6) Approval Criteria**

**(B) General Compliance Criteria:** All petitions shall be subject to review and pursuant to the following criteria and shall only be approved if they comply with these criteria.

- i. *Compliance with this UDO*
- ii. *Compliance with other applicable regulations*
- iii. *Compliance with Utility, Service, and Improvement Standards*

iv. *Compliance with prior approvals*

**PROPOSED FINDING:** The petition complies with the UDO, including the criteria for a standardized business. The proposed square footage and placement of the signage is compliant with the signage standards in the Mixed Use Downtown (MD) zoning district which determines it has a maximum of 30 square feet available. The only other applicable regulation would be a right of way encroachment agreement. No approval from CBU is required for this tenant change out. There are no known prior approvals for this site.

**(C) Additional Criteria Applicable to Conditional Uses**

i. *Consistency with Comprehensive Plan and Other Applicable Plans*

*The proposed use and development shall be consistent with and shall not interfere with the achievement of the goals and objectives of the Comprehensive Plan and any other applicable adopted plans and policies.*

**PROPOSED FINDING:** This proposal is in line with the goals of the Comprehensive Plan. The Comprehensive Plan identifies this area as “Downtown.” The Downtown district is meant to be a commercial hub that offers a variety of businesses and uses. The proposed retail use is located near other similar commercial spaces on E Kirkwood AVE and other standardized businesses. The MD-UV district and standardized business criteria ensures that businesses in this district will maintain the character of the district while still allowing for new growth and development.

ii. *Provides Adequate Public Services and Facilities*

*Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, streets, potable water, sewer, stormwater management structures, schools, public safety, fire protection, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.*

**PROPOSED FINDING:** Adequate public service capacity exists. No changes to the building are proposed other than signage.

iii. *Minimizes or Mitigate Adverse Impacts*

1. *The proposed use and development shall not result in the excessive destruction, loss or damage of any natural, scenic, or historic feature of significant importance.*
2. *The proposed development shall not cause significant adverse impacts on surrounding properties nor create a nuisance by reason of noise, smoke, odors, vibrations, or objectionable lights.*
3. *The hours of operation, outside lighting, and trash and waste collection shall not pose a hazard, hardship, or nuisance to the neighborhood.*
4. *The petitioner shall make a good-faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in the pre-submittal neighborhood meeting for the specific proposal, if such a meeting is required.*

**PROPOSED FINDING:** No destruction, loss, or damage of any natural, scenic, or historic features is found. Although the building is designated as a Contributing structure, it is not located within a historic district. No nuisance regarding noise, smoke, odors, vibrations, lighting, or hours of operation is found. The proposed signage will be lit with the existing internal LED

lamps. It will comply with all applicable sign regulations. No pre-submittal neighborhood meeting is required.

iv. *Rational Phasing Plan*

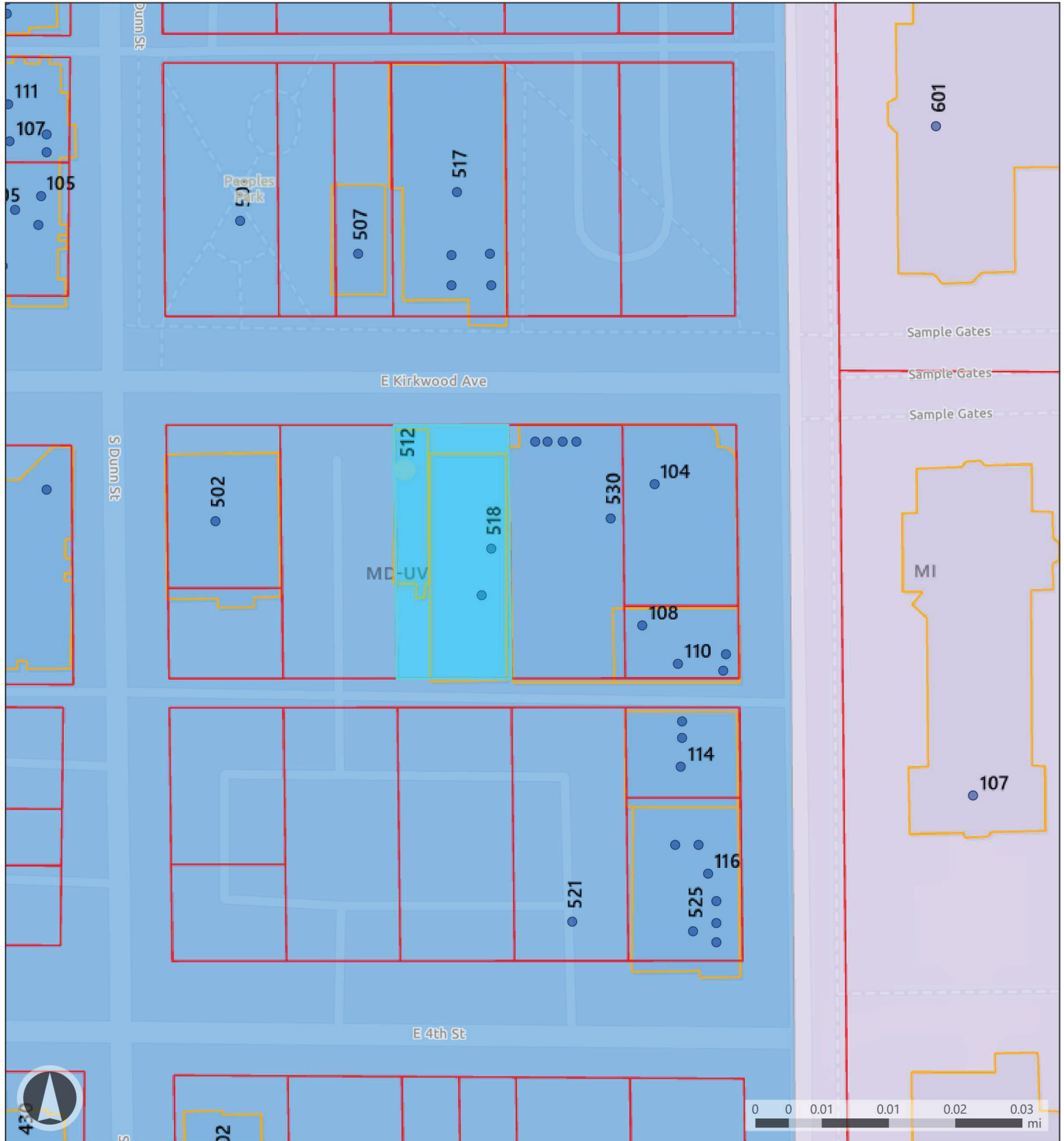
*If the petition involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required to comply with the project's cumulative development to date and shall not depend upon subsequent phases for those improvements.*

**PROPOSED FINDING:** There is no phasing plan for this proposal.

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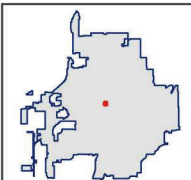
**RECOMMENDATION:** Based upon the report and written findings of fact above, the Department recommends that the Hearing Officer adopt the proposed findings and approve CU-27-25 / USE2025-09-0079 with the following conditions:

1. This conditional use approval is limited to the proposed design and use as a standardized business. No other façade design or use is approved. Minor changes to the façade design, such as refacing of signs or change of sign graphics within the allowed signage area, can be approved as consistent with this conditional use approval, subject to sign standards and other relevant regulations.
2. A sign permit is required, and the design of all exterior signage shall conform to the designs shown in this approval.
3. If required, the petitioner shall obtain an encroachment agreement with the Board of Public Works prior to installation.

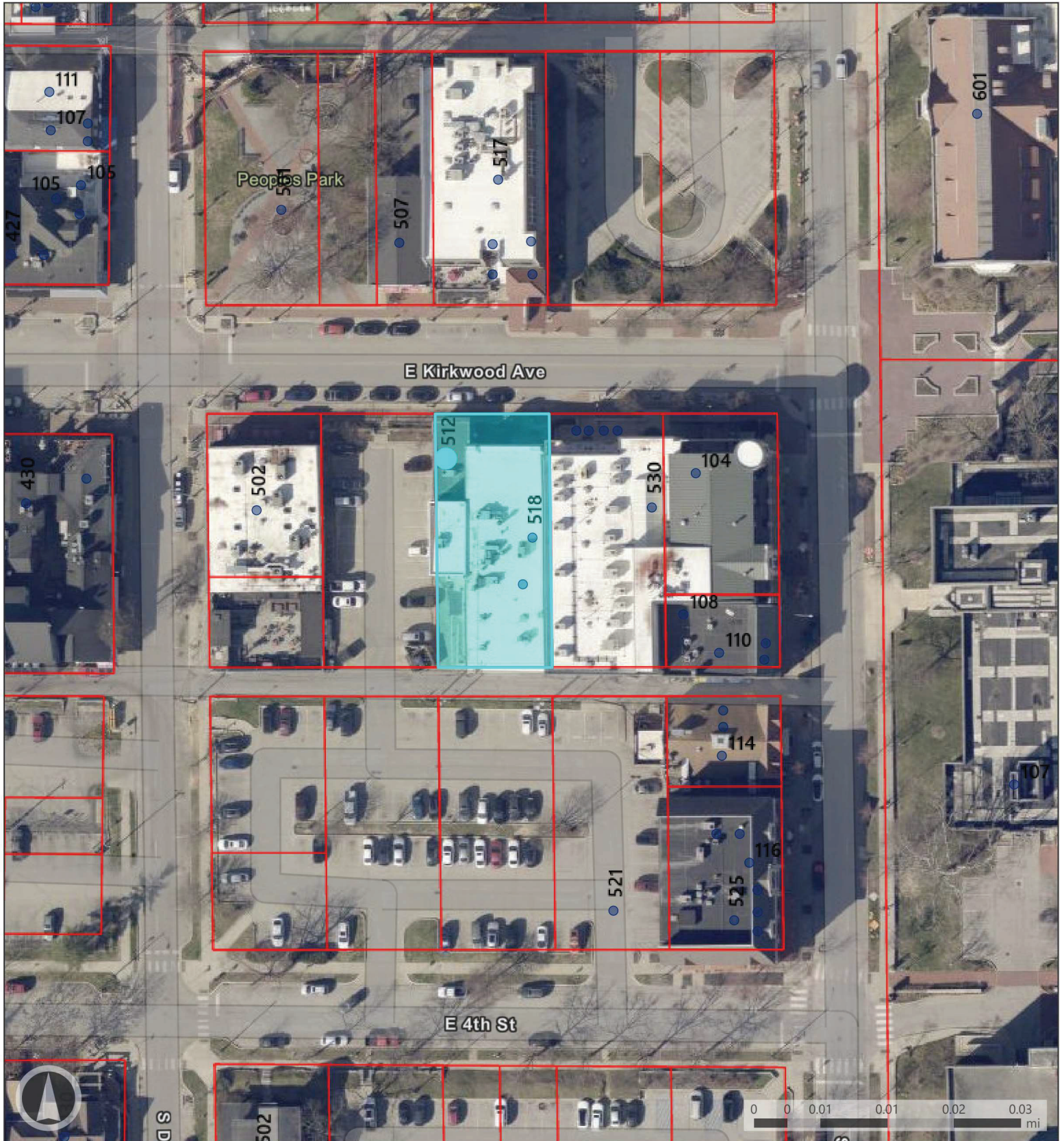


**Map Legend**

- Addresses
- Buildings
- Bloomington Municipal Boundary
- Mixed-Use Downtown University Village
- Parcels
- Mixed-Use Institutional

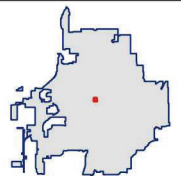






**Map Legend**

- Addresses
- Parcels
- Bloomington Municipal Boundary





Lids Signage Package  
512 E. Kirkwood Avenue  
Bloomington, IN 47408  
Location: 8450

Petitioner's statement:

The proposed signage for Lids at the former Underground Printing location on Kirkwood Avenue has been carefully designed to meet the requirements set forth in §20.05.064 of the Unified Development Ordinance regarding standardized businesses.

While Lids is a nationally recognized brand, the updated awning design reflects a thoughtful adaptation to Bloomington's historic and pedestrian-friendly downtown character. The total signage area remains well within the 30 square foot allowance, with the awning graphic sized at 18 square feet and the existing 2' x 6' illuminated cabinet retained on the adjacent wall.

The color palette and material selection complement surrounding architecture and existing signage along Kirkwood, ensuring the new Lids storefront contributes to the aesthetic continuity of the streetscape. This modest, non-intrusive signage preserves the scale and visual rhythm of the district while providing clear identification for the business in a respectful and appropriate manner.

Nate Trueblood  
Everywhere Signs  
6-12-25

# *Lids*

Project No. 57991

**Lids Signage Package**

512 E. Kirkwood Avenue  
Bloomington, IN 47408  
Location: 8450



SIGNAGE | BRANDED ENVIRONMENTS | MAINTENANCE

LEGEND

A1 (North) Front Elevation - Awning

SIGNAGE CRITERIA

Code:

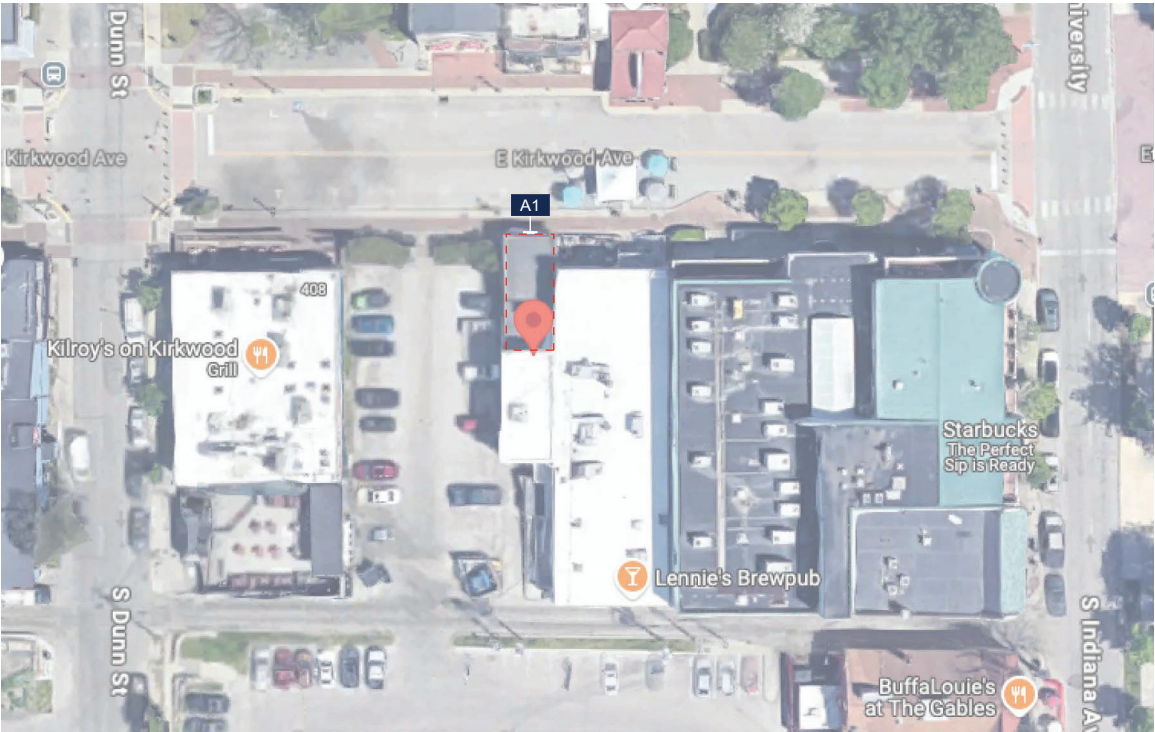
Aggregate Total of building and awnings: NTE 1.5 SF per LF of primary structure facing a street

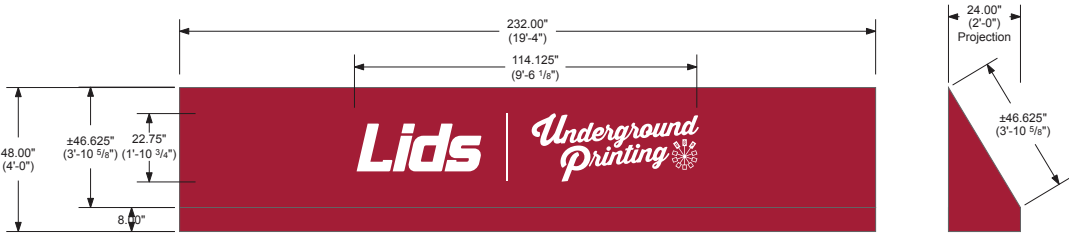
\*If signage is being exchanged like for like and existing dimensions are over code size allowance, the same sized signage can still be used

Landlord restrictions:

N/A

A1 NTE = 18 SF.





SCALE: 3/8" = 12"

|                     |   |  |   |                      |               |   |                         |   |                                 |
|---------------------|---|--|---|----------------------|---------------|---|-------------------------|---|---------------------------------|
| <div>IDENTITI</div> | 2000 Center Drive<br>Suite C411<br>Hoffman Estates, IL 60192<br>Office 847.301.0510<br>identiti.net | W.O. No. 57991<br>Address 512 E. Kirkwood Avenue<br>City, ST Bloomington, IN 47408 | Orig. Draft 02.13.2025<br>Project Mgr. Andrew Moya<br>Designer Liz Morgan | Rev. Art MH          | Color Palette | ■ Awning: to match Crimson PMS 201<br>■ Vinyl: White (heat transfer vinyl)<br>■ N/A | ■ N/A<br>■ N/A<br>■ N/A | Sign Type:<br>Awning Reskin<br>Staple & Stich onto Existing | Signage:<br>A1<br>Awning Reskin |
|                     |   |  |   | Rev. Date 05.15.2025 |               |   |                         |   |                                 |
|                     |   |  |   | Page Rev. 002        |               |   |                         |   |                                 |
|                     |   |  |   |                      |               |   |                         |   |                                 |

THIS SIGN DESIGN IS EXCLUSIVE PROPERTY OF IDENTITI RESOURCES, LTD., AND IS THE RESULT OF THE ORIGINAL AND CREATIVE WORK OF ITS EMPLOYEES. THIS DRAWING IS SUBMITTED TO THE CUSTOMER FOR THE SOLE PURPOSE OF PURCHASE OF THE DESIGN OR SIGNAGE MANUFACTURED TO THIS DESIGN, BY IDENTITI RESOURCES, LTD. DISTRIBUTION TO OR USE OF THIS SIGN DESIGN BY ANYONE OUTSIDE OF THE CUSTOMER'S ORGANIZATION, WITHOUT EXPRESSED, WRITTEN AUTHORIZATION BY IDENTITI RESOURCES, LTD. IS PROHIBITED.



**BLOOMINGTON HEARING OFFICER**  
**STAFF REPORT**  
**Location: 803 S Madison St**

**CASE #: CU-28-25 / ZR2025-06-0080**  
**DATE: July 16, 2025**

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**PETITIONER:** City Church for All Nations (Seth Pate)  
 1200 N Russell Rd  
 Bloomington, IN

**OWNER:** Indiana University Health Bloomington Inc  
 PO Box 1149  
 Bloomington, IN

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**REQUEST:** Conditional Use approval for a "Place of Worship" to facilitate placement of a church in the Residential High-Density Multifamily (RH) zoning district.

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**REPORT:** This 0.25 acre property is located at the north end of South Madison Street, west of South Morton Street and is zoned Residential High-Density Multifamily (RH). Adjacent properties to the north and east are also zoned RH and contain single family residential dwellings, parking areas, and local businesses. The adjacent property to the south is zoned Residential Multifamily (RM) and consists of single family dwellings. The adjacent property to the west consists of a large parking lot and doctor's offices that is zoned Mixed-Use Neighborhood Scale (MN). Other nearby zoning districts include Mixed-Use Downtown Gateway (MD-DG) on the east side of South Morton Street, the B-Line Station Planned Unit Development (PUD) at the southeast corner of South Morton Street and West Dodds Street, Mixed-Use Medium Scale (MM) at the southwest corner of South Morton Street and West Dodds Street, and Residential Small Lot (R3) south of West Dodds Street and west of South Rogers Street at West Dodds Street north to West Wylie Street. These areas contain a variety of businesses, single family dwellings, duplexes, and multifamily dwellings. No known regulated environmental features exist on the site.

The property has been owned by Indiana University Health and operated as a Printing Facility. The site is accessed on the south by the north terminal end of South Madison Street and on the east by a drive that is on South Morton Street. The petitioner is proposing to convert the facility for use as an extension of the City Church for All Nations as a church campus serving the downtown area. The building remodel itself will be primarily interior in nature with the front (west) façade receiving some exterior changes. Since this use will involve a Change in Use, this proposal also requires the site to come into compliance with the Limited Compliance standards of Section 20.06.090(f)(2)(B). This proposal includes revitalizing landscaping throughout the property, installation of bike racks, and some minor removal of impervious surfaces in an attempt to bring the site closer to the 65% maximum impervious surface coverage allowance for RH zoning standards to the maximum extent practicable. Those improvements will be reviewed with a subsequent minor site plan approval. The site has limited parking available but will utilize the parking lot to the west of the site, located at 717 South Rogers Street through a parking agreement with that landowner. Per the accessibility standards of Americans with Disabilities Act (ADA), the limited parking area on site for the nonresidential use must include at least one van accessible parking spaces based on a total of less than 25 spaces provided. From the proposed configuration of the parking area, a bicycle parking area shall be provided with a minimum six bicycle parking spaces.



While not required for this petition, the church attempted to contact the McDoel Gardens Neighborhood Association to discuss their plans but ultimately did not hear back from them. Staff responded to several inquiries relating to the zoning request signage posted on the property and sent via notice through the mail with no major concerns identified.

The UDO allows the use “Place of Worship” only as a conditional use within this zoning district. To allow the church to convert the building for use as a downtown church campus, the petitioners are requesting conditional use approval for the use “Place of Worship” as presented, with a following Change in Use to be applied for and Minor Site Plan for review by Staff.

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## CRITERIA AND FINDINGS FOR CONDITIONAL USE PERMIT

### 20.06.040(d)(6) Approval Criteria

**(B) General Compliance Criteria:** All petitions shall be subject to review and pursuant to the following criteria and shall only be approved if they comply with these criteria.

- i. *Compliance with this UDO*
- ii. *Compliance with other applicable regulations*
- iii. *Compliance with Utility, Service, and Improvement Standards*
- iv. *Compliance with prior approvals*

**PROPOSED FINDING:** The petition complies or brings closer to compliance with the UDO, with the underlying RH zoning district standards. The existing building is to be repurposed and site improvements will bring the site closer to the maximum 65% impervious surface coverage requirements. The existing site layout limits the scope of available landscaping and buffering, however the planned use blends in with the large variety of uses and zoning districts nearby. Some vegetative areas along the south and east facades are planned to be revitalized and improved. There are no other applicable regulations and no prior approvals for this site that relate to the request in this petition.

### **(C) Additional Criteria Applicable to Conditional Uses**

- i. *Consistency with Comprehensive Plan and Other Applicable Plans*  
*The proposed use and development shall be consistent with and shall not interfere with the achievement of the goals and objectives of the Comprehensive Plan and any other applicable adopted plans and policies.*

**PROPOSED FINDING:** This proposal is consistent with the goals of the Comprehensive Plan for facilitating religious assembly within the Residential High-Density zoning district. There are a wide variety of uses and zoning districts adjacent to and near this site that allow for a church to blend seamlessly with the surrounding community. Future land use calls for this area to be Mixed Urban Residential and this also lies within the Switchyard North focus area. The Comprehensive Plan section regarding land use intent for the Mixed Urban Residential area (page 84) states that “Neighborhood-serving mixed-use properties also exist along higher volume street corridors and nodes within neighborhoods.” The Switchyard North intent (page 98) discusses that “...interests must serve multiple needs related to entrepreneurship, employment, single-family and multifamily housing...” A “Place of Worship” use is appropriate to include within this area and aids in accomplishing the Urban Services goal of Mixed Urban Residential (page 84) of “20-minute neighborhood” level of service and will facilitate in providing services and programs to fulfill needs of the surrounding community. The Land Use Development Approvals (page 99) of the Switchyard North area state that “...locations should also utilize the



underlying Land Use District designations within this chapter and apply the Transform development theme for approvals.” The Transform theme (page 82) describes that underdeveloped areas “present great opportunities to redevelop into a transformed built and natural environment. These areas can have the most variability from one to another in regards to their desired attributes (architectural style, site design, natural features, etc.) because of their opportunity to establish new contextual identity.” Repurposing this building as a church campus aids in accomplishing that redevelopment vision.

- ii. *Provides Adequate Public Services and Facilities*  
*Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, streets, potable water, sewer, stormwater management structures, schools, public safety, fire protection, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.*

**PROPOSED FINDING:** Adequate public service capacity exists. The building has existing water and sewer connections to adequately serve the proposed church. Parking to be provided on site and on the adjacent property to the west. The B-Line trail is in close proximity to the site along the eastern side of South Morton Street. No problems are currently anticipated with any changes to the utility services, but will nonetheless be reviewed by the City of Bloomington Utilities Department.

- iii. *Minimizes or Mitigate Adverse Impacts*
  1. *The proposed use and development shall not result in the excessive destruction, loss or damage of any natural, scenic, or historic feature of significant importance.*
  2. *The proposed development shall not cause significant adverse impacts on surrounding properties nor create a nuisance by reason of noise, smoke, odors, vibrations, or objectionable lights.*
  3. *The hours of operation, outside lighting, and trash and waste collection shall not pose a hazard, hardship, or nuisance to the neighborhood.*
  4. *The petitioner shall make a good-faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in the pre-submittal neighborhood meeting for the specific proposal, if such a meeting is required.*

**PROPOSED FINDING:** There are no known regulated environmental features on the site. No nuisance regarding noise, smoke, odors, vibrations, lighting, or hours of operation is found. No concerns have been identified thus far by residents and other interested parties.

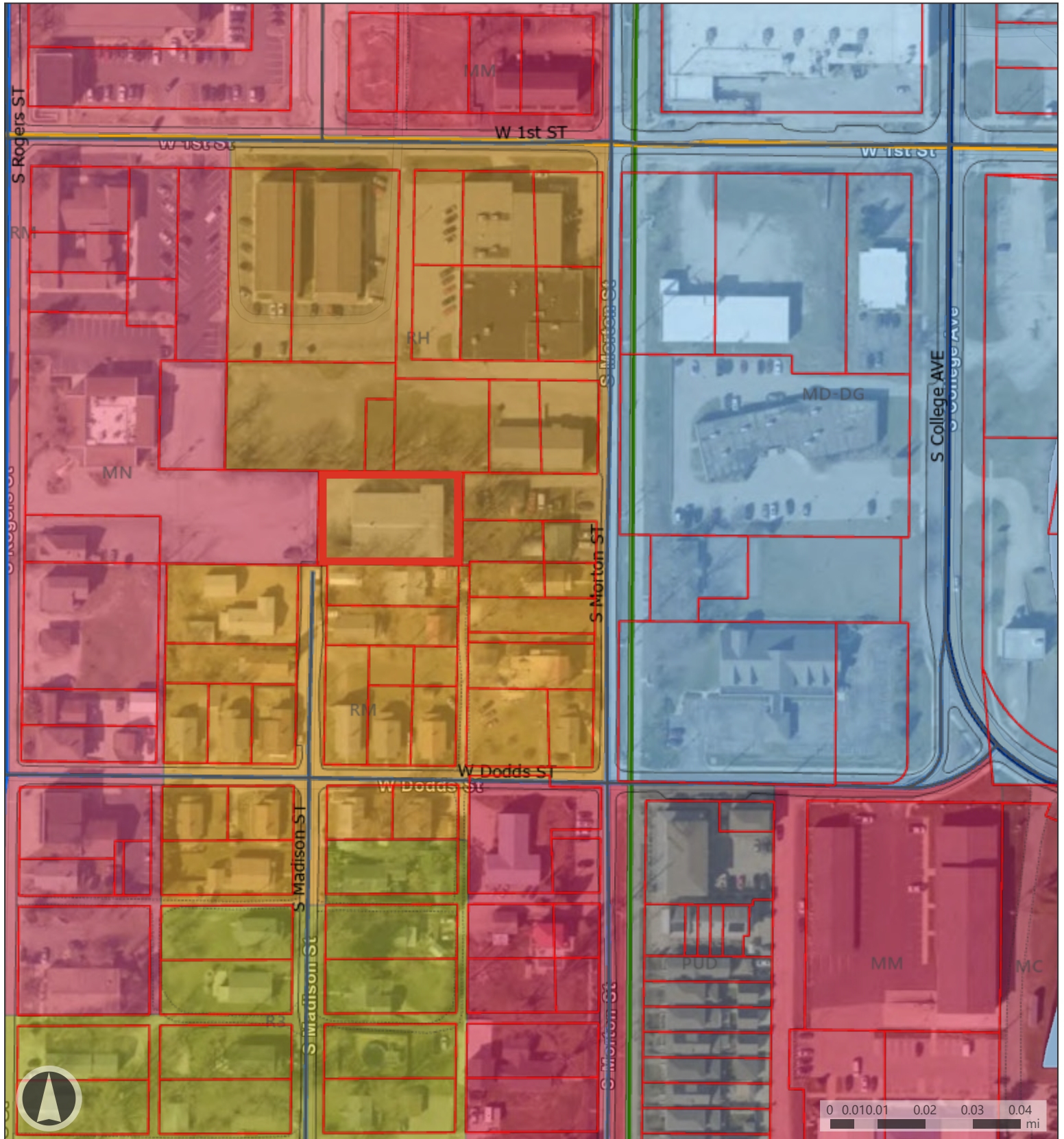
- iv. *Rational Phasing Plan*  
*If the petition involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required to comply with the project’s cumulative development to date and shall not depend upon subsequent phases for those improvements.*

**PROPOSED FINDING:** There is no phasing plan for this proposal.

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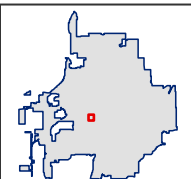
**RECOMMENDATION:** Based upon the report and written findings of fact above, the Department recommends that the Hearing Officer adopt the proposed findings and approve CU-28-25 / ZR2025-06-0080 with the following conditions:

1. A Staff level Minor Site Plan and a Site Development Permit are required prior to any land disturbing activity.
2. This approval is valid for the petition as submitted and approved. Any future construction or work must meet all UDO requirements.

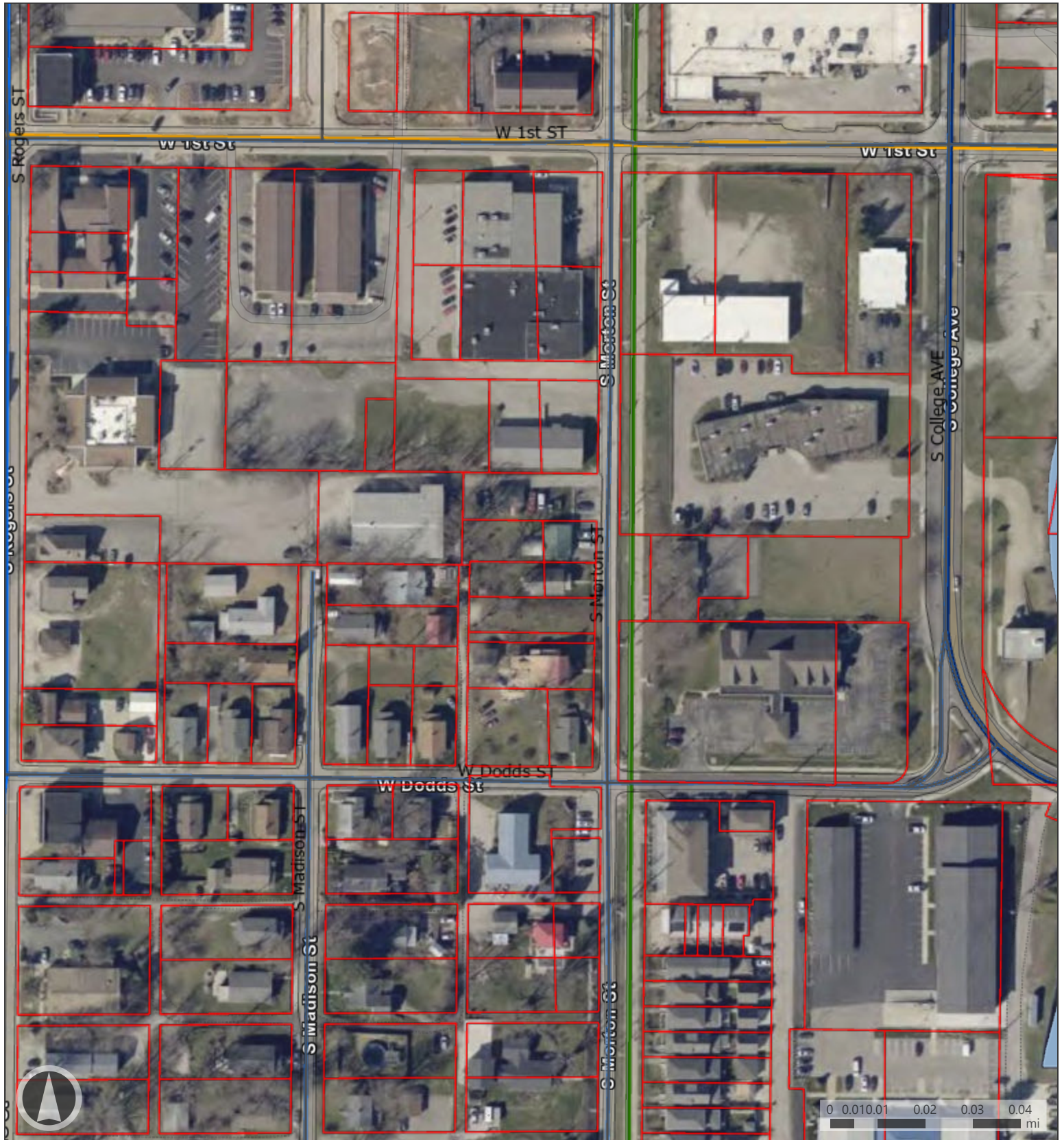


**Map Legend**

- |          |                         |                          |
|----------|-------------------------|--------------------------|
| Parcels  | Alley                   | General Urban            |
| Pavement | Current                 | Main Street              |
| Drive    | City Maintained Streets | Neighborhood Residential |

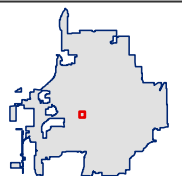






#### Map Legend

|          |                         |                          |                    |
|----------|-------------------------|--------------------------|--------------------|
| Parcels  | Alley                   | General Urban            | Primary Arterial   |
| Pavement | Current                 | Main Street              | Secondary Arterial |
| Drive    | City Maintained Streets | Neighborhood Residential | Primary Collector  |



## **Petitioner's Statement**

### **City Church Downtown Campus – Conditional Use Request**

#### **Explanation of the Petition:**

City Church respectfully submits this request for conditional use for the property located at 803 S. Madison to allow for the development and operation of a new faith-based community center and worship facility. This petition is aligned with the long-term revitalization goals of the downtown corridor and seeks approval for the use of the existing structure as a place of assembly, including Sunday worship services, weekday ministry programming, family resources, and recovery support groups.

#### **Project Description:**

The proposed development represents the next step in City Church's mission to serve the people of Bloomington through meaningful connection, compassion, and community development. The downtown campus will include a main auditorium with seating for approximately 275 people, four dedicated kids' classrooms serving up to 75 children, a family space, nursing mother's room, two public restrooms, and a volunteer lounge with kitchenette. The building will also host weekly programs focused on recovery support, youth engagement, spiritual development, and community prayer gatherings. This initiative will breathe life into an underutilized property and provide consistent, positive activity to support the surrounding neighborhood.

#### **Justification for Approval:**

We believe this zoning change is not only reasonable but beneficial to the city. The facility will operate within reasonable hours, maintain adequate off-street parking, and foster public safety and walkability. In collaboration with IU Health and other community partners, the church seeks to meet real spiritual, emotional, and practical needs in a way that complements surrounding land use. City Church has a proven track record of responsible community presence and property stewardship at its primary location. This downtown campus will extend those values and provide a place where individuals and families can connect, recover, worship, and grow—adding long-term social value to Bloomington's core.

#### **a. Consistency with the Comprehensive Plan:**

The proposed City Church Downtown Campus is consistent with Bloomington's Comprehensive Plan by revitalizing an existing downtown structure through adaptive reuse, promoting walkability, and supporting inclusive, faith-based, and recovery-centered programming. The project strengthens downtown vitality, offers social support services, and creates an accessible space for spiritual and community development—all of which align with the Plan's goals for equity, public health, and place-making.

#### **b. Nuisance Avoidance:**

All campus activities will take place indoors and during typical daytime or early evening hours. We do not anticipate creating a nuisance by way of noise, odor, vibration, smoke, or lighting. We are committed to a peaceful presence and will work promptly to address any concerns should they arise.

#### **c. No Undue Adverse Impact:**

The use will not adversely impact adjacent properties, as the building is well suited for assembly occupancy and located within a commercial area with compatible uses. Programs are family-focused and



community-oriented, enhancing the welfare of the surrounding area through services such as youth engagement, support groups, and volunteer efforts.

**d. Adequate Service Access:**

The existing building is fully equipped with public utility connections and is accessible from adjacent public streets. No upgrades to infrastructure are required, and the property is adequately served by existing systems for power, water, sanitation, and stormwater.

**e. Traffic and Congestion Mitigation:**

We anticipate modest traffic increases on weekends and during limited weekday events, but not at levels that would disrupt residential streets or cause congestion. Attendees may arrive by foot, carpool, or public transportation due to the campus's central location. There are 3 main forms of traffic egress from the facility ensuring that traffic can disperse without issue.

**f. Environmental and Historic Preservation:**

The project involves interior renovation of an existing structure and will not result in the destruction or damage of any natural, scenic, or historic features. There will be no exterior expansion, tree removal, or alteration to surrounding green or historic spaces.

**g. Operations, Lighting, and Waste Management:**

All operations will occur within approved hours and be managed to minimize external impact. Exterior lighting will be limited to what is required for safety and code compliance. Trash will be stored and collected in an orderly and discreet manner, with no nuisance to neighboring properties.


**h. Appropriate Signage:**

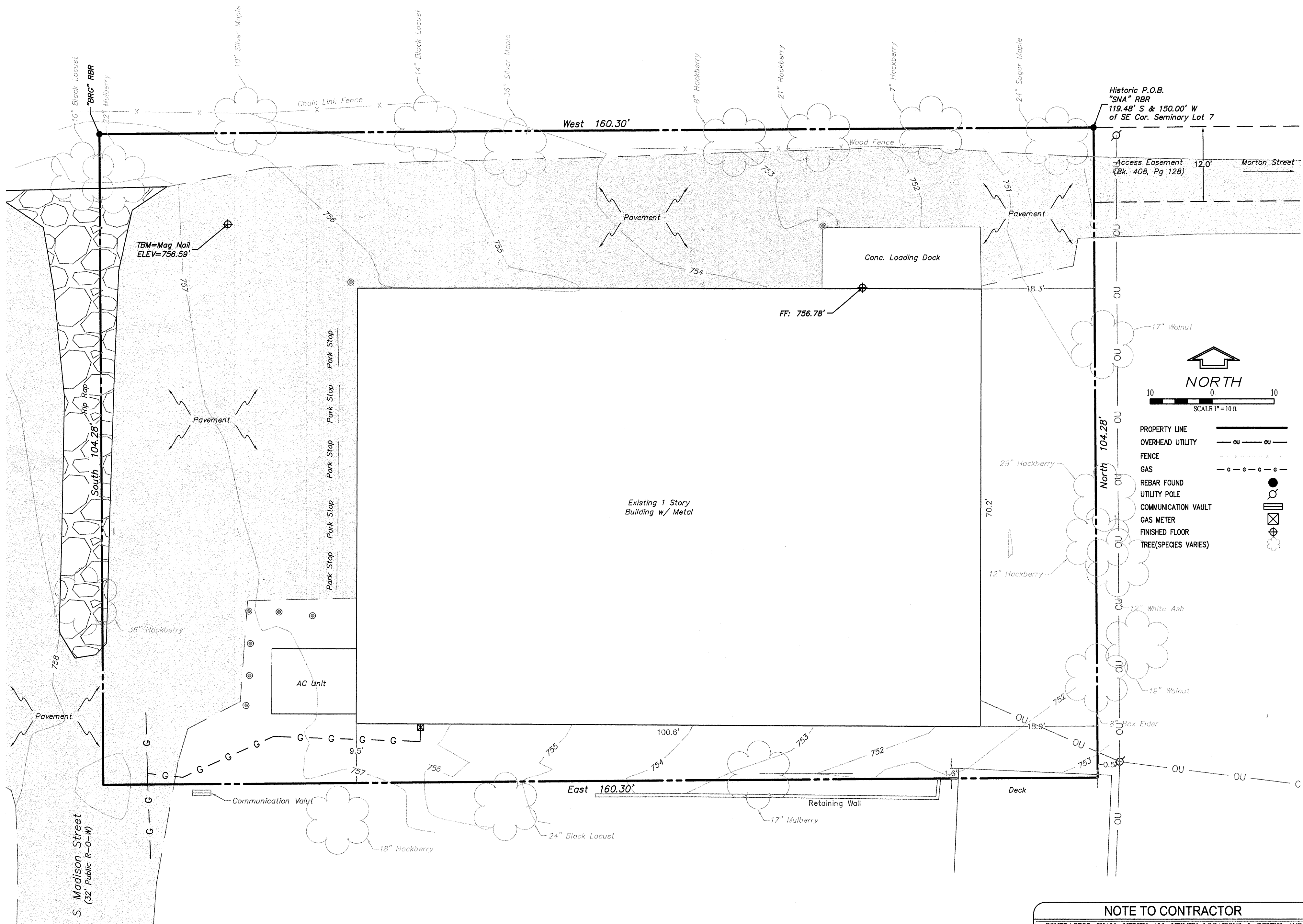
All proposed signage will be appropriate to the character of both the building and surrounding area. We will follow city design guidelines and seek approval of signage that is clear, modest, and respectful of adjacent properties.

**i. Compliance with Use-Specific Standards (Chapter 20.03.030):**

The proposed development will comply with all applicable requirements outlined in Chapter 20.03.030 of the Unified Development Ordinance, including any standards specific to religious assembly, public gathering spaces, or institutional use, as applicable.

SETH PATE - EXECUTIVE PASTOR

 6-23-2025



**NOTE TO CONTRACTOR**  
CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

revisions:

|                                |          |
|--------------------------------|----------|
| ARCHITECTURE                   | PLANNING |
| CIVIL ENGINEERING              |          |
| BYNUM FANYO & ASSOCIATES, INC. |          |
| 528 north walnut street        |          |
| Bloomington, Indiana           |          |
| (812) 332-8030                 |          |
| (812) 332-2990 (Fax)           |          |

CHALLES D. GRAHAM  
No. LS29500014  
STATE OF INDIANA  
LAND SURVEYOR  
06.23.25  
certified by: [Signature]

**Existing Site Conditions**  
A PART OF SEMINARY LOT 38 IN THE CITY OF BLOOMINGTON, INDIANA  
**803 SOUTH MADISON STREET**  
Bloomington, Indiana 47403

title: Certified Plot Plan

drawn by: OJL  
checked by: CDG  
sheet no: 1 of 1  
project no.: 5025056